



## Workshop Minutes City Council and Roads and Drainage

City of Clear Lake Shores City Council workshops are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 281-334-2799 or write to 1006 South Shore Drive, Clear Lake Shores, Texas 77565, at least 48 hours in advance of the meeting.

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Thursday, June 10, 2021

4:00 p.m.

931 Cedar, CLS, TX 77565

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**Present:** City Council - Mayor Kurt Otten, Councilman Rick Fisher, Councilman Alex Scanlon, Councilman Randy Chronister, Building Official Kevin Harrell, City Secretary Christy Stroup. **Roads and Drainage** - Richard Sowrey, Tony Peterson, Thomas Haaland

**Absent:** City Council - Councilman Steve Wirtes and Councilwoman Monica Ledet  
**Roads and Drainage** – Tanya Rogers

### 1. CALL TO ORDER & DETERMINATION OF QUORUM:

Mayor Otten called meeting to order at 4:01 p.m.

### 2. NEW BUSINESS: Discussion Only:

#### a. Review of the revised Roads and Drainage ordinances.

Councilman Alex Scanlon started out workshop with a description of the Texas Water Code 11.086 (attached) which is the code that is used to govern the drainage or runoff of water from a residential lot which would be referenced later in the workshop. Also, discussed that Roads and Drainage spent many hours reviewing and revising the current drainage ordinances. They revised the ordinances to bring forth changes that make more sense and cleaned up any redundancies throughout the ordinances.

Things that were considered: Detention volume changes; compared Clear Lake Shores ordinances to regional standards; changing lake levels due to upstream development; Coastal Spine Project; reasonable flood base level; committee members and resident input based on what they have experienced with any drainage changes; open ditches vs. culverts; and several other items but wanted to touch on more up-front changes.

Chapter 66 of the Code of Ordinances is what will be discussed. The summary of changes is also in the attachment.

Richard Sowrey stated that when the R & D Committee met, they tried to focus on residential areas.

There will possibly be an increase in costs when building and permitting.  
Could be a third-party engineer involved which will be an additional cost as well.  
Temporary drainage on property while build is in progress.

The question arose if these will be required when a pool is being built since a pool falls under the same building codes?

The pool is considered a build and would fall under the same guidelines but may be able to regulate slightly different than building a home.

Question: Who is responsible if drainage plan does not work after it has been signed off by an engineer?

Answer: Contractor and possibly engineer will be responsible

Statement: The city needs to research gutter requirements because it intervenes with H.B. 2439 that doesn't dictate materials or types of things on their houses as long as it meets I.B.C.

Statement: Has R & D considered the overall arching concern with the island, being at the level that we are at, is their something that we need to be working on that in the next 20, 50 or 100 years that we won't flood with the ocean levels rising and the subsidence and things of that nature.

Statement: Dror Property at 40% available land within the city ETJ – if Dror property falls into City, Galveston County Floodplain was working with them, and they will have to raise their property 8', so how does that play into these ordinances?

Statement: In other communities instead of a third-party engineer, but at the end of the project the design engineer comes back out and inspects the property and states in writing that this build has been built and approved with plans and is functioning as designed. If there happens to be an issue down the road then the design engineer will take responsibility.

Prefer a third party engineer or the design engineer review the design at completion?

Statement: Please keep in mind when looking at these ordinances that they do not pertain to just homes, they also include pools. Having area around a pool to provide temporary drainage while building is just not feasible on some lots.

Statement: Ordinances pertains to anything of a build – pool, garage, storage shed, etc. that is why those are all included.

Statement: Is there a way to allow pools to have separate requirements via ordinance?

Statement: This is definitely something that can be looked at by R & D.

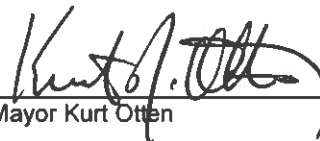
Continued discussion of different scenarios with pools, bulkheads, retaining wall, etc.

Roads and Drainage will meet again to discuss and make revisions, if necessary, of all things that were discussed at workshop.

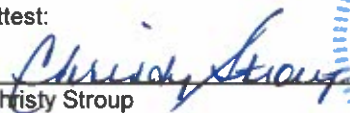
**12. ADJOURNMENT:**

**Mayor Otten** adjourned the meeting at 6:23 pm

Date Approved: 7-6-21

  
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Mayor Kurt Otten

Attest:

  
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Christy Stroup  
City Secretary

