

The Seabrook Planning and Zoning Commission met in regular session on Thursday, July 20, 2023 at 6:00 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS (exc. absence)	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

Gary Renola opened the public hearing at 6:00 p.m.

2.1 Conduct a public hearing on a request for approval for the Final Plat of Red Bluff Oak 2 Lots – 1 Block.

Purpose: To Create 1 Block and 2 Single Family Residential Lots.

Applicant: Matthew Sigmon, Texas Land Maps, 2205 San Felipe Street, Houston, TX 77019

Owner: Brenton and Chloe White, 1921 Florida Drive, Seabrook, TX 77586

Owner: Shaun and Abbie Stickler, 221 Scenic Shore Drive, Seabrook, TX 77586

Legal Description: 902 Red Bluff Road, Seabrook, TX 77586; Being a 3.05 acre tract of land, situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Location: This property is located at 902 Red Bluff Road, Seabrook, TX 77586, which is north of Red Bluff Road, east of Park Drive and west of Todville Road.

No public comments.

Gary Renola closed the public hearing at 6:02 p.m.

- 56 **2.2 Conduct a public hearing on a request to amend the code of ordinances of the**
57 **City of Seabrook, Texas by revising Chapter 38, "Flood", Article II, "Flood**
58 **Damage Prevention", to provide for the creation of new general provisions,**
59 **definitions, permitting and variance procedures, and flood damage reduction**
60 **regulations; allowing for compliance with the National Flood Insurance Program**
61 **regulations.**

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63 *No public comments.*

64
65 *Gary Renola closed the public hearing at 6:02 p.m.*

- 66
67 **2.3 Conduct a public hearing on a request to amend the Seabrook City Code of**
68 **ordinance by revising Chapter 18 "Buildings and Building Regulations" and**
69 **Chapter 34, "Fire Prevention and Protection", to provide for regulation of all**
70 **contractors, to adopt updated versions of various building and trade codes; to**
71 **enumerate City amendments to such codes; to renumber sections and**
72 **subsections as necessary and to provide for other related miscellaneous**
73 **amendments.**

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75 *No public comments.*

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77 *Gary Renola closed the public hearing at 6:03 p.m.*
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80 **3.0 NEW BUSINESS**

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82 **3.1 Consider and take all appropriate action on a request for approval for the**
83 **Final Plat of Red Bluff Oak 2 Lots – 1 Block.**

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85 *Sean Landis presentation*

- 86
 - *The applicant is requesting to plat the property creating 2 Lots and 1 Block to allow*
 - 87 *for the development of two single-family dwellings.*
 - 88 *• The property is located at 902 Red Bluff Road, Seabrook, TX 77586, which is north*
 - 89 *of Red Bluff Road, east of Park Drive and west of Todville Road.*
 - 90 *• Property is currently zoned (R-LD) Low Density Single-Family Residential District*
 - 91 *• Minimum Lot Size 14,000 square feet*
 - 92 *• Minimum lot depth 120 feet*
 - 93 *• Minimum lot width 100 feet at building line; 35 feet at property line.*
 - 94 *• Staff has reviewed the plat, and finds it to be compliant with the City's Subdivision*
 - 95 *and Zoning Ordinances. Staff recommends that the board approve the plat.*

96
97 *Motion made by Ed Klein and seconded by Scott Reynolds.*

98
99 *To approve the Final Plat of Red Bluff Oak 2 Lots – 1 Block*

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101 **MOTION CARRIED BY UNANIMOUS CONSENT**

- 102
103
104 **3.2 Consider and take all appropriate action on a request to amend the code of**
105 **ordinances of the City of Seabrook, Texas by revising Chapter 38, "Flood", Article**
106 **II, "Flood Damage Prevention", to provide for the creation of new general**
107 **provisions, definitions, permitting and variance procedures, and flood damage**
108 **reduction regulations; allowing for compliance with the National Flood Insurance**
109 **Program regulations.**
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111
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Nick Kondejewski, Chief Building Official / Floodplain Administrator, Presentation:

- It is the intention of City Staff to adopt and maintain codes that are consistent with state of the art technologies along with evolving law.
- The Federal Emergency Management Agency (FEMA) provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum National Flood Insurance Program (NFIP) requirements. The overriding purpose of the floodplain management regulations is to ensure that participating communities take into account flood hazards, to the extent that they are known, in all official actions relating to land management and use.
- During a recent FEMA Community Assistant Visit (CAV) deficiencies were identified within the city's Flood Damage Prevention Ordinance (Chapter 38, "Floods") as it relates to the minimum NFIP requirements. The CAV is a comprehensive study of a community's program. CAVs evaluate local compliance to the NFIP. Texas Water Development Board (TWDB) conducts these visits for FEMA every 5 years to ensure that a NFIP participating community is adequately administering and enforcing the local floodplain management program.
- As a requirement to participate in the NFIP, the city is required to revise its Code of Ordinance, Chapter 38, titled "Flood" to maintain compliance with the minimum National Flood Insurance Program requirements.
- (See Attached Mandated Modifications to Chapter 38, "Flood")

Motion made by Ed Klein and seconded by Rhonda Thompson.

To approve amend the code of ordinances of the City of Seabrook, Texas by revising Chapter 38, "Flood", Article II, "Flood Damage Prevention", to provide for the creation of new general provisions, definitions, permitting and variance procedures, and flood damage reduction regulations; allowing for compliance with the National Flood Insurance Program regulations.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.3 Consider and take all appropriate action on a request to amend the Seabrook City Code of ordinance by revising Chapter 18 "Buildings and Building Regulations" and Chapter 34, "Fire Prevention and Protection", to provide for regulation of all contractors, to adopt updated versions of various building and trade codes; to enumerate City amendments to such codes; to renumber sections and subsections as necessary and to provide for other related miscellaneous amendments.**

Nick Kondejewski, Chief Building Official / Floodplain Administrator, Presentation:

- It is the intention of City Staff to adopt and maintain codes that are consistent with state of the art technologies along with evolving law. The International Building and Fire Codes are updated through the review of proposed changes submitted by code enforcing officials, industry representatives, design professional and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate. The result of this process is the creation of a new set of construction codes which are published in three year cycles and are available for adoption.

- *The City last updated the Building and Fire Codes in June of 2017. The codes were updated from the 2009 edition of the International Building and Fire Code Series to the 2015 edition. The Electrical Code was updated from the 2011 Edition of the National Electrical Code to the 2017 edition.*
- *Due to staff's belief and best practices that maintenance and enforcement of the most up-to-date building and fire codes is essential when promoting the public health and safety of the residents of the City.*
- *Staff recommends the adoption of the following codes with amendments:*
 - 2021 Edition, International Building Code
 - 2021 Edition, International Residential Code
 - 2021 Edition, International Existing Building Code
 - 2021 Edition, International Fire Code
 - 2021 Edition, NFPA 101, Life Safety Code
 - 2021 Edition, International Plumbing Code
 - 2021 Edition, International Fuel Gas Code
 - 2021 Edition, International Mechanical Code
 - 2021 Edition, International Energy Conservation Code
 - 2021 Edition, International Property Maintenance Code
 - 2020 Edition, National Electrical Code

Motion made by Ed Klein and seconded by Rhonda Thompson.

To approve amending the Seabrook City Code of ordinance by revising Chapter 18 "Buildings and Building Regulations" and Chapter 34, "Fire Prevention and Protection", to provide for regulation of all contractors, to adopt updated versions of various building and trade codes; to enumerate City amendments to such codes; to renumber sections and subsections as necessary and to provide for other related miscellaneous amendments.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the June 22, 2023 Regular P&Z meeting.

Motion made by Rhonda Thompson and seconded by Ed Klein.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.3 Establish future agenda items and meeting dates.

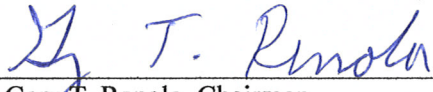
- *August 17, 2023 at 6:00 p.m. – Regular P&Z meeting*

Motion was made by Ed Klein and seconded by Rosebud Caradec.

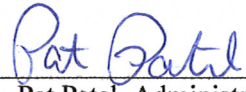
To adjourn the July 20, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:27 p.m.

APPROVED THIS 17th DAY OF August, 2023.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator