

**PUBLIC HEARING NOTICE
SEABROOK BOARD OF ADJUSTMENT
MONDAY, JANUARY 9, 2023 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **MONDAY, JANUARY 9, 2023 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE BOARD. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

Request for a variances at 3319, 3321 and 3325 Todville Road for the entirety of such lots for construction of 2 residences only, to be located on 2 re-designated lots in the entirety of the referenced 3 lots, pursuant to the provisions of to the Seabrook Code of Ordinances, Appendix A. “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.03 “R-1 Single-Family Detached Residential District”, and Article 7 “Landscaping and Buffering Requirements”, Section 7.01.04 “Single-Family/Townhouse Residential Landscape Regulations”, as follows:

Subsection 3.03.04 “Area Regulations”

(1) D. Side yard: A total of 15 feet for both sides and no less than five feet on any one side. Corner lots shall have a side setback of not less than ten feet on the corner. Applicant is requesting a variance to reduce the side yard setback for the most southern lot (Identified on the attached Exhibit as 3321 Todville Road) from the required total of 15 feet to 10 feet; and

(2) F. Lot size: For each single-family dwelling there shall be a lot area of not less than 7,500 square feet. Only one principal building shall be permitted on any lot. Applicant is requesting a variance to reduce the minimum lot size for the most southern lot (Identified on the attached Exhibit as 3321 Todville Road) to 3,496 square feet, and the most northern lot (Identified on the attached Exhibit as 3325 Todville Road) to 4,069 square feet; and

(3) G. Lot width: Except in the case of those dwellings located on a cul-de-sac terminus, each lot shall have a minimum width of not less than 50 feet at the front building line. Every lot shall abut on a street for a distance of not less than 20 feet. Applicant is requesting a variance to reduce the minimum lot width at front building line for the most southern lot (Identified on the attached Exhibit as 3321 Todville Road) to 29.6 feet, and the most northern lot (Identified on the attached Exhibit as 3325 Todville Road) to 45.6 feet; and

(4) Article 7. “Landscaping and Buffering Requirements”, Section 7.01.04 “Single-Family/Townhouse Residential Landscape Regulations”, as follows:

Subsection 1. “Front Yard Landscaping Requirements”

a. Purpose. Landscaping shall be selected and placed in the front yards of residences to soften the effect of the built environment. An arrangement of vegetation such as trees, bushes, and grass, together with other suitable materials such as flowering plants, ground cover, mulch, etc., arranged in a complementary fashion, is desired. Applicant is requesting a variance to construct a driveway along with parking area in lieu of providing the required front yard landscaping described above for both lots shown on the attached Exhibit.

c. Required materials. The front yard shall be landscaped with the following materials. All trees shall be planted a minimum of ten feet from the front property line,

1. Single-family detached: one minimum two-inch caliper tree. Applicant requests a variance to delete the required front yard tree.

Owner: Robinson 2000 Real Estate LLC, P.O. Box 66, Seabrook, TX 77586

Applicant: Michael Porterfield, 19220 Space Center Blvd #513, Houston, TX 77058

Legal Description: 3319, 3321, and 3325 Todville Road, Seabrook, TX 77586

Lots 1, 2, and 3 of Bay Shore a Subdivision in Harris County, Texas.

Location: This property is located west of Todville Road, and south of Searidge Lane.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, December 22, 2022 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant