

1 The Board of Adjustment of the City of Seabrook met on Thursday, January 26, 2017 at City
2 Hall, 1700 First Street, Seabrook, Texas in regular session to consider the following agenda
3 items.

4
5 **THOSE PRESENT WERE:**

6		
7	SUE ELLEN LANGGARD	CHAIRMAN
8	EDELMIRO MUNIZ (Absent)	MEMBER
9	JOHN DOLAN	MEMBER
10	MICHELE GLASER (Excused Absence)	MEMBER
11	MARGARET HUNT	MEMBER
12	RICHARD NGUYEN	ALTERNATE MEMBER
13	KEVIN FERGUSON	ALTERNATE MEMBER
14	STEVE WEATHERED	CITY ATTORNEY
15	SEAN LANDIS	DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
16		
17	ALESIA HAMMOCK	SECRETARY

18
19 Chairman Langgard called the meeting to order at 7:00 p.m. and stated there was a quorum
20 present. Chairman Langgard stated that the voting members are: Sue Langgard, John Dolan,
21 Margaret Hunt, Richard Nguyen, and Kevin Ferguson.

22
23 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS - None**

24
25 **2.0 SPECIFIC PUBLIC HEARING**

26
27 **2.1 Request for a variance to the Seabrook Code of Ordinances, Appendix A,**
28 **“Comprehensive Zoning”, Article 5, “Off-Street Parking, Loading, Ingress and**
29 **Egress; and Landscaping and Safety Requirements”, Section 5.04 “Comprehensive**
30 **Parking Regulation Matrix”, Table 5-C “Required Parking Spaces by Land Use**
31 **Category”, Banks and Financial Services, 1 space per 400 square of gross area + 8**
32 **stacking spaces per teller lane.**

33
34 Sean Landis gave a brief report. He stated that the issue is with the stacking of 8 vehicles
35 at the drive thru windows. Mr. Landis stated that none of the other banks are compliant
36 with the ordinance. He stated that the applicant created four lanes with four stacking
37 spaces behind each lane.

38
39 Mike Porterfield, Porterfield Architects and Associates, after being sworn in, stated that
40 his firm was the architects for JSC Federal Credit Union. He stated while working on the
41 plans for the new facility, he read the requirement for the 8 stacking lanes in Seabrook’s
42 ordinances. He then contacted the Building Official and discussed the issue with him.
43 Mr. Porterfield stated that by adding the three extra lanes he feels that he has met the
44 intent of the ordinance.

45
46

47 **3.0 NEW BUSINESS**

48
49 **3.1 Request for a variance to the Seabrook Code of Ordinances, Appendix A,**
50 **“Comprehensive Zoning”, Article 5, “Off-Street Parking, Loading, Ingress and**
51 **Egress; and Landscaping and Safety Requirements”, Section 5.04 “Comprehensive**
52 **Parking Regulation Matrix”, Table 5-C “Required Parking Spaces by Land Use**
53 **Category”, Banks and Financial Services, 1 space per 400 square of gross area + 8**
54 **stacking spaces per teller lane.**

55
56 Chairman Langgard stated that they would vote on the questions.

57
58 **A. That special conditions and circumstances exist which are peculiar to the land,**
59 **structure or building involved which are not applicable to other lands, structures or**
60 **buildings in the same district.**

61
62 **Applicant’s Answer:** 8 stacking spaces per teller lane.

63
64 *We find accordingly*

65
66 Ayes: Langgard, Dolan, Hunt, Nguyen, and Ferguson

67 Nays: None

68 Abstain: None

69
70 **B. That literal interpretation of the provisions of this ordinance would deprive the**
71 **applicant of rights commonly enjoyed by other property owners in the same district under**
72 **the terms of this ordinance.**

73
74 **Applicant’s Answer:** Banks or Financial Institutions in the same district under the terms of this
75 ordinance do not comply with that Literal interpretation of “8 stacking spaces per teller lane”.

76
77 *We find accordingly.*

78
79 Ayes: Langgard, Dolan, Hunt, Nguyen, and Ferguson

80 Nays: None

81 Abstain: None

82
83 **C. That the special conditions and circumstances do not result from the actions of the**
84 **applicant.**

85
86 **Applicant’s Answer:** While plans were being developed and near completion the new FEMA
87 map changes came into effect and the site had to be raised several feet to elevation 15’-6. This
88 special condition and circumstance affected the site layout. The building drive thru placement
89 due to the site constraints created one lane stack up space that would back up onto Nasa RD 1.
90 In our effort to mitigate this problem additional lanes were added to allow additional stack up
91 space. In our mind the additional drive thru lanes solved the stacking problem.

92

93 ***We find accordingly.***

94

95 Ayes: Langgard, Dolan, Hunt, Nguyen, and Ferguson

96 Nays: None

97 Abstain: None

98

99 **D. That granting the variance requested will not confer on the applicant any special**
100 **privilege that is denied by this ordinance to other lands, structures, or buildings in the**
101 **same district.**

102

103 **Applicant's Answer:** Owner presently has one Credit Union with one drive thru lane operating
104 with stacking space for 4 cars. Applicant visited each of the Banks and Financial Institutions in
105 the same district and found each are presently non-compliant with the ordinance requirements of
106 8 stacking spaces per teller lane.

107

108 ***We find accordingly.***

109

110 Ayes: Langgard, Dolan, Hunt, Nguyen, and Ferguson

111 Nays: None

112 Abstain: None

113

114 **E. That a literal enforcement of the provisions of this ordinance would result in**
115 **unnecessary hardship.**

116

117 **Applicant's Answer:** Literal enforcement of the provisions of this ordinance would result in
118 unnecessary hardship for the owner. The stack up space for one teller line with 8 stack up spaces
119 would extend cars stacked into the road. To mitigate this problem the owner has provided 3
120 additional drive thru lanes making a total of 4 lanes. Rarely would there be more than one
121 maybe two cars in each drive thru lane at one time.

122

123 ***We find accordingly, for the reasons expressed herein:***

124

125 Ayes: Langgard, Dolan, Hunt, Nguyen, and Ferguson

126 Nays: None

127 Abstain: None

128

129 **VARIANCE APPROVED**

130

131 **3.2 Election of a Vice Chairman for the Board of Adjustments.**

132

133 Motion was made by Richard Nguyen and seconded by Sue Langgard

134

135 To nominate John Dolan for the position of Vice Chairman

136

137 **MOTION CARRIES BY UNANIMOUS CONSENT.**

138

139 **4.0 ROUTINE BUSINESS**

140

141 **4.1 Approve the minutes from the December 5, 2016 meeting.**

142

143 **Motion was made by Kevin Ferguson and seconded by John Dolan**

144

145 *To approve the minutes from the December 5, 2016 meeting as written.*

146

147 **MOTION CARRIES BY UNANIMOUS CONSENT.**

148

149 **Motion was made by John Dolan and seconded by Kevin Ferguson**

150

151 *To adjourn the Board of Adjustments meeting.*

152

153 **MOTION CARRIES BY UNANIMOUS CONSENT.**

154

155 Meeting adjourned at 7:19 p.m.

156

157 **APPROVED THIS 3RD DAY OF JULY, 2017.**

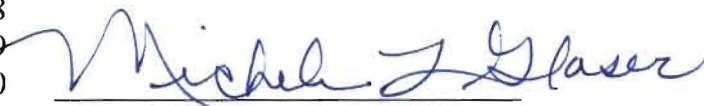
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Sue Langgard, Chairman


Alesia Hammock, Secretary

Michele L. Glaser
Acting Chair