



BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION

NOTICE OF MEETING

MONDAY, JANUARY 9, 2023 AT 6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **MONDAY, JANUARY 9, 2023 AT 6:00 PM IN THE SEABROOK CITY HALL, COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS**, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT AN OFFICIAL COUNCIL MEETING, A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.

THIS MEETING IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THE MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE (281) 291-5600 OR FAX (282) 291-5690 FOR FURTHER INFORMATION.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT www.seabrooktx.gov/agendacenter.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank You.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a specific public hearing on a request for a variance 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.

ATTACHMENT 1: [Variance Request](#)

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for a variance 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".

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the October 17, 2022 BOA meeting.

ATTACHMENT 2: [October 17, 2022 BOA minutes](#)

THE BOARD OF ADJUSTMENTS RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m. Thursday, January 5, 2023 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel
Secretary to Board of Adjustment