



BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION
NOTICE OF MEETING
MONDAY, MARCH 14, 2022 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, MARCH 14, 2022 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 ADMINISTER OATH OF WITNESSES

All speakers/witnesses providing evidence at this hearing shall first be sworn prior to providing any testimony. At this time, if you shall be providing testimony the Chair/Vice-Chair will administer the Oath of Witnesses to you. Thank You.

2.0 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 to 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.

3.0 SPECIFIC PUBLIC HEARING

- 3.1 Request for a variance 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", Subsection 3.03.04 "Area Regulations", A. "Front Yard", minimum (25) twenty-five feet setback requirement; and B. "Rear Yard", minimum (15) fifteen feet setback requirement; and D. "Side Yard", minimum combination (15) fifteen feet setback/corner lot (10) ten feet minimum setback requirement; and F. "Lot**

Size”, minimum size of lot (7,500) seventy-five hundred square feet requirement; and H. “Lot Depth”, minimum lot depth (90) ninety feet requirement.

Owner: GFY Properties LLC, 2934 N. Island Drive, Seabrook, TX 77586

Applicant: David Ward, 1839 Edwards, Houston, TX 77007

Legal Description: 2102 Todville Road, Seabrook, TX 77586

Lots 6 & 7, Block 2 of Edgewater Townhomes, and addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 132 of the Map Records of Harris County, Texas.

Location: This property is located east Todville Road, north of Muecke Road (9th Street), south of Hammer Street, and west of East Galveston Bay.

ATTACHMENT 1: [Variance Request](#) [Presentation](#)

4.0 NEW BUSINESS

4.1 Consider and take all appropriate action on a request for a variance 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”, Subsection 3.03.04 “Area Regulations”, A. “Front Yard”, minimum (25) twenty-five feet setback requirement; and B. “Rear Yard”, minimum (15) fifteen feet setback requirement; and D. “Side Yard”, minimum combination (15) fifteen feet setback/corner lot (10) ten feet minimum setback requirement; and F. “Lot Size”, minimum size of lot (7,500) seventy-five hundred square feet requirement; and H. “Lot Depth”, minimum lot depth (90) ninety feet requirement.

5.0 ROUTINE BUSINESS

5.1 Approve the minutes from the January 27, 2022 BOA meeting.

ATTACHMENT 2: [January 27, 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, March 10, 2022 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel
Secretary to Board of Adjustment