



BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION

NOTICE OF MEETING

MONDAY, JUNE 13, 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, JUNE 13, 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 HEARINGS

- 3.1 Conduct a specific public hearing on a request for a Variance to the Seabrook Code of Ordinances, Appendix A. "Comprehensive Zoning", Article 5 "Off-Street Parking, Loading, Ingress and Egress", Section 5.01 "Off-Street Parking Requirements", Subsection 5.01.08 "Parking Area Standards" A. *Surface and drainage*: All parking spaces residential or non-residential, aisles and maneuvering areas shall be constructed of an all-weather surface composed of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum construction standards contained in the Seabrook Building Code. Such all-weather surface shall be provided for all parking spaces, whether enclosed or**

unenclosed, and shall be connected by an all-weather surface driveway to a street or alley. Rock, gravel and dirt parking surfaces are prohibited.

Exception: Commercial-use parking lots within the (OS) Old Seabrook zoning district may be constructed with a parking surface material composed of crushed decomposed granite.

Owner/Applicant: Alex Grous, 3010 Todville Road, Seabrook, TX 77586

Legal Description: 3010 Todville Road, Seabrook, TX 77586

A 0.57 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, as found of record in Clerk's File Number 2014-0329607 in the Office of the Clerk of Harris County, Texas.

Location: This property is addressed 3010 Todville Road, which is located north of 3014 Todville Road and, south of 3026 Todville Road, and west of East Galveston Bay.

ATTACHMENT 1: [Variance Request](#)

3.2 Conduct a specific public hearing 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 3.16 "SH 146 Main Commercial District", Subsection 3.16.03 "Area Regulations", A. Front Yard: All buildings shall be set back from the street right-of-way lines a minimum depth of 30 feet.

Owner/Applicant: BDT Seabrook Property LLC, P.O. Box 5205, Montecito, CA 93150

Legal Description: 3018 Bayport Blvd, Seabrook, TX 77586

Tract 24B, Ruggles West

Location: This property is located east of Bayport Blvd, south of Seabrook Circle, and north of East Meyer Road.

ATTACHMENT 2: [Variance Request](#)

3.3 Conduct a specific public hearing 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", C(1). Water-Abutting Yard: If there are two adjoining structures, the minimum waterfront setback shall be the greater of the average of the setbacks of the adjoining main structures within 100 feet of the proposed structure or the minimum water-abutting yard setback of 25 feet.

Applicant: Tyler Salazar (Back Yard Retreats), 3902 Livingston Lake Court, Pearland, Texas 77581

Owner: Erin and David Graglia, 2949 N. Island Drive, Seabrook, Texas 77586

Legal Description: 2949 N. Island Drive, Seabrook, TX 77586

Lot 1, Block 3, of Seabrook Island Section 2, within the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

Location: This property is located south of Taylor Lake and north of N. Island Drive.

ATTACHMENT 3: [Variance Request](#)

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 5 "Off-Street Parking, Loading, Ingress and Egress", Section 5.01 "Off-Street Parking Requirements", Subsection 5.01.08 "Parking Area Standards" A. *Surface and drainage:* All parking spaces residential or non-residential, aisles and maneuvering areas shall be constructed of an all-weather surface composed of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum construction standards contained in the Seabrook Building Code. Such all-weather surface shall be provided for all parking spaces, whether enclosed or unenclosed, and shall be connected by an all-weather surface driveway to a street or alley. Rock, gravel and dirt parking surfaces are prohibited.
- 4.2 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 3.16 "SH 146 Main Commercial District", Subsection 3.16.03 "Area Regulations", A. Front Yard: All buildings shall be set back from the street right-of-way lines a minimum depth of 30 feet.
- 4.3 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", C(1). Water-Abutting Yard: If there are two adjoining structures, the minimum waterfront setback shall be the greater of the average of the setbacks of the adjoining main structures within 100 feet of the proposed structure or the minimum water-abutting yard setback of 25 feet.
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4.0 ROUTINE BUSINESS

- 4.1 Approve the minutes from the April 11, 2022 BOA meeting.

ATTACHMENT 4: [April 11, 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, June 9, 2022 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel
Secretary to Board of Adjustment