



BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION

NOTICE OF MEETING

MONDAY, JULY 25, 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, JULY 25, 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 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 1 "In General", Section 1.10 "Definitions", "Yard".

A. Front: An unoccupied open space on the same lot with a building, between the wall of the building nearest the street on which the lot fronts, and bounded by the line of that wall extended, the sidelines of the lot and the front street line of the lot. The minimum depth of the front yard is the distance between the nearest point of the street wall of the building and the front line of the lot, or that line produced, measured at right angles to the front line of the lot. The front yard of a corner lot consisting of one platted lot is the yard adjacent to that street on which the lot has its least dimension. When this question arises, the code enforcement officer shall make a final

determination. If a corner lot consists entirely of unplatted land or a combination of platted land, the front yard is located on the street on which the greater number of lots front, regardless of whether those lots are platted or unplatted. If a corner lot consists of all or more than two platted parcels of land each of whose least dimension is on the same street as the other lots in the block, then the location of the front yard is on the same street as the other lots. Any questions as to the determination of yards associated with corner lots shall be resolved by the code enforcement officer.

B. Rear: An unoccupied open space on the same lot with a building, between the rear line of a building and bounded by the rear line extended, the side lines of the lot and the rear line of the lot. Where no rear building line exists, a line parallel to the front street line and distant as far as possible and not less than ten feet long is deemed to be the rear line. The depth of the rear yard is the distance between the nearest point of the rear wall of the building and the rear line of the lot.

C. Side: An unoccupied open space on the same lot with a building, situated between the building and the sideline of the lot and extended through from the front yard to the rear yard. Any line not a rear line or a front line is deemed to be a side yard line.

Owner: Khalid Khan, 1120 NASA Parkway Suite 206, Houston, TX 77058

Applicant: Julie Doan, 11700 Southwest Freeway #205, Houston, TX 77031

Legal Description: 2650 Bayport Boulevard, Seabrook, TX 77586

Lot 2, Block 1, Section 1 of Clear Creek Business Park, Harris County, Texas.

Location: This property is located 2650 Bayport Boulevard, which is east Bayport Boulevard, south of E. Meyer Avenue.

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 3.03 "R-1 Single-Family Detached Residential District", Subsection 3.03.04 "Area Regulations", E. "Side Yards For Older Subdivisions", For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet.

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 Todville Road, Seabrook, TX 77586

Lot 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 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", E. "Side Yards For Older Subdivisions", For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet.

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: 3321 Todville Road, Seabrook, TX 77586

Lot 2 of Bay Shore a Subdivision in Harris County, Texas.

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

ATTACHMENT 3: [Variance Request](#)

3.4 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", E. "Side Yards For Older Subdivisions", For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet.

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: 3325 Todville Road, Seabrook, TX 77586

Lot 1 of Bay Shore a Subdivision in Harris County, Texas.

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

ATTACHMENT 4: [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 1 "In General", Section 1.10 "Definitions", "Yard".

- 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 3.03 "R-1 Single-Family Detached Residential District", Subsection 3.03.04 "Area Regulations", E. "Side Yards For Older Subdivisions", For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet. Location: 3319 Todville Road
- 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", E. "Side Yards For Older Subdivisions", For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet. Location: 3321 Todville Road
- 4.4 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", E. "Side Yards For Older Subdivisions", For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet. Location: 3325 Todville Road
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5.0 ROUTINE BUSINESS

- 5.1 Approve the minutes from the June 13, 2022 BOA meeting.
ATTACHMENT 5: [June 13, 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, July 21, 2022 and that it will remain posted until the meeting has ended.

Pat Patel

Pat Patel
Secretary to Board of Adjustment