

The Board of Adjustment of the City of Seabrook met on Monday, April 11, 2022 via teleconference in regular session to consider the following agenda items.

THOSE PRESENT WERE:

|                     |                                                   |
|---------------------|---------------------------------------------------|
| SUE LANGGARD THOMEY | CHAIRMAN                                          |
| MICHELE GLASER      | VICE-CHAIR                                        |
| EDELMIRO MUNIZ      | MEMBER                                            |
| TIN NGO             | MEMBER                                            |
| TERRY MOORE         | MEMBER                                            |
| vacant              | ALTERNATE MEMBERS                                 |
| STEVE WEATHERED     | CITY ATTORNEY                                     |
| SEAN LANDIS         | DIRECTOR OF PLANNING AND<br>COMMUNITY DEVELOPMENT |
| PAT PATEL           | ADMINISTRATIVE COORDINATOR                        |

Sue Thomey called the meeting to order at 6:00 p.m.

**1.0 ADMINISTER OATH OF WITNESSES**

**2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

None.

---

**3.0 SPECIFIC PUBLIC HEARING**

Chair Sue Thomey opened the Public Hearing at 6:01 p.m.

**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 (9<sup>th</sup> Street), south of Hammer Street, and west of East Galveston Bay.

*Public Comments made:*

- *Rob Heverly – 2020 Todville – owner of lots 6 & 7 and adjacent to 2102 Todville Road. Object to reducing the set-backs and giving wider footprint to build the house. Within an R-1 zone it's designed for space around all the houses. If you extend the buildable footprint into the set-back it defeats the purpose of an R-1 Zone.*
- *Mary Ann Schmidt – 2102 Todville – Object to minimizing the setbacks. Reiterate what Mr. Heverly said in his public comment.*

Sue Thomey closed the Public Hearing at 6:07 p.m.

---

**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.**

*Director Sean Landis explained to the Board that this meeting is a continuation of the March 14<sup>th</sup> BOA Meeting, since the applicant was not present at the last meeting.*

*The applicant's request is to re-plat the property with the following variances:*

- *Reduce the minimum "front yard" setback from the required 25' to 20'*
- *Reduce the minimum "rear yard" setback from the required 15' to 10'*
- *Reduce the eastern minimum corner "side yard" setback from the required 10' to 5'*
- *Reduce the required minimum "lot size" area from 7500 square feet to 5586 square feet*
- *Reduce the minimum "lot depth" of a parcel from 90' to 73.50'*

*Mr. Landis stated that if the variances were granted for all these set-backs then the footprint gets increased for building a structure to 2600 sq.ft. Townhouses are no longer permissible within an R-1 Zoning District anymore and this Commission cannot grant a variance to use. Only City Council would be allowed to modify the current ordinance. He explained that this site is a grand-fathered site. If no variance is granted towards this property then it cannot be re-platted and nothing can be built on this site.*

---

Mr. Landis explained the process that the subdivision ordinance is currently written is if somebody wants to plat a piece of property and there is variances required to do so as it relates to the zoning ordinance, they would need to come before the Board of Adjustment Commission first and get those variances granted per City Code, to then allow the property to be platted. The applicant is requesting is to build a compliant single-family dwelling within an R-1 Zoning and in order to do so he is asking to combine the two lots into a single lot so that he can build that single house.

The applicant, David Ward explained to the board that they changed their original request and now wanted to do two townhomes here. He stated that they would be about 1600-1700sq feet apiece. The same setbacks would be necessary.

Mr. Landis stated that they cannot build townhouses in this district anymore. It has to be single family R-1. The basis of the variance that was submitted was for a single-family home.

Mr. Ward mentioned he was not aware that this was restricted to only single-home, therefore, they would need to follow up again with Mr. Landis. He stated that he would like to withdraw his original request right now and would like to come back with another plan.

Application withdrawn. No motion was necessary.

---

## 5.0 ROUTINE BUSINESS

### 5.1 Approve the minutes from the March 14, 2022 BOA meeting.

Motion was made by Michele Glaser and seconded by Terry Moore.

Approve the minutes as presented. Add "no action was taken in Executive Session".

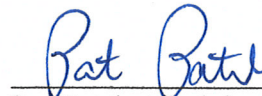
**MOTION CARRIES BY UNANIMOUS CONSENT.**

Meeting adjourned at 6:36 p.m.

APPROVED THIS 13 TH DAY OF June, 2022



Sue Thomey, Chairman



Pat Patel, Administrative Coordinator