



SEABROOK BOARD OF ADJUSTMENT/BUILDING
STANDARDS COMMISSION
MEETING

Sue Thomey called the Seabrook Board of Adjustments to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Sue Thomey, Tin Ngo, Terry Moore, Glen Halbison, Jeffrey Larson. Also in attendance were: Deputy City Manager Sean Landis and Board Secretary Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

- 2.1 Administer the Oath of Office for all newly appointed or reappointed Board of Adjustment members and review state-mandated training requirements.**

City Secretary, Rachel Lewis administered the Oath of Office to Sue Thomey, Terry Moore, and Glen Halbison, then reviewed training requirements.

3. SPECIFIC PUBLIC HEARING

- 3.1 Conduct a Specific Public Hearing on a request for a variance to the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 9, "Nonconformance", Section 9.07, "Right-of-Way Acquisition by Governmental Agency".**

Chair Sue Thomey opened the public hearing at 6:05 PM.

There were no public comments.

Chair Sue Thomey closed the public hearing at 6:05 PM.

4. 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 9, "Nonconformance", Section 9.07, "Right-of-Way Acquisition by Governmental Agency".**

David Dillard gave a presentation on behalf of the applicant, Dynasty Investments, at the request. See Exhibit A.

Motion:	To Approve
Made By:	Member of BOA/BSC Moore
Seconded By:	Member of BOA/BSC Ngo
Vote:	Passed unanimously by all present

5. ROUTINE BUSINESS

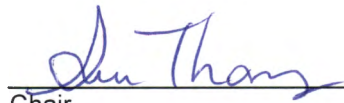
5.1 Approve the minutes from the May 13, 2024, BOA meeting.

Motion:	To Approve
Made By:	Member of BOA/BSC Ngo
Seconded By:	Member of BOA/BSC Halbison
Vote:	Passed unanimously by all present

Motion:	To Adjourn
Made By:	Member of BOA/BSC Larson
Seconded By:	Member of BOA/BSC Halbison
Vote:	Passed unanimously by all present

The BOA meeting was adjourned at 6:48 PM.

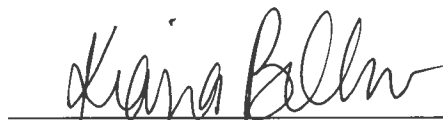
APPROVED:


Chair

DATE:

7/29/25

ATTEST:


Kiarra Bellow
Administrative Coordinator



City of Seabrook
OATH OF WITNESSES

I, DAVID DILLARD do solemnly swear or
(Print Name Clearly)

*affirm to tell the truth, the whole truth, and nothing but the truth on
matters before the Board of Adjustment Commission this evening.*

Signed 

Sworn to and subscribed before me, this 31 day of March, 2025.

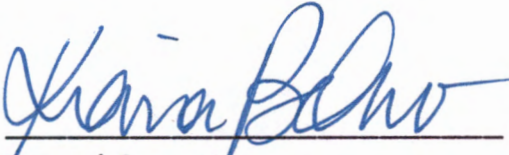
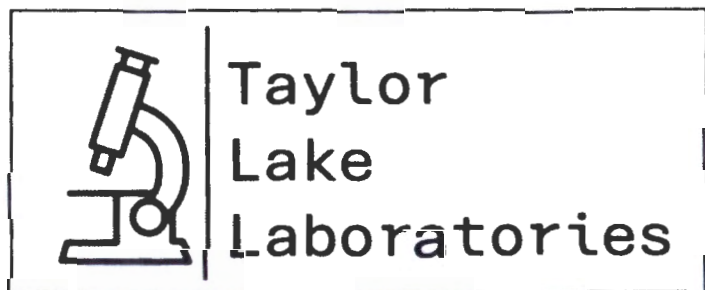

Board Secretary,
Board of Adjustment

EXHIBIT A

Business Relocation Proposal



CITY OF SEABROOK
BOARD OF ADJUSTMENTS
MARCH 31, 2025





Background

Allometrics, a laboratory services company, operated out of 2500 Bayport Blvd in Seabrook for over 30 years prior to the 146 expansion.

Due to the expansion of 146 and the growth of these companies, Allometrics and related sister companies moved to a new business park in Webster, Texas.

Current Issue Affecting the Use of 2500 Bayport

With the expansion of Highway 146, the City of Seabrook is enforcing a 30' setback from the new Right of Way boundaries of Highway 146. Only 2.5' of one corner of the building is in the new setback being enforced by the City of Seabrook. Measured from the Northwest corner, there is also approximately 6' of the attached awning of the building encroaching into the new setback running parallel to 146. However, due to the design of the building, a much larger portion of the building will have to be demolished to meet the setback requirements thus severely limiting the use of the building (see attached drawing.)

Demolishing of any part of the building would affect its usability. Demolition of the awning would be aesthetically unpleasing.



Business Relocation Proposal

The owner of the property would like to move two new businesses into the unused portion of the building that is affected by the setback provided the setback requirements are waived for the property. These business are:

1. Precision Biotech Solutions
2. Taylor Lake Laboratories

Waiving the setback requirements would allow for the investment in the property to reconfigure the required interior space and to perform needed maintenance and upgrades to the exterior of the building thus enhancing the 146 corridor in Seabrook.

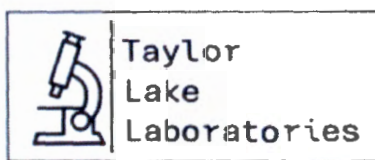


www.precisionbiotechsolutions.com

Precision Biotech Solutions, an Allometrics' company, was formed in 2021 with a vision to meet the unique operational needs of healthcare and academic institutions while maintaining cleanroom environments in compliance with industry regulations. Since its inception, Precision Biotech Solutions has helped hospital systems, pharmaceutical companies, and semi-conductor manufacturers meet their needs for tightly controlled clean environments. Precision Biotech Solutions is dedicated to providing customized cleanroom solutions, emphasizing quality, integrity, and environmental responsibility to support advancements in science, technology, and manufacturing.

Empowering industries through cutting-edge cleanroom construction and solutions, we envision a future where precision, innovation, and sustainability converge seamlessly.

Our commitment is to redefine standards, ensuring environments that exceed expectations in cleanliness efficiency and technological excellence.



Taylor Lake Laboratories is positioned at the forefront of a rapidly expanding global microbiology testing market valued at over \$10 billion and projected to grow significantly due to increasing regulatory standards, public health concerns, and quality assurance demands across industries.

Founded in 2024, Taylor Lake Laboratories already serves a broad and growing customer base, spanning multiple industries that require microbiological testing for safety, compliance, and innovation. These industries include:

- Pharmaceutical & Biotechnology – Ensuring sterile manufacturing, contamination control, and regulatory compliance (FDA, EMA, USP).
- Healthcare & Hospitals – Infection control, pathogen detection, and environmental monitoring to safeguard patient health.
- Food & Beverage – Quality assurance and safety testing to prevent foodborne illnesses and meet regulatory guidelines (FDA, USDA, FSMA).
- Cosmetics & Personal Care – Product stability and contamination screening to comply with industry standards.
- Water & Environmental Testing – Ensuring clean water supply and environmental safety, crucial for municipal and industrial applications.
- Agriculture & Veterinary – Microbial analysis for soil health, animal safety, and disease prevention.
- Manufacturing & Consumer Goods – Contamination control for products such as textiles, packaging, and household goods.

Despite being a new player, Taylor Lake Laboratories has already built a strong customer base by delivering high-quality, reliable, and compliant microbiological testing solutions. With the increasing demand for rigorous safety and compliance measures across industries, the potential market for Taylor Lake Laboratories' services is vast and growing.

As regulations tighten and industries prioritize microbiological safety, Taylor Lake Laboratories is positioned to be a key player in an industry where precision and reliability are paramount.



Summary

By allowing this variance request for the building at 2500 Bayport Blvd to remain as it is currently, two new businesses in growing and desirable industries will be allowed to move to Seabrook. The City of Seabrook will benefit by having new attractive businesses and additional business personal property and sales tax revenue.



APPLICANT – Dynasty Investments, 1425 Atlantis Drive, Ste. A, Webster, TX 77598

PROPERTY: 2500 Bayport Blvd., Seabrook, TX 77586

Lots One (1) through Six (6), inclusive, Block One (1), of the Replat of Seabrook Commercial Park, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 189, Page 53 of the Map of Records Harris County, Texas.

This property is located immediately east of Bayport Blvd, north of Marvin Circle, and south of East Meyer Avenue.

HEARING ON March 31, 2025, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: Request for a variance to the Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning”, Article 9, “Nonconformance”, Section 9.07, “Right-of-Way Acquisition by Governmental Agency”.

VARIANCE FINDINGS PURSUANT TO SECTION 11.04.02 – the issuance of a variance may not be granted unless the board shall determine that all of the following criteria have been met:

A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved which are not applicable to other lands, structures or buildings in the same district.

Applicant’s Answer: Only an extremely minimal amount of the actual building is affected by the setback yet, a very large portion of the building will have to be demolished to accommodate the setback.

We find accordingly

Ayes: Sue Thomey, Glen Halbison, Tin Ngo, Terry Moore, Jeffrey Larson

Nays: None

Abstain: None

B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this ordinance.

Applicant’s Answer: The property owner would not be able to use the property to its first and best use that is of benefit to the property owner, the City of Seabrook and the surrounding communities. Looking at other properties and businesses along 146, it would appear that some do fall within the new setback requirements. Allowing the building to remain intact does not give the visual impression that any portion of the building is within the setback.

We find accordingly.

Ayes: Sue Thomey, Glen Halbison, Tin Ngo, Terry Moore, Jeffrey Larson
Nays: None
Abstain: None

C. That the special conditions and circumstances do not result from the actions of the applicant.

Applicant's Answer: This statement is true.

We find accordingly.

Ayes: Sue Thomey, Glen Halbison, Tin Ngo, Terry Moore, Jeffrey Larson
Nays: None
Abstain: None

D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

Applicant's Answer: To the owner's knowledge, no other building in this district has such a small amount of encroachment in the setback that disproportionately reduces the entire footprint of the building such that it cannot be used for its intended purposes.

We find accordingly.

Ayes: Sue Thomey, Glen Halbison, Tin Ngo, Terry Moore, Jeffrey Larson
Nays: None
Abstain: None

E. That a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

Applicant's Answer: Without this variance, the owner will not be able to house two new businesses in Seabrook thus depriving the owner of the first and best use of the property and denying the City of Seabrook desirable new members to its business community and resulting business personal property and sales tax.

We find accordingly, for the reasons expressed herein:

Ayes: Sue Thomey, Glen Halbison, Tin Ngo, Terry Moore, Jeffrey Larson
Nays: None
Abstain: None

VARIANCE APPROVED ☒ DENIED ☐

Conditions: Approved with the condition that any funds received for setback damages related to this facility be reinvested into its refurbishment.

This variance, as determined above, was APPROVED ☒ DENIED ☐ by a concurrence vote of at least four members of the Seabrook Board of Adjustment on this the 31st day of March, 2025, as certified by the signature of the Chairman, below, and is not valid without original signature. Upon signature by the Chairman/Acting Chairman, this document shall constitute the Final Decision of the Seabrook Board of Adjustment and shall be filed in the Boards Office/City Secretary's office on this date for public record.



Sue Thomey, Chairman
Board of Adjustment



Attest:



Kiarra Bellow
Board Secretary/Office of the City Secretary

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that the above Decision of Variance Findings are being filed with the Board of Adjustment Office/City Secretary on the above referenced date and I was provided a true and correct copy of this Decision on **March 31, 2025**.



Applicant Signature

Title	Final Variance Finding Form
File name	Final_Variance_Fi..._Bayport_Blvd.pdf
Document ID	2b70528e72d81a604d08b2ac132c0dc828ec8a9b
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History



04 / 07 / 2025
16:31:29 UTC

Sent for signature to Sue Thomey (sue.langgard@aol.com) from kbellow@seabrooktx.gov
IP: 165.254.153.10



04 / 07 / 2025
19:23:06 UTC

Viewed by Sue Thomey (sue.langgard@aol.com)
IP: 139.52.176.92



04 / 07 / 2025
19:24:11 UTC

Signed by Sue Thomey (sue.langgard@aol.com)
IP: 139.52.176.92



04 / 07 / 2025
19:24:11 UTC

The document has been completed.

Title	Seabrook Variance Form for 2500 Bayport Blvd
File name	2500_Bayport_Final_Variance_signed.pdf
Document ID	ca84b62d010301b142f9d1c7f28bed3104ba67f9
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

04 / 07 / 2025

19:43:46 UTC

Sent for signature to David Dillard
(ddillard@bataviainc.com) from kbellow@seabrooktx.gov
IP: 165.254.153.10



VIEWED

04 / 07 / 2025

19:45:06 UTC

Viewed by David Dillard (ddillard@bataviainc.com)
IP: 107.77.217.151



SIGNED

04 / 08 / 2025

13:22:48 UTC

Signed by David Dillard (ddillard@bataviainc.com)
IP: 96.79.166.161



COMPLETED

04 / 08 / 2025

13:22:48 UTC

The document has been completed.