



**SEABROOK BOARD OF ADJUSTMENT/BUILDING STANDARDS COMMISSION
NOTICE OF MEETING
MONDAY, MARCH 30, 2026 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK Board of Adjustment/Building Standards Commission WILL HOLD A MEETING ON **Monday, March 30, 2026 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

1. 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 or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Board members, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

2. PUBLIC HEARING

2.1 Conduct a public hearing on a request for a variance to the City of 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 3.03.06, "Accessory Structures," to allow an accessory structure to extend beyond the front building line of the principal structure on the property, which is otherwise prohibited. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on a request for a variance to the City of 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 3.03.06, “Accessory Structures,” to allow an accessory structure to extend beyond the front building line of the principal structure on the property, which is otherwise prohibited. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

4.1 Approve minutes from the November 17, 2025 regular meeting.

THE [AGENDA_OFFICAL_BODY] 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.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Friday, May 12, 2023 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator



**NOTICE OF PUBLIC HEARING
SEABROOK BOARD OF ADJUSTMENT
MARCH 30, 2026 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 30, 2026, AT 6:00 P.M.** AT SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE BOARD. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST IS AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING

Request for a variance to the City of 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 3.03.06, “Accessory Structures,” to allow an accessory structure to extend beyond the front building line of the principal structure on the property, which is otherwise prohibited.

Legal Description: 2937 Seargent Street, Seabrook, TX 77586, Lots One (1) and Two (2) and the west ½ of Lot Three (3) of the Henry Ledtje Subdivision of the Ritson Morris Survey, A-52, in Harris County, Texas, as per the plat thereof recorded in Volume 3 Page 24, Map of Records of Harris County, Texas; and that certain strip of land immediately adjoining Lot One (1) of the Henry Ledtje Subdivision of the Ritson Morris Survey, A-52, in Harris County, Texas.

This property is located at 2937 Seargent Street, Seabrook, Texas 77586. Which is immediately south of Seargent Street, and east of Dolphin Drive.

CERTIFICATE

I certify that the above notice was posted on the bulletin board at Seabrook City Hall on or before Wednesday, March 4, 2026, at 5:00 p.m. and will remain posted until after completion of the meeting.

/s/ Ranya Botros, Administrative Assistant



APPLICANT – MIKE MUZE, 7112 HAMPTON COURT, SPRING, TX 77389

PROPERTY: 2937 Seargent Street, Seabrook, TX 77586

Legal description: 2937 Seargent Street, Seabrook, TX 77586, Lots One (1) and Two (2) and the west ½ of Lot Three (3) of the Henry Ledtje Subdivision of the Ritson Morris Survey, A-52, in Harris County, Texas, as per the plat thereof recorded in Volume 3 Page 24, Map of Records of Harris County, Texas; and that certain strip of land immediately adjoining Lot One (1) of the Henry Ledtje Subdivision of the Ritson Morris Survey, A-52, in Harris County, Texas.

This property is located at 2937 Seargent Street, Seabrook, Texas 77586. Which is immediately south of Seargent Street, and east of Dolphin Drive.

HEARING ON March 30, 2026, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: Request for a variance to the City of 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 3.03.06, “Accessory Structures,” to allow an accessory structure to extend beyond the front building line of the principal structure on the property, which is otherwise prohibited.

VARIANCE FINDINGS PURSUANT TO SECTION 11.04.02 – the issuance of a variance may not be granted unless the board shall determine that all 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: Property is waterfront so the backyard is more like our front yard, and a garage would block our view and adjacent views.

We find accordingly

Ayes:
Nays:
Abstain:

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: Neighboring property, 2925 Seargent, has a detached garage in the front yard that was constructed in 2012. Applicant’s property is basically twice the size as adjacent properties and can easily accommodate a garage in the front of property.

We find accordingly.

Ayes:
Nays:
Abstain:

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

Applicant's Answer: No special conditions/circumstances apply here since neighbors have a garage in the front yard.

We find accordingly.

Ayes:
Nays:
Abstain:

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: All properties on Seargent Street have been setback on their properties to accommodate waterfront views. They also have their garage either attached or detached that are built in the front yard.

We find accordingly.

Ayes:
Nays:
Abstain:

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

Applicant's Answer: If a variance is not approved, it will create hardship on the applicant, as off-site storage will need to be obtained.

We find accordingly, for the reasons expressed herein:

Ayes:
Nays:
Abstain:

VARIANCE APPROVED ☐ DENIED ☐

Conditions: _____

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 30th day of March, 2026, 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.

[Signatures to Follow on Next Page]

Sue Thomey, Chairman
Board of Adjustment



Attest:

Ranya Botros
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 with a true and correct copy of this Decision on **March 30, 2026.**

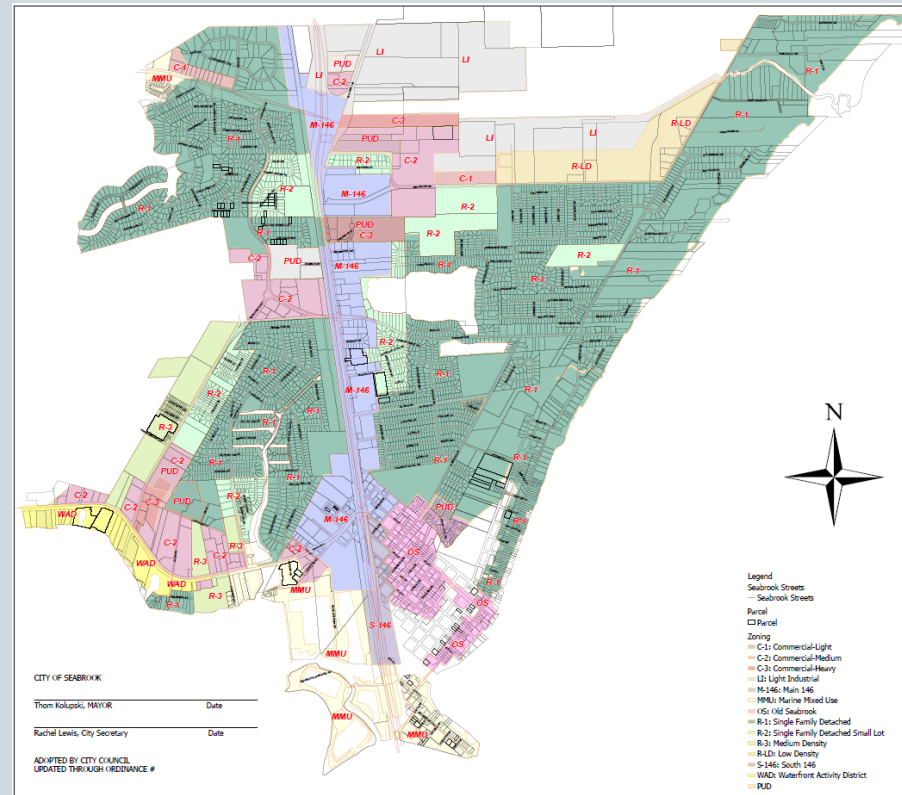
Applicant Signature



Variance Request 2937 Seargent Drive



Board of Adjustments Meeting March 30, 2026



Request



Variance Request

The applicant is requesting a variance from the City of 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 3.03.06, *Accessory Structures*, to allow an accessory structure to extend beyond the front building line of the principal structure on the property, which is otherwise prohibited.

Applicable Ordinance

Subsection 3.03.06 states:

*Accessory structures shall not occupy a required front or corner side yard or **project beyond the front building line of the principal structure on the site.***

Property Characteristics

The subject property is a residential estate lot consisting of approximately 48,000 square feet, or just over one acre, and fronts Clear Lake. The property is located within a subdivision comprised of similarly sized lots.

Although the homes within the subdivision have street frontage along Seargent Street, the homes are typically oriented toward the lake, which is located approximately 200 feet from the street. As a result, the area between the street and the residence functions as the rear yard, while the area between the residence and the lake effectively serves as the front yard in order to preserve views of the water from the home.

Several properties within the subdivision contain accessory structures that have been constructed in a similar manner to the variance being requested. Many of these structures were established prior to the adoption of the current ordinance requirements and are considered legal nonconforming improvements.

Variance Criteria

In considering the request, the Board of Adjustment shall determine whether the variance meets the criteria established in the City of Seabrook Code of Ordinances. The Board shall consider the following findings:

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

B. That a 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.

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

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

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

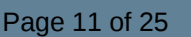
In every case, the issuance of a variance may not be granted unless the board shall determine that all the criteria previously mentioned above have been met.

Site Location

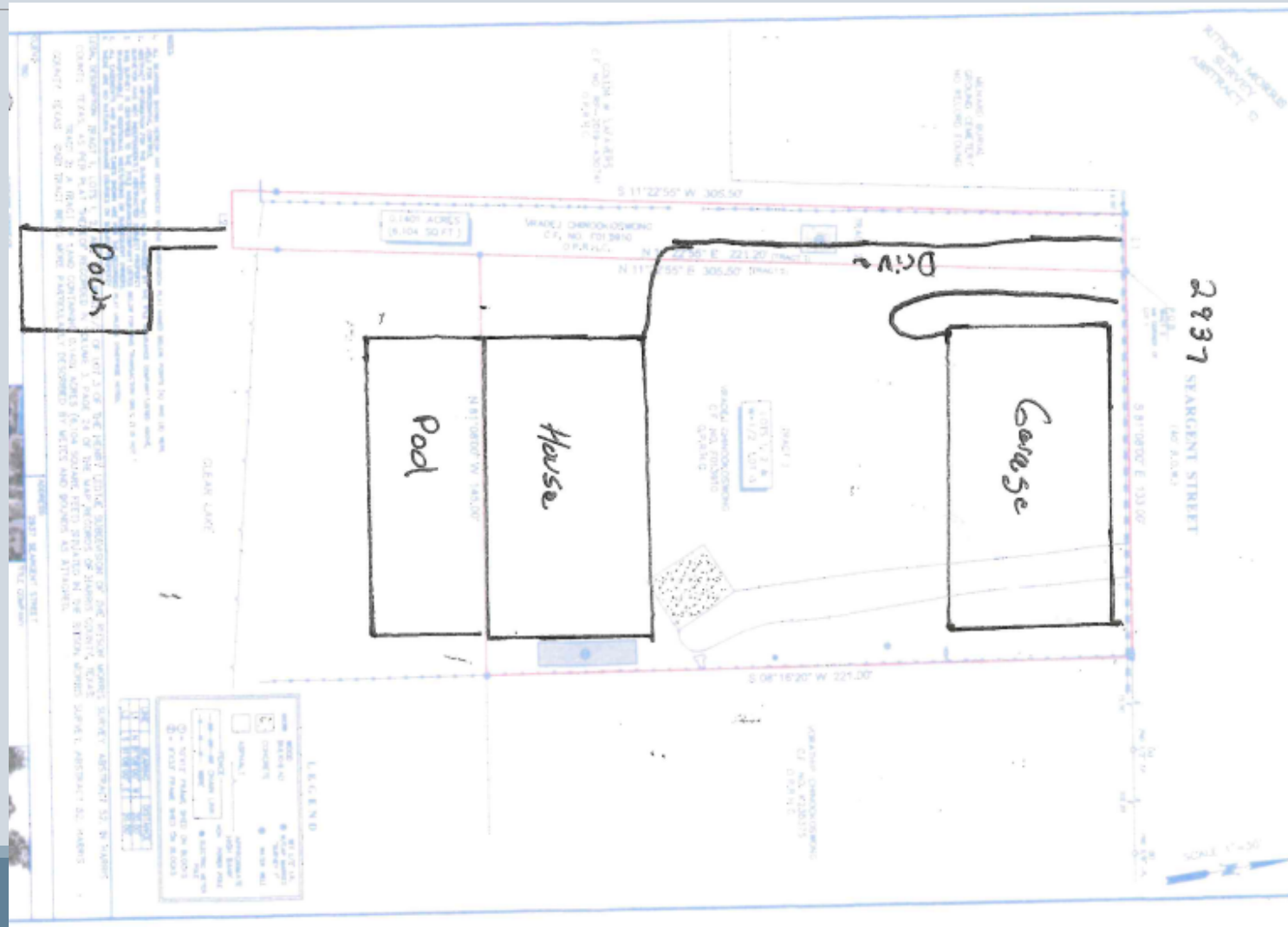
2937 Seargent Street



SEABROOK



Site Design



Questions?



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HEARING ON March 30, 2026, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: Request for a variance to the City of 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 3.03.06, “Accessory Structures,” to allow an accessory structure to extend beyond the front building line of the principal structure on the property, which is otherwise prohibited.

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We find accordingly, for the reasons expressed herein:

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Nays:
Abstain:

VARIANCE APPROVED ☐ DENIED ☐

Conditions: _____

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 30th day of March, 2026, 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.

[Signatures to Follow on Next Page]

Sue Thomey, Chairman
Board of Adjustment



Attest:

Ranya Botros
Board Secretary/Office of the City Secretary

ACKNOWLEDGEMENT OF RECEIPT

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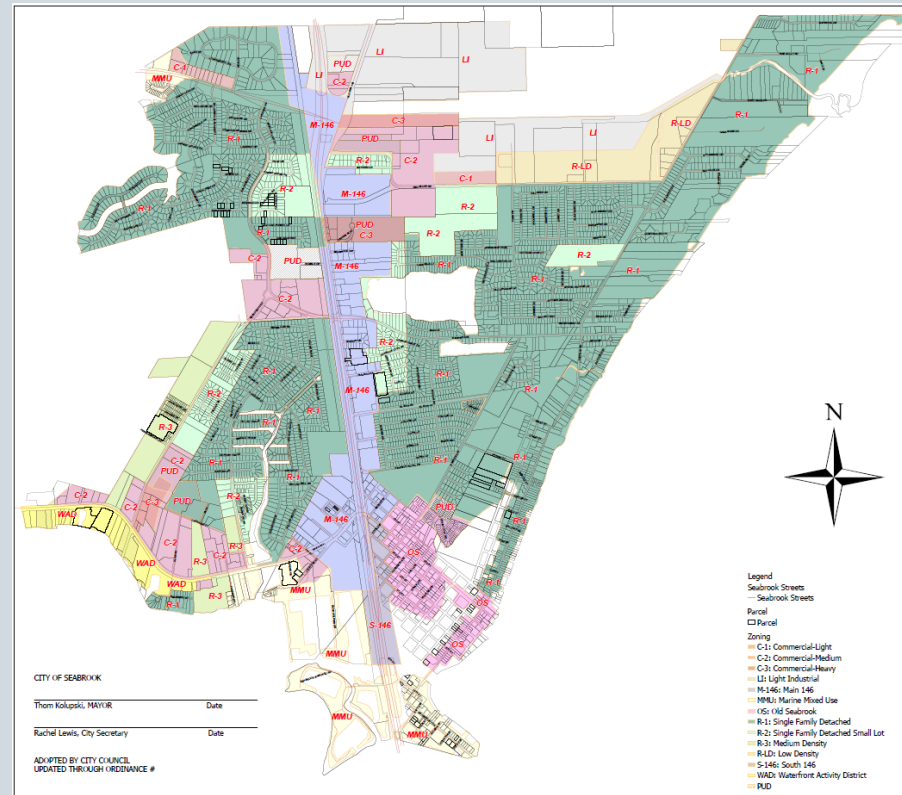
Applicant Signature



Variance Request 2937 Seargent Drive



Board of Adjustments Meeting March 30, 2026



Request



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Variance Criteria

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- B. That a 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.
- C. That the special conditions and circumstances do not result from actions of the applicant.
- D. That granting the variance requested will not confer upon the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
- E. That a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

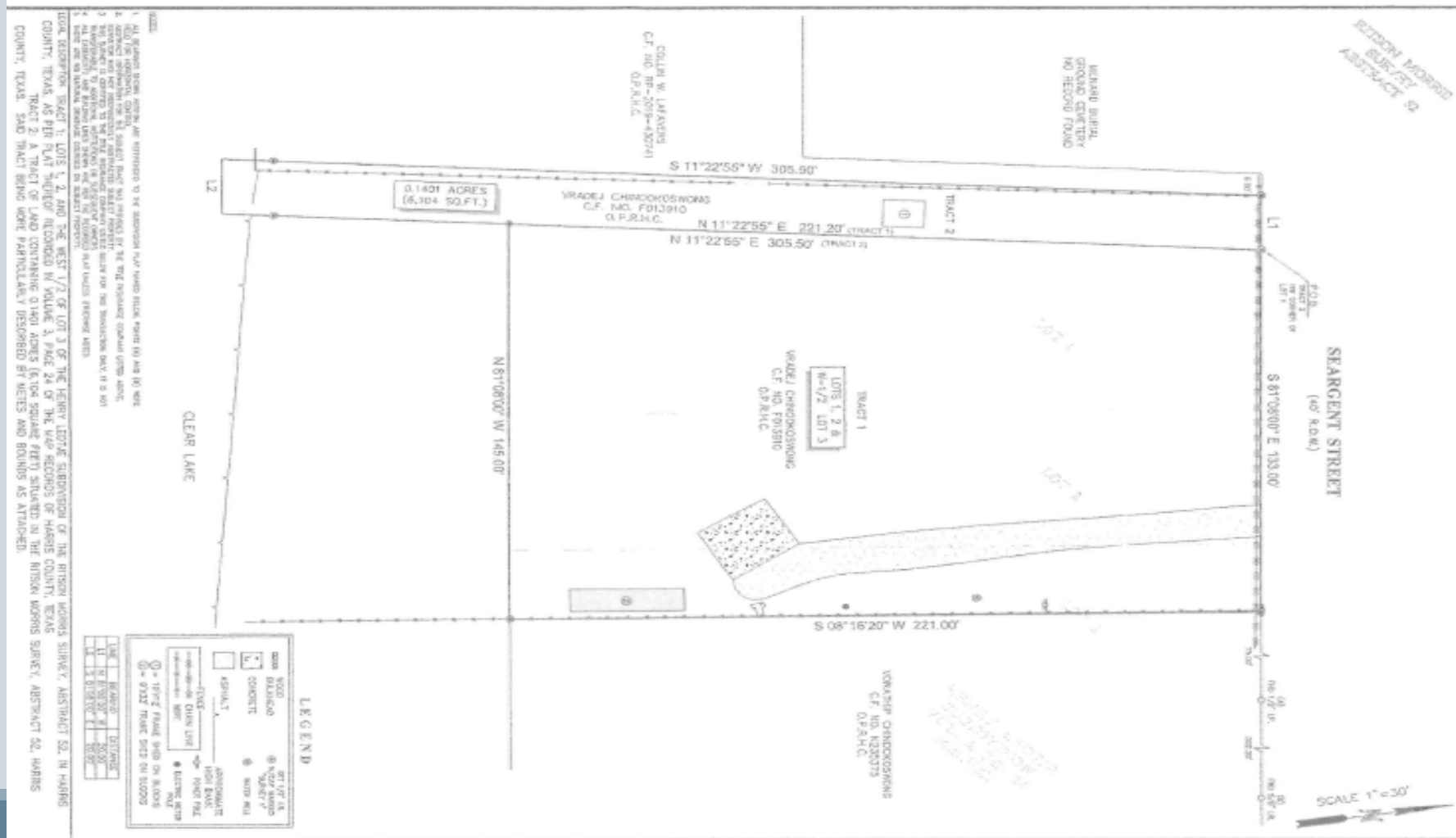
In every case, the issuance of a variance may not be granted unless the board shall determine that all the criteria previously mentioned above have been met.

Site Location

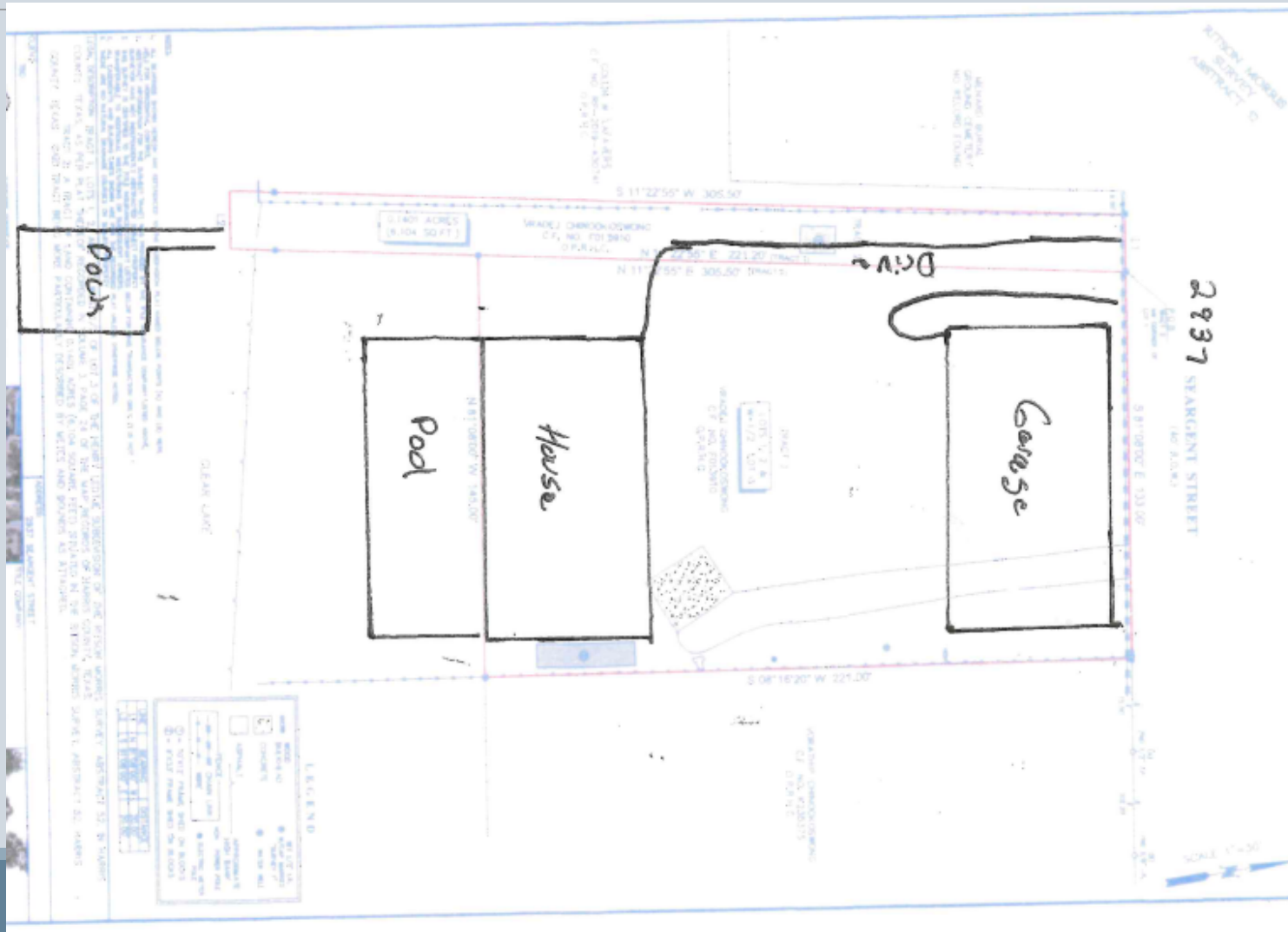
2937 Seargent Street



Survey of Property



Site Design



Questions?



**MEETING MINUTES
NOVEMBER 17, 2025**

**SEABROOK BOARD OF
ADJUSTMENT/BUILDING STANDARDS
COMMISSION
MEETING**

Chair Sue Langgard called the Seabrook Board of Adjustment to order at 6:12 p.m. in the Council Chambers in Seabrook City Hall. Present were Sue Langgard, Tin Ngo, and Jeffrey Larson. Also, in attendance were: Deputy City Manager/Planning Director Sean Landis, Building Official Nick Kondejewski, and Ranya Botros, Community and Economic Development Coordinator.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. OLD BUSINESS

- 2.1 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 0 Waterfront Dr. also known as 204 Waterfront Dr. Seabrook, Texas, 77586; under name of Alfredo and Teresita T. Bartolome, Lot Five (5), in Block One Hundred Forty-Five (145), of Town of Seabrook, a subdivision in, Harris County, Texas, according to the map or plat thereof record in Volume 1, page 50, of the map of records of Harris County, Texas.**

Nick Kondejewski, Chief Building Official gave an update on the structure located at 204 Waterfront Dr., Seabrook, TX, 77586. He also indicated that staff recommends that an order be issued that requires the owner to complete demolition of the structure as set forth in Ordinance Section 18-399 by December 31, 2025. Staff also recommends that the order include a statement which states, "for whatever reason, if the owners fail to complete demolition of the structure within the time allotted, that the City shall have the remaining structure demolished, removed, site cleared and liens filed" (See Exhibit A).

Motion:	To accept staff recommendations that if the owner fails to complete demolition as set forth in Ordinance Section 18-399 by December 31, 2025 that the City will demolish the remaining structure.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Ngo
Vote:	Passed unanimously by all present.

- 2.2 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 537 Baywood Drive, Seabrook, Texas 77586, Tract Thirty-one (31), being approximately 100' x 151.92' out of a part of a tract known as Baywood Tract, an unrecorded subdivision in the Ritson Morris Survey, Abstract No. 52, Town of Seabrook, an addition in Harris County, Texas.**

Nick Kondejewski, Chief Building Official gave an update on the structure located at 537 Baywood Drive, Seabrook, TX 77586. He also indicated that staff requests to allow time for the lienholder BoRain Capital Fund V LLC ("BoRain V"), to complete the foreclosure process and complete demolition of the structures at 537 Baywood Dr. In addition, staff recommends that the current order, item 5, be modified to state that "No later than January 31, 2026 complete the demolition of the building..." (See Exhibit B).

Motion:	To accept original staff recommendations to have the lienholder demolish the structure by January 31, 2026.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Ngo

Vote: **Passed** unanimously by all present.

3. ROUTINE BUSINESS

3.1 Approve minutes from the September 15, 2025 regular meeting.

Motion:	To approve minutes from the September 15, 2025 regular meeting.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Ngo
Vote:	Passed unanimously by all present.

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

Meeting was adjourned at 6:24 p.m.

APPROVED: _____
Chair

DATE: _____

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator