



MEETING MINUTES
MARCH 30, 2026

SEABROOK BOARD OF
ADJUSTMENT/BUILDING STANDARDS
COMMISSION
MEETING

Chair Sue Langgard called the Seabrook Board of Adjustment to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Sue Langgard, Terry Moore, Jeffrey Larson, Terri Sones, and Michael Kent. Also in attendance were: Deputy City Manager/Planning and Community Development Director Sean Landis and Community and Economic Development Coordinator Ranya Botros.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

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.

The public hearing was opened at 6 p.m. There were no public comments. Deputy City Manager/Planning and Community Development Director Sean Landis gave a presentation on the variance request. The public hearing was closed at 6:05 p.m.

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.

Owners Melissa and Mike Muze gave a presentation on their project that needs a variance at their property located at 2937 Seargent Street.

Variance findings pursuant to section 11.04.02 were as follows (see attachment):

Section A: 5 Ayes - Passed

Section B: 5 Ayes - Passed

Section C: 5 Ayes - Passed

Section D: 5 Ayes - Passed

Section E: 5 Ayes - Passed

Motion:	To approve variance with the condition that the garage matches the house in terms of the exterior composition.
Made By:	Member of BOA/BSC Larson
Seconded By:	Member of BOA/BSC Moore
Vote:	Passed unanimously by all present.

4. ROUTINE BUSINESS

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

Motion:	To approve minutes from the November 17, 2025 regular meeting.
Made By:	Member of BOA/BSC Larson
Seconded By:	Member of BOA/BSC Moore
Vote:	Passed unanimously by all present.

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

The meeting was adjourned at 6:19 p.m.

APPROVED:


Chair

DATE:

6/11/26

ATTEST:


Ranya Botros
Community & Economic Development Coordinator



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: 5
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: 5
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: 5
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: 5
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: 5
Nays:
Abstain:

VARIANCE APPROVED ☒ DENIED ☐

APPROVAL WITH CONDITIONS

This request was approved by the Seabrook Board of Adjustment on March 30, 2026.

Condition of Approval:

The detached garage shall be constructed in the same architectural theme and of the same construction materials as the principal residence.

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 Bofros
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

Exhibit A

**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

Exhibit B



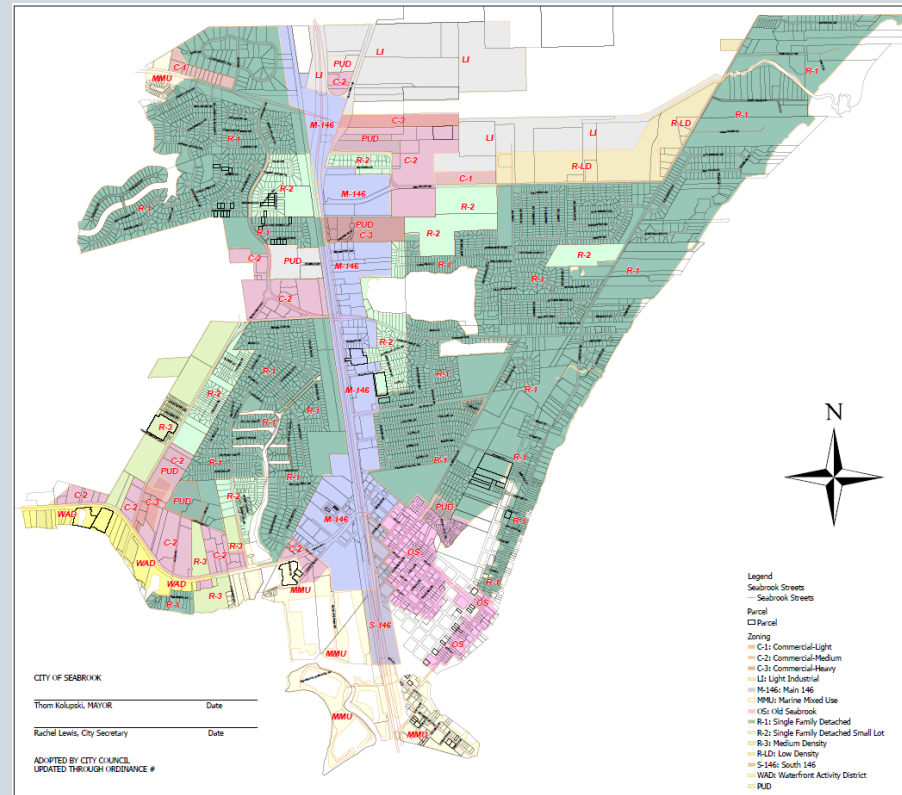
Exhibit C

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.

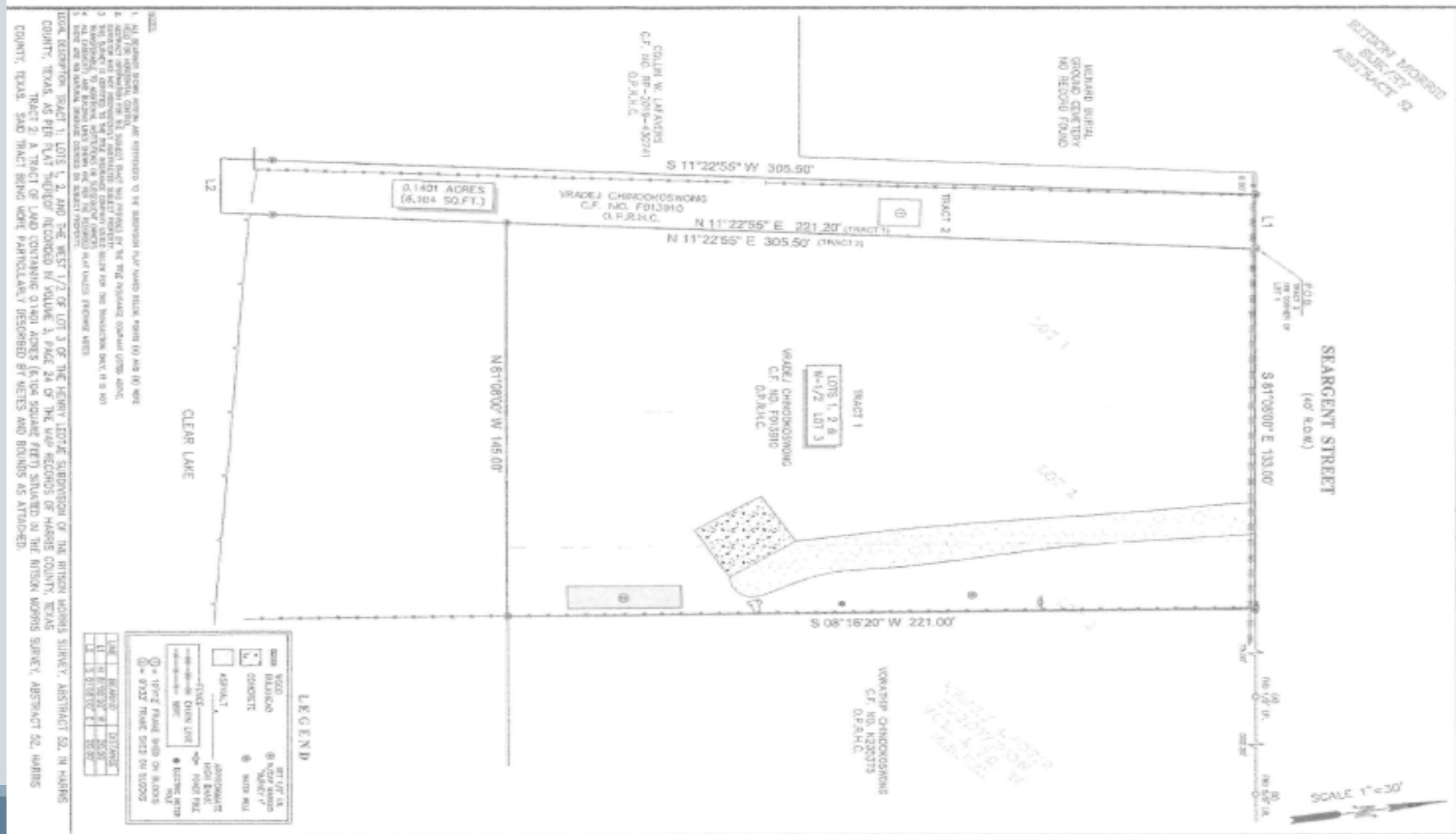
E. That a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

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.

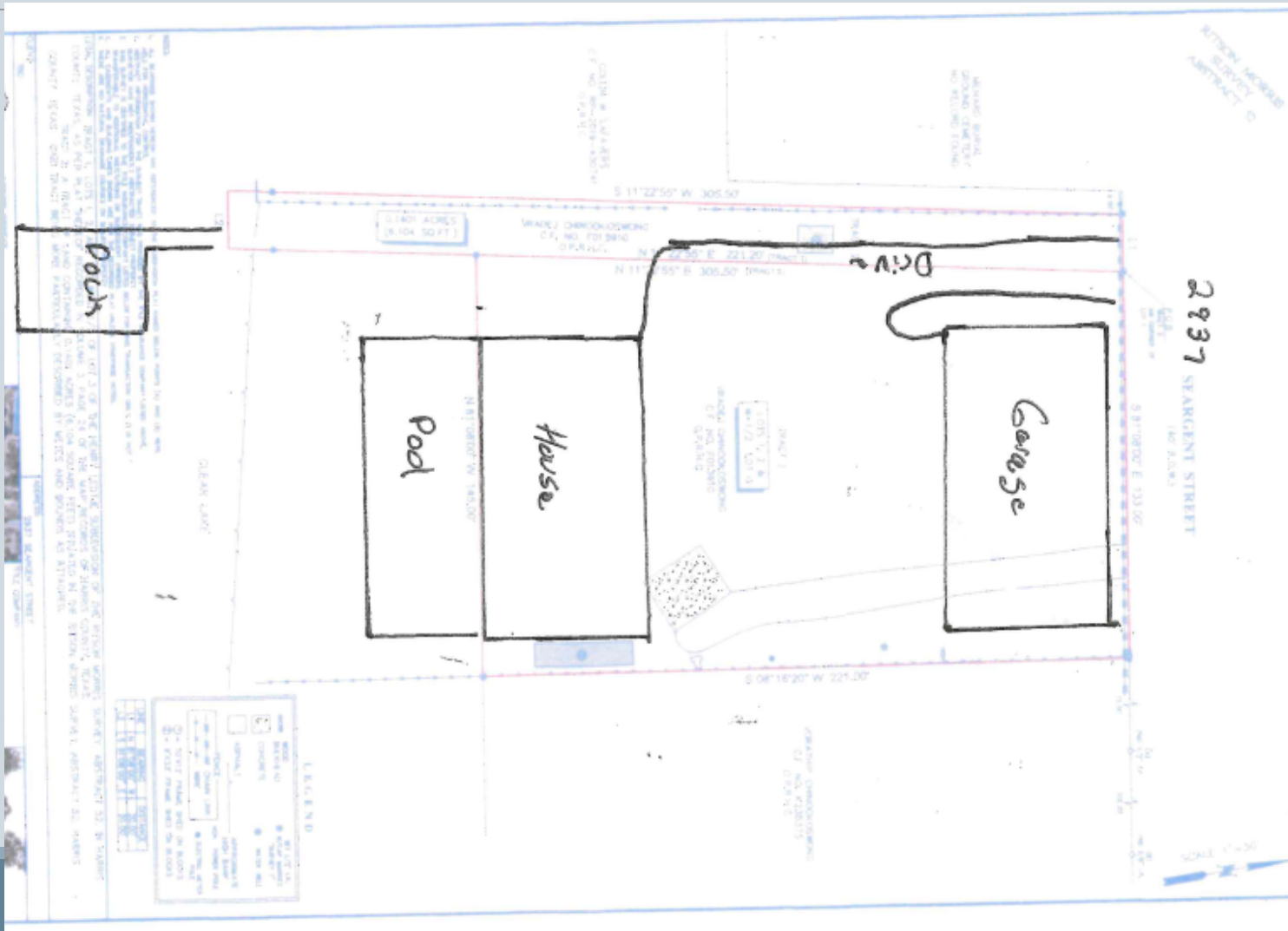
Site Location

2937 Seargent Street





Site Design



Questions?