



**SEABROOK BOARD OF ADJUSTMENT/BUILDING STANDARDS COMMISSION
NOTICE OF MEETING
MONDAY, JULY 13, 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, July 13, 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," specifically Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.03, "Single-Family Detached Residential District," Subsection 3.03.04(D), "Area Regulations, Side Yard." *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," specifically Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.03, "Single-Family Detached Residential District," Subsection 3.03.04(D), "Area

Regulations, Side Yard.” Sean Landis, Deputy City Manager | Planning and Zoning Director

4. ROUTINE BUSINESS

4.1 Approve minutes from the June 1, 2026 BOA/BSC 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 Tuesday, July 7, 2026 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



**PUBLIC HEARING NOTICE
SEABROOK BOARD OF ADJUSTMENT
MONDAY, JULY 13, 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, JULY 13, 2026, AT 6:00 P.M.** IN 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

Conduct a Public Hearing on a request for a variance to the City of Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” specifically Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.03, “Single-Family Detached Residential District,” Subsection 3.03.04(D), “Area Regulations, Side Yard.”

Legal Description: 2910 N. Island Drive, Seabrook, TX 77586

Lot 11, in Block 3, of SEABROOK ISLAND, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 421128 of the Map Records of Harris County, Texas.

Location: This property is located west of Breezeway Drive, north of Sea Channel Drive, and south of N. Island Drive.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, June 10, 2026, and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant

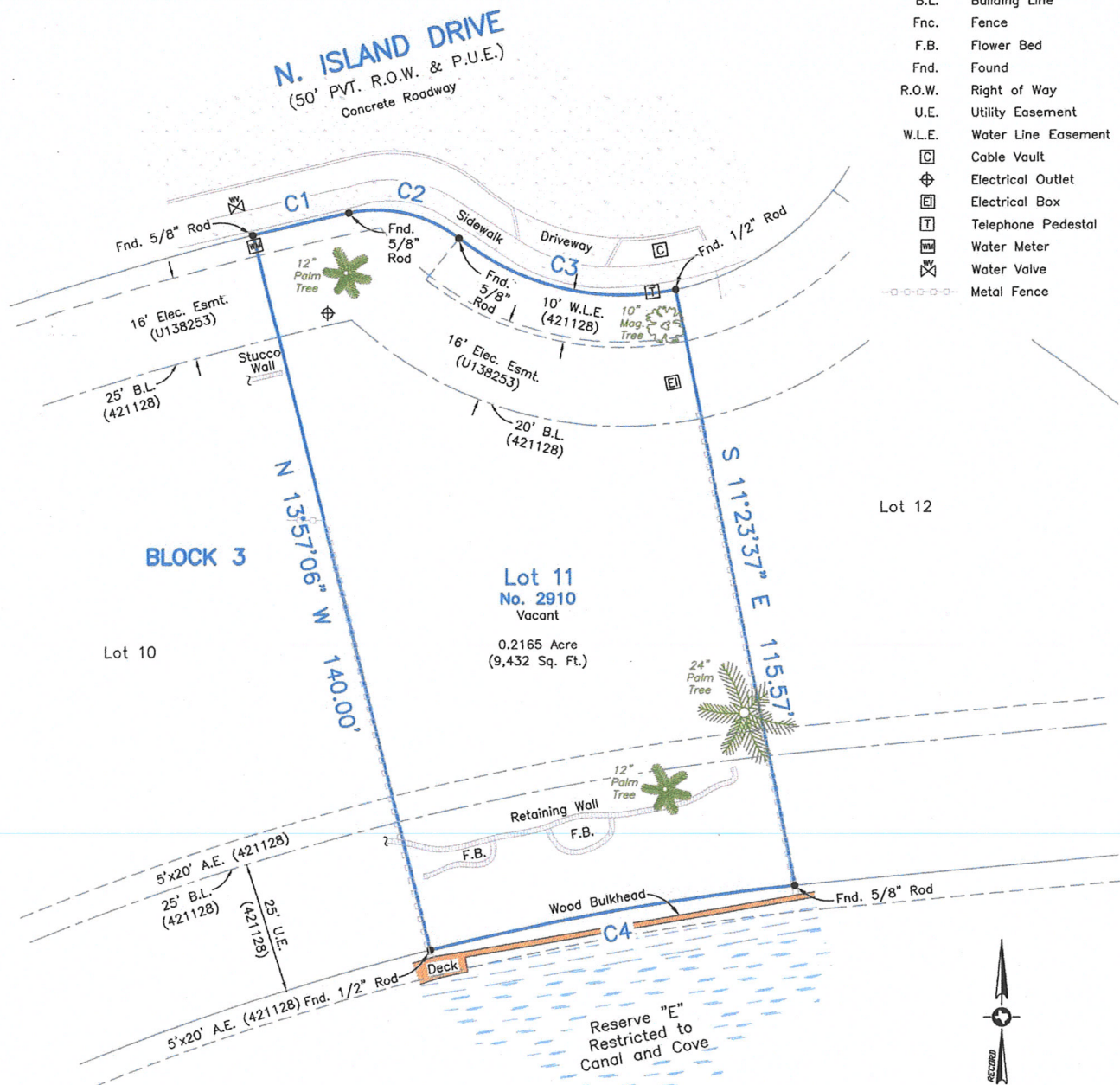


Site location
2910 N Island Drive

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	640.00'	18.71'	18.71'	N 76°53'09" E	1°40'29"
C2	25.00'	22.14'	21.42'	S 76°54'17" E	50°44'37"
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C4	500.00'	70.25'	70.19'	S 80°04'25" W	8°03'00"

LEGEND

A.E.	Aerial Easement
B.L.	Building Line
Fnc.	Fence
F.B.	Flower Bed
Fnd.	Found
R.O.W.	Right of Way
U.E.	Utility Easement
W.L.E.	Water Line Easement
	Cable Vault
	Electrical Outlet
	Electrical Box
	Telephone Pedestal
	Water Meter
	Water Valve
	Metal Fence

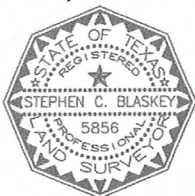


SCALE: 1" = 20'

Survey of Lot 11, in Block 3, of SEABROOK ISLAND, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 421128, of the Map Records of Harris County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE: AUGUST 1, 2025
FILE No.: 1202140030056
DRAFTING: JTK
JOB No.: 25-0329

LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

- 1) This property lies within Zone "AE" of the 100 Year Flood Plain (BFE 14') according to FIRM Panel No. 48201C108SM, dated January 6, 2017, as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Deed references are not a statement of ownership.
- 4) Bearings based on Monumentation of the recorded plat.
- 5) Alamo Title Insurance Company
Insured: Jesse Benito Ryholt & Adrienne Ryholt
GF No: ATCH-23-ATCH25145007-GH
Issue Date: July 22, 2025
- 6) Schedule B Exceptions from Coverage:
Item 10 c. A utility easement 25 feet in width along the rear property line(s), together with an aerial easement 5 feet in width from a plane 20 feet above the ground upward located thereon, for the use of public utilities, as shown on the recorded plat. **SHOWN HEREON**
Item 10 d. A building set-back line, as disclosed by said map/plat. Affects: 25 feet decreasing to 20 feet in width along the front property line. **SHOWN HEREON**
Item 10 e. A building set-back line, as disclosed by said map/plat. Affects: 25 feet in width along the rear property line. **SHOWN HEREON**
Item 10 f. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat: Purpose: Water Line Easement Affects: 10 feet in width along the portion of the front corner property line. **SHOWN HEREON**
Item 10 g. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat: Purpose: Drainage Easement Affects: 25 feet wide along either side of the centerline of all natural drainage courses in the addition. **DOES NOT AFFECT SURVEYED TRACT**
Item 10 h. Agreement for the installation, operation and maintenance of underground/overhead electrical distribution systems granted to Houston Lighting and Power Company and recorded under Harris County Clerk's File Number(s) U234297. **BLANKET AGREEMENT**
Item 10 i. Terms, conditions and stipulations of those certain Coastal Easements filed for record under Harris County Clerk's File Number(s) P491895, P491896 and P671231. **LEASES/EASEMENTS EXPIRED (AS OF 08/31/1998)**
Item 10 m. Easement(s) granted to Reliant Energy, Houston Lighting and Power Company by instrument(s) recorded under Harris County Clerk's File Number(s) U138253. **SHOWN HEREON**

Monday, May 18, 2026

To: Planning Commission, Board of Adjustment, and City Council
City of Seabrook, Texas

RE: Variance Request for Accessible Residential Garage and Entrance
Property: 2910 N. Island Drive, Lot 11, Block 3
Seabrook Island Section Two

Honorable Members of the Planning Commission, Board of Adjustment, and City Council:

We respectfully submit this request for variance relief regarding the rear and side easement restrictions affecting our property located at 2910 N. Island Drive in Seabrook, Texas. This request is not about convenience, expansion, or increasing property value. It is about whether two disabled family members — our child and our aging parent — can safely and independently enter and live in their own home every single day.

We are building this home because accessible housing that meets our family's medical and mobility needs does not realistically exist. Unlike most homeowners, we do not have equal access to housing that safely accommodates wheelchairs, mobility devices, accessible bathrooms, safe ramp slopes, or wheelchair-accessible entrances. Current residential zoning and building regulations do not adequately safeguard access to housing for persons with disabilities. Ironically, federal accessibility laws provide stronger protections for entering restaurants, offices, and public buildings than they do for entering one's own home.

The setbacks and easement restrictions being applied to this property were originally intended to preserve space for hypothetical or occasional utility access that may never occur. The accessible space we are requesting, however, is necessary for repeated, unavoidable, daily human use. This space will be used every single day for wheelchair maneuvering, wheelchair lift access, safe ramp navigation, ingress and egress from a wheelchair-accessible van, and the daily care of a disabled child and an aging disabled parent aging in place.

The City is effectively being asked to weigh speculative future utility access against the immediate and permanent daily accessibility needs of disabled residents attempting to live safely within their own community.

Our request is narrowly tailored and limited strictly to what is necessary for safe and functional accessibility. Specifically, we request relief related to:

- Rear twenty-five foot (25') Utility Easement (U.E.) restrictions
- Side easement and setback constraints impacting the usable garage width necessary for wheelchair accessibility

Importantly, part of the restriction no longer legally functions as originally intended. The rear 25-foot Utility Easement affecting Lot 11 was formally released by Reliant Energy HL&P, now CenterPoint Energy, through a recorded Release of Easement. Continuing to enforce the full setback despite the recorded release imposes hardship without advancing the original utility purpose for which the easement was created.

Additionally, the property is uniquely burdened compared to neighboring lots. Lot 11 is the smallest lot on the island and was originally configured as a detached garage tract associated with the adjacent property. Multiple surveys, including updated boundary and topographic surveys, identify overlapping easements, building lines, and utility restrictions that substantially compress the usable buildable width of the property.

Survey references include:

- 25' Utility Easement (U.E.) along the rear property line adjacent to Reserve "E"
- Additional Utility Easement restrictions and building lines affecting usable width
- Existing building line setbacks restricting placement of accessible features

We relied upon three separate professional surveys, our architect, and design professionals when purchasing and designing this property. The easement conditions currently being asserted were not reflected in the surveys provided at the time of purchase. Had these restrictions been disclosed or identified, we would not have purchased the property or designed the home in this manner.

Prior to submitting for permits, we met with City staff specifically to evaluate slope and accessibility challenges associated with wheelchair van access to the property. Based on those discussions, we redesigned portions of the project to improve accessibility and reduce safety concerns related to the grade and wheelchair access. Despite these accommodations, the overlapping side easements and rear easement restrictions continue to create substantial hardship.

The proposed additional setbacks would significantly reduce the usable width of the garage, which is required for:

- Safe wheelchair turning radius
- Wheelchair-accessible van ingress and egress
- Wheelchair lift access
- Storage of medically necessary assistive devices
- Safe daily access for two wheelchair users

Monday, May 18, 2026

The garage serves as the primary accessible entrance into the home. Reducing the width would create dangerous daily accessibility barriers and would require a complete redesign of the home's accessibility features.

Additionally, modifications already made to the rear porch area to accommodate the exterior wheelchair lift depend on maintaining the current planned width for safe wheelchair entry and exit. If the width is reduced due to the easement requirements, the wheelchair lift entrance would become too narrow for practical wheelchair use, effectively rendering the lift unusable.

The existing ramp slope is already steeper than preferred ADA accessibility recommendations due to the extraordinary constraints of the lot and elevation. Narrowing the garage footprint further would increase the ramp slope and create additional safety hazards for wheelchair users entering and exiting the home.

Federal civil rights law recognizes that municipalities may be required to modify zoning regulations and setbacks when necessary to afford disabled individuals equal opportunity to use and enjoy housing. The U.S. Department of Housing and Urban Development and the Department of Justice have specifically recognized setback waivers and zoning modifications as examples of reasonable accommodations under the Fair Housing Act.

This request therefore does not seek a special privilege. It seeks equal access, equal dignity, and equal opportunity for disabled residents to safely live within their own community.

Part of the restriction no longer legally functions, and the remainder creates unnecessary hardship because of the unique overlap of easements, lot limitations, accessibility requirements, and the daily needs of two disabled family members.

We respectfully request approval of the requested variance relief so our family may safely access and enjoy our home.

Respectfully submitted,

Adrienne Ryholt and Jesse Ryholt
On behalf of disabled family members
Eulalia Ryholt and Hayden Trigg

2910 N. Island Drive
Seabrook, Texas



APPLICANT – Adrienne and Jesse Ryholt, 4821 Nasa Parkway #16W, Seabrook, Tx 77586

PROPERTY: 2910 N. Island Drive, Seabrook, TX 77586

Legal Description:

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This property is located west of Breezeway Drive, north of Sea Channel Drive, and south of N. Island Drive.

HEARING ON JULY 13, 2026, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: Request for a variance to the City of Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” specifically Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.03, “Single-Family Detached Residential District,” Subsection 3.03.04(D), “Area Regulations, Side Yard.”

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: The subject property is uniquely constrained due to its exceptionally small size, irregular configuration, and historical use as a detached garage associated with the adjacent property. It is the only lot of its kind on the island. The lot is further burdened by easement conditions not reflected in the surveys relied upon at purchase.

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: Literal enforcement of the ordinance would deprive the applicant of rights commonly enjoyed by other property owners—namely, the ability to construct a functional garage and must also accommodate wheelchair turning radius and safe access, which would not be possible under strict setback requirements. The existing ramp slope is already steeper than preferred ADA accessibility recommendations due to the extraordinary constraints of the lot and elevation. Narrowing the garage footprint would increase the ramp slope and create additional safety hazards.

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: The hardship is not self-created. The lot configuration predates ownership, and the applicants relied on three professional surveys and design professionals. The newly asserted easement constraints were not disclosed at the time of purchase. (See attached surveys)

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: Granting the variance does not confer special privilege. It merely enables equal access and use of the property consistent with other homeowners, particularly as a reasonable accommodation for disabilities. (See fair housing act)

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: Literal enforcement would result in unnecessary hardship by preventing safe wheelchair access, creating dangerous ramp conditions, and rendering accessibility features unsafe. Prior to submitting for permits, we met with the city specifically to evaluate the slope challenges associated with safe wheelchair van access to the property. Based on those discussions, we already modified and redesigned portions of the project to improve accessibility and reduce safety concerns related to the grade and wheelchair access. Despite those accommodations, the property's unique size, slope, and newly asserted easement requirements continue to create substantial hardship for our disabled family members.

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 13th day of July, 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.

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 a true and correct copy of this Decision on July 13, 2026.

Applicant Signature

Monday, May 18, 2026

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Adrienne Ryholt and Jesse Ryholt
On behalf of disabled family members
Eulalia Ryholt and Hayden Trigg

2910 N. Island Drive
Seabrook, Texas



PROPOSED RESIDENCE
2910 NORTH ISLAND DRIVE
SEABROOK, TEXAS 77586

SITE LOCATION

Date: 02/12/26 | **Project No:** RT26-146 | **Plate 1**



- Geotechnical borings included in the study



PROPOSED RESIDENCE
2910 NORTH ISLAND DRIVE
SEABROOK, TEXAS 77586

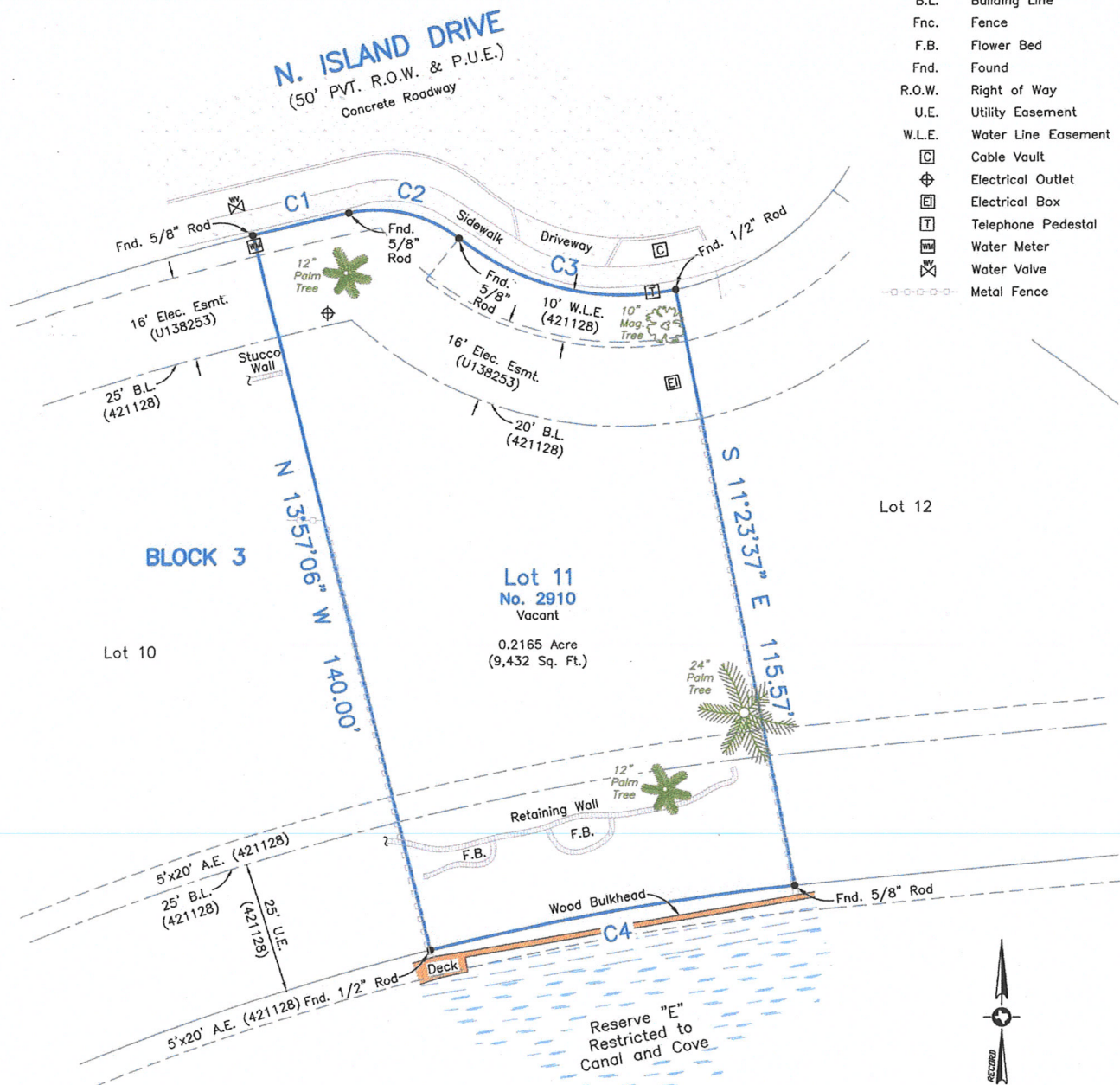
LOCATIONS OF BORINGS

Date: 02/12/26 | **Project No:** RT26-146 | **Plate 2**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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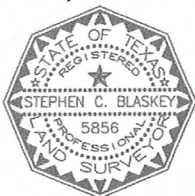


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I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE: AUGUST 1, 2025
FILE No.: 1202140030056
DRAFTING: JTK
JOB No.: 25-0329

LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

- 1) This property lies within Zone "AE" of the 100 Year Flood Plain (BFE 14') according to FIRM Panel No. 48201C108SM, dated January 6, 2017, as established by the Federal Emergency Management Agency.
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Item 10 g. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat: Purpose: Drainage Easement Affects: 25 feet wide along either side of the centerline of all natural drainage courses in the addition. **DOES NOT AFFECT SURVEYED TRACT**
Item 10 h. Agreement for the installation, operation and maintenance of underground/overhead electrical distribution systems granted to Houston Lighting and Power Company and recorded under Harris County Clerk's File Number(s) U234297. **BLANKET AGREEMENT**
Item 10 i. Terms, conditions and stipulations of those certain Coastal Easements filed for record under Harris County Clerk's File Number(s) P491895, P491896 and P671231. **LEASES/EASEMENTS EXPIRED (AS OF 08/31/1998)**
Item 10 m. Easement(s) granted to Reliant Energy, Houston Lighting and Power Company by instrument(s) recorded under Harris County Clerk's File Number(s) U138253. **SHOWN HEREON**



Site location
2910 N Island Drive



APPLICANT – Adrienne and Jesse Ryholt, 4821 Nasa Parkway #16W, Seabrook, Tx 77586

PROPERTY: 2910 N. Island Drive, Seabrook, TX 77586

Legal Description:

Lot 11, in Block 3, of SEABROOK ISLAND, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 421128 of the Map Records of Harris County, Texas.

This property is located west of Breezeway Drive, north of Sea Channel Drive, and south of N. Island Drive.

HEARING ON JULY 13, 2026, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: Request for a variance to the City of Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” specifically Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.03, “Single-Family Detached Residential District,” Subsection 3.03.04(D), “Area Regulations, Side Yard.”

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: The subject property is uniquely constrained due to its exceptionally small size, irregular configuration, and historical use as a detached garage associated with the adjacent property. It is the only lot of its kind on the island. The lot is further burdened by easement conditions not reflected in the surveys relied upon at purchase.

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: Literal enforcement of the ordinance would deprive the applicant of rights commonly enjoyed by other property owners—namely, the ability to construct a functional garage and must also accommodate wheelchair turning radius and safe access, which would not be possible under strict setback requirements. The existing ramp slope is already steeper than preferred ADA accessibility recommendations due to the extraordinary constraints of the lot and elevation. Narrowing the garage footprint would increase the ramp slope and create additional safety hazards.

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: The hardship is not self-created. The lot configuration predates ownership, and the applicants relied on three professional surveys and design professionals. The newly asserted easement constraints were not disclosed at the time of purchase. (See attached surveys)

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: Granting the variance does not confer special privilege. It merely enables equal access and use of the property consistent with other homeowners, particularly as a reasonable accommodation for disabilities. (See fair housing act)

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: Literal enforcement would result in unnecessary hardship by preventing safe wheelchair access, creating dangerous ramp conditions, and rendering accessibility features unsafe. Prior to submitting for permits, we met with the city specifically to evaluate the slope challenges associated with safe wheelchair van access to the property. Based on those discussions, we already modified and redesigned portions of the project to improve accessibility and reduce safety concerns related to the grade and wheelchair access. Despite those accommodations, the property's unique size, slope, and newly asserted easement requirements continue to create substantial hardship for our disabled family members.

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 13th day of July, 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.

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 a true and correct copy of this Decision on July 13, 2026.

Applicant Signature



JULY 13, 2026

Board of Adjustments Meeting

Applicants Adrienne and Jesse Ryholt request variance relief for the property located at 2910 N. Island Drive, Lot 11, Block 3, Seabrook Island Section Two, to accommodate accessibility features necessary for disabled family members residing in the home.

The applicants seek a variance from the City of Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, specifically Article 3, Establishment of Zoning Districts and Associated Regulations, Section 3.03, Single-Family Detached Residential District, Subsection 3.03.04(D), Area Regulations – Side Yard, which states:

“Side Yard: A total of fifteen (15) feet for both side yards, with no side yard less than five (5) feet. Corner lots shall maintain a side setback of not less than ten (10) feet along the corner side.”

The applicants contend that the subject property is uniquely constrained due to its relatively small lot size, existing easements, and building line restrictions, which significantly reduce the available buildable area. They state that the proposed residence incorporates accessibility features required to meet the daily needs of a wheelchair-dependent child and an aging parent, including a wheelchair-accessible garage, wheelchair lift, and accessible entrance.

According to the applicants, compliance with the required side yard setbacks would reduce the width available for the garage and accessible entry areas, adversely affecting wheelchair maneuverability, the operation of the wheelchair lift, and safe ingress and egress to and from the residence.

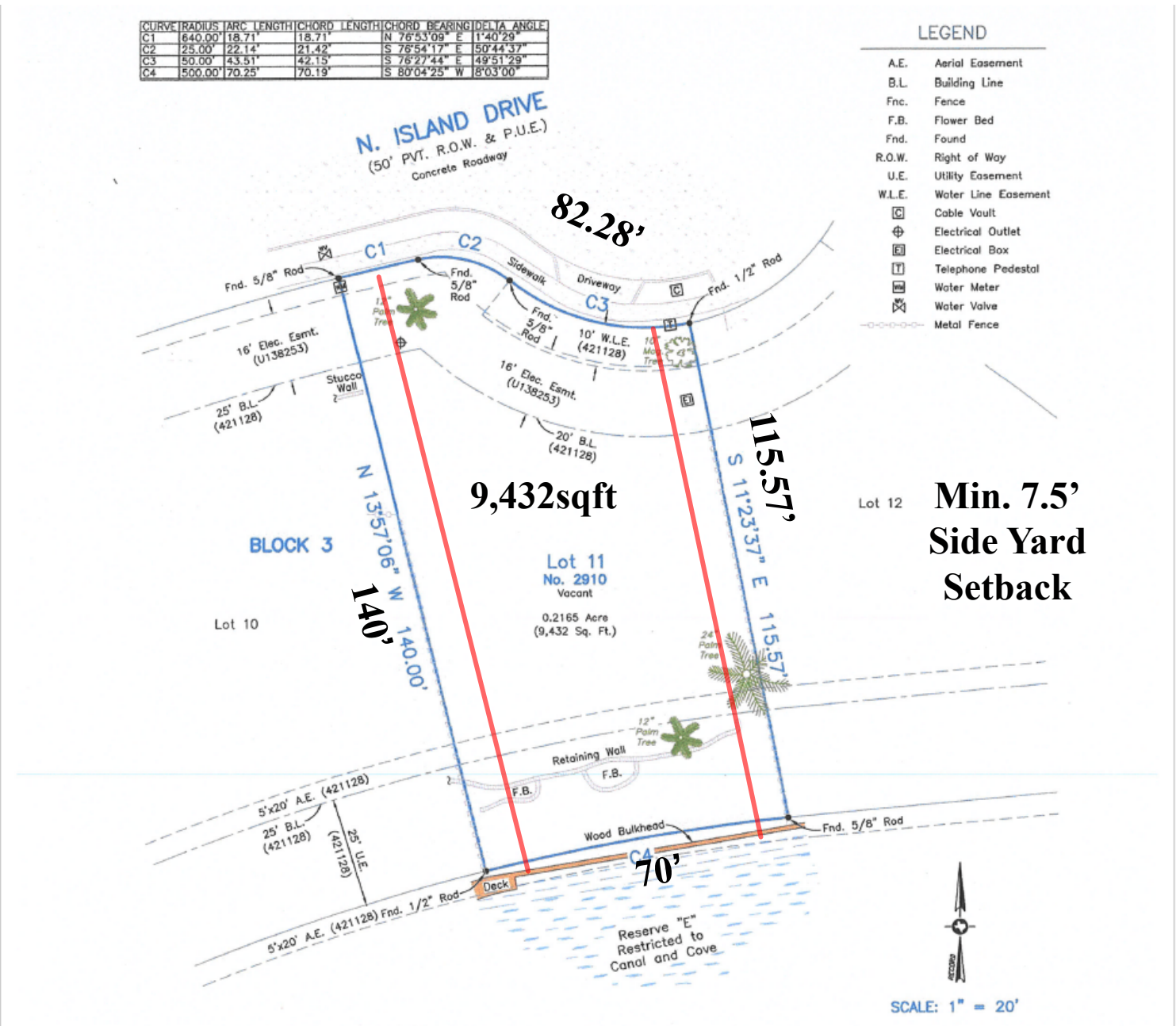
The applicants further assert that the combination of lot constraints, overlapping easements, and accessibility requirements creates a hardship that is unique to the property and not generally applicable to other properties within the zoning district.

The Board of Adjustment is asked to determine whether the property's unique physical constraints and the accessibility needs of the residents constitute sufficient grounds to grant the requested variance while preserving the intent and purpose of the City's zoning regulations.

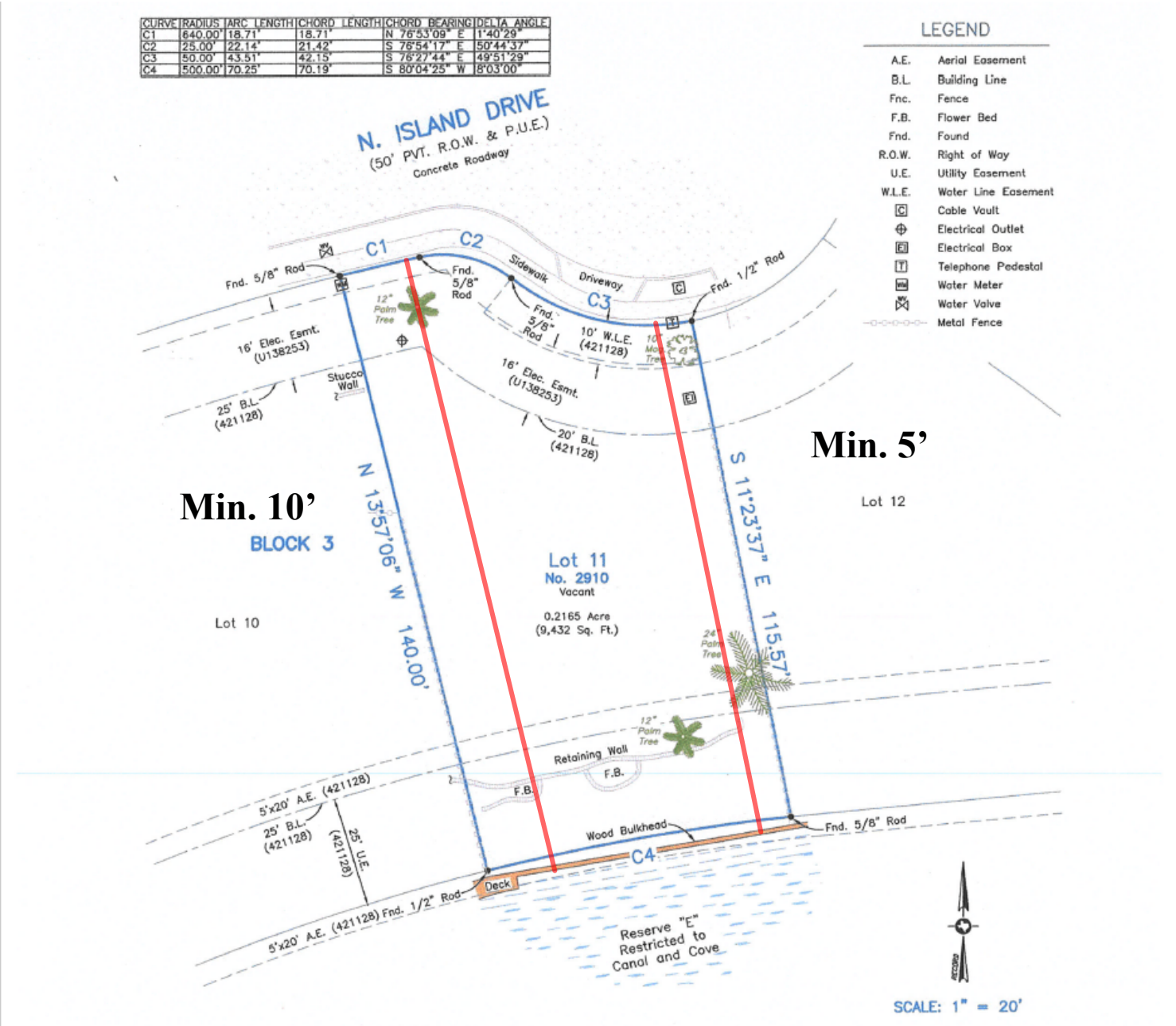




Section 3.03.04(D):
Side Yard: A total of
fifteen (15) feet for
both side yards, with
no side yard less than
five (5) feet.



Section 3.03.04(D)
Side Yard: A total of fifteen (15) feet for both side yards, with no side yard less than five (5) feet.



The request is for a minimum side yard setback of five (5) feet along the side property line.







11 SOUTHEAST ELEVATION
A0.1 NTS



2 NORTHEAST ELEVATION
A0.1 NTS



9 EAST ELEVATION
A0.1 NTS



1 NORTH ELEVATION
A0.1 NTS



11 NORTHWEST ELEVATION
A0.2 NTR



3 SOUTH ELEVATION
A0.2 NTR



9 SOUTHWEST ELEVATION
A0.2 NTR



1 SOUTH ELEVATION
A0.2 NTR

Questions?



**MEETING MINUTES
JUNE 1, 2026**

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

Chair Sue Thomey called the Seabrook Board of Adjustment to order at 6:02 p.m. in Seabrook City Hall. Present were Sue Thomey, Terry Moore, Terri Sones, Michael Kent, and Adam Holland. 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," specifically Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.16, "SH 146 Main Commercial District (146-M)," Subsection 3.16.03(F) regarding minimum lot depth requirements, and Article 7, "Landscaping and Buffering Requirements," including Section 7.01.07(2)(a), "Perimeter Landscaping" requirements for commercial and multi-family parking lot screening and buffering.**

The public hearing opened at 6:03 p.m. There were no public comments. The public hearing closed at 6:03 p.m.

3. NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request for variances to the City of Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," specifically Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.16, "SH 146 Main Commercial District (146-M)," Subsection 3.16.03(F) regarding minimum lot depth requirements, and Article 7, "Landscaping and Buffering Requirements," including Section 7.01.07(2)(a), "Perimeter Landscaping" requirements for commercial and multi-family parking lot screening and buffering.**

Deputy City Manager/Planning and Community Development Director Sean Landis gave a presentation on the variance request. Mitchell Mayard of Kimley Horn also gave a presentation on the variance request on behalf of Mavis Tire Supply, LLC.

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

Section A: 4 Ayes - Passed
Section B: 4 Ayes - Passed
Section C: 4 Ayes - Passed
Section D: 4 Ayes - Passed
Section E: 4 Ayes - Passed

The variance was approved.

4. ROUTINE BUSINESS

4.1 Approve minutes from the March 30, 2026 BOA/BSC meeting.

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

Adam Holland arrived towards the end of the meeting and did not vote on the variance request.

The meeting adjourned at 6:20 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator



APPLICANT – Richard Valverde, Mavis Tire Supply. LLC

PROPERTY: 1902 Bayport Blvd, Seabrook, Texas 77586

A tract or parcel of land containing 0.9874 acre (43,011 square feet), situated in the R. Morris League, Abstract No. 52, Harris County, Texas, and being a portion of Lot 1, Block 1, Miramar Plaza, according to the map or plat thereof recorded under Film Code No. 513038 of the Harris County Map Records (H.C.M.R.). Said Lot 1 is further described in that certain instrument conveyed to University of Kentucky Real Estate Foundation, Inc., recorded under Harris County Clerk's File No. RP-2023-260732 (H.C.M.R.).

Location: This property is located east of Bayport Boulevard, north of Capri Lane, and south of El Mar Lane.

HEARING ON JUNE 1, 2026, BEFORE SEABROOK BOARD OF ADJUSTMENT

VARIANCE REQUEST: A request for variances to the City of Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," specifically Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.16, "SH 146 Main Commercial District (146-M)," Subsection 3.16.03(F) regarding minimum lot depth requirements, and Article 7, "Landscaping and Buffering Requirements," including Section 7.01.07(2)(a), "Perimeter Landscaping" requirements for commercial and multi-family parking lot screening and buffering.

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: The subject property is uniquely impacted by a prior TxDOT right of way taking which substantially reduced the depth of the lot along SH-146. This condition is not shared by any other properties within the same zoning district and results in an unusually shallow site given its application of the landscape buffer requirement impractical.

We find accordingly

Ayes: **4**

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: Without the requested variance, the reduced lot depth would severely limit the feasible building footprint and site layout, effectively preventing development of a permitted use that is commonly enjoyed by other similarly zoned properties along SH-146 that were not impacted by right-of-way acquisition.

We find accordingly.

Ayes: 4
Nays:
Abstain:

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

Applicant's Answer: The site constraints are the direct result of a government-initiated TxDOT right-of-way acquisition that occurred prior to the applicant's proposed redevelopment. The applicant did not create or contribute to the condition necessitating the variance request.

We find accordingly.

Ayes: 4
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: Approval of the variance would not grant a special privilege but rather allow reasonable use of the property consistent with the zoning district and surrounding development pattern. The variance request is limited in scope and necessary solely to address the site's unique physical constraints.

We find accordingly.

Ayes: 4
Nays:
Abstain:

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

Applicant's Answer: Strict enforcement of the landscape buffer requirement would result in unnecessary hardship by rendering the site functionally difficult or potentially impossible to develop for its intended commercial use. The requested variances allows balanced development while maintaining compatible landscaping and screening consistent with the surrounding corridor.

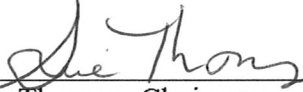
We find accordingly, for the reasons expressed herein:

Ayes: 4
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 1st day of June, 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.


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 a true and correct copy of this Decision on **June 1, 2026**.



Applicant Signature