

**PUBLIC HEARING NOTICE
SEABROOK BOARD OF ADJUSTMENT
MONDAY, JUNE 13, 2022 – 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, JUNE 13, 2022 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS 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 THESE REQUESTS ARE 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 HEARINGS

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”, C(1). Water-Abutting Yard: If there are two adjoining structures, the minimum waterfront setback shall be the greater of the average of the setbacks of the adjoining main structures within 100 feet of the proposed structure or the minimum water-abutting yard setback of 25 feet.

Applicant: Tyler Salazar (Back Yard Retreats), 3902 Livingston Lake Court, Pearland, Texas 77581

Owner: Erin and David Graglia, 2949 N. Island Drive, Seabrook, Texas 77586

Legal Description: 2949 N. Island Drive, Seabrook, TX 77586

Lot 1, Block 3, of Seabrook Island Section 2, within the Ritson Morris Survey, Abstract 52, City of Seabrook, Harris County, Texas.

Location: This property is located south of Taylor Lake and north 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., Thursday, May 19, 2022 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant

**PUBLIC HEARING NOTICE
SEABROOK BOARD OF ADJUSTMENT
MONDAY, JUNE 13, 2022 – 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, JUNE 13, 2022 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS 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 THESE REQUESTS ARE 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 HEARINGS

Request for a Variance to the Seabrook Code of Ordinances, Appendix A. “Comprehensive Zoning”, Article 5 “Off-Street Parking, Loading, Ingress and Egress”, Section 5.01 “Off-Street Parking Requirements”, Subsection 5.01.08 “Parking Area Standards” A. *Surface and drainage*: All parking spaces residential or non-residential, aisles and maneuvering areas shall be constructed of an all-weather surface composed of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum construction standards contained in the Seabrook Building Code. Such all-weather surface shall be provided for all parking spaces, whether enclosed or unenclosed, and shall be connected by an all-weather surface driveway to a street or alley. Rock, gravel and dirt parking surfaces are prohibited.

Exception: Commercial-use parking lots within the (OS) Old Seabrook zoning district may be constructed with a parking surface material composed of crushed decomposed granite.

Owner/Applicant: Alex Grous, 3010 Todville Road, Seabrook, TX 77586

Legal Description: 3010 Todville Road, Seabrook, TX 77586

A 0.57 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, as found of record in Clerk’s File Number 2014-0329607 in the Office of the Clerk of Harris County, Texas.

Location: This property is addressed 3010 Todville Road, which is located north of 3014 Todville Road and, south of 3026 Todville Road, and west of East Galveston Bay.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, May 19, 2022 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant

**PUBLIC HEARING NOTICE
SEABROOK BOARD OF ADJUSTMENT
MONDAY, JUNE 13, 2022 – 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, JUNE 13, 2022 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS 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 THESE REQUESTS ARE 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 HEARINGS

Request for a variance to the Seabrook Code of Ordinances, Appendix A. “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.16 “SH 146 Main Commercial District”, Subsection 3.16.03 “Area Regulations”, A. Front Yard: All buildings shall be set back from the street right-of-way lines a minimum depth of 30 feet.

Owner/Applicant: BDT Seabrook Property LLC, P.O. Box 5205, Montecito, CA 93150

Legal Description: 3018 Bayport Blvd, Seabrook, TX 77586

Tract 24B, Ruggles West

Location: This property is located east of Bayport Blvd, south of Seabrook Circle, and north of East Meyer Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, May 19, 2022 and that it will remain posted until after completion of the hearing.

/s/ Pat Patel, Administrative Assistant