



BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION

NOTICE OF MEETING

MONDAY, JULY 10, 2023 AT 6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION OF THE CITY OF SEABROOK WILL HOLD A MEETING ON **MONDAY, JULY 10, 2023 AT 6:00 PM IN THE SEABROOK CITY HALL, COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS**, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT AN OFFICIAL COUNCIL MEETING, A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.

THIS MEETING IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THE MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE (281) 291-5600 OR FAX (282) 291-5690 FOR FURTHER INFORMATION.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT www.seabrooktx.gov/agendacenter.

1.0 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. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank You.

2.0 SPECIFIC PUBLIC HEARING

2.1 CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT, TESTIMONY, AND EVIDENCE AS TO CURRENT CONDITION OF BUILDING/STRUCTURE LOCATED AT 1109 HALL AVENUE, SEABROOK, TEXAS, 77586.

Legal Description:

1109 Hall Avenue, Seabrook, TX 77586, Lot Eight (8), Block Twenty-four (24), Town of Seabrook, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the Map of Records of Harris County, Texas.

Findings:

The above-referenced property upon inspection has been identified as a dangerous building by the Department of Community Development due to the fact that it constitutes a hazard to the health, safety, and welfare of its occupants and citizens of this City. The building official has found it to be in violation of the City of Seabrook Code of Ordinances, Chapter 18 "Building and Building Regulations", Article IV "Standards", Division 12, "Substandard, Unsafe Buildings-Dangerous

Buildings”, Section 18-389 “ Dangerous Buildings, Structures and Nuisances Defined”, Numbers (1), (2), (3), (5), (6), (7), (10), (13), and (14).

During the inspection the following violations were noted:

- Structure had become deteriorated and damaged such that its roof, walls, and flooring is not weather tight and waterproof. (1)
- Structure had become deteriorated and damaged such that it is a danger of collapse and it cannot be expected to withstand reasonably anticipated weather conditions, such as storms or hurricanes. (2)
- Conditions within the building/structure were found that violates the City’s building, electrical, plumbing, and fire codes. (3)
- A building that violates the city code nuisance provisions in that there exist conditions caused by accumulations of refuse that creates breeding and living places for insects and rodents. (5)
- Structure was found to be dilapidated, decayed, unsafe, unsanitary, and in a substandard condition. The structure fails to provide amenities essential to decent living so that the premises are unfit for human habitation. (6)
- Buildings and structures, have been left unsecured from unauthorized entry to the extent that they may be entered by vagrants or other uninvited persons as a place of harborage or could be entered by children. (7)
- Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes. (10)
- The condition, use, or appearance of the property is in violation of the minimum standards of this division, specifically including the property maintenance code. (13)
- The building fails to meet the requirements necessary to retain a certificate of occupancy. (14)
- The building is substantially damaged by definition based on NFIP Regulation and CH38 Flood.

OWNER:

Betty Louise Sampson, 1109 Hall Avenue, Seabrook, Texas 77565.
Betty Louise Sampson, 3802 E. NASA Pkwy #49, Seabrook, TX 77586.

PARTIES OF INTEREST/ LIENHOLDER(S):

Betty Louise Sampson, 1109 Hall Avenue, Seabrook, Texas 77565.
Betty Louise Sampson, 3802 E. NASA Pkwy #49, Seabrook, TX 77586.

ATTACHMENTS 1: [Agenda Briefing and Attachments](#) [Presentation](#)

3.0 NEW BUSINESS

- 3.1** Receive testimony, and evidence as to current condition of the building/structure located at 1109 Hall Avenue, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.
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4.0 EXECUTIVE SESSION

4.1 SECTION 551.071

Conduct a closed executive session to consult with attorney on legal matters relating to the building/structure located at 1109 Hall Avenue, Seabrook, Texas 77586.

5.0 OPEN SESSION

5.1 The Board of Adjustments will reconvene in open session to allow for possible action on the agenda items listed above under "Executive Session".

THE BOARD OF ADJUSTMENTS 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.

CERTIFICATE

I certify that this notice was posted on the City of Seabrook website, www.seabrooktx.gov/agendacenter, pursuant to Texas Government Code, Section 551.043(b)(1)-(3), on or before Friday, July 6, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

Pat Patel

Pat Patel
Secretary to Board of Adjustment