

The Board of Adjustment of the City of Seabrook met on Monday, July 10, 2023 at 6:00 p.m. in the Seabrook City Hall, Council Chambers to discuss, consider, and if appropriate, take action with respect to the agenda items listed below.

**THOSE PRESENT WERE:**

|                         |                                                   |
|-------------------------|---------------------------------------------------|
| SUE THOMEY              | CHAIRMAN                                          |
| MICHELE GLASER (absent) | VICE-CHAIR                                        |
| EDELMIRO MUNIZ          | MEMBER                                            |
| TIN NGO                 | MEMBER                                            |
| TERRY MOORE             | MEMBER                                            |
| GLEN HALBISON           | ALTERNATE MEMBER                                  |
| JOHN HIGHTOWER          | CITY ATTORNEY                                     |
| SEAN LANDIS             | DIRECTOR OF PLANNING AND<br>COMMUNITY DEVELOPMENT |
| PAT PATEL               | ADMINISTRATIVE COORDINATOR                        |

Sue Thomey called the meeting to order at 6:00 p.m.

Voting members for tonight's meeting are Sue Thomey, Glen Halbison, Terry Moore, Ed Muniz, and Tin Ngo.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

- No public comments

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**2.0 NEW BUSINESS**

**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.

*Chair Sue Thomey opened the hearing at 6:08 p.m.*

**Public Comments:**

- Stevie Jones – from Robinson Real Estate with Gulf Coast Limestone – property is next door – owner is willing to sell the property – we don't have closing date just yet – it will take about 90 days to go in and close and demo – currently waiting for title company for closing.

Chair Sue Thomey closed the hearing at 6:10 p.m.

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**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.

- City of Seabrook, Chief Building Official, Nick Kondejewski presentation attached.
- Order/and Notice of Lien attached.

Motion to enter the proposed order:

Ayes - Sue Thomey, Glen Halbison, Ed Muniz, Tin Ngo, Terry Moore

Nays - none

**MOTION CARRIED BY UNANIMOUS CONSENT**

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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.**

Not needed

**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".**

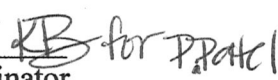
Not needed

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Meeting adjourned at 7:01 p.m.

**APPROVED THIS 12TH DAY OF January, 2024**

  
Sue Thomey, Chairman

  
Pat Patel, Administrative Coordinator