



SEABROOK BOARD OF ADJUSTMENT/BUILDING
STANDARDS COMMISSION
MEETING

Chairperson Sue Thomey called the Seabrook Board of Adjustment to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Sue Thomey, Tin Ngo, Terry Moore, Glen Halbison, Jeffrey Larson. Also in attendance were: Community Development Director Sean Landis, Board Secretary Kiarra Bellow and City Attorney Andrea Chan.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. 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 408 Waterfront Dr Bldg A, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.**

Chairperson Sue Thomey opened the public hearing at 6:01 pm.

There were no public comments.

Chairperson Sue Thomey closed the public hearing at 6:01 pm.

- 2.2 Conduct a public hearing to receive public comment, testimony, and evidence as to current condition of building/structure located at 408 Waterfront Dr Bldg B, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.**

Chairperson Sue Thomey opened the public hearing at 6:02 pm.

There were no public comments.

Chairperson Sue Thomey closed the public hearing at 6:02 pm.

- 2.3 Conduct a public hearing to receive public comment, testimony, and evidence as to current condition of building/structure located at 0 Waterfront Dr, Seabrook, TX 77586, also known as 204 Waterfront Dr, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.**

Chairperson Sue Thomey opened the public hearing at 6:02 pm.

There were no public comments.

Chairperson Sue Thomey closed the public hearing at 6:02 pm.

- 2.4 Conduct a public hearing to receive public comment, testimony, and evidence as to current condition of building/structure located at 537 Baywood Dr., Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.**

Chairperson Sue Thomey opened the public hearing at 6:02 pm.

Citizen Comment:

Brad Davis / 533 Baywood Drive / Concerned about safety of the home and fire hazard potential of the structure.

Chairperson Sue Thomey closed the public hearing at 6:04 pm.

3. NEW BUSINESS

3.1 Discussion, consideration and possible action concerning the current condition of the building/structure located at 408 Waterfront Dr Bldg A, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.

Chief Building Official Nick Kondejewski gave a presentation on the current condition of the structure.

Those present in representation of the property/owner :

Madison Moody - Attorney
Genevieve Bartolome - Family Representative
Alfredo Bartolome - Owner

Motion:	To move forward with staff recommendations on necessary orders to address property conditions.
Made By:	Member of BOA/BSC Halbison
Seconded By:	Member of BOA/BSC Moore
Vote:	Passed with four members voting in favor, and BOA/BSC Alternate Larson voting opposed.

3.2 Discussion, consideration and possible action concerning the current condition of the building/structure located at 408 Waterfront Dr Bldg B, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.

Chief Building Official Nick Kondejewski gave a presentation on the current condition of the structure.

Those present in representation of the property/owner :

Madison Moody - Attorney
Genevieve Bartolome - Family Representative
Alfredo Bartolome - Owner

Motion:	To move forward with staff recommendations on necessary orders to address property conditions.
Made By:	Member of BOA/BSC Halbison
Seconded By:	Member of BOA/BSC Moore
Vote:	Passed with four members voting in favor, and BOA/BSC Alternate Larson voting opposed.

3.3 Discussion, consideration and possible action concerning the current condition of the building/structure located at 0 Waterfront Dr, Seabrook, TX 77586, also known as 204

Waterfront Dr, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.

Chief Building Official Nick Kondejewski gave a presentation on the current condition of the structure.

Those present in representation of the property/owner :

Madison Moody - Attorney
Genieveve Bartolome - Family Representative
Alfredo Bartolome - Owner

Original Motion:

A motion was made to demolish the top wooden structure within 30 days and to give the property owners three (3) months to hire an architect, engineer, and construction company to determine feasibility and prepare construction plans.

Amended Motion:

An amended motion was made to demolish the wooden structure within 30 days and, within three (3) months, require submission of structural and architectural drawings along with permit applications. If the engineer deems the project not feasible, the property owner shall proceed with demolition of the remaining structure.

Motion:	To Approve
Made By:	Member of BOA/BSC Halbison
Seconded By:	BOA/BSC Alternate Larson
Vote:	Passed unanimously by all present

3.4 Discussion, consideration and possible action concerning the current condition of the building/structure located at 537 Baywood Dr, Seabrook, Texas, 77586 and issue any order(s) determined necessary to address such conditions.

Chief Building Official Nick Kondejewski gave a presentation on the current condition of the structure.

Those present in representation of the property/owner:

Samuel Crowell - Owner

A motion was made for the home to be vacated within 30 days and to reschedule the hearing for 45 days for the determination of proof of sale and establish plans for repair.

Motion:	To Approve
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Halbison
Vote:	Passed unanimously by all present

4. EXECUTIVE SESSION

4.1 Sec. 551.071 Consultation with attorney on matters in which the City Attorney has a duty to advise the Board of Adjustment in closed executive session.

No executive session was held.

5. OPEN SESSION

5.1 Reconvene Open Session

No executive session was held.

6. ROUTINE BUSINESS

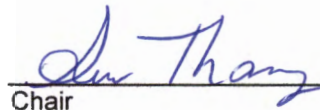
6.1 Approve the minutes from the March 31, 2025, BOA meeting.

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

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

The meeting was adjourned at 8:41 PM.

APPROVED:


Chair

DATE:

9/15/25

ATTEST:


Kiarra Bellow
Administrative Assistant