



**SEABROOK BOARD OF ADJUSTMENT/BUILDING STANDARDS COMMISSION
NOTICE OF MEETING
MONDAY, NOVEMBER 17, 2025 - 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, November 17, 2025 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST 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. OLD BUSINESS

2.1 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 0 Waterfront Dr. also known as 204 Waterfront Dr. Seabrook, Texas, 77586; under name of Alfredo and Teresita T. Bartolome, Lot Five (5), in Block One Hundred Forty-Five (145), of Town of Seabrook, a subdivision in, Harris County, Texas, according to the map or plat thereof record in Volume 1, page 50, of the map of records of Harris County, Texas. *Nick Kondejewski, Chief Building Official | Floodplain Administrator*

2.2 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 537 Baywood Drive, Seabrook, Texas 77586, Tract Thirty-one (31), being approximately 100' x 151.92' out of a part of a tract known as Baywood Tract, an

unrecorded subdivision in the Ritson Morris Survey, Abstract No. 52, Town of Seabrook, an addition in Harris County, Texas. *Nick Kondejewski, Chief Building Official | Floodplain Administrator*

3. ROUTINE BUSINESS

3.1 Approve minutes from the September 15, 2025 regular 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, November 11, 2025 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





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, Edelmiro Muniz, Terry Moore, Jeffrey Larson. Also in attendance were: Deputy City Manager Sean Landis, Nick Kondejewski, Chief Building Official/Floodplain Administrator, and Kiarra Bellow, Board Secretary.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. OLD BUSINESS

- 2.1 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 537 Baywood Drive, Seabrook, Texas 77586, Tract Thirty-one (31), being approximately 100' x 151.92' out of a part of a tract known as Baywood Tract, an unrecorded subdivision in the Ritson Morris Survey, Abstract No. 52, Town of Seabrook, an addition in Harris County, Texas.**

No representatives of the property were present.

Nick Kondejewski, Chief Building Official/ Floodplain Administrator asked the Board to move forward with the original order to demolish the structure located at 537 Baywood Drive.

Brad Davis who lives at 533 Baywood made a comment the property was still occupied.

Motion:	To Proceed with staff recommendations.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Moore
Vote:	Passed unanimously by all present

- 2.2 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 408 Waterfront Dr. Bldg. A, Seabrook, Texas, 77586; under name of Alfredo and Teresita T. Bartolome, (Dwelling), Lot Two (2), Block One (1) (1,000sqft Easement) Bartolome Special, Town of Seabrook, an addition in Harris County, Texas, according to the map or plat thereof recorded in film code No. 637157 of the Map Records of Harris County, Texas.**

Nick Kondejewski, Chief Building Official/Floodplain Administrator gave an update that the demolition was completed, and no further action was needed from the Commission.

- 2.3 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 408 Waterfront Dr. Bldg. B, Seabrook, Texas, 77586; under name of Alfredo and Teresita T. Bartolome, (Dwelling), Lot Two (2), Block One (1) (1,000sqft Easement) Bartolome Special, Town of Seabrook, an addition in Harris County, Texas, according to the map or plat thereof recorded in film code No. 637157 of the Map Records of Harris County, Texas**

Nick Kondejewski, Chief Building Official/Floodplain Administrator gave an update that the demolition was completed, and no further action was needed from the Commission.

- 2.4 Discussion, consideration, and possible action concerning the compliance report from the City of Seabrook and the property owner regarding the structure located at 0 Waterfront Dr. also known as 204 Waterfront Dr. Seabrook, Texas, 77586; under name of Alfredo and Teresita T. Bartolome, Lot Five (5), in Block One Hundred Forty-Five (145), of Town of Seabrook, a subdivision in, Harris County, Texas, according to the map or plat thereof record in Volume 1, page 50, of the map of records of Harris County, Texas.**

Nick Kondejewski, Chief Building Official/Floodplain Administrator gave an update that the wooden structure was taken down. There is a compliance meeting scheduled for a future date.

3. ROUTINE BUSINESS

- 3.1 Approve the minutes from the July 29, 2025, regular meeting.**

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

4. EXECUTIVE SESSION

- 4.1 Conduct a Closed Session pursuant to Texas Government Code Sections:**

551.071 Consultation with attorney on matters in which the City Attorney has a duty to advise City Council in closed executive session.

No Executive Session was needed.

5. OPEN SESSION

- 5.1 Reconvene Open Session**

Motion:	To Adjourn
Made By:	BOA/BSC Alternate Larson

Seconded By: Member of BOA/BSC Ngo
Vote: **Passed** unanimously by all present

Commission was adjourned at 6:20 PM.

APPROVED: _____ DATE: _____
Chair

ATTEST: _____
Ranya Botros
Community & Economic Development
Coordinator