



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

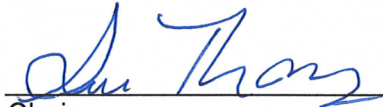
- 5.1 Reconvene Open Session**

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:


Chair

DATE:

11/17/25

ATTEST:


Ranya Botros
Community & Economic Development
Coordinator

Exhibit A

**HEARING BEFORE THE SEABROOK
BUILDING AND STANDARDS COMMISSION**

CITY OF SEABROOK

v.

Samuel Crowell IV

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§
§
§
§

CITY OF SEABROOK

HARRIS COUNTY, TEXAS

Order/and Notice of Lien

On July 29, 2025, a hearing was held before the Seabrook Building and Standards Commission (hereinafter sometime referred to as the "Commission") pursuant to the City of Seabrook Code of Ordinances (Code), Chapter 18, Article IV., Division 12, "Substandard, Unsafe Buildings – Dangerous Buildings", Section 18-386 et.seq., to determine whether the building(s) or structure(s) on the property described below is or is not a dangerous building(s) or structure(s) as that phrase is defined in Section 18-389 et. seq. of the Code, and, if so, whether or not such building(s) or structure(s) must be vacated and/or repaired or demolished.

I.

STRUCTURES(S)/LOCATION

The building(s) or structure(s) (the "Building") which is the subject of this hearing is located at: **537 Baywood Dr., Seabrook, Texas 77586**. (Dwelling), Tract Thirty-one (31), being approximately 100'x151.92' 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.

II.

OWNER(S)/LIENHOLDER

The persons having interest in the property, (owner(s), lienholder(s), mortgagee(s) of the Building) are:

OWNERS:

Samuel Crowell IV, 537 Baywood Dr, Seabrook, TX 77586

LIEN HOLDER:

BoRain Capital Fund, 5, LTD, 8445 Freeport Pkwy, Suite 175, Irving, TX 75063

(all hereinafter sometimes collectively referred to as "Owner") and were provided notice of the hearing, as determined in accordance with Section 18-392 and the laws of the State of Texas. A copy of the inspection report was previously provided to the Owner(s) and remained on file for public inspection prior to the hearing and was provided as evidence in this hearing.

The hearing was held at City Hall, 1700 First Street, Seabrook, Texas, and began at 6:00 p.m. on July 29, 2025. A quorum of the Building and Standards Commission of the City of Seabrook was in attendance and this proceeding was properly posted in accordance with the

Texas Open Meetings Act.

Appearances for City: *(Print name, title).*

Nick Kondejewski
Building Official

Appearances For Owners/Lienholders: *(Print name, mailing address, and if representative, the mailing address of representative and the person/entity represented).*

Samuel Crowl

Other Appearances for Owner/Parties in Interest: *(Print name, mailing address, and person/entity representing below).*

III.

FINDINGS

The Building and Standards Commission heard the evidence presented by all parties requesting to be heard.

The Building and Standards Commission, after hearing and considering all of the evidence, hereby, duly makes the following findings and conclusions:

- A. Notice of hearing was provided by certified mail and/or personally delivered to the owner(s), lien holder(s), and mortgagee(s) of records of the above-described property pursuant to Section 18-392 of the Code of Ordinances. Additionally, notice of this hearing was posted at or near the front door of the building and was filed in the official public records for real property in Harris County, Texas.
- B. The Building located on this property is generally described as follows:
Dwelling
- C. The specific conditions, which render the Building a dangerous building(s) within the standards, set forth in Section 18-389 et. seq. *(Please denote conditions found by Commission by an "x" with initials of Chairperson).*

"Any building or structure, regardless of the date of its construction, having any of the following defects, shall be deemed to be substandard and/or unfit for human habitation and as a result, a danger to the public health, safety and welfare and thus, declared to be a dangerous building or structure:

It

(1)- Any building or structure that has become deteriorated or damaged such that its roof, walls, or flooring is not weathertight and waterproof such that it violates the minimum standards of this article;

It

(2)- Any building or structure that is so structurally deteriorated or damaged that it is in danger of collapse or that cannot be expected to withstand reasonably anticipated weather conditions, such as storms or hurricanes;

JS

(3)- Conditions within any building or structure that violate any provision of the city's building, electrical, plumbing, fire, maintenance or other such codes;

NA

(4) A building or improvement that does not meet the fire safety standards as adopted by city code, including materials or methods used to construct the building or improvement, including the foundation, structural elements, electrical wiring or apparatus, plumbing, and fixtures, entrances or exits do not meet the standards set forth in this article in regards to preservation of public safety;

NA

(5) A building or use thereof that violates the city code nuisance provisions in that there exist conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents;

It

(6) A building or improvement that is dilapidated, decayed, unsafe, unsanitary, or has substandard conditions or any condition that fails to provide amenities essential to decent living so that the premises are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the public health, safety, and welfare;

NA

(7) Buildings and structures, regardless of their structural condition, that have been, during times that they were not actually occupied by their owners, lessees or other legal invitees, 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;

NA

(8) Buildings and structures, which are secured by a means inadequate to prevent unauthorized entry or use in the manner described in subsection (7);

JS

(9) A wall or other vertical member that lists, leans or buckles to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base;

NA

(10) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes;

NA

(11) When a building which is partially constructed has not had any significant construction work done on it in the preceding six months, and it is not secured by a fence or other means to prevent children and vagrants from entering the building;

JS

(12)- Parts of buildings and structures that may fall and injure a person or property;

JS
(13) The condition, use, or appearance of the property is in violation of the minimum standards of this division, specifically including the property maintenance code;

JS
(14) The building fails to meet the requirements necessary to retain a certificate of occupancy.

IV.

ORDERS

Having made the above findings, the City of Seabrook Building and Standards Commission orders the Owner(s), commensurate with this Order in relation to the Building to: *(Please denote action required to be taken by Owner, as determined by the Commission with an "x" with initials of Chairperson).*

JS
1. Allow City staff to enter onto the property where the Building is situated to remove persons or property and make interior as well as exterior inspections of the building immediately and continuously on an as needed basis commensurate with this Order.

JS
2. No later than Aug 28th 2025, secure the building and property from unlawful entry and to constantly monitor the structure to ensure that it is kept secured.

JS
3. No later than Aug 28th 2025, removal of all persons or property in reference to the Building.

JS
4. That the Building shall be posted on or near the front door as a dangerous building with the "DO NOT OCCUPY" notice in accordance with and contained in Section 18-397 of the City of Seabrook Code of Ordinance.

NA
5. No later than _____, complete the _____
[state whether repair or demolition] of the building as determined above. Permits are necessary for any repairs or demolition unless determined otherwise by the building official, and city staff should be provided a scope of the work and schedule at the time of application for the necessary permits.

[Pursuant to 18-395(3)c, if more than 30 days is allowed for performance, the Commission shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder, mortgagee, manager or occupant to secure the property in a reasonable manner from unauthorized entry while the work is being performed that may be further specified in "Additional Conditions" below].

[Pursuant to 18-395(3)d the Commission shall not allow more than 90 days to repair, remove or demolish the Building unless the Owner submits a detailed plan and time schedule for the work at the hearing and establishes at that time that the work cannot reasonably be completed within 90 days because of its scope and complexity. Specific instructions, including time and scope of work may be addressed in "Additional Conditions" below.]

"Demolition" of the building includes the asbestos abatement, and destruction and removal of all improvements to ground level, including but not limited to foundations, porches, walks, driveway, concrete slabs, and steps which have elements above grade. The property must be brought to grade clean and in a

fashion not to allow for ponding of water. To prevent erosion, a silt fence must be erected until vegetation has been established.

6. No later than _____, complete the repairs or removal of the _____ [name, i.e. swimming pool, fence, storage building] and maintain it in compliance with all applicable laws.

7. No later than _____, eliminate conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents.

8. No later than _____, have all fire and smoke detection systems, extinguishing appliances, fire alarm systems, fire hydrants, and portable fire extinguishers in compliance with state, federal, and local laws.

9. (Compliance Hearing) Appear at the Sept 15 2025 meeting of the Commission to present a status report on the case. Owner shall provide city staff a status report at least 3 business days prior to this meeting.

10. (Additional Conditions).

11. (Security/Bond). The Commission has determined that the Owner owns a Building on the subject property that exceeds \$100,000 in total value, and accordingly, requires the Owner to post a cash or surety bond or approved letter of credit in the amount of \$_____, which is determined to be an amount adequate to cover the costs of repairing, removing, or demolishing the Building pursuant to Section 214.001(k) of the Texas Local Government Code. This Security must be posted not later than 30th day after the date this Order is issued.

V.

SPECIAL ADDITIONAL FINDINGS FOR DEMOLITION IF APPLICABLE

1. Since the Prior Order, there has been no evidence of substantial repairs to the Building; there has been adequate time for such repairs and completed construction; that immediate extensive, costly repairs to the majority of the Building are required to address the numerous Code violations for the Building that require it to be substantially reconstructed; the Building will continue to quickly deteriorate significantly and pose such a hazard that the Building should be immediately demolished, particularly due to hurricane threats posed to the City. More than 50 percent (50%) of the Building is damaged, decayed or deteriorated, and the Commission determines that the Building cannot be feasibly repaired or the condition remedied.

2. That the Owner has demonstrated an inability to complete the repair/demolition of the Building and failed to make extremely needed urgent repairs. The Building is inhabitable and unsafe. Repairs are not feasible and the conduct of the Owner demonstrates that the subject repairs cannot and would not be completed in a timely manner to avoid further danger to the City and others concerned.

VI.

COMPLIANCE

In addition, the City of Seabrook Building and Standards Commission notifies the Owner(s) of the Building that:

1. If the owner has not complied with the terms of this Order by completing the demolition or repair of the building by the specified date, the Commission authorizes the city to complete demolition of the building and file a lien against the property to recover all associated expenses and demolition costs, unless payment is paid in full within 10 days from the date of the demolition.
2. If the Building has not been brought into full compliance with this Order by the specified date(s), the Commission will consider levying civil penalties of up to \$1,000.00 per day for non-compliance. The Commission may assess civil penalties beginning with the first day after any Commission established deadline has been missed, and the City of Seabrook will file a lien against the property to recover all associated expenses and civil penalties, unless payment is paid in full within 10 days from the date of the assessment.
3. A minimum administrative fee of \$ 0, is hereby assessed as provided by the Code, (and any additional expenses together with any additional charges as delineated in 18-397(g) for recoupment of city expenses pursuant to 214.001 et seq. of the Texas Local Government Code), shall be paid as a condition to issuance of any permit to Owner, and shall constitute a lien pursuant to the referenced sections if not paid. Further, any cost of securing, repairing, demolishing the Building or buildings, either by the City or by persons doing so under contract with the City, shall be separately calculated and assessed in each instance where the City secures, repairs, demolishes or causes the demolition of a buildings pursuant to this Order.
4. In the event that the City of Seabrook contracts for the demolition/repair of the Building with a contractor and after entering into the contract Owner demolishes the Building, then the City shall be entitled to recover from the owner the costs of cancellation of any such contract and shall be entitled to place a lien on such property for all such costs so incurred pursuant to Section 214.001 et. seq. of the Texas Local Government Code.
5. Pursuant to Section 18-396 of the Code of Ordinances, within 10 days of a final order, the City Secretary shall publish in the official newspaper of the City a notice containing the street address and legal description of the subject property, the date of this hearing, a brief statement indicating the results of this hearing, and instructions stating where a complete copy of this Order may be obtained. Additionally, true copies of this Order shall be given to the owner(s) of the Building and all lien holder(s) and mortgagee(s) of record and a certified copy of this Order shall be filed in the Deed Records of Harris County, Texas.

Final Order.

X

Compliance Hearing.

SIGNED, ENTERED AND RENDERED on this 29 day of July, 2025.

Sue Ellen Thomey
Sue Ellen Thomey, Chairman

ATTEST:

By: _____

Kiarra Bellows
Secretary

APPROVED AS TO FORM:

Andrea Chan, City Attorney

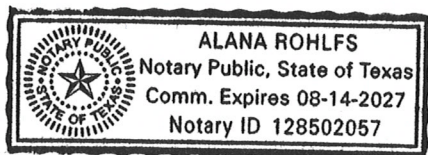
AGREED AS TO FORM AND SUBSTANCE:

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 29th day of July, 2025, by Sue Ellen Thomey, Chairperson of the Building and Standards Commission of the City of Seabrook, Texas.



Notary Public in and for the
State of Texas

Printed Name: Alana Rohlfs

My Commission Expires: 8-14-2027

AFTER FILING RETURN TO:

City Secretary
City of Seabrook
1700 First Street
Seabrook, Texas 77586

ACKNOWLEDGMENT OF RECEIPT

I hereby acknowledge that I was provided a true and correct copy of this Order by hand delivery on _____, 2025.

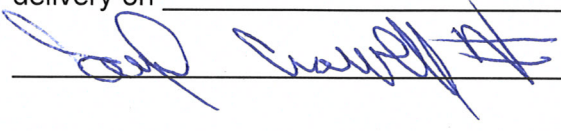


Exhibit B

408 Waterfront Dr Bldg. A



Board of Adjustments Update

September 15, 2025



Order



408 Waterfront Dr. Bldg. A Findings:

On the 29th day of July, 2025 a hearing was held before the Building and Standards Commission of the City of Seabrook, pursuant to the City of Seabrook Code of Ordinances, Chapter 18, Article IV., Division 12, "Substandard, Unsafe Buildings",

Section 18-386 et.seq. in relation to the building(s) or structure(s) 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. As a result of the Hearing, the Building and Standards Commission Ordered that the Building be posted, and demolished on or before August 28, 2025.

Order



408 Waterfront Dr. Bldg. A Findings:

Sec. 18-399. Demolition regulations extended to cover site clearance, leveling and grading.

(a) In addition to the building regulations contained in this article, the regulations concerning the demolition of buildings and permits therefore are extended to cover and include that:

- (1) All debris must be removed from the property, all holes or depressions in the ground must be filled to grade level.
- (2) The grading and leveling and clearance of the site of the demolition where the removal of structures makes such grading, leveling or clearance necessary, or where such grading, leveling or clearance is necessary to protect adjacent property for the public safety. The grading and leveling shall include appropriate fill to insure proper

drainage, and a permit shall be secured for any fill work if provided by city code.

- (3) All lumber, pipes and all other building materials must be removed from the property.
 - (4) All pipes and conduits must be removed from above grade and must be removed or sealed below grade.
 - (5) All piers, pilings, steps, foundations, and other appurtenances must be removed from the property.
- (b) Each person having an interest in the building or control over the property on which the building stood prior to removal or demolition is individually responsible for completing this work.

(Ord. No. 2009-01, § 2, 2-3-2009; Ord. No. 2011-04, § 1(Exh. A), 4-5-2011)

Current Status

Photos taken 9/8/2025 show that the foundation has not been removed, and demolition material has been piled on the site. In addition, some of the demolition materials have been dumped in washout holes on the adjacent site and over the bulkhead without fill permits.



Current Status

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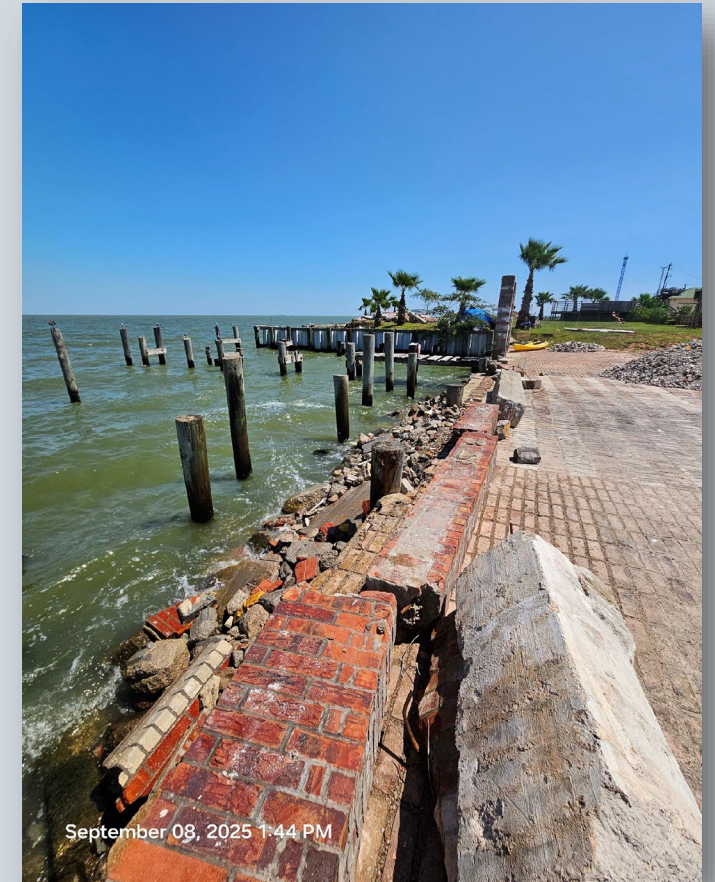


Exhibit C

408 Waterfront Dr Bldg. B



Board of Adjustments Update

September 15, 2025



Google Street View May 2025

Order



408 Waterfront Dr. Bldg. B Findings:

On the 29th day of July, 2025 a hearing was held before the Building and Standards Commission of the City of Seabrook, pursuant to the City of Seabrook Code of Ordinances, Chapter 18, Article IV., Division 12, "Substandard, Unsafe Buildings", Section 18-386 et.seq. in relation to the building(s) or structure(s) 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.

As a result of the Hearing, the Building and Standards Commission Ordered that the Building be posted, and demolished on or before August 28, 2025.

Order



408 Waterfront Dr. Bldg. B Findings:

Sec. 18-399. Demolition regulations extended to cover site clearance, leveling and grading.

(a) In addition to the building regulations contained in this article, the regulations concerning the demolition of buildings and permits therefore are extended to cover and include that:

- (1) All debris must be removed from the property, all holes or depressions in the ground must be filled to grade level.
- (2) The grading and leveling and clearance of the site of the demolition where the removal of structures makes such grading, leveling or clearance necessary, or where such grading, leveling or clearance is necessary to protect adjacent property for the public safety. The grading and leveling shall include appropriate fill to insure proper

drainage, and a permit shall be secured for any fill work if provided by city code.

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 - (4) All pipes and conduits must be removed from above grade and must be removed or sealed below grade.
 - (5) All piers, pilings, steps, foundations, and other appurtenances must be removed from the property.
- (b) Each person having an interest in the building or control over the property on which the building stood prior to removal or demolition is individually responsible for completing this work.

(Ord. No. 2009-01, § 2, 2-3-2009; Ord. No. 2011-04, § 1(Exh. A), 4-5-2011)

Current Status

Photos taken 9/8/2025 show that the foundation has not been removed, and demolition material has been piled on the site. In addition, some of the demolition materials have been dumped in washout holes on the adjacent site and over the bulkhead without fill permits.



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Current Status

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Exhibit D

204 Waterfront Dr



Board of Adjustments Update

September 15, 2025



Introduction



204 Waterfront Dr. Findings

On the 29th day of July, 2025 a hearing was held before the Building and Standards Commission of the City of Seabrook, pursuant to the City of Seabrook Code of Ordinances, Chapter 18, Article IV., Division 12, "Substandard, Unsafe Buildings", Section 18-386 et.seq. in relation to the building(s) or structure(s) 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.

As a result of the Hearing, the Building and Standards Commission Ordered that the Building be posted, and partially demolished on or before August 28, 2025.

A future compliance hearing is to be scheduled on or after October 28, 2025.

Current Status

Photos taken 9/8/2025 show that the upper wood structure has been removed. Much of the construction material has been piled on the site under the structure. In addition, some of the demolition materials have been placed in a dumpster on site for removal, with more left in the public right-of-way



Current Status

Photos taken 9/8/2025 show that the upper wood structure has been removed. Much of the construction material has been piled on the site under the structure. In addition, some of the demolition materials have been placed in a dumpster on site for removal, with more left in the public right-of-way



Current Status

Photos taken 9/8/2025 show that the upper wood structure has been removed. Much of the construction material has been piled on the site under the structure. In addition, some of the demolition materials have been placed in a dumpster on site for removal, with more left in the public right-of-way

