



**MEETING MINUTES
NOVEMBER 17, 2025**

**SEABROOK BOARD OF
ADJUSTMENT/BUILDING STANDARDS
COMMISSION
MEETING**

Chair Sue Langgard called the Seabrook Board of Adjustment to order at 6:12 p.m. in the Council Chambers in Seabrook City Hall. Present were Sue Langgard, Tin Ngo, and Jeffrey Larson. Also, in attendance were: Deputy City Manager/Planning Director Sean Landis, Building Official Nick Kondejewski, and Ranya Botros, Community and Economic Development Coordinator.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public 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 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 gave an update on the structure located at 204 Waterfront Dr., Seabrook, TX, 77586. He also indicated that staff recommends that an order be issued that requires the owner to complete demolition of the structure as set forth in Ordinance Section 18-399 by December 31, 2025. Staff also recommends that the order include a statement which states, "for whatever reason, if the owners fail to complete demolition of the structure within the time allotted, that the City shall have the remaining structure demolished, removed, site cleared and liens filed" (See Exhibit A).

Motion:	To accept staff recommendations that if the owner fails to complete demolition as set forth in Ordinance Section 18-399 by December 31, 2025 that the City will demolish the remaining structure.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Ngo
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 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 gave an update on the structure located at 537 Baywood Drive, Seabrook, TX 77586. He also indicated that staff requests to allow time for the lienholder BoRain Capital Fund V LLC ("BoRain V"), to complete the foreclosure process and complete demolition of the structures at 537 Baywood Dr. In addition, staff recommends that the current order, item 5, be modified to state that "No later than January 31, 2026 complete the demolition of the building..." (See Exhibit B).

Motion:	To accept original staff recommendations to have the lienholder demolish the structure by January 31, 2026.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Ngo

Vote: **Passed** unanimously by all present.

3. ROUTINE BUSINESS

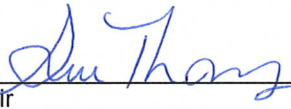
3.1 Approve minutes from the September 15, 2025 regular meeting.

Motion:	To approve minutes from the September 15, 2025 regular meeting.
Made By:	BOA/BSC Alternate Larson
Seconded By:	Member of BOA/BSC Ngo
Vote:	Passed unanimously by all present.

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

Meeting was adjourned at 6:24 p.m.

APPROVED:


Chair

DATE: 3/30/25

ATTEST:


Ranya Borros
Community & Economic Development Coordinator

Exhibit A

204 Waterfront Dr



Board of Adjustments Update

November 17, 2025



Update



204 Waterfront Dr. Update

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

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 was to be scheduled on or after October 28, 2025. That hearing was rescheduled to November 17th, 2025.

On October 1st, 2025 the city was informed that the property owner no longer intended to modify and repair the existing structure, but instead intended to demolish and remove the remaining concrete deck, piers, and slab.

204 Waterfront Update



Genevieve Bartolome <gbartolome@gmail.com>

To Nick Kondejewski

Retention Policy CoS 2 Year (2 years)

This sender gbartolome@gmail.com is from outside your organization.

Flag for follow up. Completed on Thursday, October 2, 2025.
You replied to this message on 10/3/2025 10:09 AM.

Reply Reply All Forward

Wed 10/1/2025 2:47 PM

Expires 10/1/2027

Good afternoon Nick,

So after meeting with our engineer, I believe my family and I are no longer going to try to preserve the concrete slab, pilings, and foundation. We will go ahead and demolish the remainder of the structure. My question to you is, do I need to pull another demo permit or is the one that I had already pulled still going to cover the remainder demo.

--

Genevieve T. Bartolome-Panes

Capt. Wick's Seafood Restaurant Inc. &
Paul's Farm Inc. dba A&G PPS

Update



204 Waterfront Dr. Update

As of November 6th, 2025 the above-ground structure has been demolished. However, the main slab, remains in place, and construction debris remains on the site and the city's right of way.

To date, the owner has failed to complete the Demolition process as set forth in Ordinance Sec. 18-399, which includes removal of the slab, removal of all construction debris, fill, and grading of the site.

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 11/6/2025 show that the upper concrete structure and piers have been removed. The existing slab remains in place, and some of the construction material has been piled on the site, with more left in the public right-of-way



Current Status

Photos taken 11/6/2025 show that the upper concrete structure and piers have been removed. The existing slab remains in place, and some of the construction material has been piled on the site, with more left in the public right-of-way



Current Status

Photos taken 11/13/2025 show some progress on the demolition and clean-up of the site. However, the existing slab remains in place, and some of the construction material has been piled on the site, with more left in the public right-of-way



Staff Recommendations



- Staff recommends that an order be issued that requires the owner to complete demolition of the structure as set forth in Ordinance Section 18-399 by December 31st 2025.
- Staff recommends that the order include a statement which states, “for whatever reason, if the owners fail to complete demolition of the structure within the time allotted, that the City shall have the remaining structure demolished, removed, site cleared and liens filed.”

Exhibit B

537 Baywood Dr



Substandard Structure Update

November 17, 2025



Update



537 Baywood Dr. Findings

On the 29th 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.

As a result of the Hearing, the Building and Standards Commission ordered that the Building be posted and vacated on or before August 28, 2025. A future compliance hearing was to be scheduled on or after September 15, 2025.

On the 15th of September 2025, a hearing was held before the Building and Standards Commission of the City of Seabrook.

As a result of the Hearing, the Building and Standards Commission adopted and incorporated its order issued on July 29th, 2025. The board ordered the owners to apply for the necessary permits and complete the demolition of the building before October 15, 2025.

In addition, if the owner has not completed the demolition by the specified date, the board authorized the city to complete the demolition of the building and file a lien against the property to recover all costs, unless paid in full within 10 days of the demolition date.

Update



537 Baywood Dr. Communications

On October 2nd the City was contacted by legal counsel for the property lienholder BoRain Capital Fund V LLC ("BoRain V"). We were informed that the lienholder was in the process of Foreclosure on the property, but could not complete the process until December 2, 2025.

The lienholder requested an extension of time on the order for demolition in order to complete the foreclosure process. We were informed that their intention is to demolish the property themselves immediately after foreclosure and save the City of Seabrook the financial burden of demolition costs.

537 Baywood Dr. Seabrook; Samuel Crowell



Daniel Schreimann <Dan@DSALAW.BI

To Nick Kondejewski

Cc Tasha Alexander; Tommy Lee

Retention Policy CoS 2 Year (2 years)

This sender Dan@DSALAW.BIZ is from outside your organization.

Flag for follow up. Completed on Thursday, October 2, 2025.

You forwarded this message on 10/3/2025 9:53 AM.



Thu 10/2/2025 4:26 PM

Expires 10/2/2027

You don't often get email from dan@dsalaw.biz. [Learn why this is important](#)

Mr. Kondejewski,

My name is Daniel Schreiman and I am the attorney for the lienholder, BoRain Capital Fund V LLC ("BoRain V") on the 537 Baywood Dr. Property that was condemned on September 15, 2025.

Mr. Crowell had a contract to purchase 537 Baywood by one of his neighbors but that sale fell thru. There is another contract scheduled to close on or before October 17, 2025, and I have no idea if it will close or not. BoRain V has sent the required notice of acceleration to Mr. Crowell but because of timing issues cannot foreclose on the property until the December 2, 2025 sale. In the event that the October 17, 2025 sale does not occur, BoRain will proceed with the foreclosure.

If BoRain forecloses on 537 Baywood it agrees to immediately demolish the structure. BoRain respectfully requests that it be allowed to demolish the structure at its cost and burden the City of Seabrook.

Thank you for your time,

Daniel Schreimann
8445 Freeport Parkway, Suite 175
Irving, Texas 75063
214-522-6262
Dan@dsalaw.biz

Current Status

Photos taken 11/6/2025 show that the property continues to deteriorate. Some materials appear to have been removed, but a vehicle, trash cans, and debris are still seen on site.



Current Status

On 11/7/2025 the City received a filed copy of the foreclosure order for the home at 537 Baywood Dr., as an update from the lienholder



FILED 11/7/2025 12:57:41 PM FRCL-2025-8174 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 2nd DAY OF December, 2025.

Date: November 10, 2025

Trustee: Daniel W. Schreimann

Mortgagee: BoRain Capital HTFVI Fund - I, LLC

Note: Promissory Note dated DECEMBER 31, 2007

Deed of Trust

Date: DECEMBER 31, 2007

Grantor: SAMUEL CROWELL, IV.

Beneficiary: CITIFINANCIAL, INC.

Recording information: Document Number: 20080016172

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

Transfer of Lien

Date: 3/21/2018

Assignor: CITIFINANCIAL, INC.

Assignee: WILMINGTON SAVINGS FUND SOCIETY

Recording information: Document Number: 2018-143861

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

FILED 11/7/2025 12:57:41 PM FRCL-2025-8174 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Transfer of Lien

Date: 11/16/2020

Assignor: WILMINGTON SAVINGS FUND SOCIETY

Assignee: ATLANTICA

Recording information: Document Number: 2020-623270

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

Assignment of Note and Lien and Deed of Trust

Date: 5/11/2021

Assignor: ATLANTICA

Assignee: ARGOLICA, LLC

Recording information: Document Number: 2021-313162

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

Assignment of Note and Lien and Deed of Trust

Date: 5/12/2021

Assignor: ARGOLICA, LLC.

Assignee: LIMOSA, LLC

Recording information: Document Number: 2021-313163

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

FILED 11/7/2025 12:57:41 PM FRCL-2025-8174 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Assignment of Note and Lien and Deed of Trust

Date: 5/12/2021

Assignor: LIMOSA, LLC

Assignee: LINDA MAE, INC.

Recording information: Document Number: 2021-313164

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

Assignment of Note and Lien and Deed of Trust

Date: 5/16/2021

Assignor: LINDA MAE, INC.

Assignee: BORAIN CAPITAL FUND 5, LLC.

Recording information: Document Number: 2021-371466

Property: See Exhibit "A" attached.

Also known as: 537 BAYWOOD, SEABROOK, TEXAS 77586

County: Harris County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MARLENE ZOGRAFOS, ANDREW MILLS-MIDDLETON, OR ANY TO ACT.

Substitute Trustee's Address: c/o Schreimann & Associates, P.C., 8445 Freepoint Parkway, Suite 175, Irving, Texas 75063

Date of Sale (first Tuesday of month): DECEMBER 2, 2025

Time of Sale: 10:00 a.m.

Staff Request



- Staff requests to allow time for the lienholder BoRain Capital Fund V LLC ("BoRain V"), to complete the foreclosure process and complete demolition of the structures at 537 Baywood Dr.
- Staff recommends that the current order, item 5, be modified to state that "No later than January 31st 2026 complete the demolition of the building..."

Exhibit C

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

CITY OF SEABROOK

v.

Samuel Crowell IV

§
§
§
§
§

CITY OF SEABROOK

HARRIS COUNTY, TEXAS

Order/and Notice of Lien

On November 17, 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 November 17, 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).

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.:

- _____ (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;
- _____ (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;
- _____ (3) Conditions within any building or structure that violate any provision of the city's building, electrical, plumbing, fire, maintenance or other such codes;
- _____ (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;
- _____ (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;
- _____ (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;
- _____ (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.
- _____ (8) Buildings and structures, which are secured by a means inadequate to prevent unauthorized entry or use in the manner described in subsection (7).
- _____ (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.
- _____ (10) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes.
- _____ (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.
- _____ (12) Parts of buildings and structures that may fall and injure a person or property.

- _____ (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;
- _____ (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).*

- _____ 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.
- _____ 2. No later than _____ secure the building and property from unlawful entry and to constantly monitor the structure to ensure that it is kept secured.
- _____ 3. No later than _____ removal of all persons or property in reference to the Building.
- _____ 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.
- _____ 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 _____ 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 \$_____, 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.**

_____ **Compliance Hearing.**

SIGNED, ENTERED AND RENDERED on this ____ day of _____, 2025.

Sue Ellen Thomey, Chairman

ATTEST:

By: _____
Ranya Botros
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 _____ day of _____, 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: _____

My Commission Expires: _____

AFTER FILING RETURN TO:

**City Secretary
City of Seabrook
Attn: Code Enforcement
1100 Red Bluff
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 D

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

CITY OF SEABROOK

v.

Alfredo and Teresita T. Bartolome

§
§
§
§
§

CITY OF SEABROOK

HARRIS COUNTY, TEXAS

Order/and Notice of Lien

On November 17, 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: 0 Waterfront Drive also known as 204 Waterfront Dr., Seabrook, TX 77586.
Legal Description: 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.

II.

OWNER(S)/LIENHOLDER

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

OWNERS:

Alfredo and Teresita T. Bartolome

LIEN HOLDER:

N/A

(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 November 17, 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).*

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.:

- _____ (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;
- _____ (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;
- _____ (3) Conditions within any building or structure that violate any provision of the city's building, electrical, plumbing, fire, maintenance or other such codes;
- _____ (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;
- _____ (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;
- _____ (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;
- _____ (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.
- _____ (8) Buildings and structures, which are secured by a means inadequate to prevent unauthorized entry or use in the manner described in subsection (7).
- _____ (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.
- _____ (10) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes.
- _____ (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.
- _____ (12) Parts of buildings and structures that may fall and injure a person or property.

- _____ (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;
- _____ (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).*

- _____ 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.
- _____ 2. No later than _____ secure the building and property from unlawful entry and to constantly monitor the structure to ensure that it is kept secured.
- _____ 3. No later than _____ removal of all persons or property in reference to the Building.
- _____ 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.
- _____ 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 _____ 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 \$_____, 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.**

_____ **Compliance Hearing.**

SIGNED, ENTERED AND RENDERED on this ____ day of _____, 2025.

Sue Ellen Thomey, Chairman

ATTEST:

By: _____
Ranya Botros
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 _____ day of _____, 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: _____

My Commission Expires: _____

AFTER FILING RETURN TO:

**City Secretary
City of Seabrook
Attn: City of Seabrook
1100 Red Bluff
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.

