

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED that the Board of Adjustments of Freeport met on Thursday, February 12, 2026, at 6:00 p.m. at the Freeport Police Department 430 Brazosport Blvd. Council Chambers for considering the following agenda items:

Board of Adjustments:

Nicole Mireles (Chairman)	Kenneth Hayes (Vice Chairman)
Margaret Bachman (Alt)	Con McCleester (Alt)
Thomas Pearson	Sammye Moore
Landis Adams -Absent	

Staff:

Reggie Harris – Building Official	
Sondra Cortez - P/Z Coordinator	Toby Cohen - IT

Visitors:

Diane McCleester Sam Reyna Margaret Mathews Lenell Conerly

This meeting was live streamed via YouTube Live and may be accessed on the City of Freeport Facebook page: <https://www.facebook.com/freeporttexas> or by visiting <https://www.youtube.com/@cityoffreeporttx8375/streams>.

CALL TO ORDER:

Chairperson Nicole Mireles called the meeting to order at 6:01PM, declared a quorum was present, and declared notices legally posted pursuant to Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Sammye Moore led the invocation, and the pledge of allegiance was recited.

CITIZENS' COMMENTS:

No citizens comments were received.

BOARD OF ADJUSTMENTS BUSINESS REGULAR SESSION:

1. Consider and take possible action to approve the meeting minutes for November 13, 2025.

The board reviewed the meeting minutes from November 13, 2025.

A motion was made by Margaret Bachman to accept meeting minutes as read, seconded by Sammye Moore with all present voting “Aye” motion passes with a 5-0 vote.

2. Update only on 2221 Yellowstone has been demolished and the property cleaned.

Building Official Reggie Harris provided an update on the property at 2221 Yellowstone. He reported that the building official found the property has been brought into compliance with applicable codes and ordinances, as the owner has fully demolished the structure that was previously determined to be a dangerous building.

Mr. Harris explained that multiple notices were provided to the property owner, and several discussions were conducted with the new owner. The original owner had sold the property, so the current owner inherited the order. The owner was instructed to secure the structure, which was verified as completed on October 3, 2025, prior to demolition. Mr. Harris confirmed he had verified the property just 15 minutes before the meeting, noting there was no high grass, no weeds, the lot was well maintained, and the slab had been removed.

A motion was made by Sammye Moore to remove from list, seconded by Margaret Bachman with all present voting "AYE" motion passes with 5-0 vote

3. Discussion and determination to do a reverse order on a Dangerous Structure for 922 W 12th, legal description South View Gardens (Freeport), Block 8, Lot 20" Property ID #251569.

Building Official Harris presented the case for 922 West 12th Street. The city had issued multiple notices to the property owner and conducted several discussions regarding unsafe conditions. The property subsequently received a demolition order from the Board of Adjustments but was then sold to an investment group. The new owner rehabbed the structure, bringing the property into compliance with all applicable codes and ordinances.

Mr. Harris explained that all permits were pulled during the rehab process, engineering drawings were completed, Texas Department of Insurance inspections were completed, and the property received a full rehab meeting ICC standard. He emphasized this outcome represents the city's goal of getting dilapidated properties rehabbed and back on the tax roll, noting it was good work by the city inspectors who stayed on the property owners to gain compliance.

A motion by Kenneth Hayes to remove from list, seconded by Thomas Pearson with all present voting "AYE" motion passes with a 5-0 vote

4. Discussion and determination to repair or remove the structure (slab and accessory structures) at 1222 W 10th, legal description Victory (Freeport) Blk2 Lot15 Property ID #262438.

Building Official Harris presented the case for 1222 West 10th Street, explaining the property was subject to a prior Board of Adjustments order requiring demolition to grade. While the primary structure had been demolished, the concrete slab and foundation remained, along with two accessory structures still on-site. Because the order expressly required demolition to grade, the presence of the remaining slab and structures constituted incomplete compliance.

Mr. Harris noted special safety concerns, as there was an old car on the property with busted windows and a school within one block, creating potential dangers for children walking to school. He recommended the board reaffirm the requirement for complete demolition to grade and establish definite compliance deadlines.

Margaret Matthews, serving as an advocate for the elderly property owner, Lenell Conerly, who has dementia, addressed the board. She explained they immediately demolished the dangerous structure at a cost of \$4,000 and were trying to get funds together to remove the slabs. She stated that two

buildings were inspected and found to be structurally sound, needing only repairs. She mentioned Rollerson Manning with Freeport Haven, a group that helps senior citizens repair properties, had provided a bid for repairs.

Ms. Matthews requested 90 additional days, noting the owner was on a fixed retirement income.

Mr. Harris explained that under city zoning laws, storage buildings cannot exist without a main dwelling, creating additional violations. He also noted that any structure that is open and vacant is considered a dangerous building due to life safety and public safety concerns. Mr. Harris recommended 30 days to secure the property, remove the vehicle, and obtain bids and permits, with an additional 30 days for completion (60 days total).

Chairman Mireles asked about engineering documentation for the structural soundness claims. Mr. Harris explained that while the city could provide an engineer assessment, it would be applied as a lien on the property, but the property owners could obtain their own engineer.

Board members discussed the situation, with some noting that the structures appeared potentially salvageable but expressing concerns about safety and timeline compliance. Harris emphasized the seriousness of board orders and noted he would return monthly with updates on progress.

A motion by Kenneth Hayes to accept the staff recommendation with 30 days to remove the vehicle, secure the property, and obtain all applicable permits and bids, and 60 days to complete demolition to grade. Sammye Moore seconded with all present voting "AYE" motion passes with 5-0 vote.

5. Discussion and determination to repair or remove the structure (slab) at 122 W 7th, legal description Freeport Blk 39 Lot 1-Lot 2 (W/3) Property ID #209280.

Building Official Harris presented the case for 122 West 7th Street, explaining it was subject to a prior board order requiring demolition to grade. The primary structure had been demolished, but the concrete slab and foundation remained on-site, constituting incomplete compliance with the board's order.

The property owner addressed the board, explaining she had talked to Mr. Harris about the slab and understood the requirement. She stated the dangerous building cost \$5,000 to tear down in July, which she completed immediately, but she currently lacked funds to remove the slab. She requested 90 days to gather money to pay for slab removal, noting she could find other properties in Freeport where slabs remained after demolition.

Mr. Harris acknowledged meeting with the property owner when he first started in September (noting it had been five months) and that she had requested more time. He explained that Texas Local Government Code specifies 90 days as the deadline and requires property owners to come before the board with a plan of action. Mr. Harris recommended 30 days for permits and bids, and 60 days for complete demolition, with monthly progress reports to the board.

Board members discussed showing some flexibility given the property owner's efforts and financial constraints.

A motion by Margaret Bachman to give the property owner 30 days to get the bid and permit, and 90 days to secure funding and complete the work. Sammye Moore seconded with all present voting "AYE" motion passes with a 5-0 vote

6. Discussion and determination on the progress being made at 1700-1702 W 5th, legal description Freeport Blk 175, Lot 14" Property ID #210617.

Building Official Harris presented the case for 1700-1702 West 5th Street, noting he had hoped the

property owners would be present as they had been at previous meetings. The property was subject to a prior board order requiring demolition to grade, with the structure having sustained significant damage during Hurricane Beryl.

Mr. Harris described the duplex as having a collapsed roof, over 50 percent damage, massive termite damage, deteriorating support walls, and main beams that were gone. One side of the unit was starting to collapse, with tarps placed over it to slow rain infiltration. He noted the concrete footer around the exterior and large concrete porches remained.

Mr. Harris explained that the previous property representatives had stated they lacked funds for demolition but had a vision of restoring the property. After his thorough inspection that day, he concluded there was no saving the structure. He recommended giving the city 30 days to reach out to the interested parties to attempt voluntary demolition, after which he would return requesting immediate city demolition.

Board members agreed the structure was beyond repair, with visible termite damage and structural deterioration. They expressed concerns about public safety given the proximity to a school.

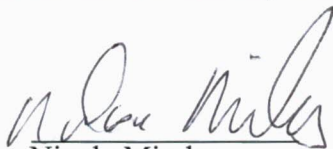
Mr. Harris clarified that if the city performed the demolition, it would be applied as a lien on the property, and property owners could make payments on the lien with interest if they couldn't pay the full amount immediately.

A motion by Kenny Hayes for the city to demolish the structure immediately. Tom seconded all present voting "AYE" motion passes with a 5-0 vote.

7. ADJOURNMENT

A motion by Sammye Moore moved for adjournment. Margaret Bachman seconded all present voting "AYE" motion passes with a 5-0 vote.

Chairman Mireles adjourned the meeting at 6:52 PM



Nicole Mireles
BOA Chairman
City of Freeport

Sondra Cortez
Sondra Cortez
P/Z Coordinator
City of Freeport