

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED that the Board of adjustments of Freeport met on Thursday, March 26, 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)
Margaret Bachman (Alt)
Thomas Pearson
Landis Adams

Kenneth Hayes (Vice Chairman)
Con McCleester (Alt)
Sammye Moore

Staff

Reggie Harris – Building Official
Sondra Cortez – P/Z Coordinator

Toby Cohen – IT

Visitors

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/@cityoffreeporttx8275/streams>.

CALL TO ORDER:

Chairperson Nicole Mireles called the meeting to order at 6:00 pm, declared a quorum was present, and declared notices legally posted pursuant to Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by a commission member Sammye Moore , followed by the Pledge of Allegiance.

Citizens' Comments

City Manager Dr. Danielle Kelly addressed the board, announcing that the city has launched an online citizen survey available on the city's website front page. She explained that they are seeking feedback from citizens, business owners, residents, and anyone who interfaces with the City of Freeport to provide input for council on priority-based budgeting this year. Dr. Kelly emphasized that the city wants to hear voices and have input for the budgeting process, expressing that any feedback would be greatly appreciated.

BOARD OF ADJUSTMENTS BUSINESS REGULAR SESSION:

Consider and take possible action to approve the meeting minutes for March 26, 2026.

Motion: Kenneth Hayes made a motion to approve the minutes, seconded by Sammye Moore. All in favor voted "Aye." Motion passes with a 5-0.

Update only on 1222 W 10th, legal description Victory (Freeport) Blk 2 Lot 15 Property ID #262438. Slab removal permit issued 3/11/2026.

Building Official Reggie Harris provided the update, confirming that a permit was pulled for slab removal and a bid was submitted for the property. Harris noted that no permit had been pulled for the security portion of the structure, and the vehicle was still on premises as of the previous week. He explained that the last order gave them 60 days for the securing piece, with an update expected at the next meeting.

Update only on 122 W 7th, legal description Freeport Blk 39 Lot 1 Lot 2 (W/3) Property ID # 209280. Slab removal permit issued 3/11/2026.

Building Official Reggie Harris reported that permits were pulled for removal of the slab and an official bid was in the system. He confirmed that the property was within the scope of compliance at this time.

Update only 1700-1702 W 5th, legal description Freeport Blk 175, Lot 14" Property ID #210617. Demolition permit issued 3/16/2026.

Building Official Reggie Harris provided an update that a demolition permit was pulled and demolition was completed as of Monday of that week. The property was at grade with only a partial piece of a large tree stump remaining. He confirmed that from the city's standpoint, the property was in compliance with the order.

Building Official Reggie Harris informed the board that the City of Freeport was taking a more aggressive direction in addressing dilapidated structures within the city. He explained there was a method to their approach as they worked to clear and reevaluate a backlog. Building Official Reggie Harris noted they were evaluating the whole city and would prioritize based on budget, trying every effort to gain owner compliance first before bringing cases before the board for demolition or securing requirements.

Discussion and determination to repair or remove the structure at 322 S Ave I, legal description Velasco (Freeport) Blk 62 Lot 5-8 Property ID # 260050.

Building Official Reggie Harris presented the case for the property at 322 South Avenue I, describing it as containing approximately 720 square feet with a primary structure zoned R2 and located within council district ward D. Building Official Reggie Harris explained that the structure had been determined substandard and in violation of the city's adopted codes, including the 2021 International Property Maintenance Code. Building Official Reggie Harris noted there was a history of

notifications since 2020, with multiple opportunities provided to bring the building into compliance, but no measurable improvements had been completed.

Building Official Reggie Harris mentioned special consideration regarding the property owner's recent death, noting that all previous notifications went to the deceased father and they hadn't had opportunity to speak with family representatives present at the meeting. He observed that there was movement and cleanup activity around the property after the death.

Kenard Hill identified himself as the son of Charles Hill and confirmed they planned to demolish the structure rather than repair it. Mr. Hill explained they were dealing with probate court issues and needed time to handle the legal matters while working on cleanup. Mr. Hill expressed hope that the board would see consistent progress in cleaning up the area.

Chairperson Kenneth Hayes suggested temporary fencing to secure the property due to concerns about children in the area. Building Official Reggie Harris confirmed that securing the property with fencing could be part of the board's order.

Chairperson Landis Adams inquired about probate status, and Mr. Hill confirmed everything remained in his father's name with legal proceedings just beginning. Building Official Reggie Harris explained that probate issues wouldn't stop the enforcement process under Texas Local Government Code, as they were limited to a maximum of 90 days but could extend with demonstrated progress and action plans.

Building Official Reggie Harris offered to work with the family on a plan of action and mentioned the option of allowing the city to handle demolition through competitive bidding, which could be faster and result in liens against the property that could be paid off later.

Clifton Sanders, who lived at the adjacent property 324 South Avenue I, addressed the board explaining his relationship to the deceased owner and describing the condition of his own property. Mr. Sanders, a recent retiree, discussed his attempts to find assistance programs for home repairs and expressed interest in available help programs.

Building Official Reggie Harris mentioned recent meetings with Habitat for Humanity regarding roof programs and home building, offering to work with Mr. Sanders to explore assistance options.

Motion: Chairperson Kenneth Hayes made a motion adopting Building Official Reggie Harris's recommendation for 30 days to develop a plan of action and submit permits or security measures, 60 days for action phase to either rehabilitate or pull permits, and 90 days for full compliance with either rehabilitation or demolition. Chairperson Nicole Mireles seconded the motion. All in favor voted "Aye." Motion passes with a 5-0 vote.

Discussion and determination to repair or remove the structure at 703 W 5th, legal description Freeport Blk 93 Lot 8, Property ID # 200765.

Building Official Reggie Harris presented the case for 703 West Fifth Street, describing it as containing approximately 720 square feet, zoned R2, and located

within council district ward A. The structure was determined substandard and in violation of city codes, including the 2021 International Property Maintenance Code. Building Official Reggie Harris noted that the property owner had been notified since May 2024, with multiple opportunities provided for compliance, but no measurable improvements had been completed.

Building Official Reggie Harris explained this was a unique property with the owner residing in another state, possibly California. All communication had been conducted by email through Inspector Patty Foster, with some initial communication and promises that weren't fulfilled. Building Official Reggie Harris expressed particular concern about the structure being open and vacant for over three years, creating opportunities for crime and vagrancy.

Chairperson Sammye Moore asked about the location near railroad tracks, and Building Official Reggie Harris confirmed its proximity to the railroad while clarifying that other nearby properties with cars were separate from this address.

Building Official Reggie Harris detailed the city's broader initiative to address over 70 properties currently on their evaluation list, mentioning plans to request increased budget allocation for demolitions and noting that some properties had achieved compliance before reaching the board.

Chairperson Kenneth Hayes suggested giving 30 days for demolition, and Chairperson Landis Adams agreed, citing the lack of communication, out-of-state ownership, the property being an eyesore and detriment to the city near railroad tracks.

Building Official Reggie Harris recommended boarding the property immediately to prevent vagrant access while the city obtained three bids for demolition, noting this could take 2-3 weeks. Chairperson Kenneth Hayes questioned the value of boarding given the long-term vacancy, preferring immediate demolition.

Motion: Chairperson Kenneth Hayes made a motion to give 30 days to tear down the structure, seconded by Chairperson Landis Adams. All in favor voted "Aye." Motion passes with a 5-0 vote.

ADJOURNMENT

Chairperson Kenneth Hayes inquired about forming a volunteer group to identify properties needing attention throughout Freeport. Building Official Reggie Harris suggested this would typically involve professionals with construction expertise and would require discussion with the city manager about proper structure. Building Official Reggie Harris noted the importance of professional assessment for such decisions and mentioned that engineering studies could be required before demolitions when warranted.

Building Official Reggie Harris addressed questions about non-structural code violations like yards with debris, explaining that community code enforcement falls under the Police Department but that he would accept and forward all complaints to appropriate personnel.

Chairman Nicole Mireles raised concerns about meeting packet delivery, noting she only received the agenda by email without supporting materials like photographs.

Building Official Reggie Harris acknowledged the cost-saving measure of eliminating hand delivery but committed to finding solutions, whether through email delivery, pickup packets, or restoring delivery service based on board preferences.

Motion: Chairperson Thomas Pearson made a motion to adjourn, seconded by Chairperson Kenneth Hayes. All in favor voted "Aye." Motion passes with a 5-0 vote.

Sondra Cortez
Sondra Cortez
P/Z Coordinator
City of Freeport


Nicole Mireles
BOA Chairmen
City of Freeport