

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED that the Board of adjustments of Freeport met on Thursday, April 23, 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) On Board  
Thomas Pearson  
Landis Adams

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

### **Staff**

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

Toby Cohen – IT

### **Visitors**

Maria Martinez  
Diane McCleester  
Keith Stone

Nicolas Vazquez  
Sam Reyna  
Gertrudis Garcia & Son

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, Margaret Bachman, followed by the Pledge of Allegiance.

### **Citizens' Comments**

No citizen comments were received

## **BOARD OF ADJUSTMENTS BUSINESS REGULAR SESSION:**

**Consider and take possible action to approve the meeting minutes for April 23, 2026.**

Motion: Kenneth Hayes made a motion to approve the minutes, seconded by Margaret Bachman. All in favor voted "AYE". Motion passes with a 5-0 vote.

**Update only 411 Sailfish Drive, legal description Bridge Harbor Replat (A00051 Div 8 (BCIC)) (Freeport) Lot Reserve PT a-Boat Basin (200X) Acres 11.189 Property ID # 193507**

Building Official Reggie Harris stated they will be looking at the condos for possible structure evaluations. There are still several pilings in the water. At this point there is no need to have a representative to speak.

**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 the vehicle had been removed. Building Official Reggie Harris noted that no permit had been pulled for the security portion of the structure.

**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 provided an update that permits were pulled for removal of the slab and an official bid was in the system. Building Official Reggie Harris stated that the slab still had not been removed.

**Update only 322 S Ave I, legal description Velasco (Freeport) Blk 62 Lot 5-8 Property ID # 260050**

Building Official Reggie Harris provided an update that a demolition permit was pulled and demolition was completed.

**Update only 703 W 5<sup>th</sup>, legal description Freeport Blk 93 Lot 8, Property ID# 200765. Demolition permit issued 4/13/2026.**

Building Official Reggie Harris provided an update that by city contract a demolition permit was issued and the work is completed.



**Discussion and determination to repair or remove the structure at 1302 W 9<sup>th</sup> St, legal description Victory (Freeport) Blk 1 Lot 5 Property ID# 262423.**

Building Official Reggie Harris presented the case for the property at 1302 W 9<sup>th</sup> St, he stated the property contains a main structure that is determined to be substandard and non-complaint with applicable codes and ordinances. The main structure exhibits structural deterioration, unsafe electrical systems, lack of proper anchoring, and general dilapidation, decay, and lack of maintenance rendering the structure unsafe. Based on the above findings, the main structure is hereby determined to be unfit for human occupancy and use, and an unsafe structure.

Building Official Reggie Harris also made the board aware that the property has a documented history of code enforcement activity to the main structure on the premises. The City of Freeport Building Department has previously initiated action to address violations associated with these structures as late as 09-2017.

Building Official Reggie Harris stated the property is zoned Residential (R-2). Surrounded by single-family dwellings, churches, public parks, recreational facilities and schools. Given the residential zoning destination, the presence of these substandard and dangerous accessory structures on the property presents a heightened concern for public health and safety, neighborhood stability and property values.

Building Official Reggie Harris stated that this property indeed has a financial impact on the community. Depressed property values, increased municipal costs, injury or even property damage. The City recommends that the Board of Adjustments order the following: obtain all permits necessary, within 60 days the property owner will complete the demolition and removal of the main structure located on the property. Including all waste to be removed from the property. If owner fails to comply with said orders the City is authorized to proceed with abatement, which includes demolition and site clearance, all costs to be assessed against the property, including a lien placement in accordance with applicable law.

Keith Stone, a representative for the property, introduces himself, explaining that he has recently come back to the company. He states that him and the owners have had discussions about all the properties including the property in question. Chairperson Nicole Mireles asked what happened that the property was allowed to get to that condition. Keith Stone said they have not had time to look at this property. Keith Stone does state if given the opportunity they would do a total remodel from top to bottom including the siding. Mr. Stone gives an example that they were selling 15 of the homes located here and had a vendor looking to buy 10 but after speaking with a building official they lost that bid. The money from the sales was supposed to be used to rehab this home. Chairperson Nicole Mireles asked him what city official they spoke to but could not supply a name. Landis Adams asked him how long he has worked for the company, Mr. Stone answered since 2022, and again was asked why nothing has been done to this property. Mr. Stone responds the owners are the ones who decide what property is addressed next.

Building Official Reggie Harris reminds the board that the maximum days are 90 days. If the board decides on these permits must be obtained within 30 days and construction starts within 60 days, keeping in mind we are working with a very tight timeframe. If nothing is done the city with demo.

Kenneth Hayes says the home should be demolished within 30 days. Chairperson Nicole Mireles asks if this property has been brought to the board in the past, Building Official Reggie Harris said he was not aware if it had been but does mention a lot of communication has been had between both parties since 2017. Mr. Stone mentioned he had told the owners if they are willing to move forward, they have to commit to the guidelines set by the board.

Further discussions by board members continued.

Motion: Adam Landis made a motion for 30 days, to pull permits and show progress. Second, by Kenneth Hayes. All in favor voted "AYE". Motion passes with a 5-0 vote.



**Discussion and determination to repair or remove the structure at 821 N Ave B, including all accessory structures, legal description Velasco (Freeport) Blk 632 Lot 23-24 Property ID# 534256.**

Building Official Reggie Harris presented the case for 821 N Ave B, he states the property contains one main structure and 5 accessory structures that do not meet applicable codes or ordinances. The main structure along with the five accessory structures exhibit structural deterioration, exposed electrical systems, lack of proper anchoring and general dilapidation, making the structures unfit for human occupancy and use.

Building Official Reggie Harris made the board aware that this property has a documented history of code enforcement since 10-2019.

Building Official Reggie Harris stated the property is zoned Residential (R-2). Surrounded by single-family dwellings, churches, public parks, and recreational facilities. Given the residential zoning destination, the presence of these substandard and dangerous accessory structures on the property presents a heightened concern for the public health and safety, neighborhood stability and property values.

Building Official Reggie Harris stated that this property indeed had a financial impact on the community. Depressed property values, increased municipal costs, injury or even property damage. The City recommends that the Board of Adjustments order the following: obtain all permits necessary, within 30 days the property owner will complete the demolition and removal of the main structure and five accessory structures. Including all waste to be removed from the property. If owner fails to comply with said orders the City is authorized to proceed with abatement, which includes demolition and site clearance, all costs to be assessed against the property, including a lien placement in accordance with applicable law.

Property owner Nicolas Vasquez was present, and his daughter Maria Martinez spoke on his behalf (Spanish). Chairperson Nicole Mireles translated to the Board. Ms. Martinez states that her father wants to repair the home. On two different occasions they asked for help from an agency from Angleton with no luck. The family was hit by a difficult time in which the other daughter was diagnosed with cancer. The family made numerous trips to Mexico to be by her side, unfortunately she lost her battle with cancer. Some repairs were attempted but dealing with a sick daughter it took all resources. They had court in March, and all debris has been removed from the property. Mr. Vasquez doesn't make enough on Social Security to do repairs. At the moment they are at a standstill.

Building Official Reggie Harris asked if Chairperson Nicole Mireles could ask Ms. Martinez if the property was occupied. Ms. Martinez responded "yes". Building Official Reggie Harris stated that this property was in very bad shape. He recommends immediate demolish. The power box is broken off the house. Support walls and beams are sitting on the ground. City inspectors were instructed not to enter the premises because of the unsafe conditions. Ms. Martinez is asking for help. Building Official Reggie Harris states that this home cannot be repaired. Mr. Harris recommends getting Mr. Vasquez out of the home then try to find him assistance. Final decision comes from the board. Adam Landis asked if Mr. Vasquez is the owner of the entire property, Ms. Martinez said "yes".

Further discussions by board members continued.

Motion: A motion made by Chairperson Kenneth Hayes, to vacate the property, demolish main structure and five accessory structures and clear all debris in 30 days. Second by Thomas Pearson. All in favor voted "AYE". Motion passes with a 5-0 vote.



**Discussion and determination to repair or remove the structure at 522 W 8<sup>th</sup> St, legal description Freeport Blk 73 Lot 14 Property ID# 209540.**

Building Official Reggie Harris presented the case for property 522 W 8<sup>th</sup> St, states that this property contains one main structure and one accessory structure. The main structure exhibits structural deterioration, unsafe electrical systems, lack of proper anchoring, and general dilapidation, decay, and lack of maintenance rendering the structure unsafe. Based on the above findings, the main structure is hereby determined to be unfit for human occupancy and use, and an unsafe structure.

Building Official Reggie Harris made the board aware that this property has a documented history of code enforcement since 08-2020.

Building Official Reggie Harris stated the property is zoned Residential (R-2). Surrounded by single-family dwellings, churches, public parks, and recreational facilities. Given the residential zoning destination, the presence of these substandard and dangerous accessory structures on the property presents a heightened concern for the public health and safety, neighborhood stability and property values.

Building Official Reggie Harris stated that this property indeed had a financial impact on the community. Depressed property values, increased municipal costs, injury or even property damage. The City recommends that the Board of Adjustments order the following: thirty-30 days from the board order obtain all permits necessary, and within 30 days the property owner will complete the demolition and removal of the main structure and one accessory structure. Including all waste to be removed from the property. If owner fails to comply with said orders the City is authorized to proceed with abatement, which includes demolition and site clearance, all costs to be assessed against the property, including a lien placement in accordance with applicable law.

Property owner Gertrudis Garcia was present and asked the board for 90 ninety days so he can have the main structure and one accessory building demolished.

Motion: A motion was made by Landis Adams to give 90 days to demo main structure and one accessory structure. Second by Margaret Bachman. All in favor voted "AYE". Motion passes with a 5-0 vote.

**Discussion and determination to repair or remove the structure at 722 W 4<sup>th</sup> St, legal description Freeport Blk 95 Lot 14 Property ID # 209801.**

Building Official Reggie Harris presented the case for property 722 W4th St, states that this property contains one main structure. The main structure exhibits structural deterioration, unsafe electrical systems, lack of proper anchoring, and general dilapidation, decay, and lack of maintenance rendering the structure unsafe. Based on the above findings, the main structure is hereby determined to be unfit for human occupancy and use, and an unsafe structure.

Building Official Reggie Harris made the board aware that this property has a documented history of code enforcement since 10-2020.

Building Official Reggie Harris stated the property is zoned Residential (R-2). Surrounded by single-family dwellings, churches, public parks, schools and recreational facilities. Given the residential zoning destination, the presence of these substandard and dangerous accessory structures on the property presents a heightened concern for the public health and safety, neighborhood stability and property values.

Building Official Reggie Harris stated that this property indeed had a financial impact on the community. Depressed property values, increased municipal costs, injury or even property damage. The city recommends that the Board of Adjustments order the following: within sixty (60) days from the board order obtain all permits necessary, and within 60 days the property owner will complete the demolition and removal of the main structure. Including all waste to be removed from the property. If owner fails to comply with said orders the City is authorized to proceed with

abatement, which includes demolition and site clearance, all costs to be assessed against the property, including a lien placement in accordance with applicable law.

No representatives to the property were present. Mr. Harris told the Board that the property was being owner-financed and since the notices were sent out the City was made aware that the property was given back to the original owner.

Further discussion with Board members and Mr. Harris continued. Mr. Harris let the Board know he has already worked with the family in regard to cleaning the property, which was done but no other repairs have been done since then. After five 5 months of nothing being done, we sent letters out. That's when we were told that the property was being returned to the original owner.

Chairperson Kenneth Hayes asked why we recommend 60 days. Mr. Harris said his recommendation was drawn up before him knowing that the property had been given back. Mr. Harris was going to work with the family to repair the home since they had worked with them in the past. Repairs had been attempted but were not done properly. The City moving forward will need engineered drawings.

Motion: A motion made by Maragret Bachman to give 30 days to pull permits and demo. Second by Chairperson Kenneth Hayes. All in favor "AYE". Motion passes with a 5-0 vote.

## ADJOURNMENT

Building Official Reggie Harris thanked the Board for their service. Mr. Harris and the building inspectors are working hard to address these buildings and making sure we hold residents/homeowners responsible. Chairperson Kennth Hayes asked Mr. Harris what is the goal for these buildings. Mr. Harris responded he would like to present the Board with five different properties monthly. The list is very long and we are trying to evaluate the ones that need immediate attention. We want homeowners to be in compliance with city ordinance. Thomas Pearson asked how many houses are on the list, Mr. Harris answered sixty plus. Further discussion amongst Board members continued.

Motion: A motion to adjourn was made by Thomas Pearson and 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