
THE CITY OF



FREEPORT

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State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED that the Board of Adjustments of Freeport met on Thursday, September 26th, 2024 at 6:00 p.m. at the Freeport Police Department 430 Brazosport Blvd. Council Chambers for considering the following agenda items:

Board of Adjustments:

Barry Simmons
James Gossit Jr.- absent
Sammye Moore
Nicole Mireles -Chairman
Kenneth Hayes- Vice Chair
Shondra Marshall (Alt)-absent
Margaret Bachman(Alt)

Staff:

Shelby Araujo – Building Official
Yvette Ruiz, P/Z Coordinator
Patti Veazey- Renters Inspector
George Matamoros – Council Liaison

Visitors:

Sam Reyna Chris Burns Ryan Cade

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>.

THE MEETING IS BEING HELD FOR THE FOLLOWING
PURPOSES:

CALL TO ORDER @ 6:00 pm

The Chairperson called the meeting to order, declared a quorum was present, and declared notices legally posted pursuant to Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE:
Sammye Moore

CITIZENS' COMMENTS: None

Members of the public are allowed to address the Board of Adjustments at this time and must include name and address. Note, specific factual information or a recitation of existing policy may be furnished in response to an inquiry made, but any deliberation, discussion, or decision with respect to any subject about which the inquiry was made shall be limited to a proposal to place such subject on the agenda for a subsequent meeting for which notice is provided in compliance with the Texas Open meetings Act unless said notice appears herein. The public is reminded that there is a (4) minute time limit as approved by City Council on June 21, 2010.

BOARD OF ADJUSTMENTS BUSINESS

REGULAR SESSION:

Consider and take possible action to approve the meeting minutes for July 25, 2024.

On a motion by Sammye Moore to accept minutes as written, second by Margaret Bachman with all voting "Aye" motion passes with a 5-0 vote

OPEN PUBLIC HEARING @ 6:02 pm

Discuss and take possible action on the detailed plan for the work to be done at 411 Sailfish Drive, legal description Bridge Harbor Replat (A0051 Div. 8 (B C I C)) (Freeport) Lot Reserve PT A-Boat Basin (200X) Acres 11.189 Property ID # 193507 on the boat docks to be torn down which include C, E and H and repair docks F & D.

DISCUSSION: Ryan Cade 620 Brit Bailey Angleton, Texas. Excited to be here today. I am, one of the, part of the entity that purchased the Bridge Harbor Yacht Club. We've owned it for about three weeks now, and, boy, we had our hands full. Oh, yeah. We certainly done several months of due diligence prior to the purchase, but, you know, once you actually own it and kind of get to look behind the curtain, you, find a whole lot more. But, we're excited about it. Real quick background on me. born on Broad Street here in Freeport. Grew up here. And I remember when Bridge Harbor was the place in the county to go. Anybody who was anybody had their wedding receptions or parties and birthdays there. And, I hope to, take it back to that level or even more. The folks that are behind me aren't from this area. They're all greater Houston area. They love the water, they love boats, and they also have a vision of something really, nice. And, you know, I think probably down the road we can share a little bit more about our long-term vision and our dreams. But I want you to think, Florida, I want you to think really pretty bright, vibrant colors. I want you to think very nice boats. I want you to think about something that the whole county and the whole region can be proud of. It's going to take a lot of work. It's going to take a lot of money, and it's going to take a little bit of time. But we are committed to doing right away is we're demoing all the docks. The docks will go back with at some point are going to be the floating style docks, similar to the one that's at dock A right now. So, all the docks, even the ones that you're asking to be repaired as opposed to demoed, are all going to be gone. There's 3, 700ft of bulkhead. They'll all be replaced. None of the bulkhead out there is good at all. And in fact, there was some that was even replaced in the last ten years. That'll have to be redone because it wasn't really done to our standards. And we want it all to match, be very, very nice. And last another 40 plus years.

And so that is our phase one is new bulkhead all the way around demoing the old docks. And we're getting estimates on what these new floating docks are going to cost. These floating docks are going to really target some of the larger boats. And Mr. Hayes could probably help me with names of those boats. But a couple of my partners are the boat guys. You know, I'm more of the construction guy and, really interested in, you know, the food and beverage side and having a neat restaurant kind of bar music venue kind of place out there. But my boat guys, they've got a target for a certain kind of boat that they don't feel like there is a lot, a lot of opportunity for around here for, for rental. And because we're so close to the big water, those are the kind of boats that will want to use our Marina. And so, again, a really a grand vision. But what I want to assure you of is that we are going to attack the demo and the bulkhead right away. That is phase one. And then, you know, I'm open to any questions you have. I will tell you that there's five strong personalities in our group and a lot of ideas and a lot of thoughts that we're still hammering away at. And so as far as long-term vision is still kind of up in the air and we're still working on it. At some point we'll come to you guys with kind of a master plan for, you know, phase one through phase seven and certainly probably look to the city for some help on some of those phases as well. Especially as grand as we're trying to go in a market that's never really proven that, it'll support that yet, but we're willing to be pioneers. We just might need a little bit of help. But again, that's down the road. The first couple of phases we're ready to tackle. I expect one more bid from another, Galveston contractor in the next week or two, and then we'll have three good bids for those two phases of the project, and we'll be ready to move forward. I met with City Hall today. They were great coaching up a little bit on what permitting would look like and those sorts of things. And so, again, you should start seeing some pilings coming out and dumpsters getting filled within the next. Well, I would certainly hope that in the next month we're rolling.

Ryan I'm sorry. Go ahead. I'm just going to ask you, what about these sunken boats? Are y'all taking those out ?

Yes, sir. So, we've gotten there's still two and one of them under the dock that collapsed even more during Beryl. And we don't have the equipment, so it'll probably be when they actually come to demo that they'll lift that, that structure off that one boat and get it out. As of the today, there were three more sunken boats that were out. There's one that like sinks every few days, and then they go and pump it out. But, today there were 13 boats gone from the last time I was there. Some on their own, you know, because we began kind of evicting everybody because everybody's got to go, because we got to tear all those structures out. There's not going to be able to park while we go and rebuild the bulkhead and whatnot. The A dock will be the only one there that is 26 boats could potentially fit into a dock. Beyond that, everyone's got to go for a little while, and we've told them all, I love to have you back. It's

going to be next year. You know, our dream is to open it next summer. It's probably going to be tight. But that's what we're working towards. So, there's one boat still trapped under the collapsed structure. We just don't have the equipment to do it yet. But that'll be the very first thing we do when we get our contractor in that. Shelby, is there anything safety wise that they need to take right away? As in terms of the docks and everything? We still have those roped off. And as in terms of you, I'm sure you're going to be actually roping off areas of concern where people cannot have access while you guys are in the process of demoing and all of that. But as in terms of concerned with the construction, we had a full-on detailing. We we've actually got construction fencing up out there right now and signs, you know, it's not a public place anymore that this is private property, you know, under construction. Do not enter. You know, it looks like more of a construction zone with the fences that we have out there and stuff now, so. Well, myself, as a boat owner, I'm tickled to death in, you know, growing up here to see that coming back to what it was. So, we're excited about it and we've got again grand dreams and big pretty porches with cool music getting played and great food and just, you know, I remember going out there and big fishing tournaments when I was a kid, you know, it's where everybody wanted to come. And it'd be neat to, be part of the group bringing that back to my hometown.

CLOSE PUBLIC HEARING @ 6:14 pm

TAKE ACTION ON 411 SAILFISH DR.

On a motion by Nicole to give 60 days, for the construction. And then come back to us and give us a timeline or, you know what they plan or what they run into. Any issues or any problems or anything. So, 60 days for demolition, second by Margaret Bachman with all voting "Aye" motion passes with a 5-0 vote.

OPEN PUBLIC HEARING @ 6:15 pm

Discuss and take possible action to repair or remove the structure at 1719 W 9th Street, legal description Freeport Blk 187 lot 20-21-22 Property ID # 210762.

DISCUSSION: Chris Bruns, Ken, Nicole, Sammye, Chris Burns. I am the managing member of Pickle Properties. What's the name? Pickle? Like a pickle. Like a pickle. That's cute. Thank you. Well, as you can see, this is the kind of thing we get involved in. Pickle the property effectively. I purchased this property, on August 30th, it had. What we specialize in, very complicated airship matters. Things with clouded title. And we kind of were able to work out quite a bit of a mess with the family on this one, and, for about 95% clear title. But

of course, there's also the condition of the property to kind of, stabilize and get back to being a, you know, habitable structure. And I'm here for you to answer any questions. And. I'm here Ken, Chris I got one question is. Yes, sir. Is this going to be a rental property? Are you going to try to sell it?

What I think we're going to try to sell it after it's complete. It's a little bit big. To be considered, I think, a viable rental. You know, it's pretty. It probably was pretty extravagant property at one point, for us. Yeah. So, our, our goal is to restore it to its former glory. Okay. Good. And I see that they gave us your timeline here. And really, this is I love it. I work . So, we really like this kind of stuff. Okay. Yeah. Gantt charts are easy to structure. Yeah. So, this is really, you know, giving us, at least an idea of what y'all plan on doing and everything. So. And nobody brings this I know. Really. Yeah, well, I apologize, I was going to bring the engineer as well. He had a family emergency last night. But you know, in regard to this property has made significant progress. The RV has been removed. I do actually have pictures on your PowerPoint. The backyard has been cleaned up completely. He has cut the grass and everything, and he has been keeping up with us in terms of progress. Good. So as in terms of recommendation, we were, staff was going to recommend, 60 days to go ahead and start the process, per the engineer report, and for him to submit plans to us within 60 days and take the. Is that some valuable to you? Yeah, that's I mean it lines up. Yeah, I know that's it. Yeah. Okay. We'll all of us would like to see the house. Yes. We don't need to lose any more house. And we'd like to see us. Sure. Yeah. Because it was a really nice place at one time.

CLOSE PUBLIC HEARING @ 6:18 pm

TAKE ACTION ON 1719 W 9th St.

On a motion by Sammye Moore to bring back to B/A in 60 days, second by Kenneth Hayes with all voting "Aye" motion passes with a 5-0 vote.

ADJOURNMENT @ 6:20 pm

Motion by Sammye Moore, second by Margaret Bachman to adjourn.



Nicole Mireles - Chairman
Board of Adjustments City of Freeport

----- Yvette Ruiz -----

Yvette Ruiz
P/Z Coordinator
City of Freeport