

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED that the Board of Adjustments of Freeport met on Thursday, February 27, 2025 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

Margaret Bachman (Alt)

James Gossit Jr. - absent

Bobby Wall (Alt) - absent

Nicole Mireles -Chairman

Kenneth Hayes – Vice Chairman

Sammye Moore

Staff:

Shelby Araujo – Building Official

Yvette Ruiz, P/Z Coordinator

Patti Foster – Renters Inspector

Visitors:

Ryan Cade

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>.

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:

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.

My name is Ryan Cade, I live at 620 Bailey Boulevard in Prairie, Texas. And, I'm part of the investment group that bought Bridge Harbor Yacht Club. And I just want to show up today and kind of visit a little bit about what is going on. And, you know, we continue to be super excited about it. As we talked about last time I was here. We continue to find more and more things that are going to need to be redeveloped. It's a huge project. You know, we've really focused on clean up and finding the right people to do the demolition. I believe I shared with you last time we hired some divers, to go down and actually dive and see kind of what's under there. And we found a lot of things that, you know, ruled some of the contractor out for demolition. The there's going to be some specialized equipment that needs to come in to make sure we get everything off the bottom. There'll be some minor maintenance dredging and some things like that. We think we've about narrowed it down to the contractor that we want to use. We haven't told them that yet, so I'm not ready to announce it today, but I think we're very close. The latest challenge is boats. We've got close to 40 boats that, either we can't contact ownership, or they've been abandoned, or ownerships deceased. They won't call us back because they're afraid we're chasing money. You know, whatever the situation might be. But we're trying to figure out how to get those boats out so that we can start the demolition project and start bringing in nice, you know, new boats that we have the vision, for living there, living in that place and being part of the new Bridge Harbor that we want to develop. So, you know, visually, I get down there and I'm like, man, I sure want to see a lot more than what I'm seeing right now. But the truth of the matter is, we're working really hard behind the scenes, and we're going to put something together that Freeport's going to be really proud of. The numbers keep getting bigger. And so, you know, there are there are some challenges, but we want to do it right. We want to make sure that we, you know, that all of our I's and cross all of our T's and we're doing that. We've got a consultant involved that's built really, really nice. Marinas, marinas, like,

you know, we've never seen on this part of the Gulf Coast who's consulting us and helping us and talking to us about, you know, where the first places to invest are. You know, how do we do it? In stages or in phases or, you know, hey, you know, how do we raise capital to get all of it down? There's a lot of different options. And, again, a lot of moving parts. But the main thing I wanted to tell you guys today was that if you drive out there, it's cleaner. A lot of the junk and trash is gone, and we'll continue to do that. We'll continue to keep it up. We've got our fences up. We've got this area secured. There are fewer people just coming through and fishing off the docks or just kind of lucky living. And we are working every day towards our goal of creating something really great. And we're doing all that back and work. And once we do kick off, it'll start going fast. But our group is excited as ever. And, I'm committed to each one of you that we're going to put something out there that you guys are going to be very, very proud of and that, I mean, the generations ahead are going to be very, very proud of something that we've never seen before. So that's my report for today, and I'm happy to come back in a month or two months or whenever. You guys want me to and continue and, it as we get going, if any of you guys want to come on site and visit, you know how to get Ahold of me. And you're always welcome. So, thank you. I appreciate your time.

BOARD OF ADJUSTMENTS BUSINESS

REGULAR SESSION:

Consider and take possible action to approve the meeting minutes for January 23, 2025.

On a motion by Sammye Moore to accept meeting minutes, second by Kenneth Hayes with all present voting "Aye" motion passes with a 5-0 vote.

OPEN PUBLIC HEARING @ 6:06 pm

Discuss and take possible action : to repair or remove the structure at 2221 Yellowstone,

legal description Velasco Heights (A0049 A CALVIT DIV 14) (B C I C) (Freeport) Blk B lot 5 (N 2')-Lot 6 Property ID #262237.

DISCUSSION: Shelby so the structure was damaged during hurricane Beryl. It was already in a kind of a dilapidated, state prior to that. Then after Beryl, the structural integrity is more than 50% in terms of damage. I did declare this building dangerous on February 11th. There have been several conversations with the owner on this property about the structure. Now, the owner did state that he did receive reimbursement from FEMA. I myself spoke with the owner on February 20th. And he stated that the property is currently under contract for sale. The current owner was advised to let me know, let the new ownership know to reach out to me and the city regarding renovations and obtain permits for the repairs. And staff recommendation is to allow 90 days for the new ownership to reach out to the city regarding repairs and have plans submitted.

CLOSE PUBLIC HEARING @ 6:08 pm

TAKE ACTION ON 2221 YELLOWSTONE

On a motion by Kenneth Hayes to give new owners 90 days to submit plans, second by Sammye Moore with all present voting "Aye" motion passes with a 5-0 vote.

OPEN PUBLIC HEARING @ 6:09 pm

Discuss and take possible action: to repair or remove the structure at 1222 W 10th, legal description Victory (Freeport) Blk 2 Lot 15 Property ID # 262438.

DISCUSSION: Lenell Conerly my property is at 1222 W 10th Street. Okay. Got damaged during the storm. Okay. I, did anything to, start moving stuff out of it. But the way it is, I can't find no place to put my stuff. You know, they don't have the in this area. Not in Freeport, but I'm having problem getting my stuff out. But I will tell them I'm in the process of trying to get it going down. You know, it's, you know, I'm trying to get the money. I don't know how much you're going to cost to get it torn down. You know, I might try too hard to try to tear down myself if I can't get the money to get it torn down. Right now, I'm on a fixed income. I'm retired. I don't have a whole lot of money to say. I can go out there and get it done right away. You know? So, chances are I'm going to have to try to get it down myself because I really don't have the money to get it torn down. So, just this what happened to it? Is this because of

the hurricane we had, or do you did you live in it before? You know, it got damaged or living in it? That was my major home. That. Well, we live in it. So, it's the roof that's damaged or what? You get water or what? What was. What was the damage? Up? And the water coming down and everything. It's. It was the old house in the worst. Yeah. Oh, so did you. So, you didn't have the windstorm. You have FEMA. FEMA helped you know, a little bit. They gave you some money and you weren't able to repair anything with that money? No, none. Trying to repair that house. You need to scratch it. Okay. You know, you need to be. And then most damage he did to the floor. The wood floors. The water got to a nail pulling up all over the place. So, trying to repair it. It'll be cheap to rebuild. And trying to go ahead and repair that. So, you know, like I said, I'm on a fixed income. I cannot, you know, I would love if I had the money, I would have had got it done and torn down. But I do not have money. I have a little money, but that'd be for living and all that stuff. I have to fix a car and I'm struggling right now just to make ends meet, you know? So, it's not like I have money. I can go and say, okay, I can go and get this. I can go and get it torn down and rebuild it. I can't do that. So, in your in your opinion or in your thoughts, how long do you think it'll let, how much time do you think you're going to need to bring it down tear it down or whatever. I can start, I'd say maybe three months. I try to get it done all in three months. If you give me that I think I can get it done. That's the maximum. Yeah. That's a that's a that's what we're allowed only to give, you know. Okay. At the 90 days I'll be patient that I do my best to get it torn down and cleaned up. That's the best I can. I don't have a lot of money. I'm struggling just. That's about it.

CLOSE PUBLIC HEARING @ 6:16 pm

TAKE ACTION ON 1222 W 10TH ST.

On a motion by Margaret Bachman secure the property within ten days. And we will allow 90 days to demolish it., second by Barry Simmons with all present voting "Aye" motion passes with a 5-0 vote.

**UPDATES ON REPAIR ORDERS AND DEMOS (SHELBY ARAUJO)
411 SAILFISH**

ADJOURNMENT @ 6:22 pm 1st Margaret Bachman 2nd Sammie Moore

----- *Yvette Ruiz* -----

Yvette Ruiz P/Z Coordinator
City of Freeport

----- *Nicole Mireles* -----

B/A Chairman
City of Freeport