

NOTICE OF PUBLIC HEARING  
THE FREEPORT CITY COUNCIL  
MONDAY, JANUARY 5, 2015, 6:00 P.M.  
FREEPORT MUNICIPAL COURT ROOM  
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.  
FREEPORT, TEXAS  
AGENDA  
FORMAL SESSION

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Consideration of approving the December 1, 2014 Council Minutes. Pg. 1-3
5. Attending citizens and their business.
6. Consideration of approving and signing a replat for Avanti Investments, LLC on Lots 7 through 12 and the East 2' of Lot 6, Block 663 of the Velasco Townsite as recorded in Volume 32, Page 14 of the Brazoria County Plat Records in the C. Henniger Survey, Abstract 211, City of Freeport, Brazoria County. Pg. 4
7. Consideration of approving and setting February 2, 2015 as a public hearing date for the purpose of determining whether or not the structures located on hereinafter described real property located within the corporate limits of the City fail to meet the standards set forth in the Standard Code and is/are therefore "unsafe" as that term is defined in the Standard Code: Pg. 5  
  
1003 West 11th Street, Block 8, Lot 7 Southview Gardens  
304 South Front Street, Block 20, Lot 3-4, Velasco Townsite  
410 East 6th Street, Block 12, Lot 14, Freeport Townsite  
619 West 6th Street, Block 87, Lot 4, Freeport Townsite  
623 West 6th Street, Block 87, Lot 3, Freeport Townsite  
3434 Bowie Lane, 0.203 Acres, Tract 14, Block I-II, A0089 JNO MCNEE  
615 West 5th Street, Block 86, Lot 4-5, Freeport Townsite  
307 East 7th Street, Block 22, Lot 2, Freeport Townsite
8. Consideration of approving and rescheduling January 19, 2015 Council Meeting to January 20, 2015 due to Martin Luther King holiday.

Adjourn

Items not necessary discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

In compliance with the Americans with Disabilities Act, the City of Freeport will provide for reasonable accommodations for persons attending City Council Meetings. Request should be received 48 hours prior to the meeting. Please contact the City Secretary office at 979-233-3526.

I, Delia Munoz City Secretary for the City of Freeport, Texas certify that this agenda was posted on the official bulletin board/glass door of City Hall, facing the rear parking lot of the building, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, January 2, 2015 at or before 5:00 p.m.

---

Delia Munoz - City Secretary  
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Freeport City Council met on Monday, December 1, 2014 at 6:00 p.m., at the Municipal Court Room, Freeport Police Department, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Norma Moreno Garcia - absent  
Councilman Larry McDonald  
Councilman Fred Bolton  
Councilwoman Sandra Loeza  
Councilwoman Sandra Barbee

Staff: Jeff Pynes, City Manager  
Gilbert Arispe, Assistant City Manager  
Delia Munoz, City Secretary  
Wallace Shaw, City Attorney  
Nat Hickey, Property Manager  
Bob Welch, Finance Director  
Kola, Olayiwola, Building Inspector  
Brian Davis, Fire Chief  
Dan Pennington, Police Chief  
Larry Fansher, Park Director

Visitors: Lila Lloyd Lance Reaves  
Eric Hayes Jerry Meeks  
Darlene Weir

Call to order.

Mayor Pro Tem Fred Bolton called the meeting to order at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Mayor Pro Tem Fred Bolton led the Pledge of Allegiance.

Consideration of approving the November 18, 2014 Council Minutes.

On a motion by Councilman McDonald, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved the November 18, 2014 Council Minutes.

Attending citizens and their business.

There were none.

Consideration of a request from Will J. Brooks, Parade Co-Chairman of the 29<sup>th</sup> Annual Dr. Martin Luther King Jr. Celebration Committee (MLKCC) request permission, support and participation to close portions of the streets during the parade to be held on Monday, January 19, 2015. The parade will start at 11:00 a.m. at East Park and Fourth Street and continue along 2<sup>nd</sup> Street to Hwy. 288 B to the rally at the Freeport Municipal Park.

On a motion by Councilman McDonald, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved a request from Will J. Brooks, Parade Co-Chairman of the 29<sup>th</sup> Annual Dr. Martin Luther King Jr. Celebration Committee (MLKCC) request permission, support and participation to close portions of the streets during the parade to be held on Monday, January 19, 2015. The parade will start at 11:00 a.m. at East Park and Fourth Street and continue along 2<sup>nd</sup> Street to Hwy. 288 B to the rally at the Freeport Municipal Park.

Consideration of approving and authorizing the City Manager to sign the agreement accepting a FEMA Grant FY 2014 Port Security Grant Program, EMW- 2014 -PU-APP-00458 for \$743,475.00 and there is a 25% match of \$247,825.00 that the City must contribute for a total of 991,300.00.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting 2 to 2, motion failed to approve and authorize the City Manager to sign the agreement accepting a FEMA Grant FY 2014 Port Security Grant Program, EMW- 2014 -PU-APP-00458 for \$743,475.00 and there is a 25% match of \$247,825.00 that the City must contribute for a total of \$991,300.00. Mayor Pro Tem Fred Bolton and Councilman McDonald opposed.

Consideration of approving an Ordinance No. 2014-2078 amendment to CenterPoint Energy Houston Electric's rate schedule for lighting services; establishing an effective date for the amended tariff; finding the City's rate case expenses reasonable; and requiring reimbursement of the City's legal and consultant expenses.

On a motion by Councilwoman Barbree, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved Ordinance No. 2014-2078 amendment to CenterPoint EnergyHouston Electric's rate schedule for lighting services; establishing an effective date for the amended tariff; finding the City's rate case expenses reasonable; and requiring reimbursement of the City's legal and consultant expenses.

Consideration of approving and setting a public hearing date for the purpose of determining whether or not the structures located on hereinafter described real property located within the corporate limits of the City fail to meet the standards set forth in the Standard Code and is/are therefore "unsafe" as that term is defined in the Standard Code.

This item reagendaed.

Mayor Pro Tem opened the Work Session at 6:10 p.m.

Work Session

Powerpoint presentation of homes/structures that the Building Official has identified with reasonable grounds as failing to meet the standards set forth in the Standard Unsafe Building Abatement Code adopted by section 150.025 and 150.026 of the Code of Ordinances of said City (hereinafter "the Standard Code") and is/are therefore "unsafe" as that term is defined in the City Ordinance.

Kola Olayiwola Building Inspector presented a Powerpoint presentation on the vacant dilapidated houses:

1003 West 11 Street; letter send to Frazier Charlene; 61 outstanding liens; point of collapsing.  
304 South Front Street; new owner as of 7/17/2013 Bosley Misty, no liens on record.  
410 East 6<sup>th</sup> Street; letters send to Ella Mae Williams, delinquent taxes of \$1,790.78  
619 West 6<sup>th</sup> Street, letters send to David Pineda, 4 outstanding mowing liens.  
623 West 6<sup>th</sup> Street; letters send to Dennis Ashley, 10 outstanding mowing liens.  
3434 Bowie; letters to Dennis Webster Mckay, two story building,  
615 West 5<sup>th</sup> Street; letters to Avilla Velma Martinez, outstanding liens, storage building  
307 East 7<sup>th</sup> Street; letters to Sylvia Edwards, two outstanding lines,

The average cost estimates for demolition on a house with asbestos is \$15,675 and without asbestos is \$5,575. Mr. Shaw advised Mr. Kola that lien owners be notified as well as property owners of the structures.

Adjourn

On a motion by Councilman McDonald, seconded by Councilwoman Barbree, with all present voting "Aye", Mayor Pro Tem adjourn the meeting at 6:20 p.m.

\_\_\_\_\_  
Mayor Norma M. Garcia  
City of Freeport, Texas

\_\_\_\_\_  
City Secretary – Delia Munoz  
City of Freeport, Texas

**BRAZORIA COUNTY  
TEXAS**

STATE OF TEXAS COUNTY OF BRAZORIA

I, LAWRENCE K. O'NEILL JR., MEMBER OF AVANTI INVESTMENTS, LLC, OWNER OF LOTS 7 THROUGH 12 AND THE EAST 2' OF LOT 6, BLOCK 663, VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE RESUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS AND DESIGNATE SAID RESUBDIVISION AS REPLATED LOTS 7 THROUGH 12 AND THE EAST 2' OF LOT 6, BLOCK 663, VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, BEING IN THE C. HENNIGER SURVEY, ABSTRACT 211. DO HEREBY DEDICATE TO THE PUBLIC FOR USE THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

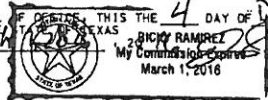
WITNESS MY HAND IN FREEPORT, BRAZORIA COUNTY, TEXAS, THIS THE 4 DAY OF DECEMBER, 2014.

*Lawrence K. O'Neill Jr.*  
LAWRENCE K. O'NEILL JR.

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE K. O'NEILL, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4 DAY OF December, 2014, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, RICHY RAMIREZ, My Commission Expires March 1, 2016



APPROVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

*Norma Moreno Garcia*  
NORMA MORENO GARCIA, MAYOR

COUNCILMEMBER, LARRY McDONALD  
WARD A

*Fred Bolton*  
COUNCILMEMBER, FRED BOLTON  
MAYOR PRO TEM/WARD B

*Sandra Loeza*  
COUNCILMEMBER, SANDRA LOEZA  
MAYOR PRO TEM/WARD C

*Sandra Barbree*  
COUNCILMEMBER, SANDRA BARBREE  
WARD D

ATTEST

CITY SECRETARY, DELIA MUNOZ

THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE.

- 1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS. (10 YEAR FREQUENCY)
- 3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
- 4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND A RELIANCE ON SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED AND SHALL NOT SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAN OR PLAT HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

*G.L. Kidwell*  
CHAIRMAN, G.L. KIDWELL

*Louis H. Jones*  
VICE CHAIRMAN, LOUIS H. JONES

*F. Robert Hamlet*  
SECRETARY, F. ROBERT HAMLET

12-2-2014  
DATE:

VICINITY MAP (N.T.S.)



I, CHARLES D. WACHTSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED REPLAT OF LOTS 7 THROUGH 12 AND THE EAST 2' OF LOT 6, BLOCK 663 OF THE VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

*Charles D. Wachtstetter*  
CHARLES D. WACHTSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4547



OWNER:

AVANTI INVESTMENTS, LLC  
5804 RUE ROYALE  
SAN ANTONIO, TX 78240

APPROVED BY THE PLANNING BOARD OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE 9th DAY OF DECEMBER, 2014.

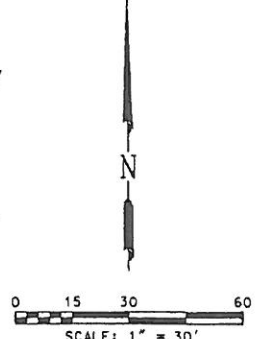
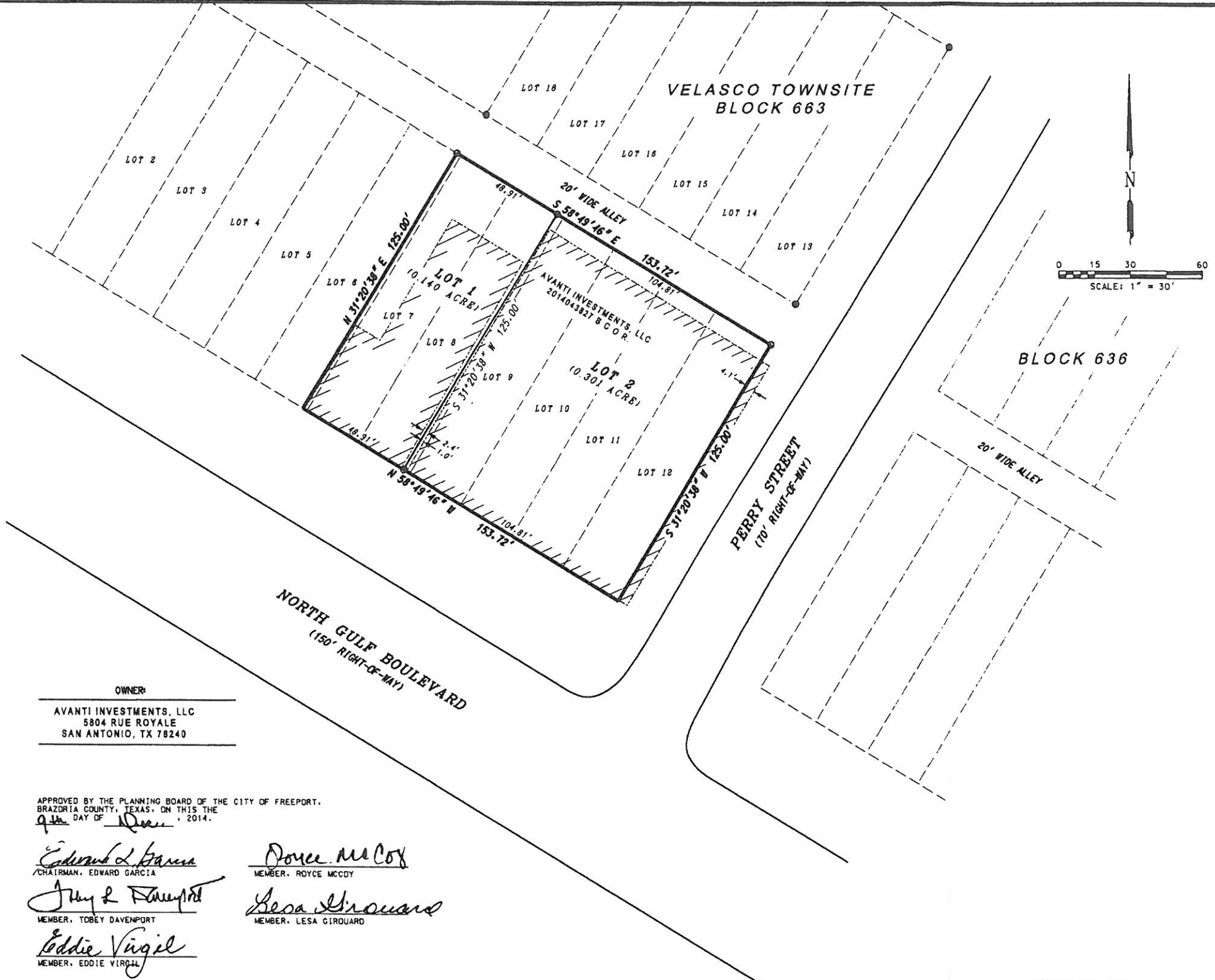
*Edward Garcia*  
CHAIRMAN, EDWARD GARCIA

*Royce McCoy*  
MEMBER, ROYCE MCCOY

*Toby Davenport*  
MEMBER, TOBY DAVENPORT

*Lesa Girouard*  
MEMBER, LESA GIROUARD

*Eddie Virgil*  
MEMBER, EDDIE VIRGIL



REPLAT OF  
LOTS 7 THROUGH 12  
AND THE EAST 2 FEET  
OF LOT 6, BLOCK 663  
OF THE  
VELASCO TOWNSITE  
AS RECORDED IN  
VOLUME 32, PAGE 14  
OF THE  
BRAZORIA COUNTY PLAT RECORDS  
IN THE  
C. HENNIGER SURVEY  
ABSTRACT 211  
CITY OF FREEPORT  
BRAZORIA COUNTY, TEXAS

- NOTES:
1. BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
  2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999882182).
  3. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE "X500", PER FLOOD INSURANCE RATE MAP 48039C0780 I, DATED NOVEMBER 17, 1993.
  4. ● DENOTES FOUND IRON PIPE/ROD.
  5. ○ DENOTES SCRIBED "X" IN CONCRETE.
  6. THIS PROPERTY IS SUBJECT TO THE BUILDING RESTRICTIONS OF THE CITY OF FREEPORT, TX.
  7. - - - DENOTES EDGE OF EXISTING BUILDING.

**Doyle & Wachtstetter, Inc**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.6222 FAX: 979.265.

NOTICE OF PUBLIC HEARING

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, FIRMS  
AND THEIR AGENTS AND ATTORNEYS:

A Public Hearing will be held in the Police Department Municipal Courtroom of the City of Freeport, Texas, ("the City") located therein at 430 North Brazosport Boulevard, Freeport, Texas, beginning at 6:00 o'clock, p.m., on the 2nd day of February, 2015, by the City Council of the City of Freeport, Texas, sitting as the Board of Adjustments and Appeals under the Standard Unsafe Building Abatement Code adopted by Sections 150.025 and 150.026 of the Code of Ordinances of the City (hereinafter "the Standard Code"), for the purpose of determining whether or not the structures located on hereinafter described real property located within the corporate limits of the City fail to meet the standards set forth in the Standard Code and is/are therefore "unsafe" as that term is defined in the Standard Code:

Block 8, Lot 7, South View Gardens a/k/a 1003 W. 11<sup>th</sup> St.

Block 20, Lot 3-4 Velasco Townsite a/k/a 304 S. Front

Block 12, Lot 14, Freeport, a/k/a 410 E. 6<sup>th</sup> ST.

Block 87, Lot 4, Freeport, a/k/a 619 W. 6<sup>th</sup> St.

Block 87, Lot 3, Freeport, a/k/a 623 W. 6<sup>th</sup> St.

0.203 Acres, Tract 14, Block I-II, A0089 JNO MCNEE, a/k/a  
3434 Bowie Lane

Block 86, Lot 4-5, Freeport a/k/a 615 W. 5<sup>th</sup>

Block 22, Lot 2, Freeport, a/k/a 307 E. 7<sup>th</sup> St.

BY ORDER OF THE CITY COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Delia Munoz, City Secretary,  
City of Freeport, Texas

PUBLISH ONCE NOT LESS THAN FIFTEEN (15) DAYS BEFORE HEARING