

**CITY OF FREEPORT
BOARD OF ADJUSTMENTS AND APPEALS
Tuesday, April 21, 2009 at 6:00 p.m.
Freeport Board Room – 2nd Floor, City Hall
200 West 2nd Street
Freeport, Texas, 77541**

AGENDA

*Jim Pirrung
James F. Lindsey
Raul Ramirez*

*Hallard Fields
Jim Closs
Loren Hayes*

NOTICE is hereby given that the Board of Adjustments and Appeals of The City of Freeport, Texas will meet in a scheduled meeting on **Tuesday, April 21, 2009 at 6:00 P.M.** at the Freeport City Hall, 2nd Floor Board Room, 200 West 2nd Street to discuss the following:

1. Open Meeting.
2. Approval of minutes for March 17, 2009.
3. Consider a request by Shilu Patel to grant a variance of Section 155.038(A) (2) of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a rear yard setback of less than the Twenty (20) feet required in the case of the following lot zoned C-2 which abuts a Residential District:

Lot Eight (8), Block Seven Hundred Ninety-Five (795), Velasco
Townsite, City of Freeport, Brazoria County, Texas, known locally as
1710 North Brazosport Boulevard, Freeport, Texas.

4. Adjourn.

I, Melissa Farmer, Building/Permit Department Secretary, City of Freeport, Texas, hereby 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-hour access, at 200 West 2nd Street, Freeport, Texas, on or before Friday, April 17, 2009, at 5:00 P.M.

Melissa Farmer

Melissa Farmer
Building/Permit Department
City of Freeport

posted on door @

STATE OF TEXAS)(

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Board of Adjustments and Appeals of the City of Freeport, Texas met in a scheduled meeting on **Tuesday, March 17, 2009 at 6:00 P.M.** at the Freeport City Hall, 2nd Floor Board Room, 200 West 2nd Street, Freeport, Texas to discuss the following:

Board of Adjustments:

*Jim Pirrung - Chairperson
Hallard Fields - Absent
James Lindsey
Tim Closs - Absent
Raul Ramirez
Loren Hayes*

Staff: *Melissa Farmer
Larry Ellis*

Visitors: Delfina Espinoza

Open Meeting.

Mr. Jim Pirrung called meeting to order at 6:07 P.M.

Approval of Minutes.

Mr. Raul Ramirez moved to accept the minutes for September 25, 2008, seconded by Mr. James Lindsey, unanimous vote for approval.

Consider a request by Jose Espinoza to grant a variance of Section 155.036 (A)(1) of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a reduction in the front set-back to Eleven (11) feet with respect to the following real property located therein. Lot Eleven (11), Block Seven (7), Freeport Townsite, City of Freeport, Brazoria County, Texas, known locally as 530 East Eighth Street, Freeport, Texas.

The Board of Adjustment members had a brief discussion about the variance request.

Mr. Loren Hayes moved to accept the front set-back request, seconded by Mr. Raul Ramirez. unanimous vote for approval.

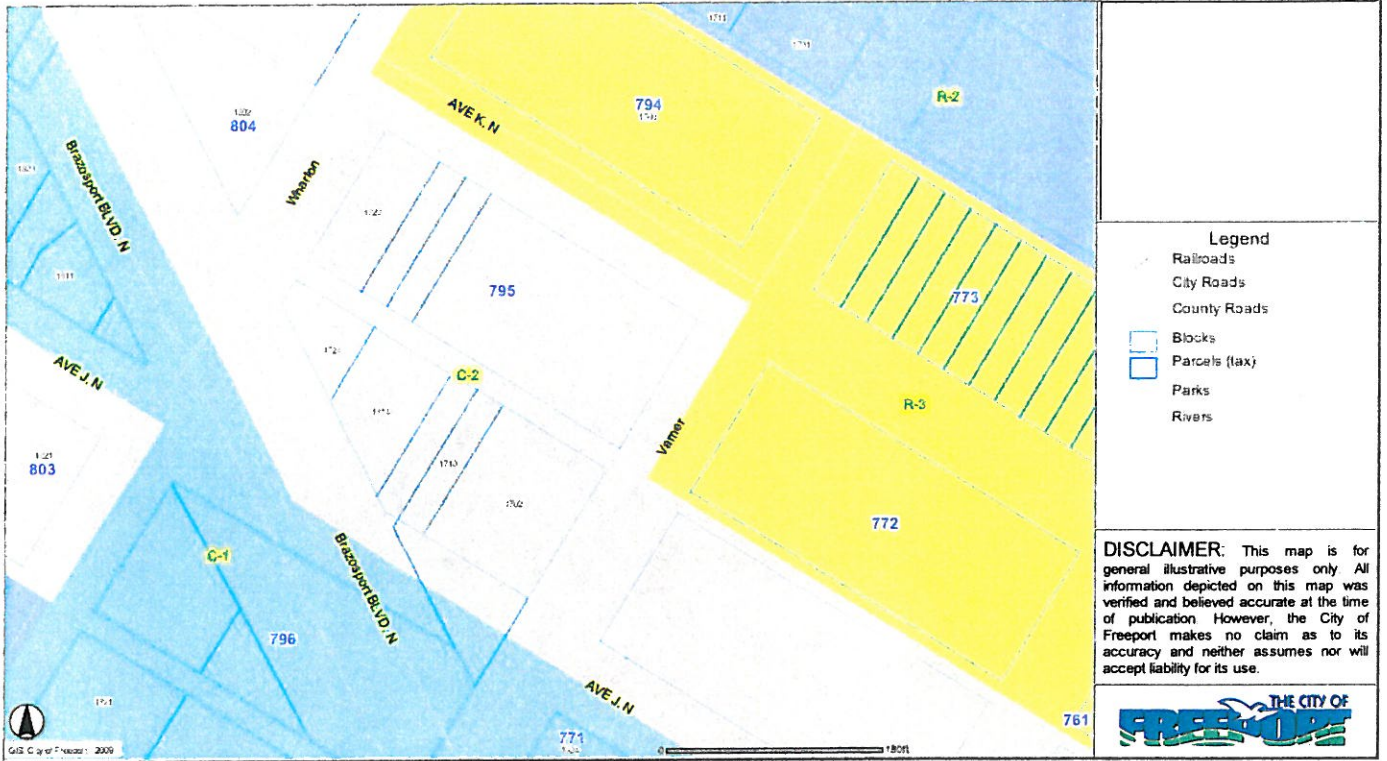
Adjourn.

Mr. James Lindsey made a motion to adjourn, seconded by Mr. Loren Hayes. Meeting was adjourned at 6:15 P.M.

These minutes read and approved this _____ day of _____, 2009.

Jim Pirrung, Chairperson

1710 N. BRAZOSPORT



C-1 Permitted Uses	Parking Ratio
Stationery store	1/200
Storage of goods or merchandise, used in, produced by or normally carried in stock in conjunction with permitted uses in the applicable district regulations	1/1000
Studio for professional work or for teaching any form of fine arts, photography, music, drama, etc.	1/400
Swimming pool commercial	1/200
Tailor shop seamstress, altering and repairing of wearing apparel	1/400
Taxidermist	1/400
Telephone answering service	1/200
Telephone exchange, garage, shop or service	1/400
Toy stores	1/200
Veterinarian, indoor soundproof kennels only	1/400
Watch repair	1/200
Wholesale office with storage limited to samples	1/400

(E) *Other required conditions.* A site plan shall be submitted to and approved by the Building Official prior to the issuance of a Certificate of Occupancy and compliance for new construction or additions to an existing building or structure for multiple-family or commercial uses within the C-1 District. (Ord. 1100 § 7.4, passed 4-3-64; Am. Ord. 1100-EEE, passed 4-19-82; Am. Ord. 1100-91-4, passed 6-17-91) Penalty, see § 155.999

§ 155.038 C-2 DISTRICT, GENERAL COMMERCIAL.

This district consists mainly of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located mainly along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for Retail Business District.

(A) *Minimum requirements for lot area, width and setback.*

Lot area: 2500 SF
 Lot width: 25'
 Setback:
 Front: 25'
 Rear: 10'
 Side: 0'

(1) Where the side yards of lots in the C-2 District are abutting a Residential District, the side yard setback shall not be less than 10 feet.

(2) Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 20 feet.

(3) *Residential development within the C-2 District.* The lot area, lot width, density and setback regulations for residential structures within the C-2 District shall be the same as those in the R-3 District.

1702 N. Brasport

