

**CITY OF FREEPORT
BOARD OF ADJUSTMENTS AND APPEALS
Tuesday, February 5, 2013 at 6:00 p.m.
Freeport Board Room – 2nd Floor, City Hall
200 West 2nd Street
Freeport, Texas, 77541**

AGENDA

Jim Pirrung
Tim Closs
Raul Ramirez

Jesse Aguilar, Jr.
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, February 5, 2013 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 April 21, 2009.
3. Consider a request by Lonnie Leowe to grant a variance of Section 155.043 of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a 10 foot set-back on the rear property line of the following real property located therein:

Lot Thirteen (13), Block Twenty-One (21), Velasco Townsite, City of Freeport, Brazoria County, according to the map or plat of said Townsite recorded in Volume 32, Page 14 of the Deed of Records of said County, known locally as 415 South Avenue A, 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, February 1, 2013, at 5:00 P.M.



Melissa Farmer
Building/Permit Department
City of Freeport

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, April 21, 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
James Lindsey - Absent
Tim Closs
Raul Ramirez
Loren Hayes

Staff: Gilbert Arispe
 Melissa Farmer

Visitors: Shilu Patel

Open Meeting.

Mr. Jim Pirrung called meeting to order at 5:57 P.M.

Approval of Minutes.

Mr. Loren Hayes moved to accept the minutes for March 17, 2009, seconded by Mr. Raul Ramirez, unanimous vote for approval.

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 set-back of less than the Twenty (20) feet required in the case of the following lot zoned C-2 which abuts a Residential: 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.

The Board of Adjustment members had a brief discussion about the variance request allowing a rear-yard setback of less than the 20 feet.

Mr. Loren Hayes moved to accept the rear-yard setback request, seconded by Mr. Hallard Fields, unanimous vote for approval.

Adjourn.

Mr. Raul Ramirez made a motion to adjourn, seconded by Mr. Loren Hayes. Meeting was adjourned at 6:10 P.M.

These minutes read and approved this _____ day of _____, 2013.

Jim Pirrung, Chairperson

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATIONS OWNING ANY INTEREST IN THE BELOW DESCRIBED LAND OR ANY LAND LOCATED WITHIN TWO HUNDRED (200') FEET THEREOF AND TO ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

NOTICE

A public hearing will be held on Tuesday, the 5th day of February, 2013, at 6:00 o'clock p.m., central standard time, at the Board Room on the Second Floor of the City Hall of the City of Freeport, Texas, located at 200 West Second Street, within the corporate limits of said city, in Brazoria County, Texas, at which time and place the Board of Adjustment of said city will conduct a public hearing to consider a request by LONNIE LEOWE to grant a variance of Section 155.043 of the Comprehensive Zoning Ordinance of said city, codified as Chapter 155 of the Code of Ordinances of said City, to allow a 10 foot set-back on the rear property line of the following real property located therein:

Lot 13, Block 21 of the Velasco Townsite of the City of Freeport, Brazoria County, Texas, according to the map or plat of said townsite recorded in Volume 32, page 14 of the Deed Records of said county, known locally as 415 South Avenue A, Freeport, Texas.

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATIONS OWNING ANY INTEREST IN THE BELOW DESCRIBED LAND OR ANY LAND LOCATED WITHIN TWO HUNDRED (200') FEET THEREOF AND TO ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

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Lot 13, Block 21 of the Velasco Townsite of the City of Freeport, Brazoria County, Texas, according to the map or plat of said townsite recorded in Volume 32, page 14 of the Deed Records of said county, know locally as 415 South Avenue A, Freeport, Texas.

BY ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF FREEPORT, TEXAS, made on this the 11th day of January, 2013.

Building Official of the City of Freeport, Texas.

7881

979-233-3526

RECH: 00617869 1/11/2013 11:19 AM
OPER: 004 TERM: 009
REF#: 38468

TRAN: 106.0000 PERMITS
415 SOUTH AVENUE A VARIANCE
PERMIT - MISCELLANE 150.0000

TENDERED: 150.00 CHECK
APPLIED: 150.00-

CHANGE: 0.00

City of Freeport
Building Department
Phone: 979-233-3526

For Office Use Only

Case Number: _____

Date Filed: _____

ZBA Date: _____

Request for: _____

____ Variance
____ Nonconforming Use

**Application for
Variance**

1. Address or general location of site: 415 South AVE A

2. Subdivision	Block	Lots	Acres
_____	<u>21</u>	<u>13</u>	_____

3. Current Zoning Classification: M 1

4. Proposed or existing use of the site (please be specific):
Metal building for steel fabrication

5. Request a variance to the following sections of the Zoning Ordinance:
To change property line set back from 25'
to 10' on south end of lot # 13
(Alley end of lot)

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application. The application fee of \$150.00, to cover the cost of this variance request application, has been paid to the City of Freeport on 1-11, 2013. I also certify that I have been informed and understand the regulations regarding variances as specified in the Zoning Ordinance of the City of Freeport. I understand it is necessary for me or my authorized agent to be present at the Zoning Board of Adjustment public hearing.

Owner's signature: Lennie Lowe

BRAZORIA COUNTY
TEXAS

B L O C K 2 1

LOT 15

415 South AVE A

LOT 14

N 31°19'59" E 125.0

SUBJECT LOT 13

S 31°19'59" W 125.00

20' ALLEY

N 58°40'01" W
27.00'

FND. 1" I.P.

SET 5/8" I.R.

SET 5/8" I.R.

FND. 1/2" I.R.

24" RCP

DITCH

BRITT BAILEY STREET

LEGEND

- IRON PIPE/ROD
- ⊙ POWER POLE
- OH— OVERHEAD WIRE
- ▲▲ TOP BANK
- *— CHAIN-LINK FENCE

NOTES:

1. ALL BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRODUCTION OF THE SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: DECEMBER 12, 2012



Charles D. Wachtstetter
 CHARLES D. WACHTSTETTER
 REGISTERED PROFESSIONAL
 TEXAS REGISTRATION NUMBER

C:\Users\cdw\Documents\2012\4547\2012-12-12\4547-12-12.dwg

Brazoria CAD

Property Search Results > 259793 SUPERIOR FABRICATION & MAINT INC for Year 2013

Property

Account

Property ID: 259793 Legal Description: VELASCO (FREEPORT), BLOCK 21, LOT 13T018
 Geographic ID: 8110-0257-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 415 S AVE A Mapsco:
 FREEPORT, TX
 Neighborhood: COMM ACCTS Map ID:
 Neighborhood CD: COMM

Owner

Name: SUPERIOR FABRICATION & MAINT INC Owner ID: 98518
 Mailing Address: 415 S AVENUE A % Ownership: 100.0000000000%
 FREEPORT, TX 77541-4709
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SUPERIOR FABRICATION & MAINT INC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			