

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, January 27, 2015, 6:00 P.M.
Freeport Police Department, Municipal Courtroom
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Edward Garcia, Chairman
Tobey Davenport
Royce McCoy

Lesa Girouard
Eddie Virgil

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular meeting on **Tuesday, January 27, 2015 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Open Meeting.
2. Invocation.
3. Approval of the Minutes for December 9, 2014 Meeting.
4. Discuss and consider recommending to City Council to consider and accept the new road "ABC" Avenue, as part of the new 48,000 sq., ABC Training/Office Complex. The concrete roadway was constructed from the intersection of Britt Bailey and Avenue "H" heading north in front of the new complex and then turning west to connect to North Velasco Boulevard (FM 523). Requesting that, the City accept the road as "ABC Avenue," assign 1002 ABC Avenue, Freeport, TX 77541" as the physical address for the new complex, and inclusion in the City official road map.
5. Discuss and consider recommending to City Council to amend the RV Ordinance to include alternative paving materials in lieu of concrete cement pads.
6. Adjourn.

NOTE: ITEMS NOT NECESSARILY DISCUSSED IN THE ORDER THEY APPEAR ON THE AGENDA. THE PLANNING COMMISSION, AT ITS DISCRETION, MAY TAKE ACTION ON ANY OR ALL OF THE ITEMS LISTED.

I, Delia Munoz, City 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, January 23, 2015 at 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 Planning & Traffic Commission of the City of Freeport met in a called meeting on Tuesday, December 9, 2014 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas to discuss the following:

Planning Commission: Edward T. Garcia – Chairman
Tobey Davenport - absent
Royce McCoy
Lesa Girouard - absent
Eddie Virgil

Staff: Wallace Shaw, City Attorney
Delia Munoz, City Secretary
Kola Olayiwola – Building Official
Nat Hickey, Property Management

Guest: Ben Miller

Call to order.

There being a quorum Chairman Edward T. Garcia opened the meeting at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Consideration of approving the October 28, 2014 Minutes.

On a motion by Eddie Virgil, seconded by Royce McCoy, with all present voting “Aye”, the minutes of October 28, 2014 were approved.

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.

On a motion by Royce McCoy, seconded by Eddie Virgil, with all present voting “Aye”, the Planning Commission unanimously approved to sign 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.

Adjourn

Edward T. Garcia adjourned the meeting at 6:05 p.m.

Chairman Edward T. Garcia
City of Freeport, Texas

City Secretary – Delia Munoz
City of Freeport, Texas



**Texas Gulf Coast
Chapter**

December 2, 2014

Mr. Gilbert Arispe
Assistant City Manager
200 W. 2nd Street
Freeport, TX 77541

Re: New Associated Builders and Contractors, Inc. Training Complex

Dear Mr. Arispe,

Associated Builders and Contractors, Inc. (ABC) is constructing a new 48,000 square foot facility that will serve as the training center and office complex for ABC, the Brazosport Safety Council (BSC) and Merit Shop Training, Inc. (MSTI). As a part of the construction a new concrete roadway was constructed from the intersection of Britt Bailey and Avenue H heading north in front of the new complex and then turning west to connect to North Velasco Boulevard (FM 523)(see attached site plan). ABC is requesting that the City of Freeport name the new road "ABC Avenue" and that the address for the new complex be "1002 ABC Avenue, Freeport, TX 77541." If approved, please notify the appropriate parties so that we can begin receiving postal deliveries, permanent power connection and any necessary emergency services at this address.

Thank you for your consideration and I look forward hearing from you. Should you have any questions please feel free to give me a call.

Sincerely,

Terry McAlister
President

AVENUE "K"
(70' R.O.W., VOL. 32, PG. 14, P.R.E.C.)

AVENUE "J"
(70' R.O.W., VOL. 37, PG. 1A, P.R.E.C.)

AVENUE "I"
(70' R.O.W., VOL. 32, PG. 14, P.R.E.C.)

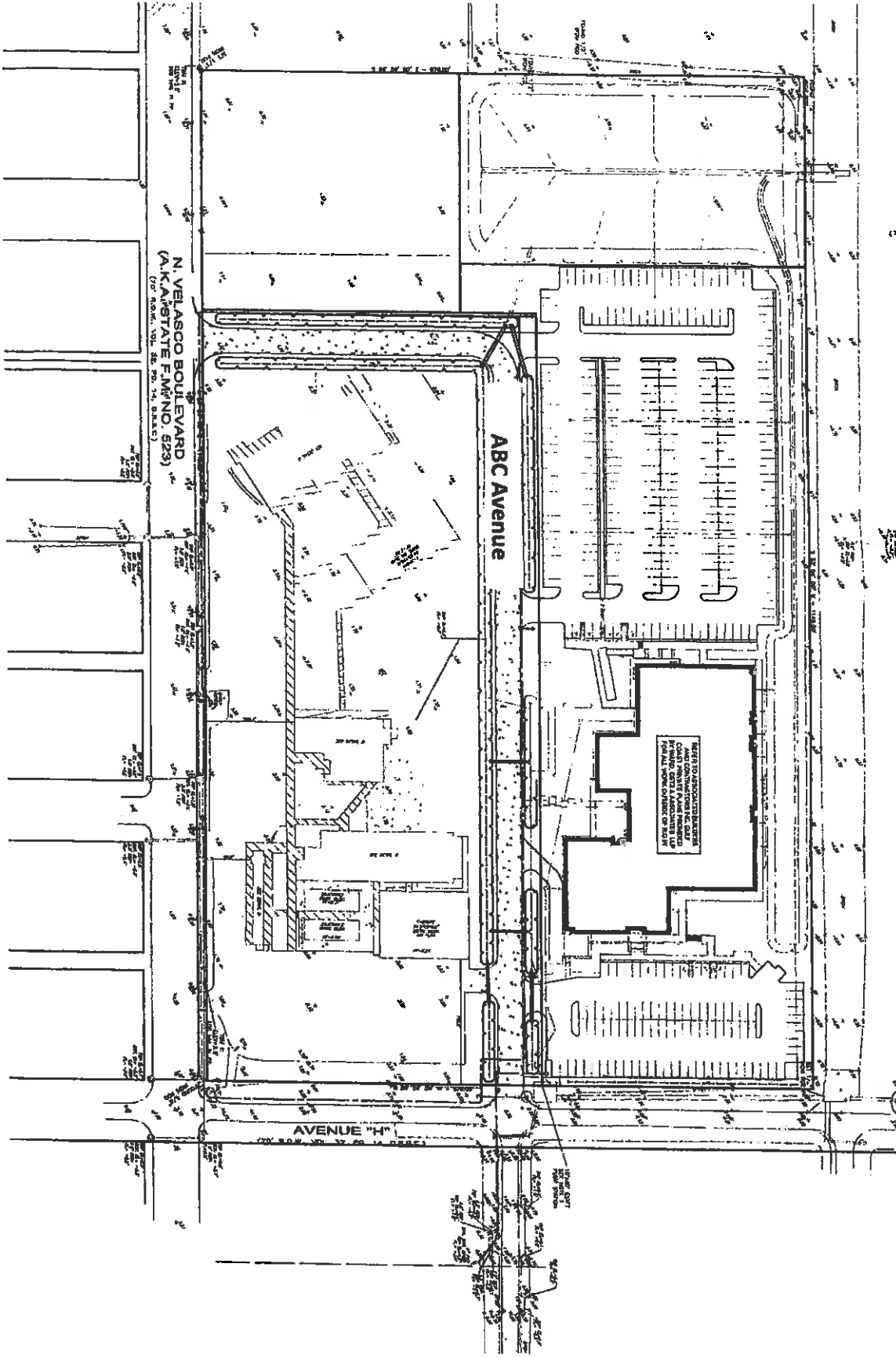
AVENUE "H"
(70' R.O.W., VOL. 32, PG. 14, P.R.E.C.)

N. VELASCO BOULEVARD
(A.K.A. STATE F.W.P.D. 528)
(70' R.O.W., VOL. 32, PG. 14, P.R.E.C.)

ABC Avenue

NOTED TO ASSOCIATED ENGINEERS
COUNTY ENGINEER AND FINANCIAL
OFFICER: STATE F.W.P.D. 528
FILED UNDER PLAN NO. 10011

AVENUE "H"
(70' R.O.W., VOL. 32, PG. 14, P.R.E.C.)



REVISION	DATE	BY	DESCRIPTION
1			PRELIMINARY PLAN
2			REVISED PLAN
3			REVISED PLAN

GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHOWN ARE AS LOCATED BY FIELD SURVEY.
- ALL UTILITIES NOT SHOWN ARE TO BE DELETED.
- ALL UTILITIES TO BE MAINTAINED ARE TO BE SHOWN WITH PROTECTIVE COLLARS.
- ALL UTILITIES TO BE DELETED ARE TO BE SHOWN WITH PROTECTIVE COLLARS.
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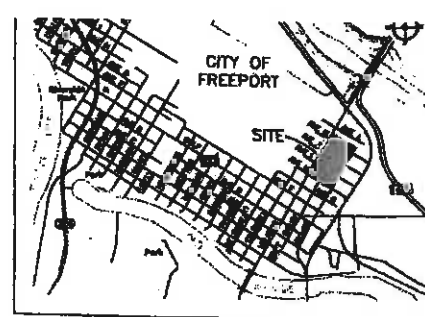
PROJECT: ASSOC. COUNT COAST
 1400 N. FREED
 DRAWN: [Name]
 CHECKED: [Name]
 DATE: [Date]

29. 55, LOTS 1-12, BLOCK 56, CLOSED ALLEYS THROUGH BLOCKS 44, 45, 46, 53, 54, 55, AND CLOSED PORTION OF BRITT BAILEY STREET, AVENUE I, J AND K OF FREEPORT TOWNSITE, BRAZORIA COUNTY, TEXAS, VELASCO TOWNSITE AND RECORDED IN COUNTY CLERK'S FILE NO. 2013-013453 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DEGRADATE SAID SUBDIVISION AS A REPLAT OF VELASCO TOWNSITE, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS (EXCEPT PRIVATE ROAD) EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON, FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADDES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF SUCH GRADDES, OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADDES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

Delia Munoz
TERRY MALISTER

OF BLOCKS 43, 44, 45, 46, 53, 54, 55, 56

BEING A SUBDIVISION OF 17.82 ACRES BEING LOTS 1-12, BLOCK 43, ALL OF BLOCKS 44, 45, 46, 53, 54, 55, LOTS 1-12, BLOCK 56, CLOSED ALLEYS THROUGH BLOCKS 44, 45, 46, 53, 54, 55, AND CLOSED PORTION OF BRITT BAILEY STREET, AVENUE I, J AND K OF VELASCO TOWNSITE, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 14 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS - COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY MALISTER, 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 PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF March, 2014.

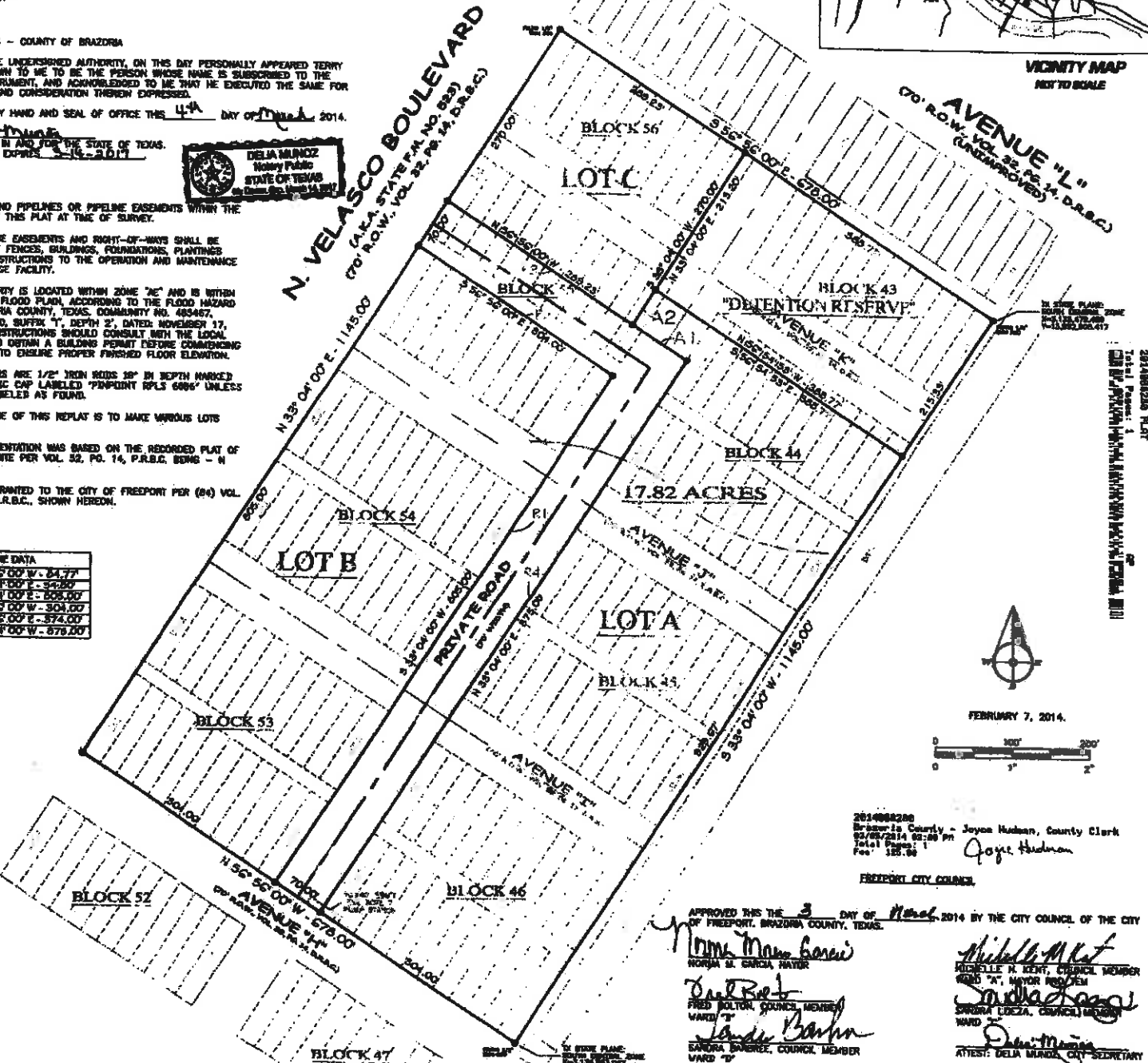
Delia Munoz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES 5-16-2017



NOTES:

- 1) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AT THE TIME OF SURVEY.
- 2) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 3) THIS PROPERTY IS LOCATED WITHIN ZONE "AE" AND IS WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD HAZARD MAP OF BRAZORIA COUNTY, TEXAS, COMMUNITY NO. 483467, PANEL NO. 078D, SUFFIX "1", DEPTH "2", DATED NOVEMBER 17, 1993. NEW CONSTRUCTIONS SHOULD CONSULT WITH THE LOCAL GOVERNMENT TO OBTAIN A BUILDING PERMIT BEFORE COMMENCING CONSTRUCTION TO ENSURE PROPER FINISHED FLOOR ELEVATION.
- 4) ALL CORNERS ARE 1/2" IRON RODS 36" IN DEPTH MARKED WITH A PLASTIC CAP LABELED "P/NP/INT RPLS 6086" UNLESS OTHERWISE LABELED AS FOUND.
- 5) THE PURPOSE OF THIS REPLAT IS TO MAKE VARIOUS LOTS INTO 5 TRACTS.
- 6) BEARING ORIENTATION WAS BASED ON THE RECORDED PLAT OF VELASCO TOWNSITE PER VOL. 32, PG. 14, P.R.B.C. 6086 - N 33° 04' 00" E.
- 7) EASEMENT GRANTED TO THE CITY OF FREEPORT PER (84) VOL. 60, PG. 676, O.R.B.C., SHOWN HEREON.

LINE DATA	
A1	N 56° 56' 00" W - 84.77'
A2	N 33° 04' 00" E - 342.00'
K1	N 33° 04' 00" E - 608.00'
A3	N 56° 56' 00" W - 304.00'
A4	S 56° 56' 00" E - 374.00'
A5	S 33° 04' 00" W - 879.00'



FEBRUARY 7, 2014.



2014080200
Brazoria County - Joyce Hudson, County Clerk
02/07/2014 02:00 PM
Total Pages: 1
Fee: 120.00
Joyce Hudson

FREEPORT CITY COUNCIL

APPROVED THIS THE 3 DAY OF March, 2014 BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

Norma Marie Garcia
NORMA M. GARCIA, MAYOR
Fred Bolton
FRED BOLTON, COUNCIL MEMBER
WARD 2
Sandra Danvers
SANDRA DANVERS, COUNCIL MEMBER
WARD 10
Michelle N. Kent
MICHELLE N. KENT, COUNCIL MEMBER
WARD 11, MAYOR PRO TEM
Sandra Liza
SANDRA LIZA, COUNCIL MEMBER
WARD 5
Delia Munoz
ATTEST: DELIA MUNOZ, CITY SECRETARY

VELASCO DRAINAGE DISTRICT

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 IN 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.
5. THAT VELASCO DRAINAGE DISTRICT IS RESPONSIBLE FOR FLOOD PLAN ADMINISTRATION OR THE ISSUANCE OF FEMA DEVELOPMENT PERMITS.

THIS 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 HEREON, THEIR OR ITS PRINCIPALS OR AGENTS.
Ed Hamlet
E.L. HAMLET, CHAIRMAN
F.R. Hamlet
F.R. HAMLET, SECRETARY
L.M. Jones
L.M. JONES, VICE CHAIRMAN
DATE: 2-13-14

STATE OF TEXAS - COUNTY OF BRAZORIA

I, GEORGE K. LANE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED RE-PLAT OF LOTS 1-12, BLOCK 43, ALL OF BLOCKS 44, 45, 46, 53, 54, 55, LOTS 1-12, BLOCK 56, CLOSED ALLEYS THROUGH BLOCKS 44, 45, 46, 53, 54, 55, AND CLOSED PORTION OF BRITT BAILEY STREET, AVENUE I, J AND K OF VELASCO TOWNSITE, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.

I FURTHER CERTIFY THAT THE ABOVE FACTS ARE CORRECT, AND DO FURTHER CERTIFY THAT THE LOCATION AND CONFIGURATION OF SAID SUBDIVISION ARE AS SHOWN.

George K. Lane
GEORGE K. LANE, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6086



FREEPORT PLANNING COMMISSION

APPROVED THIS THE 25th DAY OF Feb, 2014 BY THE CITY PLANNING COMMISSION OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

Jose Aguilar
JOSE AGUILAR, CHAIRPERSON
Edward Garcia
EDWARD GARCIA, CHAIRPERSON
Edie Wigal
EDIE WIGAL, CHAIRPERSON
Robert Davayno
ROBERT DAVAYNO, CHAIRPERSON
Reuben Euelor
REUBEN EUELOR, CHAIRPERSON

FIN POINT
Surveying & Mapping, LLC
P.O. BOX 3544, Lake Jackson, TX 77566
Phone (778) 296-3373 Fax (778) 299-3307

PROPERTY MANAGEMENT

March 7, 2014

Mr Terry McAlister
Associated Builders & Contractors
1400 Velasco Blvd
Freeport Tx 77541

re: Replat - Tax ID 8110-0519-000

Dear Mr McAlister

Find attached mylar master copy along with a reproduced copy of the ABC property re-plat being a subdivision of 17.82 acres consisting of lots 1-12, block 43, all of blocks 44, 45, 46, 53, 54, 55 and 56; closed alleys through blocks 44, 45, 46, 53, 54, 55; and a closed portion of Britt Bailey Street, South Avenue I, J and K of the Velasco Townsite, Brazoria County, Texas, according to the map or plat thereof recorded in volume 32, page 14 of the Deed Records of Brazoria County, Texas, along with the following documents:

- a) Tax Certificate
- b) Affidavit to File Plats not Approved by Commissioners Court.



N C Hickey
Property Manager