

COUNTY OF BRAZORIA )(

CITY OF FREEPORT )(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a called meeting on, **Tuesday, February 3rd, 2015 at 6:00 P.M.** at the Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

**Planning Commission:**

**Edward Garcia – Chairman  
Tobey Davenport  
Royce McCoy  
Lesa Girouard  
Eddie Virgil**

**Staff:** Kola Olayiwola, Building & Code Official  
Wallace Shaw, City Attorney

**Guests:** David L Hennig  
Cory Mc Minn  
Simon Virgil

**Open Meeting.**

There being a quorum Mr. Edward Garcia called the meeting to order at 6:00 p.m.

**Invocation.**

Mr. Wallace Shaw opened the meeting with a prayer.

**Approval of the Minutes for January 27th, 2015 Meeting.**

On a motion by Mrs. Eddie Virgil, seconded by Mrs. Lesa Girouard, with all present voting "Aye", the minutes of January 27th, 2015 were approved.

**Presentation by Mr. David Henning and Mr. Corey McMinn on Temporary Housing.**

**The Presenters**

**Mr. Hennig:** Gave a presentation on a proposal to bring in pre-manufactured modular structures to inside the City limits as temporary housing for Plant Workers. Each unit will be 16'W x 80'L (240SF) and consists of 4-6 dwelling units. Per his presentation, the critical items to make the plan work will include; availability of utilities (water & sewer) from the City, and a tract of land for lease to accommodate the proposed housing units. Revenues and proceeds from the venture will be split 50% each for Residential and Commercial Developments within the targeted zone. He also implied that facility may be structured as gated community for safety and security purposes.

**Mr. McMinn/2<sup>nd</sup> Presenter:** Followed up where Mr. Hennig stopped; He elaborated on the land/properties that they have looked at on the East End of Town, and the challenges they are facing due to multiple ownership. He asked P&Z Commissioners to show flexibility and make their proposal work. He argued that temporary housing is needed to make the plant workers stay and shop in Freeport districts.

### The Planning Commission

**Mr. McCoy:** Sought clarifications on how this project will be different from Hotel & Motel that are already in the City. The response was that, Hotel/Motel is daily rental while the proposed Temporary Housing will be operated on Monthly rates.

**Mrs. Girouard:** Expresses concern on where these kinds of Temporary Housing are going to be placed. Being temporary in nature, she wants assurance about security. She clarified her position on the issue and why she accepted to serve on the P&Z Board. Her hop is to see good things happening in Freeport. As such, she is not fully onboard with the proposal and needs more information to make any recommendations to the City Council.

**Mr. Garcia:** Also asked where the project will be located on the East End of town. He is aware of the multiple land ownership- which may impede the Land Use options (SUP, PUD, and Variance) associated with the project. To move forward, he would like to see plans, specifications and investment reports. He also suggests that, the presenters get with the appropriate City staff, i.e. the Building & Code Official for guidance on code requirements and applicable City ordinances.

**Mrs. Virgil:** Shears the same sentiment with the P&Z Chairman and would also like to see more information on the proposed venture before making any recommendations to the City Council.

**Mr. Davenport:** Compared the proposed venture to the old Temporary Housing for Chemical Plants that existed way back then. He wants to know from the presenters- who else have this, and how are they being managed? In other words, he wants the presenters to do more research and come back to the P&Z Commission.

### Adjourn.

Mr. Edward Garcia adjourned the meeting at 6:35 p.m.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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Chairman Edward T. Garcia  
City of Freeport, TX

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City Secretary- Delia Munoz  
City of Freeport, Texas