

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning Commission of Freeport met with City Council on Tuesday, February 26, 2019 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

Planning Commission: Eric Hayes
Stuart Herbst
Nicole Mireles
Andrew Dill
Cliff Vandergriff

Staff: Billywayne Shoemaker, Building Official
Yvette Ruiz, Building/Code
Chris Motley, Fire Chief
Mr. Hickey, Property Manager
Tim Kelty, City Manager
Laura Tolar, Asst. City Secretary
Daniel Ramirez, Building Inspector

City Council Troy Brimage Major
Sandra Loeza, Council
Ken Green, Council
Roy Yates, Council
Brooks Bass, Council
Wallace Shaw, Attorney

Visitors: Lila Diehl Jim Barnett
Rick Byers Sandra Barnett
Melanie Oldham Sam Reyna
Olin Massingill Ruben Renobeto
Gary Mitchell Robert Koole
Lamar Jordon Mr. Jolly
Sabrina Brimage Facts Rep.
Larry Fansher George Matamores
Paul Crow Kirk Paschal
Charles Johnson

Open Meeting.

Nicole Mireles called the meeting to order at 6:01 pm.

Pledge

Troy Brimage lead the Pledge

Work Session

Discussion regarding the development of residential lots less then the normal required lot width and square footage (25' lot discussion)

Mayor Troy Brimage open meeting telling everyone present that this meeting is only a workshop open for discussion only no decisions will be made or voted on. He then went on to introduce Tim Kelty.

Tim Kelty commits over 25' lots

City Manager Tim Kelty stated that there are over 1,000 25' lots which represents a lot of land being under utilized which presents several options to develop: Variances with the Board of Adjustments; create a planned unit development or townhomes; and/or change zoning ordinances to specify when development on lots this size would be appropriate.

Nat Hickey stated that the 25' lots are only located in Velasco and are not in the Urban Renewal area.

Ruben Renobato 1507 West 2nd asked who owns these lots and asked if townhomes can be developed on them.

Mr. Kelty said townhomes can only be in planned unit developments.

Mayor Brimage stated that any development on less than 50' will have a public hearing.

Charles Johnston said that he wants to see Freeport do well but 25' development will not look good because there is not enough property and is a fire hazard. He feels these homes should not be built between two existing homes. He stated that these lots should be offered to neighbors.

Jim Barnett said that one should take a constructive look back why Freeport has wrestled with 25' lots. The plan with Urban Renewal was to take these individual lots and combine to raw acreage then replat. He stated there was a \$500,000 bond issue to purchase.

George Matamores 1722 N Ave O stated he is a new home owner and is not against development if it's done right. He stated that 25' development is not for between houses or near ditches and believe they are fire hazards.

Ruben Renobato stated that it is an important issue and the city needed new families and taxable income. He added that there was substantial opposition at the Board of Adjustment meeting and believes it should be put on the ballot and if the majority is in favor of it then proceed.

Mayor Brimage stated that no one is beating our door down and these developers are offering an affordable product.

Councilman Ken Green stated that we need change to move forward and need to look at the whole picture.

Ruben Renobato stated that it would only be 93 homes and with the homestead exemption it would only be about \$86,000 in taxes.

Olan Massingill 1307 N Ave Q asked if this property is developmental and is it worth what we are going through.

Mayor Brimage stated that approximately 30 building permits were issued last year.

Cliff Vandergrift asked for the specifics of the setbacks.

Billy Shoemaker gave the setbacks and stated that the homes would have fire walls and no windows.

Louie Jones 1424 N Ave T stated that he has been in construction his whole life and these homes need to be looked at individually. Every avenue needs to be explored.

Rick Byers stated that he is from Freeport and it upset him to see Freeport so desolate. He said that the current economic cycle were the millennials who want small yards. He said they have worked hard to design homes with three bedroom, two bath and two car garages which is ideal for young people based on salary surveys. He said homes bring businesses. He said also retirees want small homes with small yards.

Andrew Hill said that he lived in a home such as this in the Woodlands and it served his family well.

Rick Byers added that they are paying about \$100 linear foot of infrastructure.

George Matamores stated that there are lots on Avenue N and Avenue M by the apartments.

Rick Byers responded that the model homes will be on Avenue M on four lots and will have to go in front of the Planning Commission.

Kirk Pascal stated they are trying to make the best of 25' lots. He stated they had completed the demographics and the amount of land is limited. He stated that there are 12,000 full time jobs in this area and people will live here or go to another town. Studies show that people want less

yards. He said that in Freeport the average home has one garage and these homes will have a two car garage with room for two more cars in the driveway and cars will not be in the road. He said that there is an open window with interest rates and tremendous job growth and this will not last. He added that these homes will improve neighborhoods and for some individuals there is 100% financing with \$0 down meaning immediate occupancy.

Nicole Mireles stated that this is not one size fits all. She added we need to move forward keeping everyone safe.

Mayor Troy Brimage stated that we would not be building these houses in between two existing houses. He added that the City appreciated Reality World working with the City.

Roy Yates stated that he agreed with Louie Jones and each property should ask for a variance and if there is not a problem allow them to build.

Adjourn

Nicole Mireles adjourned the meeting at 7:23 pm on a motion by Andrew Dill and second by Eric Hayes

Nicole Mireles - Chairman
City of Freeport, Texas

Yvette Ruiz
City of Freeport, Texas