



**AGENDA
PUBLIC HEARING
FREEPORT CITY PLANNING COMMISSION
TUESDAY, SEPTEMBER 22, 2020 at 6:00 P.M.**

Planning Commission

Members:

Eric Hayes
Andrew H. Dill

Nicole Mireles

Melanie Oldham
Clifford Vandergriff

THE CITY PLANNING COMMISSION OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON TUESDAY, THE 22ND DAY OF SEPTEMBER 2020, AT 6:00 P.M., AT THE FREEPORT POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD, FREEPORT TEXAS FOR THE FOLLOWING PURPOSES:

BECAUSE OF THE PUBLIC HEALTH THREAT, SEATING WILL BE POSITIONED TO MEET THE REQUIREMENTS OF THE CDC, AND ATTENDEES WILL BE REQUIRED TO WEAR A FACE MASK.

THE GENERAL PUBLIC MAY ALSO JOIN THE PUBLIC MEETING REMOTELY BY TELECONFERENCE BY DIALING:

(US): (425) 436-6312 AND USING ACCESS CODE 5678901

OR

**AUDIO VISUAL CONFERENCE CALL USING:
PCs, Macs®, Chromebooks™, iOS and Android™ phones and tablets.**

International dial-in numbers: https://fccdl.in/i/city_council_092220

**For users wanting to view and listen to the City Council meeting via a web browser go to
[https:// join.freeconferencecall.com/city_council_092220](https://join.freeconferencecall.com/city_council_092220)**

Enter access code 5678901 and the online meeting ID: city_council_092220

For additional assistance connecting to the meeting text 'Call Me' to the Dial-In number above and you will be called into the conference. Message and rates may apply.

THE MEETING IS BEING HELD FOR THE FOLLOWING PURPOSES:

CALL TO ORDER: *The Chairperson will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

- **INVOCATION:** (Planning Commission Member)
- **PLEDGE OF ALLEGIANCE:** (Planning Commission Member)
- **ADMINISTER OATH OF OFFICE TO NEW BOARD MEMBER**
- **ORIENTATION SESSION**

PLANNING COMMISSION BUSINESS

REGULAR SESSION:

1. Consideration of approval of the minutes of previous meeting minutes for 09-03-2020

OPEN PUBLIC HEARING:

PUBLIC HEARING:

1. Discuss and take action on Lyon Subdivision a two lot subdivision of the Charles E. and Paula O. Lyon called 22.703 acre tract recorded in county clerks file no, 13-014345 of the Brazoria county official records situated in the Stephen F. Austin 7-1/3 league abstract 20 city of Freeport Brazoria county, Texas

2. Discuss and take action on Pena subdivision a combination of lots 485 and 486, block 3 of the Bar x Ranch subdivision section 2 recorded in volume 16, page 119-128 of the Brazoria county plat records situated in the Samuel Carter survey abstract 53 Brazoria county, Texas August 2020

3. Discuss and take action on Gregory Subdivision a 2 lot subdivision of the Mike Gregory called 2.739 Acre Tract Recorded in Clerk's File No. 20-033374 of the Brazoria County Official Records and Situated in the John McNeel Survey Abstract 92 Brazoria County, Texas September 2020.

CLOSE PUBLIC HEARING:

TAKE ACTION ON PUBLIC HEARING

Items not necessarily discussed in the order they appear on the agenda. The Planning and Zoning Board at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

ADJOURN:

ACCESSIBILITY STATEMENT This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 233-3526.

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the rear door of the City Hall, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, before 6:00 p.m., in accordance with Open Meetings Act.



Yvette Ruiz
City of Freeport, Texas

PLANNING COMMISSION BUSINESS

REGULAR SESSION

Consideration of approval of the minutes of previous meeting minutes for 06-15-2020 and 06-30-2020 and 07-28-2020.

On a motion by Eric Hayes and seconded by Andrew Dill with all present, voting “ Aye” motion passes the approval of previous meeting minutes for 6-15-2020, 6-30-2020 and 7-28-2020.

Discuss and take Action to issue a letter of support from The Planning and Zoning Board, in regard to the City’s Main Street Grant Application.

Tim Kelty spoke and said what this is all about is to re-enter back in to the Texas Main Street program handled by LeAnn Strahan she just needs support from various Boards.

Jessie Parker 323 East 7th asked why did they with withdraw.

Nicole Mireles response was at the time there was some lady’s running the Main Street and Jeff just did away with it reason unknown, and she is glad to see it come back.

On a motion by Cliff Vanergriff and seconded by Eric Hayes with all present voting “Aye “ motion passes to issue letter of support in regards to the City’s Main Street Grant Application

Discussion and take Action to Recommend to Council the awarding of RFP 2001 to Kendig Keast Collaborative and authorizing the City Manager to execute a contract.

Billy spoke to the commission, this is a program that we’ve been looking into it’s been in our strategic plan for two years, our comprehensive zoning subdivision ordinance is extremely out of date very confusing and there’s been a lot of drafts over drafts and changes that have been made over the last 50 years, the last time we did a full comprehensive change to the ordinance as a result of subdivision building standards was 1964 and a lot of things have changed a lot of requirements have changed all that we have adopted the new building standards we still have a lot of verbiage in our existing that says shall use concrete asbestos water mains, we do not want to comply with that, need to go through all ordinances, went out for bids and Kendig Keast won the bid.

Commission asked how much does this cost

Stephanie Russell spoke to commission about how many times they will meet with Planning Commission and how it is budgeted.

Tim Kelty mentioned that it is two components zoning and subdivision.

Melonie Oldham made comments on price and why did we not go with another firm what was brought up before.

Billy's answer was that it was a different kind of program.

Andrew made a commit about GIS and how it would benefit the community

On a motion by Cliff Vandergriff and seconded by Andrew Dill with all present voting "Aye" motion passes to award the REP 2001 Kendig Keast collaborative and authorizing the City Manager to execute a contract

Discussion: On allowing the use of golf carts and ATVs on City streets.

After full discussion Planning Commission recommends no change to existing ordinance

Discussion: A possible ordinance amending section 150.011 of the code of ordinances of the City of Freeport.

Discussed the 1300 sq. ft. size of homes and possible going down to 1000 sq. ft. and possibly allowing the Building Official to sign off on smaller size homes so there will not be costs to home builders, or do away with this ordinance all together, Billy stated Kendig Keast will be reviewing all this also and have public input within 15 months.

Discuss and take action: on previously tabled item, to recommend to the City Council a change to Chapter 76. Amending section 76.02, C 13, 14, and 15.

Billy spoke to the Planning Commission about driving down the streets and how bad the streets have become currently there are only 3 homes on 5th street and more on the other truck route Street department has been doing repairs on other streets that are on currant truck route

Maria Owens spoke to the Planning Commission said there has been an increase on trucks going up and down 5th St.

Billy answered because of repairs being done on the approved route the trucks are going down 5th St. The Port is growing so more traffic will be going through there.

Melonie Oldham made suggestion to change the ordinance, to change truck route and for the Commission to read the bill that Dennis Bonnen wrote about heavy haul Bill on Second Street.

Brooks Bass spoke to Planning Commission he mentioned he was speaking as citizen not the Mayor he is speaking from a safety point of view and is hand in hand with the Planning Commission with the 15 mph speed zone and cleaning the streets also stated that 5th street is the best road for the truck route because it is a concrete street.

Cliff mentioned that he has driven trucks through all the routes for years and agrees that 5th St. is the safest route also mentioned that the dust is real bad for the Marina. Also stated that all heavy haul loads are coming out of the main gate to get out to the highway.

On a motion by Cliff Vandergriff to recommend to City Council to change Chapter 76 amending section 76.02 C 13, 14 and 15 with the changes of changing the speed limit to 15 mph on that road and require the Port of Freeport to regularly clean the road to keep the dust down, with a seconded by Andrew Dill with all present voting "Aye" motion passes.

ADJOURN

On a motion by Andrew Dill and seconded by Cliff Vandergriff with all present voting "Aye" Nicole Mireles adjourned the meeting at 7:05 pm.

Nicole Mireles - Chairman
City of Freeport, Texas

Yvette Ruiz
City of Freeport, Texas



Agenda Item # /

Title: Discuss and take action on Lyon Subdivision a two lot subdivision of the Charles E. and Paula O. Lyon called 22.703 acre tract recorded in county clerks file no, 13-014345 of the Brazoria county official records situated in the Stephen F. Austin 7-1/3 league abstract 20 city of Freeport Brazoria county, Texas

Date: September 22, 2020

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the re-plat of subject property

Item Summary:

Hold public hearing and upon closing of public hearing approve replat.

Background Information:

Subdivide lot and sale lot 2

Special Considerations

This property is Located in the City's ETJ.

Supporting Documentation:

Copy of plat and associated paperwork will be attached.



Agenda Item # 2

Title: Discuss and take action on Pena subdivision a combination of lots 485 and 486, block 3 of the Bar x Ranch subdivision section 2 recorded in volume 16, page 119-128 of the Brazoria county plat records situated in the Samuel Carter survey abstract 53 Brazoria county, Texas August 2020

Date: September 22, 2020

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the re-plat of subject property

Item Summary:

Hold public hearing and upon closing of public hearing approve replat.

Background Information:

Combine two lots for construction of single family home

Special Considerations

This property is Located in the City's ETJ.

Supporting Documentation:

Copy of plat and associated paperwork will be attached.



Agenda Item # 3

Title: Discuss and take action on Gregory Subdivision a 2 lot subdivision of the Mike Gregory called 2.739 Acre Tract Recorded in Clerk's File No. 20-033374 of the Brazoria County Official Records and Situated in the John McNeel Survey Abstract 92 Brazoria County, Texas September 2020.

Date: September 22, 2020

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the re-plat of subject property

Item Summary:

Hold public hearing and upon closing of public hearing approve replat.

Background Information:

Subdivide lots and sale of lot 2

Special Considerations

This property is Located in the City's ETJ.

Supporting Documentation:

Copy of plat and associated paperwork will be attached.