



**AGENDA
PUBLIC HEARING
FREEPORT CITY PLANNING COMMISSION
TUESDAY, OCTOBER 27, 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 27TH DAY OF OCTOBER 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 CALLS USING:

PCs, Macs®, Chromebooks™, iOS and Android™ phones and tablets.

International dial-in numbers: https://fccdl.in/i/city_council_102720

For users wanting to view and listen to the City Council meeting via a web browser go to [https:// join.freeconferencecall.com/city_council_102720](https://join.freeconferencecall.com/city_council_102720)

Enter access code 5678901 and the online meeting ID: city_council_102720

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**

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 Strother Subdivision a combination of Lots 2 and 3, Block 2 of the San Bernard River Estates Unit One as recorded in Volume 16, Pages 2-3 Of the Brazoria County Plat Records in the William Cummins Survey Abstract 59 Brazoria, County, Texas September 2020.

2. Discuss and take action on BAR X RANCH SUBDIVISION, SECTION 4 Lot 63A- 2.05 Acres Amended Plat of all of Lots 62 and 63, Block 1, Bar X Ranch Subdivision, Section 4, as Originally platted in Volume 16, Pages 167-170, Plat Records, Brazoria County, Texas.

3. Discuss and take action on REPLAT of Lots 50-51, Block 4 of BAR X RANCH SECTION FIVE Recorded in Volume 16, Pages 195-198 of the Brazoria County Plat Records in the ASA Mitchell Survey Abstract 97 City of Freeport (ETJ) Brazoria County, Texas October 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

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning Commission of Freeport, Texas met on Thursday, September 03, 2020 at 6:00 p.m. at Freeport Council Chambers, 430 N. Brazosport Blvd, Freeport Texas for the purpose of considering the following agenda items:

Planning Commission: Eric Hayes
 Nicole Mireles
 Andrew Dill
 Cliff Vandergriff

Staff: Yvette Ruiz- Building/Code
 Tim Kelty- City Manager
 Stephanie Russell-Asst. City Manager
 Billy Shoemaker-Director Building/Code
 Laura Tolar- Asst. City Secretary

Visitors: Melanie Oldham
 David McGinty
 Marie Owens
 Jessie Parker

CALL TO ORDER

Nicole Mireles called the meeting to order at 6:00 pm.

INVOCATION

Andrew Dill offered the Invocation

PLEDGE OF ALLEGIANCE

Nicole Mireles led the Pledge of Allegiance

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 # 1

Title: Public Hearing: Discuss and take action on Strother Subdivision a combination of Lots 2 and 3, Block 2 of the San Bernard River Estates Unit One as recorded in Volume 16, Pages 2-3 of the Brazoria County Plat Records in the William Cummins Survey Abstract 59 Brazoria, County, Texas September 2020.

Date: October 27, 2020

From: Stephanie Russell, Assistant City Manager

Staff Recommendation:

Staff recommends approval of the replat.

Item Summary:

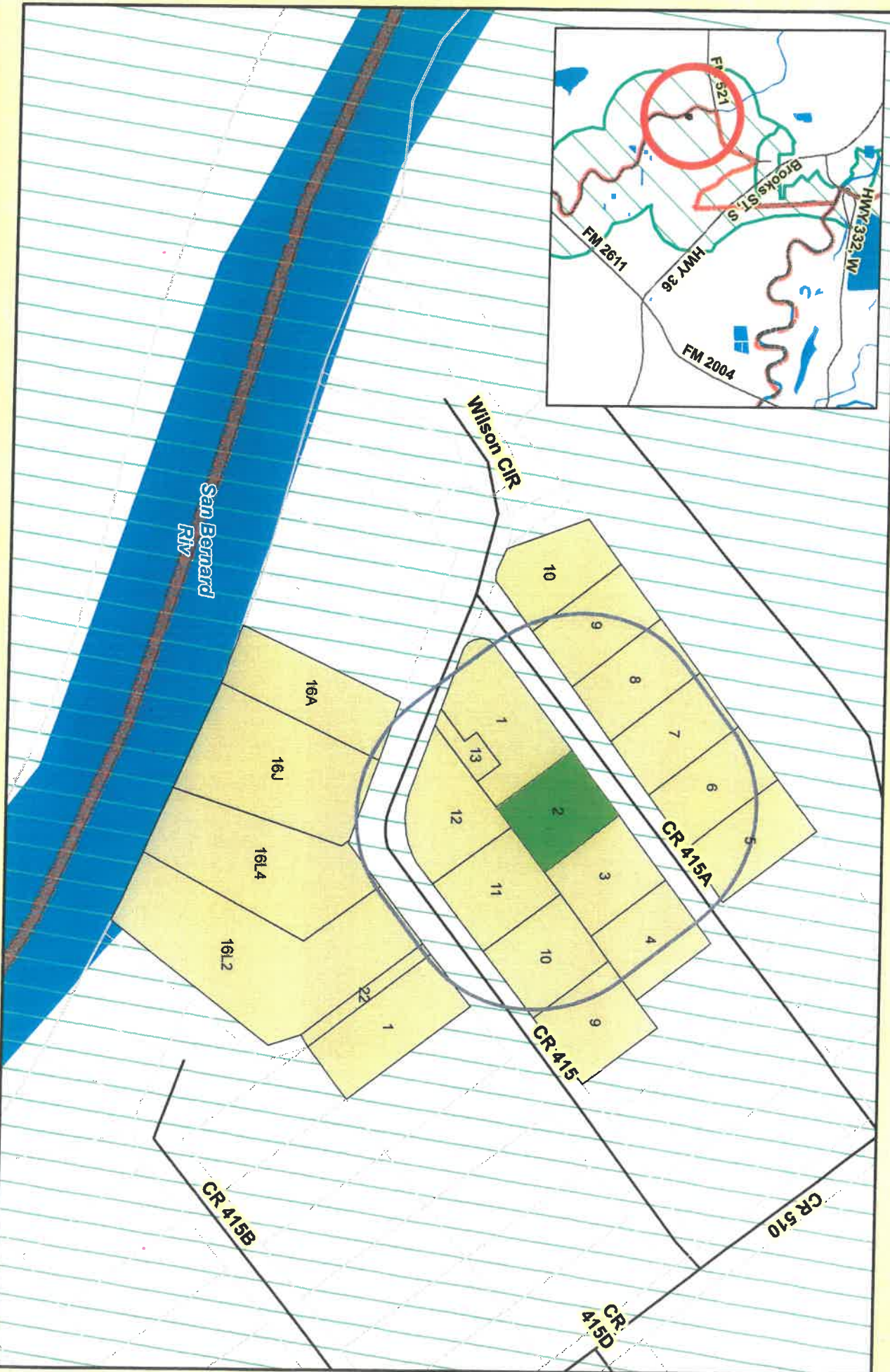
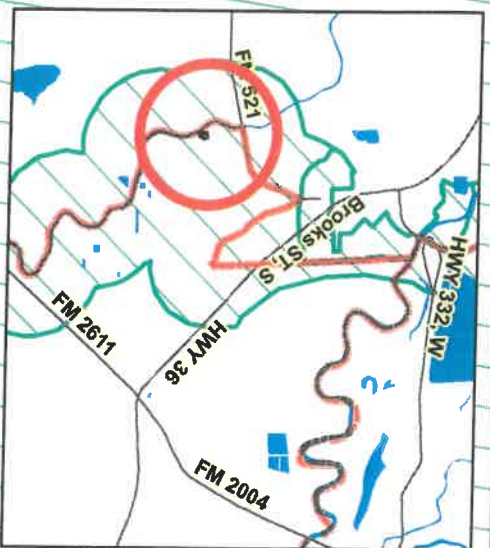
The applicant is requesting to combine two lots in the Strother Subdivision. Notice of this hearing was certified mailed to applicable land owners and published in The Facts Newspaper September 28, 2020. West Brazoria County Drainage District No. 11 has issued a Letter of No Objection.

Special Considerations:

This property is in the City's ETJ.

Supporting Documentation:

Location Map
Plat

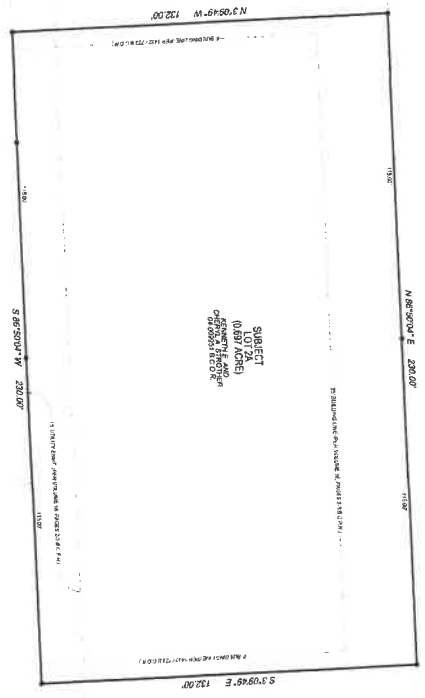
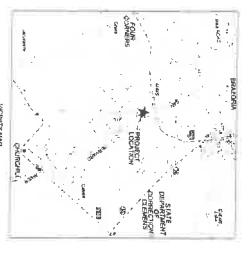


Replat Property Location Map

Property ID 245099

Author: Laura Tolar
 Document Path: S:\GIS Data\245099
 Strother replat 2004 w\template.mxd





SUBJECT
LOT 2A
(0.897 ACRE)
OF THE TRACT OF
0.92897 ACRES
AS SHOWN

SANBORN BUSH ESTATES
UNIT ONE BLOCK
VOLUME 10 PAGE 23 & 24 P. 9

Donald Roberts
Surveyor
February 14



Kenneth E. Stettin
Surveyor
August 14

David K. Roberts

Dee J. Abbott



STROTHER SUBDIVISION

Sanborn Bush Estates
Volume 10 Pages 23 & 24
Brazoria County Plat Records
Brazoria County Texas

D & W
Doyle & Wachstetter, Inc.
Surveying and Mapping GIS
10000 West Loop South, Suite 1000
Houston, Texas 77042
Tel: 281.465.1111
Fax: 281.465.1112



Agenda Item # 2

Title: Public Hearing: Discuss and take action on BAR X RANCH SUBDIVISION, SECTION 4 Lot 63A- 2.05 Acres Amended Plat of all of Lots 62 and 63, Block 1, Bar X Ranch Subdivision, Section 4, as Originally platted in Volume 16, Pages 167-170, Plat Records, Brazoria County, Texas.

Date: October 27, 2020

From: Stephanie Russell, Assistant City Manager

Staff Recommendation:

Staff recommends approval of the replat.

Item Summary:

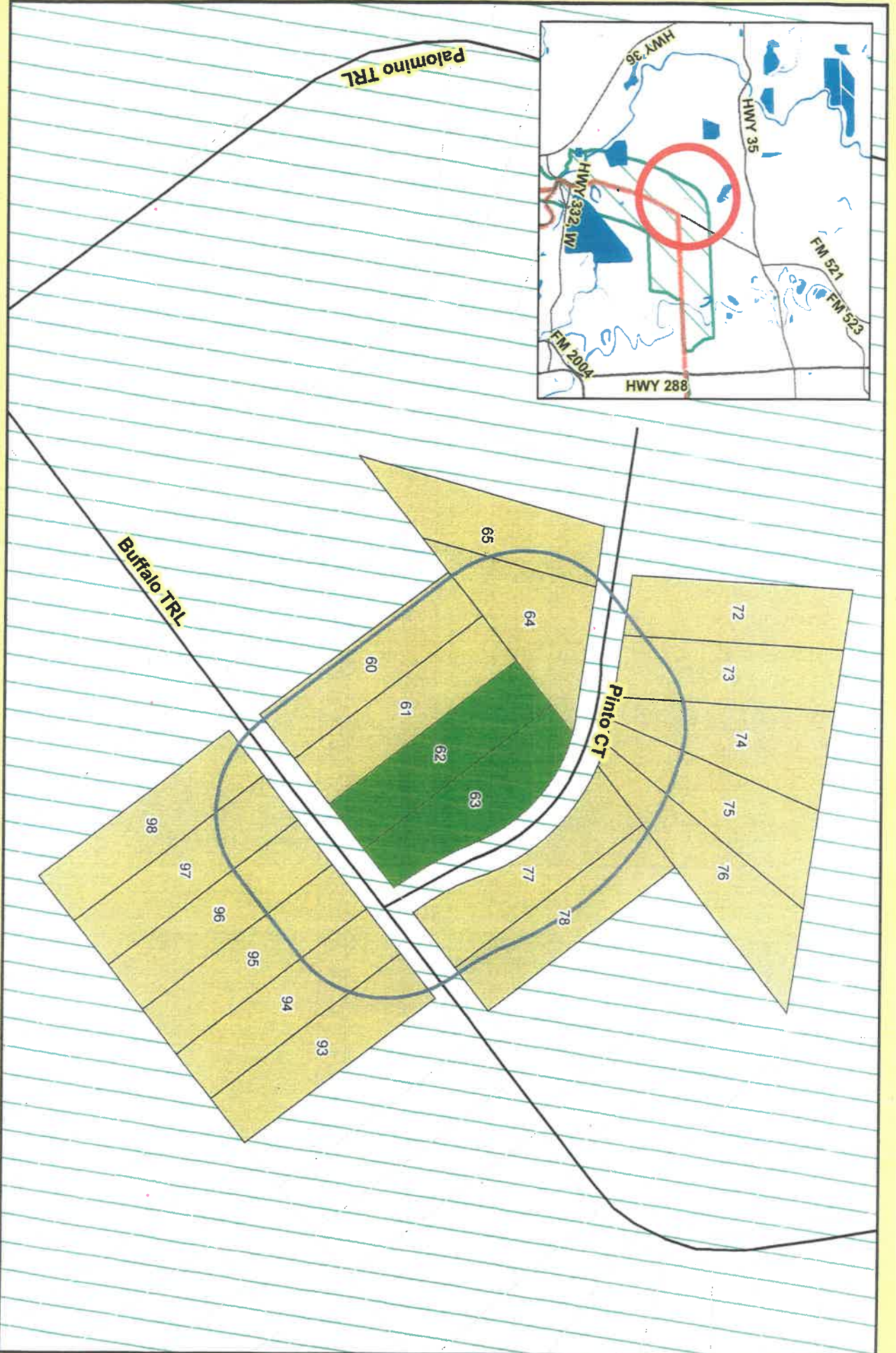
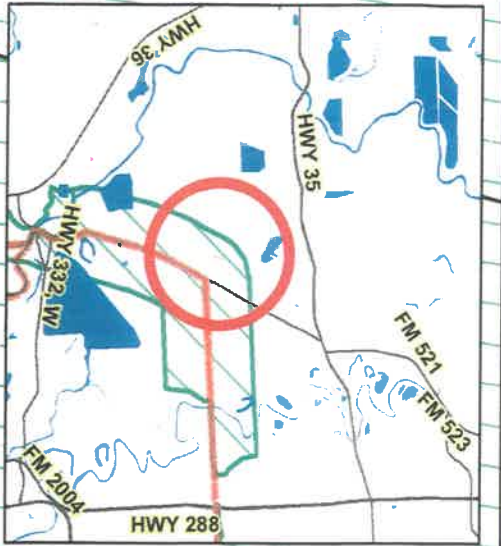
The applicant is requesting to combine two lots on block 1 in the Bar X Ranch Subdivision. Notice of this hearing was certified mailed to applicable land owners and published in The Facts Newspaper September 28, 2020.

Special Considerations:

This property is in the City's ETJ.

Supporting Documentation:

Location Map
Plat



- Legend**
- 184550 & 184551
 - 2000 Buffer
 - Buffered Parcels
 - City Limit
 - ROADS
 - City of Freeport ETJ
 - Water

Replat Property Location Map

Property ID 184550



Author: Laura Tolar
 Document Path: S:\GIS_Data\184550_garcia
 replat_200ft_w_template.mxd



PROPOSED LOT 63A
FIELD NOTES OF A 2.05 ACRE TRACT COMPOSED OF LOTS 63 AND 62, BLOCK 1, BAR X RANCH, SECTION FOUR, A SUBDIVISION
IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT IN VOLUME 16, PAGES 167-170, OF THE PLAT RECORDS OF
BRAZORIA COUNTY, TEXAS, AND SAID 2.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY PAGES AND BLOCKS AS
FOLLOWS:

BEGINNING at a 1" iron pipe found at the intersection of the North right-of-way line of Buffalo Trail (60 feet wide) with the
West right-of-way line of Pinto Court (60 feet wide); said pipe also marking the Southeast corner of Lot 63, Block 1, Bar
X Ranch, Section 4, Brazoria County, Texas;

THENCE: South 89° 03' 20" West 92.25 feet, along the North right-of-way line of Buffalo Trail, to a 1/2" iron rod found for
corner of the Southwest corner of Lot 63 and the Southeast corner of Lot 62, Block 1, Bar X Ranch, Section 4;

THENCE: South 89° 06' 22" West 106.21 feet, along the North right-of-way line of Buffalo Trail, to a 1/2" iron rod found for
corner of the Southwest corner of Lot 63 and the Southeast corner of Lot 61, Block 1, Bar X Ranch, Section 4;

THENCE: North 0° 57' 03" West 409.87 feet, along the East line of said Lot 61, to a 1/2" iron rod found for corner of the
Northwest corner of said Lot 61 in the South line of Lot 64, Block 1, Bar X Ranch, Section 4;

THENCE: North 89° 01' 11" East 106.21 feet, along the North line of said Lot 62 and the South line of said Lot 64, to a
1/2" iron rod found for corner of the Northeast corner of said Lot 62 and the Northwest corner of said Lot 63;

THENCE: North 89° 57' 49" East 70.24 feet, along the North line of said Lot 63 and the South line of said Lot 64, to a
1/2" iron rod found for corner in the West right-of-way line of Pinto Court;

THENCE: Along the West right-of-way line of Pinto Court, in a Southerly direction, curved a curve to the right having a
radius of 270.00 feet for a distance of 282.25 feet to a 1" iron pipe found at the end of said curve; said curve has a
chord which bears South 12° 40' 41" East 248.37 feet;

THENCE: South 14° 53' 09" West 45.87 feet, along the West right-of-way line of Pinto Court, to a 1" iron pipe found at
the beginning of a curve to the left having a radius of 430.00 feet;

THENCE: Along the West right-of-way line of Pinto Court, curved said curve to the left for a distance of 118.32 feet to a
1/2" iron rod found at the end of said curve; the chord of said curve bears South 0° 52' 14" West 117.95 feet to a 1/2" iron
rod found at the end of said curve;

THENCE: South 0° 57' 02" East 5.00 feet, along the West right-of-way line of Pinto Court, to the place of beginning.
Said tract therein containing 2.05 acres of land.

EDUCATION:

WE, DANIEL GARCIA AND KHAMARI GARCIA, OWNERS OF THE PROPERTY PLATTED ON
THIS DOCUMENT TO HERBY COMBINE LOTS 62 AND 63, BLOCK 1, BAR X RANCH
ADJACENT SECTION 4, INTO ONE LOT TO BE KNOWN AS LOT 63A, ACCORDING TO
THE LINES, DIMENSIONS, EASEMENTS AND BUILDING LINES AS SHOWN
HEREON.

[Signature]
DANIEL GARCIA

[Signature]
KHAMARI GARCIA

NOTARY PUBLIC
STATE OF TEXAS - - - - COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL
GARCIA, 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 PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

OVER ME AND MY OFFICE THIS THE 3rd DAY OF Sept.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-20-2024

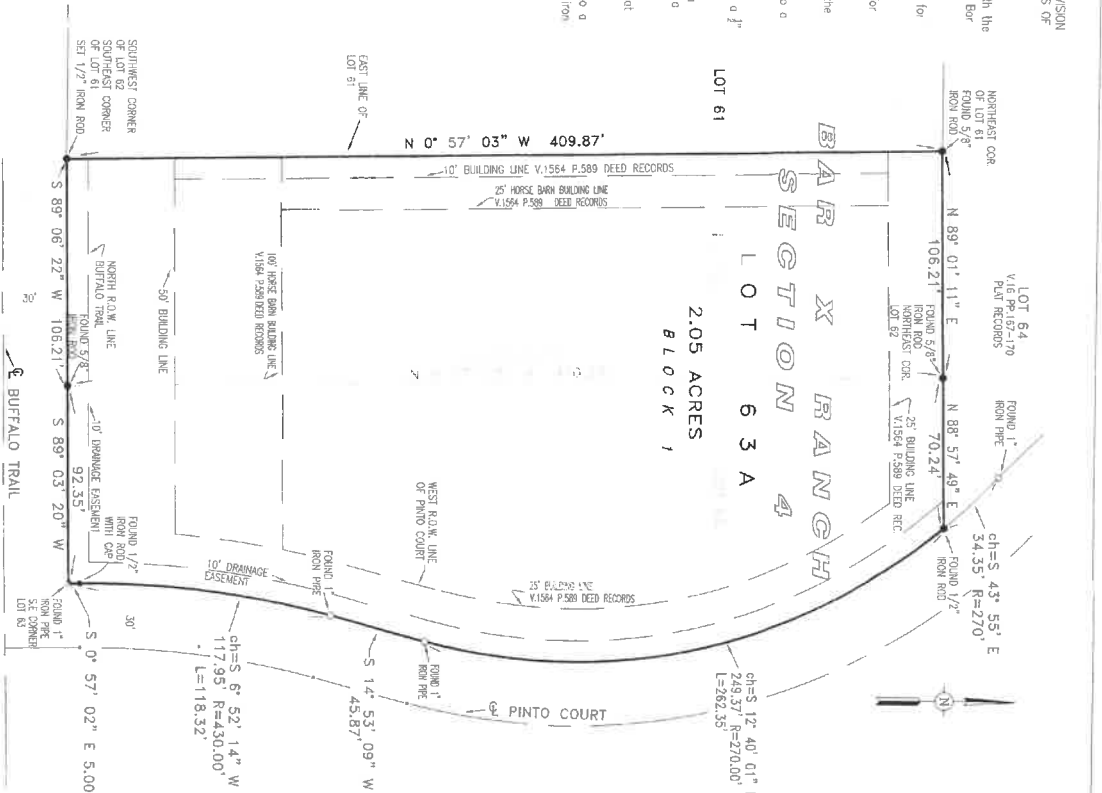
NOTARY PUBLIC
STATE OF TEXAS - - - - COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KHAMARI GARCIA, KNOWN
TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
HEREIN EXPRESSED.

OVER ME AND MY OFFICE THIS THE 3rd DAY OF Sept.
2020
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-20-2024

14-201 (M-459)
FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
PLAT NO. 10020560
201 SOUTH WELLS
AND TEXAS 77515
979-499-3141



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE OLD LOTS 62 AND 63 INTO ONE LOT
TO BE KNOWN AS LOT 63A WITH THE ADDRESS 620 BUFFALO TRAIL - AMARLETON,
TEXAS 77515.
2. THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "M" AND IS IN THE 100 YEAR
FLOOD PLAIN ACCORDING TO THE FLOOD HAZARD MAP IN BRAZORIA COUNTY, TEXAS,
COMMUNITY #489458. PANEL #0588. SHEET #428. BEST FLD. 27
DATE: 6-5-89. ZONE "M".
3. BUILDING LINES AND EASEMENT LINES ARE THOSE SHOWN IN VOLUME 16, PAGES
167-170, PLAT RECORDS AS ADJUSTED FOR THE NEW LOT. INTERIOR LOT LINE
EASEMENTS AND BUILDING LINES TO BE REMOVED BY A SEPARATE DOCUMENT.
4. HORSE BARN BUILDING SET BACK LINES AS PER VOLUME 1564, PAGE 989 OF THE
DEED RECORDS SURROUNDING PROPERTY LINE.
5. ALL SET 1/2" IRON RODS HAVE CAP STAMPED STROUD, RP.S. 2112

AMENDED PLAT OF ALL OF LOTS 62 AND 63,
BLOCK 1, BAR X RANCH SUBDIVISION, SECTION 4, AS
ORIGINALLY PLATTED IN VOLUME 16, PAGES 167-170,
PLAT RECORDS, BRAZORIA COUNTY, TEXAS

BAR X RANCH SUBDIVISION, SECTION 4
LOT 63A - 2.05 ACRES

CITY COUNCIL APPROVAL:
APPROVED BY CITY COUNCIL OF CITY OF FREEPORT,
BRAZORIA COUNTY, TEXAS ON THIS THE 20 DAY
OF Sept. 2020

PLANNING COMMISSION APPROVAL:
APPROVED BY PLANNING COMMISSION OF CITY OF FREEPORT,
BRAZORIA COUNTY, TEXAS ON THIS THE 20 DAY
OF Sept. 2020

WARD A
WARD B
WARD C
WARD D

MAJOR
MINOR

APPROVED BY CITY SECRETARY
CITY SECRETARY

APPROVED BY SURVEYOR
SURVEYOR

SCALE: 1" = 40'
GRAPHIC SCALE
0 40 80 120
7-31-20 8-7-20 8-31-20
41 2663



Agenda Item # 3

Title: Public Hearing: Discuss and take action on REPLAT of Lots 50-51, Block 4 of BAR X RANCH SECTION FIVE Recorded in Volume 16, Pages 195-198 of the Brazoria County Plat Records in the ASA Mitchell Survey Abstract 97 City of Freeport (ETJ) Brazoria County, Texas October 2020.

Date: October 27, 2020

From: Stephanie Russell, Assistant City Manager

Staff Recommendation:

Staff recommends approval of the replat.

Item Summary:

The applicant is requesting to replat lots 50-51 on block 4 in the Bar X Ranch Subdivision. Notice of this hearing was certified mailed to applicable land owners and published in The Facts Newspaper September 30, 2020.

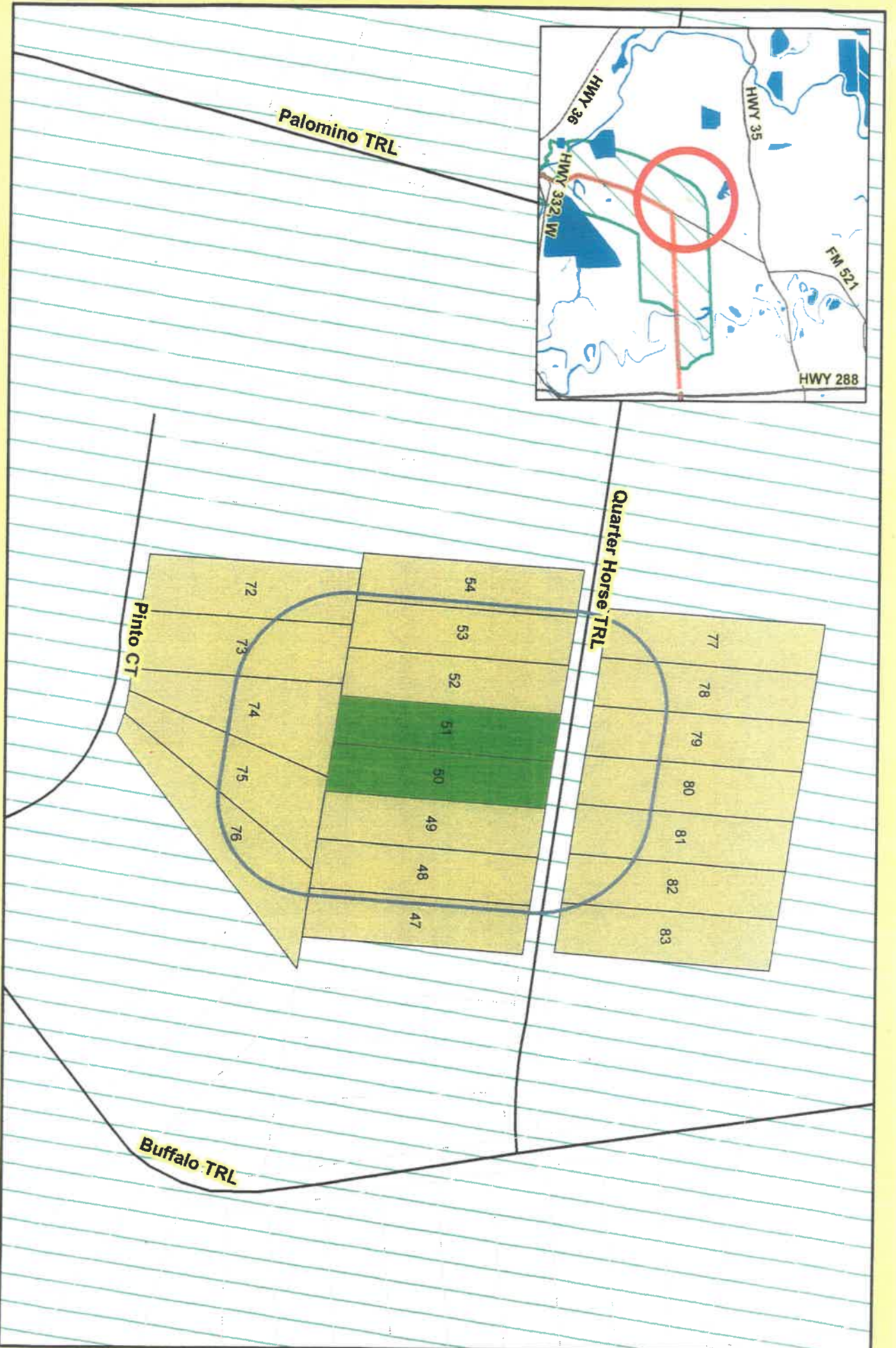
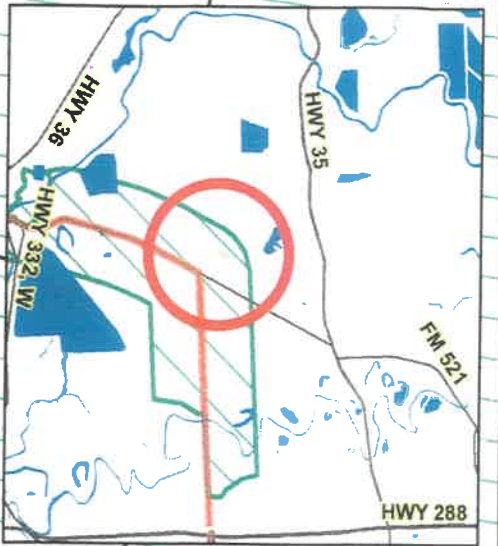
Special Considerations:

This property is in the City's ETJ.

Supporting Documentation:

Location Map

Plat



- Legend**
- 184784 & 184785
 - 200' Buffer
 - Buffered Parcels
 - City Limit
 - ROADS
 - City of Freeport ETJ
 - Water

Replat Property Location Map

Property ID 184784 & 184785



Author: Laura Tolar
 Document Path: S:\GIS Data\184784
 184785 abdulahameed replat 200ft w



DEDICATION

WHEREAS the undersigned do hereby dedicate to the public use of the State of Texas the following described land, to-wit: ...

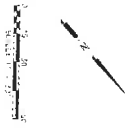
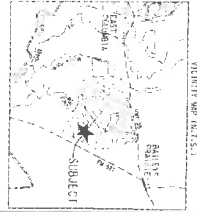
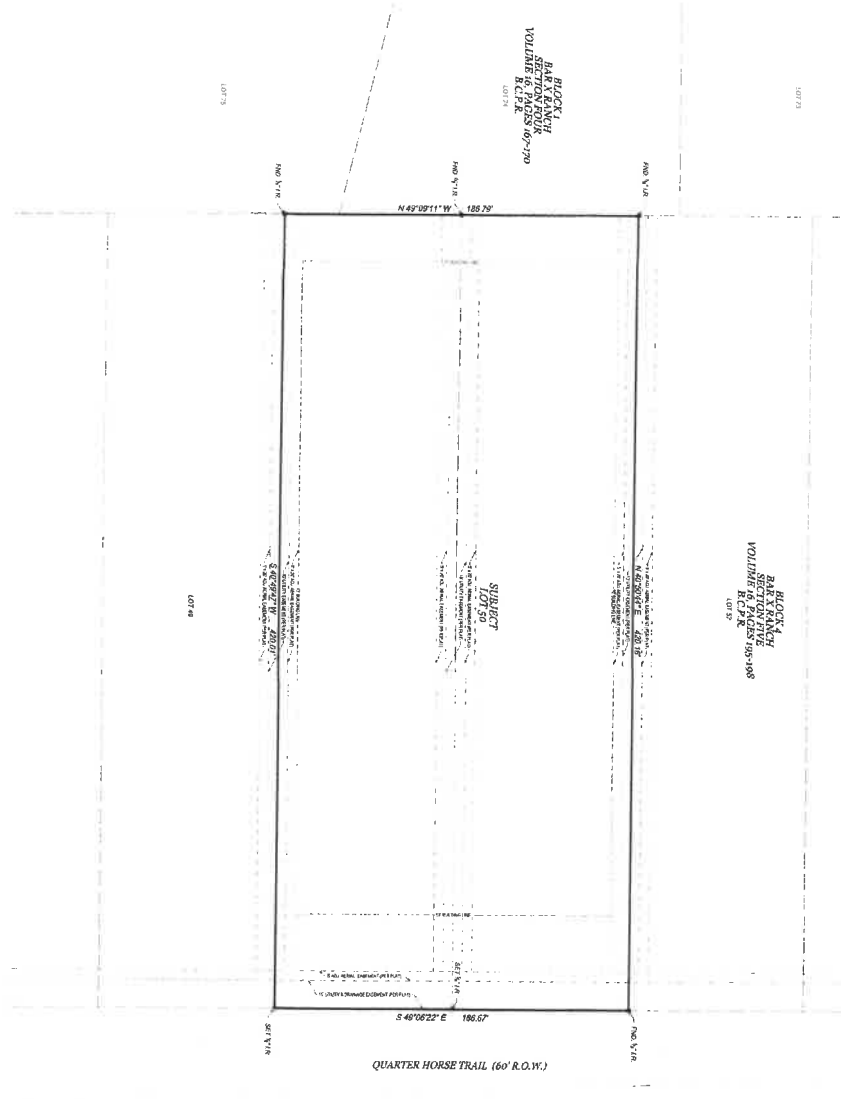
Witness my hand and seal of office this 24th day of September, 1908.

John Caldwell Stillwell
 County Clerk
 Brazoria County, Texas



APPROVED BY THE COMMISSIONERS OF THE CITY OF HOUSTON...

COMMISSIONERS OF THE CITY OF HOUSTON



Surveyor's Name: ...
 Date: ...
 Location: ...

REMARKS: ...

REPORT MADE BY: ...

Doyle & Wachmeister, Inc.
 Surveying and Mapping Engineers
 OFFICE: 5024A 502
 HOUSTON, TEXAS 77056
 PHONE: 556-8888