



**AGENDA
PUBLIC HEARING
FREEPORT CITY PLANNING COMMISSION
TUESDAY, SEPTEMBER 28, 2021 at 6:00 P.M.**

Planning Commission

Members:

Eric Hayes
Andrew H. Dill

Nicole Mireles

Melanie Oldham
Keith Stumbaugh

THE CITY PLANNING COMMISSION OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON TUESDAY, THE 28TH DAY OF SEPTEMBER 2021, AT 6:00 P.M., AT THE FREEPORT POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD, FREEPORT TEXAS FOR THE FOLLOWING PURPOSES:

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/planning_comm_092821

For users wanting to view and listen to the Planning Commission meeting via a web browser go to [https:// join.freeconferencecall.com/planning_comm_092821](https://join.freeconferencecall.com/planning_comm_092821)

Enter access code 5678901 and the online meeting ID: [planning_comm_092821](https://join.freeconferencecall.com/planning_comm_092821)

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)

REGULAR SESSION:

1. Consideration of approval of the minutes of previous meeting minutes for August 24, 2021
2. **OPEN PUBLIC HEARING:** BAR X RANCH SUBDIVISION - SECTION 6 Lot 21A – 1.82 Acres
An amended plat of lots 21 and 22, Block 1, Bar X Ranch Subdivision Section 6, a Subdivision of 13.4848 acres in the Asa Mitchell Survey, Abstract 97, and the S. F. Austin 15 Leagues, Abstract 19, Brazoria County, Texas, According To the recorded Plat in Volume 16, Pages 225-226 Of the Plat Records of Brazoria, County, Texas
3. Take action on : BAR X RANCH SUBDIVISION - SECTION 6 Lot 21A – 1.82 Acres An amended plat of lots 21 and 22, Block 1, Bar X Ranch Subdivision Section 6, a Subdivision of 13.4848 acres in the Asa Mitchell Survey, Abstract 97, and the S. F. Austin 15 Leagues, Abstract 19, Brazoria County, Texas, According To the recorded Plat in Volume 16, Pages 225-226 Of the Plat Records of Brazoria, County, Texas
4. **OPEN PUBLIC HEARING:** TEXAS GULF FREEPORT MHJB A Subdivision of 1.589 Acres/69,205 SQ FT Situated in the S. T. Angier Survey Abstract No. 8 City of Freeport, Brazoria County, Texas 1 Blocks 2 Lots July 2021 Owner Texas Gulf Bank, N. A., A national banking association P. O. Box 738, Lake Jackson, TX 77566 979-297-7211 Surveyor Windrose Land Surveying/Platting 11111 Richmond Ave, Suite 150 Houston, TX 77082 713-458-2281 Firm Registration No. 10108800
Windroseservices.com
5. **Take action on:** TEXAS GULF FREEPORT MHJB A Subdivision of 1.589 Acres/69,205 SQ FT Situated in the S. T. Angier Survey Abstract No. 8 City of Freeport, Brazoria County, Texas 1 Blocks 2 Lots July 2021 Owner Texas Gulf Bank, N. A., A national banking association P. O. Box 738, Lake Jackson, TX 77566 979-297-7211 Surveyor Windrose Land Surveying/Platting 11111 Richmond Ave, Suite 150 Houston, TX 77082 713-458-2281 Firm Registration No. 10108800 Windroseservices.com

6. Consideration and possible action on recommendation to Council regarding Ordinance amending traffic controls at the intersection of Cherry Street and Second Street, and the intersection of Velasco Boulevard and Avenue A.

7. Consideration and possible action on recommendation to Council regarding Zoning Ordinance

ADJOURN:

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 the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

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, in accordance with requirements of Open Meetings Act.



Yvette Ruiz
Planning / Zoning Coordinator,
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 Tuesday, August 24, 2021 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
 Keith Stumbaugh
 Melanie Oldham

Staff: Yvette Ruiz- Planning/Zoning Coordinator
 Henry Rivas-Building Official
 Clarisa Molina
 Tim Kelty-City Manager

Visitors: Garry & Carla P
 David McGinty
 Jeff Pena

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 June 22, 2021

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 June 22, 2021

OPEN PUBLIC HEARING @ 6:02 pm

PUBLIC HEARING:

Discuss 1. MINTER SUBDIVISION A Combination of Lots 56 and 57, Block 4 of the Bar X Ranch Subdivision Section 5 Recorded in Volume 16, Page 195-198 of the Brazoria County Plat Records Situated in the Asa Mitchell Survey Abstract 97 Brazoria County, Texas
July 2021

CLOSE PUBLIC HEARING @ 6:05 pm

Take Action on MINTER SUBDIVISION A Combination of Lots 56 and 57, Block 4 of the Bar X Ranch Subdivision Section 5 Recorded in Volume 16, Page 195-198 of the Brazoria County Plat Records Situated in the Asa Mitchell Survey Abstract 97 Brazoria County, Texas
July 2021

On a motion by Eri Hayes and second by Keith Stumbaugh with all present voting ‘Aye’ Motion passes final plat of Minter subdivision.

Presentation by Kendig Keast and Discussion regarding Zoning rewriting of Freeport Zoning Ordinance

Planning Committee would like workshop with Steering Committee
Date was set for September 1st

ADJOURN

On a motion by Eric Hayes and seconded by Melanie Oldham with all present voting "Aye"
Nicole Mireles adjourned the meeting at 7:38 pm

Nicole Mireles - Chairman
City of Freeport, Texas

Yvette Ruiz
City of Freeport, Texas



P/Z Commission Agenda Item # 2

Title: Public Hearing; for possible action on replat on BAR X RANCH SUBDIVISION - SECTION 6 Lot 21A – 1.82 Acres An amended plat of lots 21 and 22, Block 1, Bar X Ranch Subdivision Section 6, a Subdivision of 13.4848 acres in the Asa Mitchell Survey, Abstract 97, and the S. F. Austin 15 Leagues, Abstract 19, Brazoria County, Texas, According To the recorded Plat in Volume 16, Pages 225-226 Of the Plat Records of Brazoria, County, Texas

Date: SEPTEMBER 28,2021

From: KACEY ROMAN - BUILDING OFFICIAL

Staff Recommendation:

Approve the replat, located in the City’s ETJ.

Item Summary:

Hold public hearing and upon closing of public hearing consider action to approve replat.

Background Information:

The purpose of this plat is to combine old lots 21 and 22 into one lot. Property owner states so no one would build next to us. Maybe one day build a barn.

Special Considerations:

This property is located in the City’s ETJ.

Financial Impact:

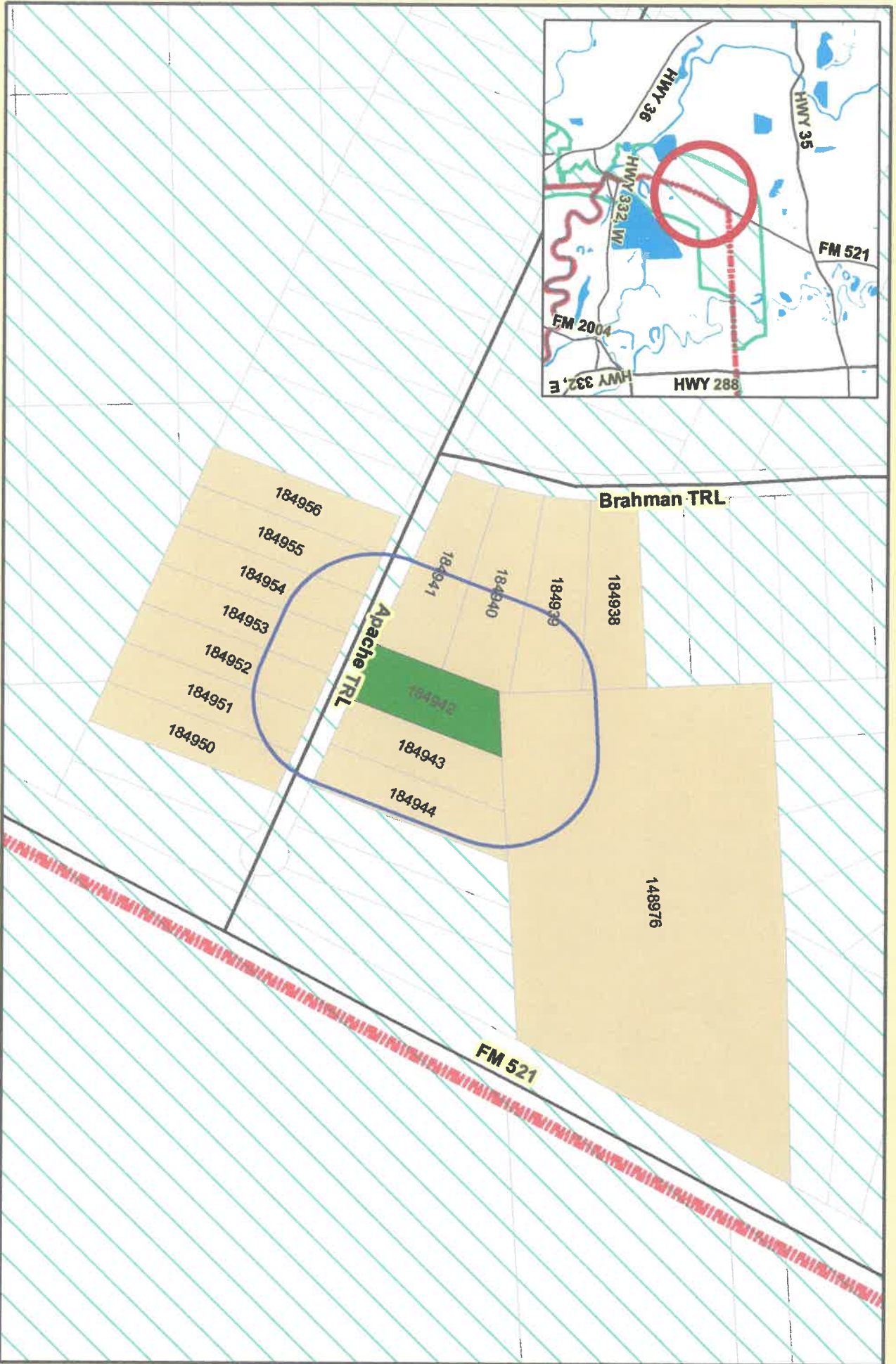
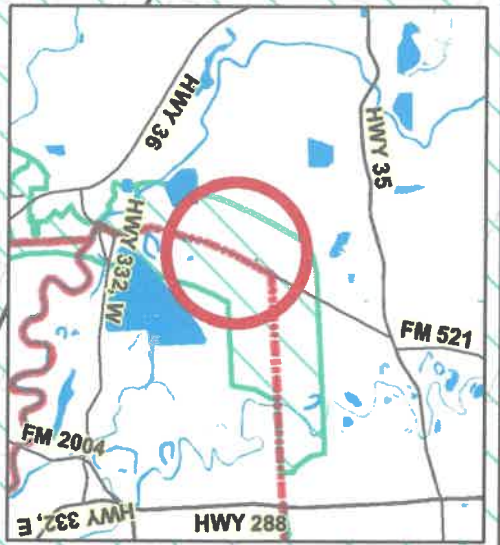
None not permitted through the City of Freeport

Board or 3rd Party recommendation:

None

Supporting Documentation:

Copy of plat and associated paperwork will be attached.



- Legend**
- 184942
 - 2007 Buffer
 - Roads
 - Water
 - Buffered Parcels
 - City of Freeport ETU

Replat Property Location Map

Property ID 184942



Author: Laura Tolar
 Document Path: S:\GIS Data\184942
 hamtrack_replat_2007_w_template





P/Z Commission Agenda Item # 4

Title: Public Hearing; For possible action on re-plat on TEXAS GULF FREEPORT MHJB A Subdivision of 1.589 Acres/69,205 SQ FT Situated in the S. T. Angier Survey Abstract No. 8 City of Freeport, Brazoria County, Texas 1 Blocks 2 Lots July 2021 Owner Texas Gulf Bank, N. A., A national banking association P. O. Box 738, Lake Jackson, TX 77566 979-297-7211 Surveyor Windrose Land Surveying/Platting 11111 Richmond Ave, Suite 150 Houston, TX 77082 713-458-2281 Firm Registration No. 10108800 Windroseservices.com

Date: SEPTEMBER 28,2021

From: KACEY ROMAN- BUILDING OFFICIAL

Staff Recommendation:

Approve the replat, located in the City limits of Freeport Texas

Item Summary:

Hold public hearing and upon closing of public hearing consider action to approve replat.

Background Information:

Reason for re-plat is to divide into two lots

Special Considerations:

This property is located in the City of Freeport

Financial Impact:

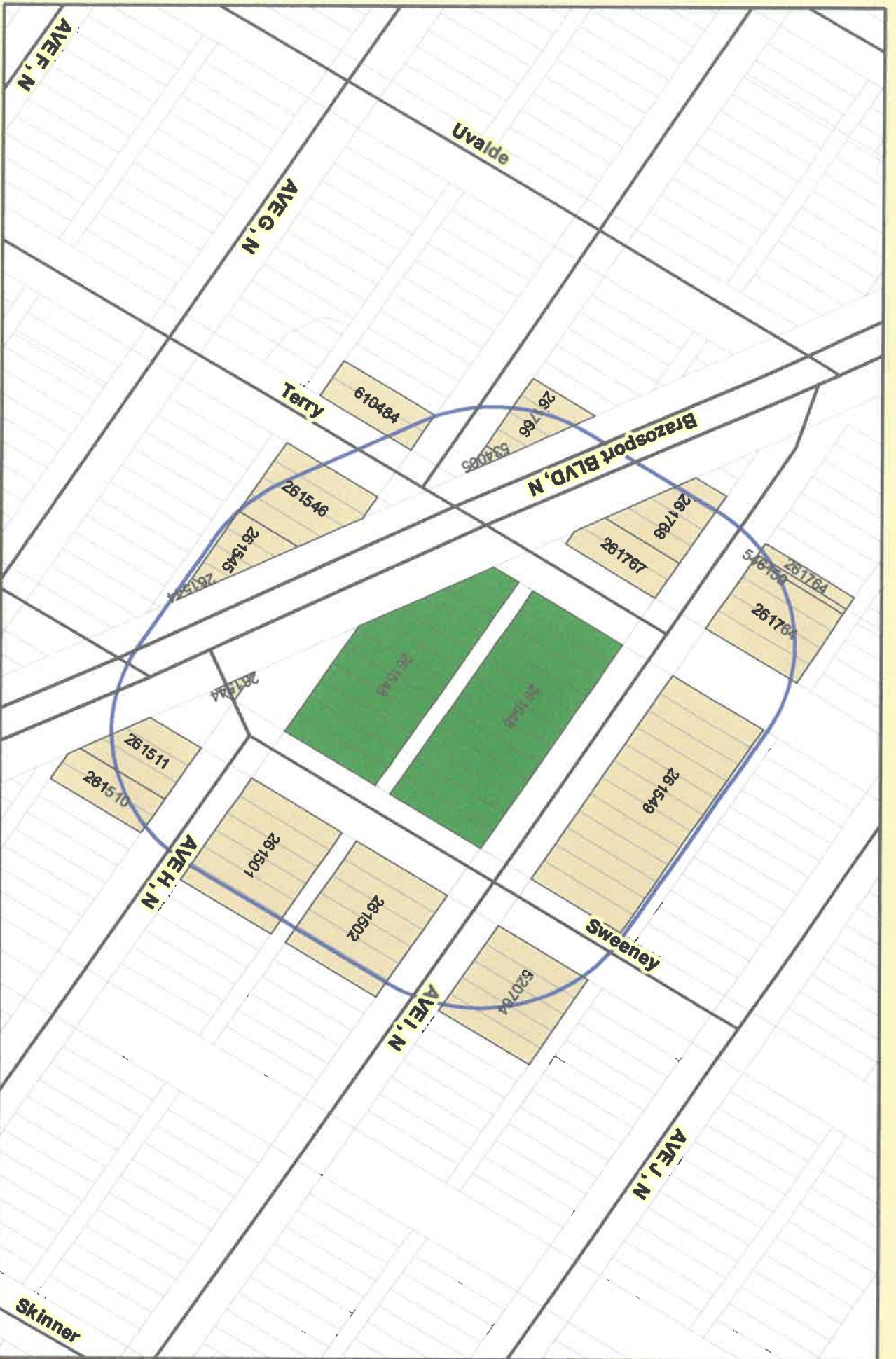
Already permitted

Board or 3rd Party recommendation:

None

Supporting Documentation:

Copy of plat and associated paperwork will be attached.



Legend

- 261548
- Roads
- 200' Buffer
- Water
- Buffered Parcels

Replat Property Location Map

Property ID 261548



Author: Laura Tolar

Document Path: S:\GIS Data\561548 TGBR
replat 200ft w template 092121.mxd



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; CHANGING THE INTERSECTION OF SECOND STREET AND CHERRY STREET FROM AN INTERSECTION CONTROLLED BY A TRAFFIC SIGNAL TO A FOUR-WAY STOP INTERSECTION BY DELETING SUCH INTERSECTION FROM SECTION 71-71 OF THE CODE OF ORDINANCE OF SAID CITY AND ADDING IT TO SECTION 71-50 OF SAID CODE; CHANGING THE INTERSECTION OF AVENUE A AND VELSCO BOULEVARD FROM AN INTERSECTION CONTROLLED BY A TRAFFIC SIGNAL TO A TWO-WAY STOP INTERSECTION BY DELETING SUCH INTERSECTION FROM SECTION 71-71 OF THE CODE OF ORDINANCE OF SAID CITY AND ADDING IT TO SECTION 71-51 OF SAID CODE; PROVIDING THAT ANYONE VIOLATING SAID CODE, AS AMENDED BY THIS ORDINANCE, SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, ASSESSED A PUNISHMENT NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS AND THAT EACH DAY ANY SUCH VIOLATION CONTINUES OR OCCURS SHALL CONSTITUTE A SEPARATE OFFENSE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS DESCRIPTIVE CAPTION HAS BEEN PUBLISHED TWICE IN THE BRAZOSPORT FACTS.

WHEREAS, Sections 542 of the Texas Transportation Code, authorizes local authorities to regulate traffic by traffic-control devices, designating an intersection as a stop intersection or a yield intersection and requiring each vehicle to stop or yield at one or more designated stop intersections and to provide for the erection of signals or signage to require vehicles to stop at one or more entrances to the intersection thereto and to regulate the turning of vehicles at intersections and authorize local authorities to place and maintain appropriate traffic control devices; and,

WHEREAS, the City Council of the City of Freeport, Texas, has determined and does here now declare that the adoption of this ordinance is necessary to the health, safety and general welfare of its inhabitants and the persons traveling upon its public streets.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS:

First, the following intersection is hereby deleted from Section 71-71 of said Code:

- (C) Velasco Boulevard at Avenue A.
- (D) Second Street at Cherry Street.

Second, the following intersection is hereby added to Section 71-50 of said Code:

Second Street at Cherry Street

Third, the following intersection is hereby added to Section 71-51 of said Code:

Velasco Boulevard and Avenue A

Fourth, any person violating any provision of said Code of Ordinances as amended by this ordinance, shall be guilty of a misdemeanor and upon conviction assessed a fine not to exceed Two Hundred (\$200.00) Dollars; and each and every instance any such violation occurs shall constitute a separate offense.

Fifth, no offense committed and no fine, forfeiture or penalty incurred prior to the effective date of this ordinance is to be affected by the adoption of this ordinance but the punishment of any offense committed and the recovery of any fines or forfeitures incurred prior to such date shall take place as if this ordinance had not been adopted.

Sixth, in the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Seventh, this ordinance shall take effect and be in force from and after its descriptive caption has been published twice in the Brazosport Facts.

Eighth, the City Council specifically finds and determines that the meeting at which this ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ, PASSED AND ADOPTED this _____th day of September, 2021

Brooks Bass, Mayor

ATTEST:

Betty Wells, City Secretary

APPROVED AS TO FORM ONLY:

Christopher Duncan, City Attorney