

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, February 26, 2013, 6:00 P.M.
Freeport Police Department, Municipal Court Room,
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Edward Garcia, Chairman
Tobey Davenport
Jesse Aguilar, Jr.

Reuben Cuellar
Eddie Virgil

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular meeting on **Tuesday, February 26, 2013 at 6:00 P.M.** at the Freeport Police Department Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Open Meeting.
2. Invocation.
3. Approval of the Minutes for November 27, 2012, and the Minutes for Joint Public/Work Session on December 3, 2012.
4. Discuss/consider making a recommendation to the City Council to call a Joint Public Hearing to re-zone Block Thirty-Five (35), Velasco Townsite, Freeport, Texas, as requested by Mr. Darrel Barham, from its current classification of R-2 District to a new classification of C-2 District.
5. Adjourn.

NOTE: ITEMS NOT NECESSARILY DISCUSSED IN THE ORDER THEY APPEAR ON THE AGENDA. THE PLANNING COMMISSION, AT ITS DISCRETION, MAY TAKE ACTION ON ANY OR ALL OF THE ITEMS LISTED.

I, Melissa Farmer, Building/Permit Department Secretary, City of Freeport, Texas, hereby certify that this Agenda was posted on the official bulletin board/glass door of City Hall facing the rear parking lot of the building with 24-hour access at 200 West 2nd Street, Freeport, Texas on or before Friday, February 22, 2013 at 5:00 P.M.



Melissa Farmer
Building/Permit Department

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a regular meeting on, **Tuesday, November 27, 2012 at 6:00 P.M.** at the Police Department Conference Room, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

**Edward Garcia – Chairperson
Reuben Cuellar
Tobey Davenport
Jesse Aguilar, Jr.
Eddie Virgil**

Staff: Melissa Farmer
Kola Olayiwola
Wallace Shaw

Guest: No Guests

Open Meeting.

Mr. Edward Garcia called meeting to order at 6:00 P.M.

Invocation.

Mr. Wallace Shaw opened the meeting with a prayer.

Approval of the Minutes for October 23, 2012.

Ms. Eddie Virgil moved to accept the Minutes for October 23, 2012, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval.

Discuss/consider request of Mr. Osbaldo Levario and Ms. Maria D. Rodriguez to re-plat Block Five Hundred and One (501), Lots Seventeen (17), Eighteen (18) and Nineteen (19), known locally as 11 North Avenue A, Freeport, Texas.

Mr. Tobey Davenport moved to accept the re-plat request, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval.

Adjourn.

Mr. Edward Garcia adjourned the meeting at 6:30 P.M.

These minutes read and approved this _____ day of _____, 2013.

Edward Garcia, Chairman

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a regular meeting on, **Monday, December 3, 2012 at 6:00 P.M.** at the Police Department Conference Room, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

**Edward Garcia – Chairperson
Reuben Cuellar
Tobey Davenport
Jesse Aguilar, Jr. - Absent
Eddie Virgil**

City Council:

**Mayor Norma Moreno - Garcia
Michelle Kent
Fred Bolton
Sandra Barbree
Sandra Loeza**

Economic Development Corporation:

**James A. Barnett – President
Brooks Bass
Kenny Kouches
Lila Diehl
Mingo Marquez, Jr.
Willie Garcia
Roy Yates**

Urban Renewal Board:

**Nat Hickey – Director
John F. Schultz, Jr.
Annette Sanford
Ken Tyner
Raul Ramirez**

Staff: Jeff Pynes
Kola Olayiwola
Wallace Shaw
Delia Munoz
Brian Davis
Ty Morrow, Police Chief
Larry Fansher
Gilbert Arispe
Steve Epperly

Guest:	Lila Lloyd	Jerry Meeks
	Sandra Shaw	Wayne Shaw
	Jim Pirrung	Dorothy Pirrung
	Stoney Burke	George Beamon
	Joyce Adkins	Diane Williams
	Alice Craw	Richard Craw
	Troy Brimage	Ralph David
	Gary Woodring	Bobby Durate
	Desiree Pearson	Tom Pearson
	Chas Starkey	Glenda Fansher
	Evelyn Burrridge	Moby Burrridge
	Gary Crabtree	Shirley Theriot
	S. T. Stein	B. J. Stephan
	Loren Hayes	Ron Wise
	Melanie Oldham	Shannon Daughtry
	Lamar Jordan	Alvie Merrill
	Jerry Masters	

Open Meeting.

There being a Quorum with the Planning Commission, Urban Renewal Board, Freeport Economic Development Corporation and the City Council, Mayor Norma Moreno-Garcia opened the meeting at 6:00 P. M.

Invocation.

Mr. Wallace Shaw opened the meeting with a prayer.

Presentation by the City Manager, Jeff Pynes of the Urban Renewal Development submitted proposal.

City Manager, Mr. Jeff Pynes presented Council with a PowerPoint presentation of the inception of the Urban Renewal Development from 1890 to present. He reviewed the regional population statistics. Since 1960, the City has had a stagnant population growth, and in 1980 showed a decline in the population. To this day, the Urban Renewal site remains undeveloped and has had decades of missed opportunities for development. The current appraised value is \$3,350 per acre x 327 = \$1,100,000.00. The developer has proposed to purchase the Urban Renewal Tracts for \$1,200,000.00, and proposed residential, commercial warehousing and/or buildings. The developer, Mr. Clinton Wong, with Skymark Development stated that the development will drive demand for other developments, which would necessitate looking at housing, commercial and hotel opportunities to support the project.

Mr. James Barnett, President of the Economic Development Corporation, stated that he hoped to see more residential in the Urban Renewal Tract. The plan proposed for mixed uses; industrial, commercial and residential. It is his opinion, "We can do better," and he would like to see an alternate plan. In 2001 a proposed plan called for 427 roof tops, 50' lots and a park. He asked that Council consider an alternative plan for possibilities for developing.

Mr. Roy Yates with the Economic Development Corporation reminded Council that the City had received only one bid and to reject it would make no sense.

Mr. Brooks Bass with the Economic Development Corporation informed Council that Dow Chemical Plant, BASF, Freeport LNG and Conoco-Phillips were expanding and investing in the area and that there would be an increase in demand for housing.

Mr. Tobey Davenport, member of the Planning Commission, stated that there is a shortage in housing, he suggested proceeding with caution.

Mr. Alvie Murrell stated that he has been on the Urban Renewal Board and he encouraged Council to not pass up on the opportunity.

Dr. Manny Sanchez, a veterinarian in Freeport, commented that fifty percent of his business comes from Freeport. He loves coming to work in Freeport, that it's a beautiful City that has landscaping, flowers and trees. You have to give them a reason to live in Freeport.

Mr. Troy Brimage has a business in Freeport and stated that the City has a good police and fire department. He advises the Council to negotiate and to not walk away from this opportunity.

Mr. Stoney Burke has lived in Freeport since 1963 and loves the area and favors the proposal.

Ms. Diane Williams, a retired Freeport school teacher stated to Council to take the necessary time and be realistic.

Mr. Bobby Duarte stated to Council that Freeport is a good place to live and that he would love to see it grow.

Ms. Lila Lloyd questioned the map details of residential and commercial areas.

Mr. Louie Jones and Mr. Tom Zirlott are in favor of the project.

Mr. Steve Stein suggested to Council to go forward with the request; that no one will agree, but that they needed to compromise.

Ms. Melanie Oldham questioned the industrial/warehouse storing.

Mr. Clinton Wong stated that he has 30 years in development. The property is near to Union Pacific Railroad; with opportunity for rail service to support development. City utilities are in place. The plan provides approximately 261 acres of land for mixed use of light industrial/warehouse development. The western area of the property will provide 25 acres for residential opportunities, producing approximately 100 jobs during construction. The estimated value from the development is over \$10 million. The industrial portion of the project will provide approximately 500 jobs during construction. After development, the estimated value of the land will be approximately \$160 million, representing a large increase in the appraisal roll for the City. Mr. Wong stated the plan is subject to adjustments, that it was not set in stone.

Councilwoman Sandra Barbree thanked Mr. Clinton Wong and stated to the audience that the Council had Freeport's best interest at heart.

Adjourn.

Councilwoman Michelle Kent made a motion to adjourn, seconded by Councilwoman Barbree, with all present voting "aye," the meeting was adjourned at 7:45 P. M.

These minutes read and approved this _____ day of _____, 2013.

Edward Garcia, Chairman

99-233-3526

RECH: 09/21/96 2/08/2013 8:08 AM
DEPT: 001 TERM: 013
REF#:

ADPT #: XXX-XXX-XXX-1176
AUTH #: 008175
TEAM #: 00000000701

TRF#: 106.0000 FENWAT19
SEIZURE APP
PENALT - MISCELLANE 150.0000

TRF#: 107.0000 MISC REVENUE 7.2000
MISC INCOME

TEMPERED: 107.50 CREDIT DARR
APPLIED: 107.50-

CHANGE: 0.00

City of Freeport
Public Works Division
Phone: 979-233-3526

For Office Use Only

Case Number: _____

Date Filed: _____

P & Z Date: _____

Council Date: _____

Request for:

_____ Map Change

_____ Text Change

**Application for
Rezoning**

1. Address or general location of site: 604 S. Gulf Blvd

2. Subdivision: Velasco (Freeport) Block 35 Lots 2, 3+4 Acres _____

3. Current Zoning Classification: Residential R-2

4. Proposed Zoning Classification: Commercial C-2

5. Reason for Requesting a Rezoning (attach additional sheet if necessary):
to Establish a Cab Service

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application. The application fee of \$150.00, to cover the cost of this rezoning application, has been paid to the City of Freeport on February 8, 2013. I also certify that I have been informed and understand the regulations regarding rezoning as specified in the Zoning Ordinance of the City of Freeport. I understand it is necessary for me, or my authorized agent, to be present at both the Planning and Zoning Commission and the City Council public hearings.

Owner's signature: Darrel Barham

Owners name: DARREL BARHAM

Address: 604 S Gulf Blvd

City, State, Zip: Freeport FL 32541 Phone: 979 (202-7584)

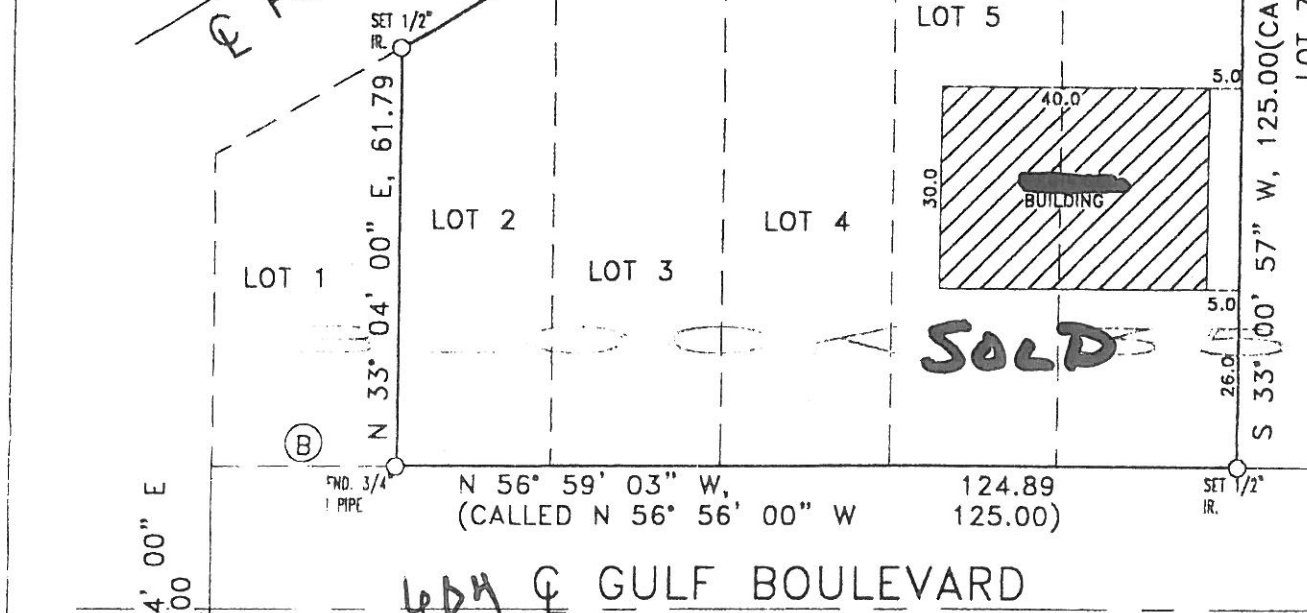
In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information or issues relative to this request.

Signature of Owner

Name printed or typed



FORMER COUNTY ROAD 24
 S 87° 22' 00" E 124.99



N 33° 04' 00" E 490.00
 N 33° 04' 00" E 70.00
 S 56° 56' 00" E
 (BASELINE)
 FND. 1/2" IR.

GULF BOULEVARD

- A) S 56° 59' 05" E, 17.01
(CALLED S 56° 56' 00" E)
- B) S 56° 41' 55" E, 27.11
(CALLED S 56° 56' 00" E, 27.00)

Blue 979

DARREL BAY
Blue 979

Zone 12-2



COMMUNITY NO: 485467 PANEL NO: 0780 SUFFIX: I ZONE: X BASE: N/A MAP REVISED: 11-17-93

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it is NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or pretensions, except as shown.

Scale 1" = 20'
 Date 06-18-99
 GF No. _____
 Request: Ed Garcia
 Field Work: GKL
 Drawn by: *[Signature]*

Max L. Hagan
 Max L. Hagan, Civil Engineer, RPLS
 REGISTERED PROFESSIONAL ENGINEER NO. 9811 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 937

Brazoria CAD

Property Search Results > 259887 BARHAM DARREL for Year 2013

Property

Account

Property ID: 259887 Legal Description: VELASCO (FREEPORT), BLOCK 35, LOT 2-3-4
 Geographic ID: 8110-0378-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 606 S GULF BLVD Mapsco:
 FREEPORT,
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: BARHAM DARREL Owner ID: 1082218
 Mailing Address: 606 S GULF BLVD % Ownership: 100.0000000000%
 FREEPORT, TX 77541

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: BARHAM DARREL
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			