

**CITY OF FREEPORT
PLANNING COMMISSION BOARD
Tuesday, April 23, 2013, 6:00 p.m.
Freeport Police Department Municipal Courtroom
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, April 23, 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 March 26, 2013.
4. Discuss/consider approving request of Mr. Jesse Aguilar, Jr., to re-plat Block Six Hundred and Thirty-One (631), Lots Twenty-Two (22) through Twenty-Four (24), known locally as 823 North Avenue A; and Block Six Hundred and Thirty-One (631), Lots Twenty (20) and Twenty-One (21), known locally as 817 North Avenue A, Velasco (Freeport), Texas.
5. Discuss/consider request of Mr. Vijay Patel to re-plat Lot 522A1A, B C I C Division 14, J. F. Fields, known locally as 2001 Brazosport Boulevard, Freeport, Texas.

6. 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, April 19, 2013 at 5:00 P.M.**



Melissa Farmer
Building Secretary

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, March 26, 2013 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 February 26, 2013.

Ms. Eddie Virgil move to accept the Minutes for February 26, 2013, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Discuss/consider making recommendation to the City Council to call a Joint Public Hearing to re-zone Block Fifty-Six (56), Lots Thirteen (13) through Twenty-Four (24), Velasco Townsite, Freeport, Texas, known locally as South Avenue L, from its current classification of R-2 District to a new classification of C-2 District.

Mr. Tobey Davenport made a motion to send a recommendation to the City Council to schedule a Joint Public Hearing, 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, Acting Chairperson

PLAT OR RE-PLAT REQUEST

Such request shall be in written form to the Chairperson of the Freeport Planning Commission, 200 West 2nd Street, Freeport, Texas 77541. Additional pages may be attached, along with any information, documentation, photographs, etc., which you deem necessary. Your request will be placed on the next regular agenda of the Planning Commission, the 4th Monday of the month, 6:00 p.m., Council Chambers, Police Department Building, Brazosport Blvd, Freeport.

I, (please print) Vijay Patel whose address is 14407 Castlemaine West
Sugarland, Tx 77498 and whose telephone number is 832-563-1050

Maria Garcia 235-9496

request a plat or re-plat of the following property (location, legal description or situs address):

Brazos Mobile Home Park (Port) 2001 Brazosport BUD #53
Freeport, TX 77541-3528

for the following reason(s): To develop the 1.68 acres of
undeveloped land out of the total 8.15 acres. To
expand the trailer park, which will consist
of 14 lots. The breakdown is 10 mobile home
lots and 4 recreational vehicle lots.

PE 4-7-13

VDIS 5-7-13

Council 5-20-13

(attach additional pages if necessary)

Signed: *Vijay Patel* (date) April 11 2013

BRAZOS MOBILE HOME PARK
2001 Brazosport BLVD. #53
Freeport, TX 77541

June 20, 2012

Attention: To whom it may concern

Subject: Authorization of Manager Changing

Mrs. Anjana Patel whom is Mr. Dilip Patel's wife, is authorizing Mr. Vijay Patel (Son) to take over the Brazos Mobile Home Park starting June 20, 2012. So, he (Vijay Patel) has all authority to do what ever he chooses to do with the park.

If you have any questions please don't hesitate to call the office @ (979) 233-1478.

Thank you,



X A.D. Patel 6/20/12 A.D. Patel
Anjana Patel

X [Signature] 6/20/12
Vijay Patel

HOUSTON, HARRIS COUNTY
TEXAS
6/20/12

832.563.1050

[Signature]
VIKESH AMIN

Current Folder: **INBOX**[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[Sign Out](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#) [Previous](#) | [Next](#) [Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Legal for the Patel Family Living Trust**From:** "Phillip Damian" <pdamian@damianassociates.net>**Date:** Thu, April 18, 2013 12:47 pm**To:** "mfarmer@freeport.tx.us" <mfarmer@freeport.tx.us>**Cc:** "vijay patel" <vncreative@hotmail.com>**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)

Here is the legal as recorded at the courthouse. Tract I in the legal is BCIC Tract 520 & 521 on the map and Tract III in the legal is BCIC Tract 521A1A on the map. I am looking for the original legal we wrote but it's taking me a bit to go through our records in the vault. This is a PDF being e-mailed directly from the county clerk website and it doesn't let you do much with it except e-mail unless you pay for it. Let me know if this is good enough.

Thanks,
Phillip Damian
979-233-7177
979-236-3634 cell

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Attachments:

untitled-[1.2].html	2 k	[text/html]	Download View
2008026048_0283496.TIF.pdf	663 k	[application/pdf]	2008026048_0283496.TIF.pdf Download

BRAZORIA COUNTY APPRAISAL DISTRICT
 PROPERTY 192026 R
 Legal Description DBA BRAZOS MH PORT (M1170)
 B C I C DIV 14 LOT 520-521-521A1A-522A1-524C A0062 J F
 FIELDS, FREEPORT ACRES 12.057

OWNER ID 1044223
 % PATEL DILIP R & ANJANA D TRUSTEES
 215 RIVER GROVE RD
 SUGAR LAND, TX 77478-4749-15
 OWNERSHIP 100.00%

ACRES: 12.0570
 EFF. ACRES:

Entities
 CAD 100%
 CFP 100%
 DR2 100%
 GBC 100%
 JBR 100%
 NAV 100%
 RDB 100%
 SBR 100%

Values
 IMPROVEMENTS 934,390
 LAND MARKET + 149,180
 MARKET VALUE = 1,083,570
 PRODUCTIVITY LOSS 0
 APPRAISED VALUE = 1,083,570
 HS CAP LOSS 0
 ASSESSED VALUE = 1,083,570

Ref ID: 192026

SITUS 2001 BRAZOSPORT BLVD FREEPORT, TX
 GENERAL

APPR VAL METHOD: Income
 No Sketch Available

EXEMPTIONS

UTILITIES LAST APPR. DC/JV
 TOPOGRAPHY LAST APPR. YR 2013
 ROAD ACCESS LAST INSP. DATE 12/17/2010
 ZONING 12-29-08 AMS/CJ@EXT INSP. DATE
 NEXT REASON

SKETCH COMMANDS

REMARKS SOLD JULY 2006 FOR 850,000

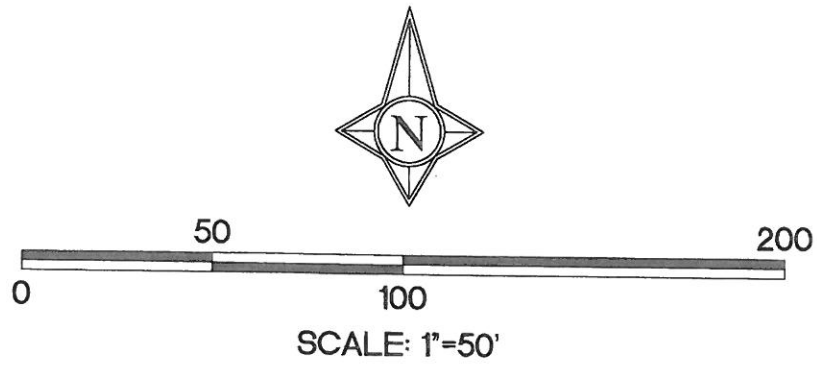
BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 05/01/2008 ***** PATEL DILIP R & WD / 08 / 02804
 07/20/2008 ***** DAVID RALPH E WD / 06 / 04334
 10/31/1999 ***** B M H P LLC DM / 99 / 05504

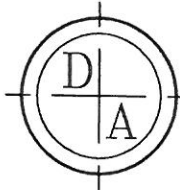
SUBD: S2114 100.00% NBHD:COMM 100.00% IMPROVEMENT INFORMATION
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON EUNG COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: S2114 100.00% NBHD:COMM 100.00% LAND INFORMATION IRR Weils: 0 Capacity: 0
 # DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Acres: 0
 3 PRIMARY SITE COM SPECIAL FT N SQ 10,890.0000 SQ 1.00 10,890 1.00 A 10,890 NO AG APPL AG CLASS AG TABLE AG UNIT PRG AG VALUE
 Comment: CR 149,180 0

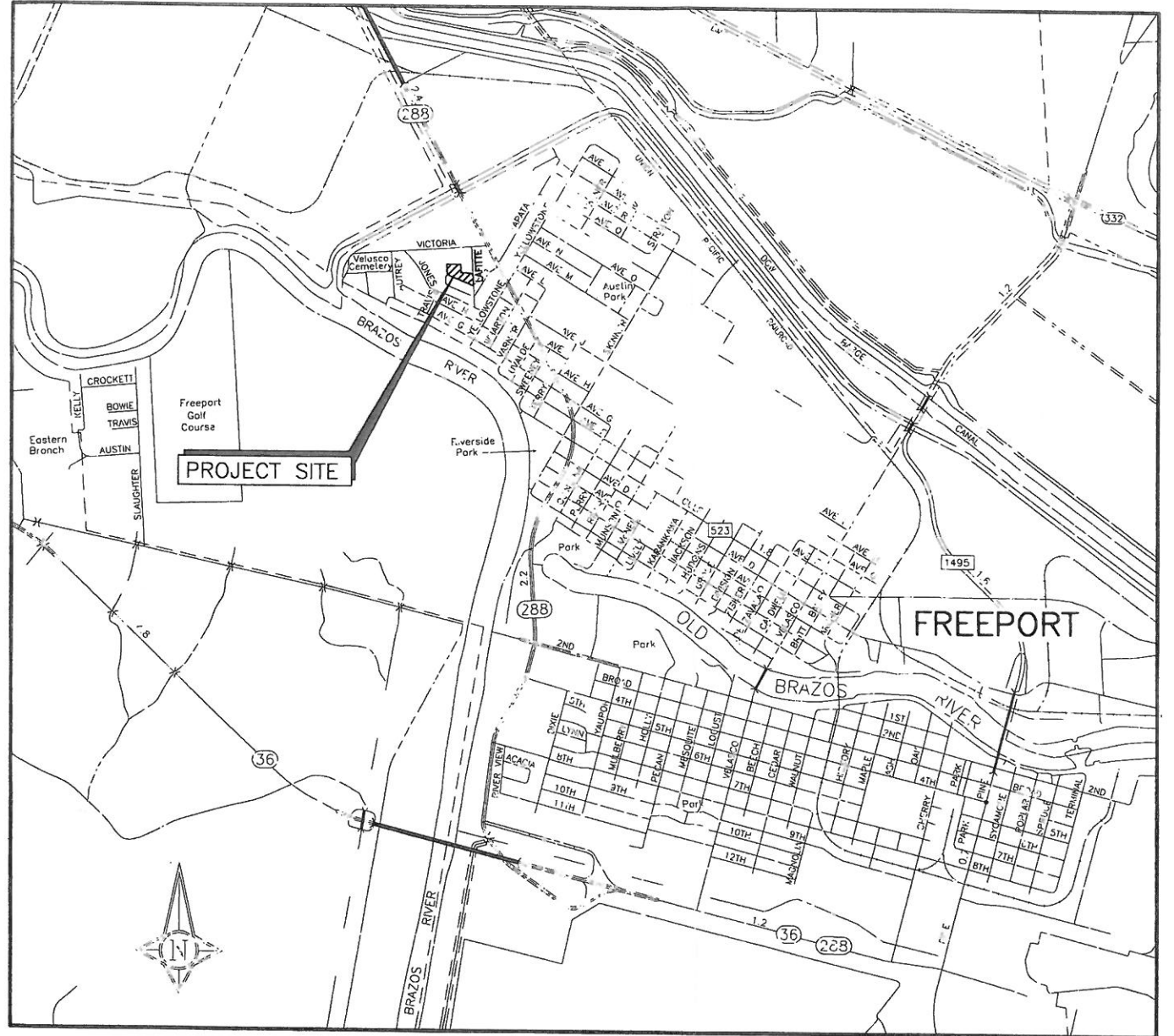


RE-PLAT
 OF THE
DILIP R. PATEL SUBDIVISION
 SHOWING 14 LOTS
 BEING COMPRISED OF
 4 RECREATIONAL VEHICLE LOTS
 AND
 10 MOBILE HOME LOTS
 OWNER
ANJANA PATEL/PRESIDENT



DAMIAN & ASSOCIATES, INC.
 1512 N. AVE J
 FREEPORT, TEXAS 77541
 (979) 233-7177 OFFICE
 (979) 233-3877 FAX

DATE: APRIL, 2013



VICINITY MAP

PURPOSE

THE SOLE PURPOSE OF THIS RE-PLAT IS TO DOCUMENT THE PROPOSED DEVELOPMENT WITHIN THE DILIP R. PATEL SUBDIVISION. THE PROPOSED DEVELOPMENT WILL CONSIST OF 1.68-ACRES OF UNDEVELOPED LAND OUT OF THE TOTAL 8.15-ACRE DILIP R. PATEL SUBDIVISION. THE PROPOSED DEVELOPMENT WILL CONSIST OF A PRIVATE ROAD EASEMENT AND FOURTEEN (14) LOTS BEING COMPRISED OF FOUR (4) RECREATIONAL VEHICLE LOTS AND TEN (10) MOBILE HOME LOTS.

NOTE

THE DRAINAGE PLAN FOR THIS PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE OWNER AT A LATER DATE. THE VELASCO DRAINAGE DISTRICT WILL REVIEW AND APPROVE THE DRAINAGE PLAN PRIOR TO OR AS A PART OF THE PERMITTING PROCESS FOR THE CITY OF FREEPORT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, **RENE DAMIAN**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to **ANJANA PATEL** that the attached re-plat of the Dilip R. Patel Subdivision, comprised of 14 Lots being 4 Recreational Vehicle lots and 10 Mobile Home lots was prepared by Damian & Associates, Inc. and was surveyed by Damian & Associates, Inc. on the _____ day of _____, 2013.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts.

CM
PLATTED ROAD 50' R.O.W. (UNDEVELOPED)
B.C.I.C. SUBDIVISION NO.14
J.F. FIELD LABOR, ABSTRACT 62
VOL. 2, PG. 141
P.R.B.C.T.

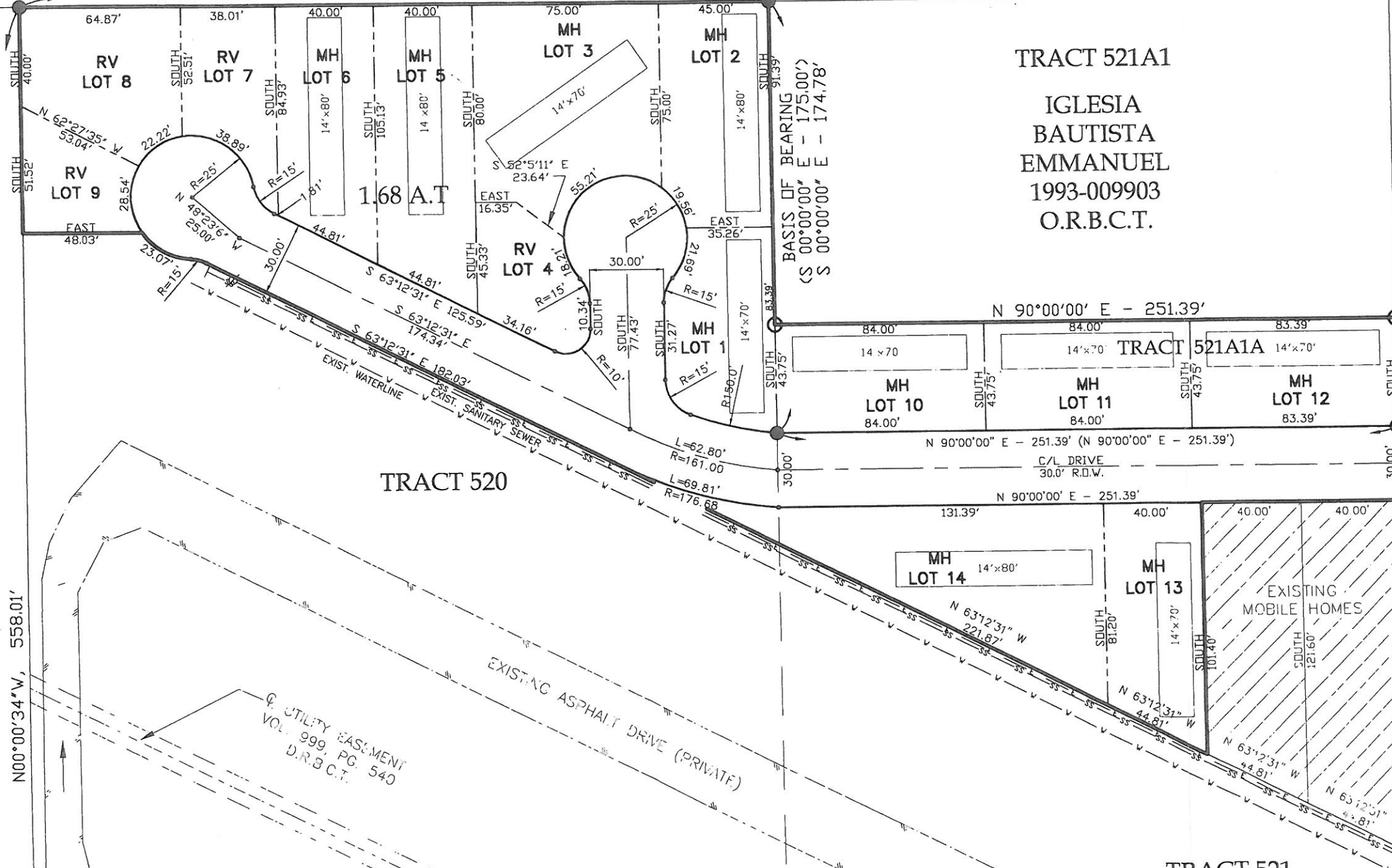
N89°58'47"E (N 00°00'00" E - 545.92')

N 89°58'47" E - 302.88' (N 00°00'00" E - 302.78')

FND. 3/4" I.P.

TRACT 521A1

IGLESIA
BAUTISTA
EMMANUEL
1993-009903
O.R.B.C.T.



TRACT 519

TROY BRIMAGE
2012-031639
O.R.B.C.T.

TRACT 520

TRACT 521

O.W.

ASPHALT DRIVE

F.K. STEVENS
10' ROW ESMT
VOL 479 PG 67

T.B.M. = 5.64'
SET P.K. NAIL
IN ASPHALT

Brazoria CAD

Property Search Results > 260890 AGUILAR JESSE JR for Year 2013

Property

Account
 Property ID: 260890 Legal Description: VELASCO (FREEPORT), BLOCK 631, LOT 22TO24
 Geographic ID: 8110-2290-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location
 Address: 823 N AVE A Mapsco:
 FREEPORT,
 Neighborhood: APTS & DUPLEX Map ID:
 Neighborhood CD: COMMB1

Owner
 Name: AGUILAR JESSE JR Owner ID: 312360
 Mailing Address: PO BOX 815 % Ownership: 100.0000000000%
 BRAZORIA, TX 77422-0815

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$29,450	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$7,220	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$36,670	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$36,670	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$36,670	

Taxing Jurisdiction

Owner: AGUILAR JESSE JR
 % Ownership: 100.0000000000%
 Total Value: \$36,670

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$36,670	\$36,670	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$36,670	\$36,670	\$256.69
DR2	VELASCO DRAINAGE DISTRICT	0.094805	\$36,670	\$36,670	\$34.76
GBC	BRAZORIA COUNTY	0.425860	\$36,670	\$36,670	\$156.16
JBR	BRAZOSPORT COLLEGE	0.259436	\$36,670	\$36,670	\$95.13
NAV	PORT FREEPORT	0.051500	\$36,670	\$36,670	\$18.89
RDB	ROAD & BRIDGE FUND	0.060000	\$36,670	\$36,670	\$22.00
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.259500	\$36,670	\$36,670	\$461.86
Total Tax Rate:		2.851101			

Taxes w/Current Exemptions: \$1,045.49
 Taxes w/o Exemptions: \$1,045.50

Improvement / Building

Brazoria CAD

Property Search Results > 260889 AGUILAR JESSE JR for Year 2013

Property

Account
 Property ID: 260889 Legal Description: VELASCO (FREEPORT), BLOCK 631, LOT 20-21
 Geographic ID: 8110-2289-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location
 Address: 817 N AVE A Mapsco:
 FREEPORT, TX
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner
 Name: AGUILAR JESSE JR Owner ID: 1080259
 Mailing Address: 1230 W BROAD ST % Ownership: 100.0000000000%
 FREEPORT, TX 77541-5231
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,690	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$4,690	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$4,690	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$4,690	

Taxing Jurisdiction

Owner: AGUILAR JESSE JR
 % Ownership: 100.0000000000%
 Total Value: \$4,690

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$4,690	\$4,690	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$4,690	\$4,690	\$32.83
DR2	VELASCO DRAINAGE DISTRICT	0.094805	\$4,690	\$4,690	\$4.45
GBC	BRAZORIA COUNTY	0.425860	\$4,690	\$4,690	\$19.98
JBR	BRAZOSPORT COLLEGE	0.259436	\$4,690	\$4,690	\$12.17
NAV	PORT FREEPORT	0.051500	\$4,690	\$4,690	\$2.41
RDB	ROAD & BRIDGE FUND	0.060000	\$4,690	\$4,690	\$2.81
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.259500	\$4,690	\$4,690	\$59.07
Total Tax Rate:		2.851101			

Taxes w/Current Exemptions: \$133.72
 Taxes w/o Exemptions: \$133.72

Improvement / Building