

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, May 28, 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, May 28, 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 April 23, 2013; and the Minutes for the Joint Public Hearing on May 6, 2013.
4. Building Official, Mr. Kola Olayiwola to present findings (staff report) presentation on results of comprehensive inspections on RV/Trailer Park located at 2001 North Brazosport Boulevard.
5. Discuss/consider approving request of Mr. Vijay Patel to re-plat Lot 522A1A, B C I C Division 14, J. F. Fields, known locally as 2001 North Brazosport Boulevard, Freeport, Texas.
6. Discuss/consider request by Ms. Vickie Kelley to have a "Slow Children at Play" Sign placed on the 300 – 400 Block of West 1st Street, Freeport, Texas.
7. Discuss/consider approving request of Mr. Troy Brimage and Matt Reue to re-plat A0099 ELI MITCHELL, Tract D1-PT LOT D2, Acres 1,231 & O.3632 TRS, Freeport, Texas, known locally as 201 South Front Street.
8. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant a Specific-Use Permit to Mr. Eric Hayes to construct a RV Park on Brazosport Boulevard, B C I C DIV 14, Lots 92 and 93, Freeport, Texas.

9. 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, May 24, 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, April 23, 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: Vijay Patel

Open Meeting.

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

Invocation.

Mr. Tobey Davenport opened the meeting with a prayer.

Approval of the Minutes for March 26, 2013.

Ms. Eddie Virgil move to accept the Minutes for March 26, 2013, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval.

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.

Mr. Tobey Davenport made a motion to approve the re-plat, seconded by Mr. Reuben Cuellar, with Mr. Tobey Davenport, Mr. Reuben Cuellar, Mr. Edward Garcia and Ms. Eddie Virgil voting “aye,” and Mr. Jesse Aguilar, Jr. abstaining from the vote, motion passed.

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.

Mr. Tobey Davenport made a motion to Table Item for 1-month so that the Code Enforcement Officers could report back to the Board on any violations of the City’s Codes that may exist in the existing trailer park, seconded by Ms. Eddie Virgil, 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

STATE OF TEXAS)(

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning Commission of the City of Freeport, Texas met in a Joint Public Hearing on **Monday, May 6, 2013 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

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

City Council:

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

Staff:

Jeff Pynes
Delia Munoz
Nat Hickey
Gilbert Arispe
Dan Pennington
Brian Davis
Larry Fansher

Guests:

Shannon Daughtry	Jim Pirrung
Manning Rollerson	Jerry Meeks
Beverly Nixon	Roy Yates
Mr. & Mrs. McCollister	

Open Meeting.

Mayor Norma Moreno-Garcia called the meeting to order at 6:22 PM.

Invocation.

Mr. Wallace Shaw offered the invocation.

Pledge of Allegiance.

Ms. Eddie Virgil led the Pledge of Allegiance.

City Council

There being a quorum with the City Council and Planning Commission, Mayor Norma Moreno- Garcia opened the meeting.

Planning Commission

There being a quorum with the Planning Commission and City Council, Mr. Tobey Davenport, Vice-Chairman, opened the meeting.

Conduct a Joint Public Hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City, changing the zoning classification of Lots 2, 3 and 4, Block 35, Velasco Townsite, known locally as 604 South Gulf Boulevard, from their present classification of R-2 Single-Family Residential to a new classification of C-2 General Commercial.

Mayor Norma-Moreno Garcia asked to hear the recommendation from the Planning Commission.

Make a recommendation to the City Council concerning whether or not the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City should be amended to allow a new zoning classification of Lots 2, 3 and 4, Block 35, Velasco Townsite, known locally as 604 South Gulf Boulevard, from its present classification of R-2 Single-Family Residential to a new classification of C-2 General Commercial.

Mr. Tobey Davenport, Vice-Chairman for the Planning Commission stated that the committee had reviewed and discussed the proposed re-zoning classification of Block 35 from its current classification of R-2 Single-Family Residential to a new classification of C-2 General Commercial.

Conduct a Joint Public Hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City, changing the zoning classification of Lots 13 through 24, Block 56, Velasco Townsite, known locally as South Avenue L, from their present classification of R-2 Single-Family Residential to a new classification of C-2 General Commercial.

Mayor Norma Moreno-Garcia asked to hear the recommendation from the Planning Commission.

Make a recommendation to the City Council concerning whether or not the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City should be amended to allow a new zoning classification of Lots 13 through 24, Block 56, Velasco Townsite, known locally as South Avenue L, from its present classification of R-2 Single-Family Residential to a new classification of C-2 General Commercial.

Mr. Tobey Davenport, Vice-Chairman for the Planning Commission stated that the committee had reviewed and discussed the proposed re-zoning classification of Block 56 from its current classification of R-2 Single-Family Residential to a new classification of C-2 General Commercial.

Adjourn.

Mayor Norma Moreno-Garcia adjourned the Joint Public Hearing at 6:28 P.M.

Mr. Tobey Davenport, Vice-Chairman, adjourned the Joint Public Hearing at 6:28 P.M.

These minutes read and approved the _____ day of _____ 2013.

Edward Garcia, Chairman

Kola Olayiwola

From: Kola Olayiwola [kolayiwola@freeport.tx.us]
Sent: Thursday, May 16, 2013 10:23 AM
To: 'vijay patel'
Cc: 'Carmen Calvillo'; 'mfarmer@freeport.tx.us'; 'Stephen Massoletti'; 'Scott Rogers'; 'Gilbert Arispe'; 'Yvette Ruiz'
Subject: Trailer/RV Park Inspections (2001 N. Brazosport)
Attachments: Trailer & RV Inspection (2001 N. Brazosport).pdf

Via E-mail: vijay Patel {vncreative@hotmail.com}

Mr. Vijay Patel
14407 Castlemaine Court
Sugar land, TX 77498

The following is an executive summary of the inspections conducted at your Trailer/RV Park, located at 2001 N. Brazosport Boulevard, Freeport, TX. Separate notifications (certified mails) have been addressed to individual owners of Trailers/RVs at which violations were found. As the owner/authorized agent of the Trailer Park, you are responsible for assuring that all of the required corrections are made in a timely manner as prescribed in each individual letters.

INSPECTIONS SUMMARY FOR THE TRAILERS/RV AT THE PARK (2001 N. BRAZOSPORT)

GENERAL APPEARANCE	MOBILE HOMES/TRAILERS	RECREATIONAL VEHICLES (RVS)
Good Condition	32	7
Fair Condition	59	20
Poor Condition	10	0
TOTAL	101	27

GENERAL OBSERVATION

- All RVs are required to rest on paved/concreted surface, 3 out of 27 are out of compliance.
- All Trailers/Mobile Homes are required to be properly tied down, 11 out of 101 are out of compliance.
- All Trailers/Mobile Homes are required to have skirting at the base, 45 out of 101 are out of compliance.
- All Trailers and RVs are required to maintain a 15-ft clearance to each other, 8 out of 128 are out of compliance.
- Code violations of Neglected Premises (Nuisance) were observed at about 40 spaces out of a total of 128.
- Recurring Dumpster overflow- schedule more pickup days, or place more dumpsters on site.

Please, see the attached Excel Spreadsheet (6 pages) for detailed analysis of the condition found at each Trailer/RV space.

Thank you,

Kola Olay, MCP, CFM
Building and Code Official
Master City Planner

TRAILER PARK INSPECTIONS (2001 N. BRAZOSPORT BLVD)

DATE	TRAILER/RV SPACE #	APPEARANCE (GOOD/FAIR/POOR)	RV PAVED SURFACE (Y/N)	HURRICANE TIES (Y/N)	SHIRTING (Y/N)	15-ft CLEARANCE (Y/N)	CODE VIOLATIONS (SPECIFY)
4/30/2013	100	GOOD	N/A	YES	YES	YES	NO
4/30/2013	100A	FAIR	N/A	NO	NO	YES	NO
4/30/2013	101 (RV)	FAIR	YES	N/A	N/A	YES	Excessive outside storage
4/30/2013	101A	POOR	N/A	YES	NO	YES	NO
4/30/2013	102	FAIR	N/A	YES	NO (Partial)	YES	NO
4/30/2013	102A (RV)	GOOD	YES	N/A	N/A	YES	NO
4/30/2013	104	FAIR	N/A	YES	NO	YES	NO
4/30/2013	105	POOR	N/A	YES	NO	YES	Missing door/window/paint
4/30/2013	106	FAIR	N/A	YES	NO	YES	NO
4/30/2013	107	GOOD	N/A	YES	NO	YES	NO
4/30/2013	108	FAIR	N/A	YES	NO	YES	Excessive outside storage
4/30/2013	109	FAIR	N/A	YES	YES	YES	Excessive outside storage
4/30/2013	110	FAIR	N/A	YES	NO	YES	NO
4/30/2013	111	FAIR	N/A	YES	NO	YES	Excessive outside storage
4/30/2013	112 (RV)	FAIR	YES	N/A	N/A	YES	High grass, filthy ditch, liters
5/2/2013	113 (RV)	GOOD	YES	N/A	N/A	YES	NO
5/2/2013	114 (RV)	FAIR	YES	N/A	N/A	YES	Excessive outside storage
5/2/2013	115A (RV)	VACANT	YES	N/A	N/A	YES	Excessive outside storage
5/2/2013	115 (RV)	GOOD	YES	N/A	N/A	YES	Excessive outside storage
5/2/2013	116 (RV)	FAIR	YES	N/A	N/A	YES	Untidy outside storage
5/2/2013	54 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	52 & 53 (OFFICE BLDG)	FAIR	N/A	N/A	N/A	YES	NO

DATE	TRAILER/RV SPACE #	APPEARANCE (GOOD/FAIR/POOR)	RV PAVED SURFACE (Y/N)	HURRICANE TIES (Y/N)	SKIRTING (Y/N)	15-Ft CLEARANCE (Y/N)	CODE VIOLATIONS (SPECIFY)
5/2/2013	58 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	117 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	117A (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	59 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	118A (RV)	GOOD	NO	N/A	N/A	YES	NO
5/2/2013	118 (RV)	FAIR	NO	N/A	N/A	YES	NO
5/2/2013	119	GOOD	N/A	YES	YES	YES	NO
5/2/2013	57 (RV)	GOOD	YES	N/A	N/A	NO	NO
5/2/2013	56 (RV)	POOR	YES	N/A	N/A	YES	NO
5/2/2013	55 (RV)	GOOD	YES	N/A	N/A	YES	NO
5/2/2013	120 (RV)	GOOD	YES	N/A	N/A	YES	NO
5/2/2013	121 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	122 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	123 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	124 (RV)	FAIR	YES	N/A	N/A	YES	NO
5/2/2013	125 (RV)	FAIR	YES	N/A	N/A	YES	NO
CARMEN							
4/30/2013	126	GOOD	N/A	YES	NO	NO	Back porch without permit
4/30/2013	127	FAIR	N/A	YES	YES	YES	Needs skirting and A/C duct
4/30/2013	128 (RV)	FAIR	YES	N/A	N/A	YES	NO
4/30/2013	128A	FAIR	N/A	YES	NO	YES	NO
5/1/2013	129	FAIR	N/A	YES	NO	YES	Needs new paint
5/1/2013	130	FAIR	N/A	YES	NO	YES	NO
5/1/2013	131	GOOD	N/A	YES	NO	YES	NO
5/1/2013	131A (RV)	FAIR	YES	N/A	N/A	YES	Tell and high grass
5/1/2013	132	FAIR	N/A	YES	YES	YES	Skirting needs repair

DATE	TRAILER/RV SPACE #	APPEARANCE (GOOD/FAIR/POOR)	RV PAVED SURFACE (Y/N)	HURRICANE TIES (Y/N)	SKIRTING (Y/N)	15-ft CLEARANCE (Y/N)	CODE VIOLATIONS (SPECIFY)
5/1/2013	133	FAIR	N/A	YES	YES	YES	NO
5/1/2013	134	GOOD	N/A	YES	NO	YES	Excessive outside/open storage
5/2/2013	135	FAIR	N/A	YES	NO	YES	Tall and High grass
5/2/2013	135A (RV)	FAIR	NO	N/A	N/A	NO	NO
5/2/2013	136	GOOD	N/A	YES	YES	YES	NO
5/2/2013	137	FAIR	N/A	YES	YES	YES	NO
5/2/2013	138	FAIR	N/A	YES	YES	YES	NO
5/2/2013	138A	FAIR	N/A	YES	NO	YES	NO
5/2/2013	139	FAIR	N/A	YES	NO	YES	NO
5/2/2013	140 (RV)	FAIR	YES	N/A	N/A	YES	Temporary tent structure
5/2/2013	141	FAIR	N/A	YES	YES	YES	Temporary tent structure
SCOTT							
5/1/2013	201	FAIR	N/A	NO	NO	YES	Overgrown bushes and paint
5/1/2013	202	FAIR	N/A	YES	YES	YES	NO
5/1/2013	203	FAIR	N/A	YES	YES	YES	NO
5/1/2013	204	POOR	N/A	NO	YES	YES	Remove tent, paint + finish skirting
5/1/2013	205	FAIR	N/A	YES	NO	YES	Apply new paint
5/1/2013	206	FAIR	N/A	YES	YES	YES	Paint trimmings all around trailer
5/1/2013	207	FAIR	N/A	YES	NO	YES	NO
5/1/2013	208	FAIR	N/A	YES	YES	YES	Tall grass and weed
5/1/2013	209	FAIR	N/A	YES	YES	YES	NO
5/1/2013	210	FAIR	N/A	YES	NO	YES	NO
5/1/2013	211	FAIR	N/A	YES	NO	YES	NO
5/1/2013	212	FAIR	N/A	YES	NO	YES	NO
5/1/2013	213	FAIR	N/A	YES	NO	YES	NO
5/1/2013	214	FAIR	N/A	YES	NO	YES	NO

DATE	TRAILER/RV SPACE #	APPEARANCE (GOOD/FAIR/POOR)	RV PAVED SURFACE (Y/N)	HURRICANE TIES (Y/N)	SKIRTING (Y/N)	15-Ft CLEARANCE (Y/N)	CODE VIOLATIONS (SPECIFY)
5/1/2013	215	GOOD	N/A	YES	YES	YES	NO
5/2/2013	216	FAIR	N/A	YES	YES	YES	NO
5/2/2013	217	FAIR	N/A	YES	YES	YES	NO
5/2/2013	218	GOOD	N/A	YES	YES	NO	NO
5/2/2013	219	POOR	N/A	YES	NO	YES	NO
5/2/2013	220	FAIR	N/A	YES	NO	YES	NO
5/2/2013	221	FAIR	N/A	YES	NO	YES	NO
5/2/2013	222	FAIR	N/A	NO	YES	YES	NO
5/2/2013	223	FAIR	N/A	YES	YES	YES	NO
5/2/2013	224	FAIR	N/A	YES	YES	YES	NO
5/2/2013	225	FAIR	N/A	YES	YES	YES	NO
5/2/2013	226	FAIR	N/A	YES	YES	YES	NO
5/2/2013	227	FAIR	N/A	YES	YES	YES	NO
5/2/2013	228	FAIR	NO	YES	NO	YES	NO
5/2/2013	229	FAIR	N/A	YES	YES	YES	NO
5/2/2013	230	POOR	N/A	YES	NO	YES	NO
5/2/2013	231	FAIR	N/A	YES	YES	NO	NO
5/2/2013	232	FAIR	N/A	YES	YES	YES	NO
5/2/2013	233	FAIR	N/A	YES	NO	YES	NO
5/2/2013	234	POOR	N/A	YES	YES	YES	NO
5/2/2013	235	FAIR	N/A	NO	YES	YES	NO
5/2/2013	236	FAIR	N/A	YES	NO	YES	NO
5/2/2013	237	FAIR	N/A	YES	NO	YES	NO
5/2/2013	238	FAIR	N/A	YES	NO	YES	NO
5/2/2013	239	FAIR	N/A	YES	YES	YES	NO

DATE	TRAILER/RV SPACE #	APPEARANCE (GOOD/FAIR/POOR)	RV PAVED SURFACE (Y/N)	HURRICANE TIES (Y/N)	SKIRTING (Y/N)	15-ft CLEARANCE (Y/N)	CODE VIOLATIONS (SPECIFY)
5/2/2013	240	FAIR	N/A	NO	YES	YES	NO
5/2/2013	241	POOR	N/A	YES	NO	YES	NO
5/2/2013	242	FAIR	N/A	YES	NO	YES	NO
5/1/2013	243	GOOD	N/A	YES	YES	YES	NO
5/1/2013	244	GOOD	N/A	YES	NO	YES	NO
5/1/2013	245	FAIR	N/A	YES	YES	YES	Complete skirting and trim yard
5/1/2013	246	POOR	N/A	NO	YES	YES	Paint and finish skirting
5/1/2013	247	FAIR	N/A	NO	YES	YES	NO
5/1/2013	248	GOOD	N/A	NO	YES	YES	NO
5/1/2013	249	GOOD	N/A	YES	YES	YES	Paint all exposed raw wood
5/3/2013	250	GOOD	N/A	YES	YES	YES	NO
5/3/2013	251	GOOD	N/A	YES	YES	YES	NO
5/3/2013	252	GOOD	N/A	YES	YES	YES	NO
5/3/2013	253	GOOD	N/A	YES	YES	YES	Remove clutter from open view
5/3/2013	254	GOOD	N/A	YES	YES	YES	Trim bushes and secure storage
5/3/2013	255	GOOD	N/A	YES	YES	YES	NO
5/3/2013	256	GOOD	N/A	YES	NO	YES	Install skirting and control dogs
5/3/2013	270	GOOD	N/A	YES	YES	YES	NO
5/3/2013	269	GOOD	N/A	YES	YES	YES	NO
5/3/2013	268	POOR	N/A	YES	YES	YES	Open storage, rotten wood & dog
5/3/2013	267	GOOD	N/A	YES	YES	YES	Tall grass and litters
5/3/2013	266	GOOD	N/A	YES	YES	YES	NO
5/3/2013	265	GOOD	N/A	YES	YES	YES	Bags of garbage and Junk Vehicle
5/7/2013	264	FAIR	N/A	NO	NO	NO	Tall grass issues

DATE	TRAILER/RV SPACE #	APPEARANCE (GOOD/FAIR/POOR)	RV PAVED SURFACE (Y/N)	HURRICANE TIES (Y/N)	SKIRTING (Y/N)	15-Ft CLEARANCE (Y/N)	CODE VIOLATIONS (SPECIFY)
5/7/2013	263	GOOD	N/A	YES	NO	NO	Needs trim work and painting
5/7/2013	262	FAIR	N/A	NO	YES	YES	NO
5/7/2013	261	GOOD	N/A	YES	YES	NO	NO
5/7/2013	260	GOOD	N/A	YES	YES	YES	Storage shed is in horrible condition
5/7/2013	259	GOOD	N/A	YES	YES	YES	NO
5/7/2013	258	GOOD	N/A	YES	NO	YES	NO
5/7/2013	257	POOR	N/A	YES	YES	YES	Neglected premise- needs up keeping
5/7/2013	271	GOOD	N/A	YES	NO	YES	Neglected premise- needs up keeping
5/7/2013	272	GOOD	N/A	YES	NO	YES	Excessive outside storage and garbage

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 Court
Sugarland, Tx 77498 and whose telephone number is 832-563-1050

*Maria Garcia
255-4496*

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

Brazos Mobile Home Park (Port) 2001 Brazosport Blvd #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.

PC 4-22-13

VDIS 5-7-13

Corrected 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,



HOUSTON, HARRIS COUNTY
TEXAS

6/20/12


VIKESH AMIN

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

X  6/20/12
Vijay Patel

832.563.1050

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

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Damian & Associates, Inc. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this email in error.

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2008026048_0283496.TIF.pdf	663 k	[application/pdf]	2008026048_0283496.TIF.pdf Download

BRAZORIA COUNTY APPRAISAL DISTRICT
 PROPERTY 192026
 Legal Description DBA BRAZOS MH PORT (M1170)
 B C I C DIV 14 LOT 520-S21-S21A1A-422A1-S24C A0052 J F
 FIELDS, FREEPORT ACRES 12.057

OWNER ID 1044223
 OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2013
 PATEL FAMILY LIVING TRUST
 S; PATEL DILIP R & ANJANA D TRUSTEES
 215 RIVER GROVE RD
 SUGAR LAND, TX 77478-4745-15

2114-0292-000 Ref ID: 192026

ACRES: 12.0570
 EFF. ACRES:

Enduses
 CAD 100%
 CFP 100%
 DR2 100%
 GBC 100%
 JBR 100%
 MAV 100%
 RDS 100%
 SBR 100%

Values
 IMPROVEMENTS 934,380
 LAND MARKET 148,180
 MARKET VALUE = 1,082,560
 PRODUCTIVITY LOSS 0
 APPRAISED VALUE = 1,082,560
 HS CAP LOSS 0
 ASSESSED VALUE = 1,082,560

SITUS 2001 BRAZOSPORT BLVD FREEPORT, TX
 GENERAL
 UTILITIES LAST APPR. DC/JV
 TOPOGRAPHY LAST APPR. YR 2013
 ROAD ACCESS LAST INSP. DATE 12/17/2010
 ZONING 12-29-08 AMSC/EXT INSP. DATE
 NEXT REASON
 REMARKS SOLD JULY 2008 FOR 850,000

APPR VAL METHOD: Income
 No Sketch Available

EXEMPTIONS
 SKETCH COMMANDS

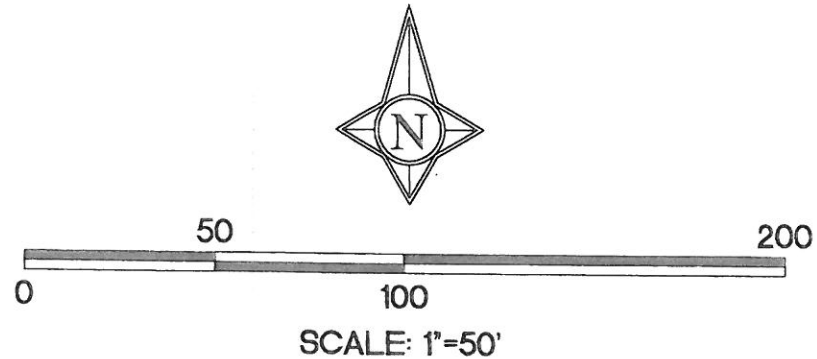
BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

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

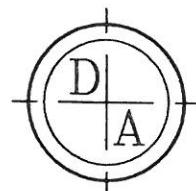
SUBD: S2114 NBHD: COMM 100.00%
 IMPROVEMENT INFORMATION
 TYPE DESCRIPTION WITH CLASS/SUBCL. AREA UNIT PRICE/UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON EVNG CONCR ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: S2114 100.00% NBHD: COMM 100.00%
 LAND INFORMATION
 1. DESCRIPTION C/S TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC
 2. PRIMARY SITE COM SPECIAL FT N SQ 10,890.0000 SQ 1.00 10,890 1.00 1.00 A
 3. PRIMARY SITE
 COMMENTS CR
 IRR Acres: 0 Capacity: 0
 IRR Areas: 0
 AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE
 148,180 0.00 0

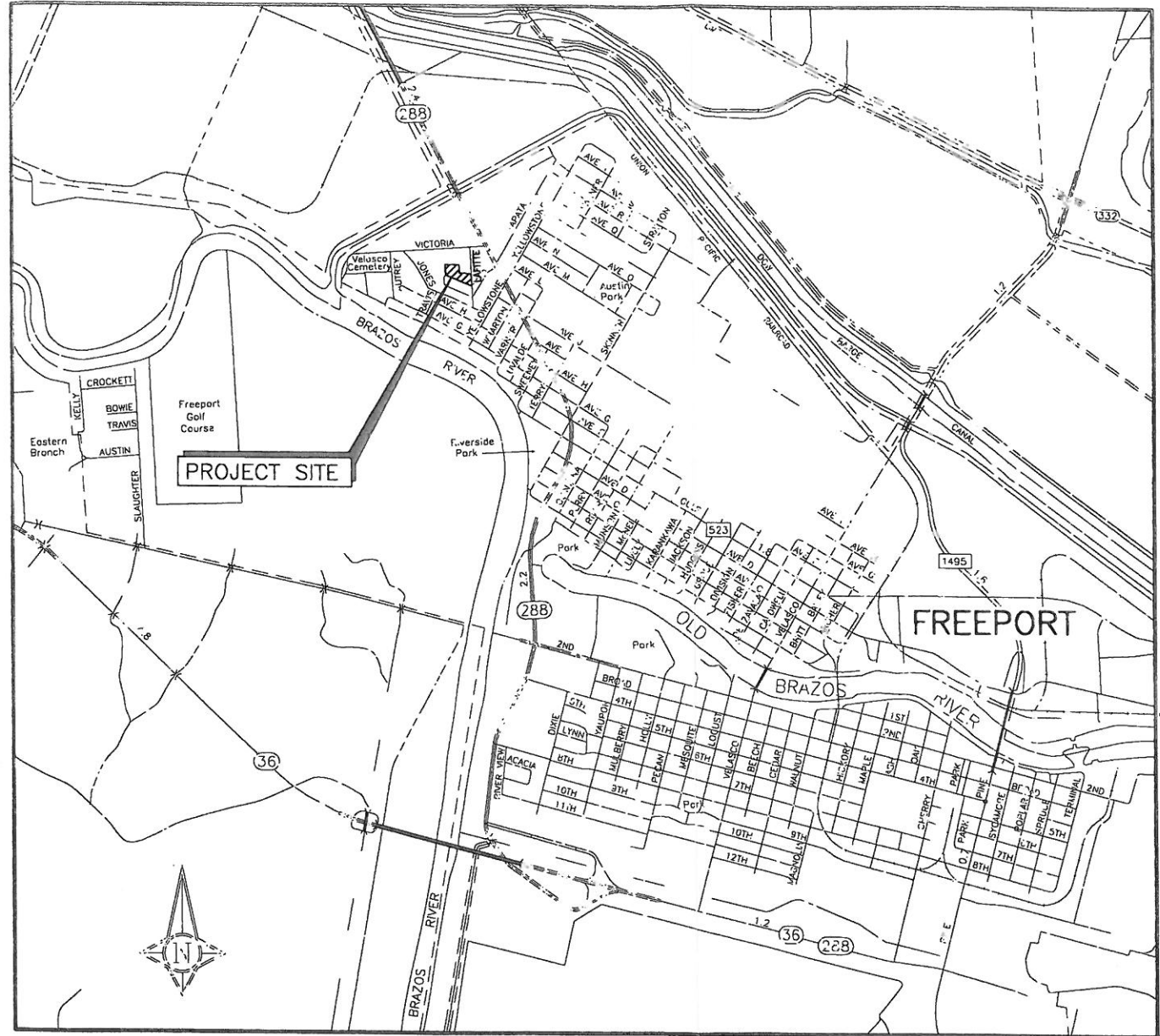


RE-PLAT
 OF THE
DILIP R. PATEL SUBDIVISION
 SHOWING 14 LOTS
 BEING COMPRISED OF
 4 RECREATIONAL VEHICLE LOTS
 AND
 10 MOBILE HOME LOTS
OWNER
ANJANA PATEL/PRESIDENT



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.

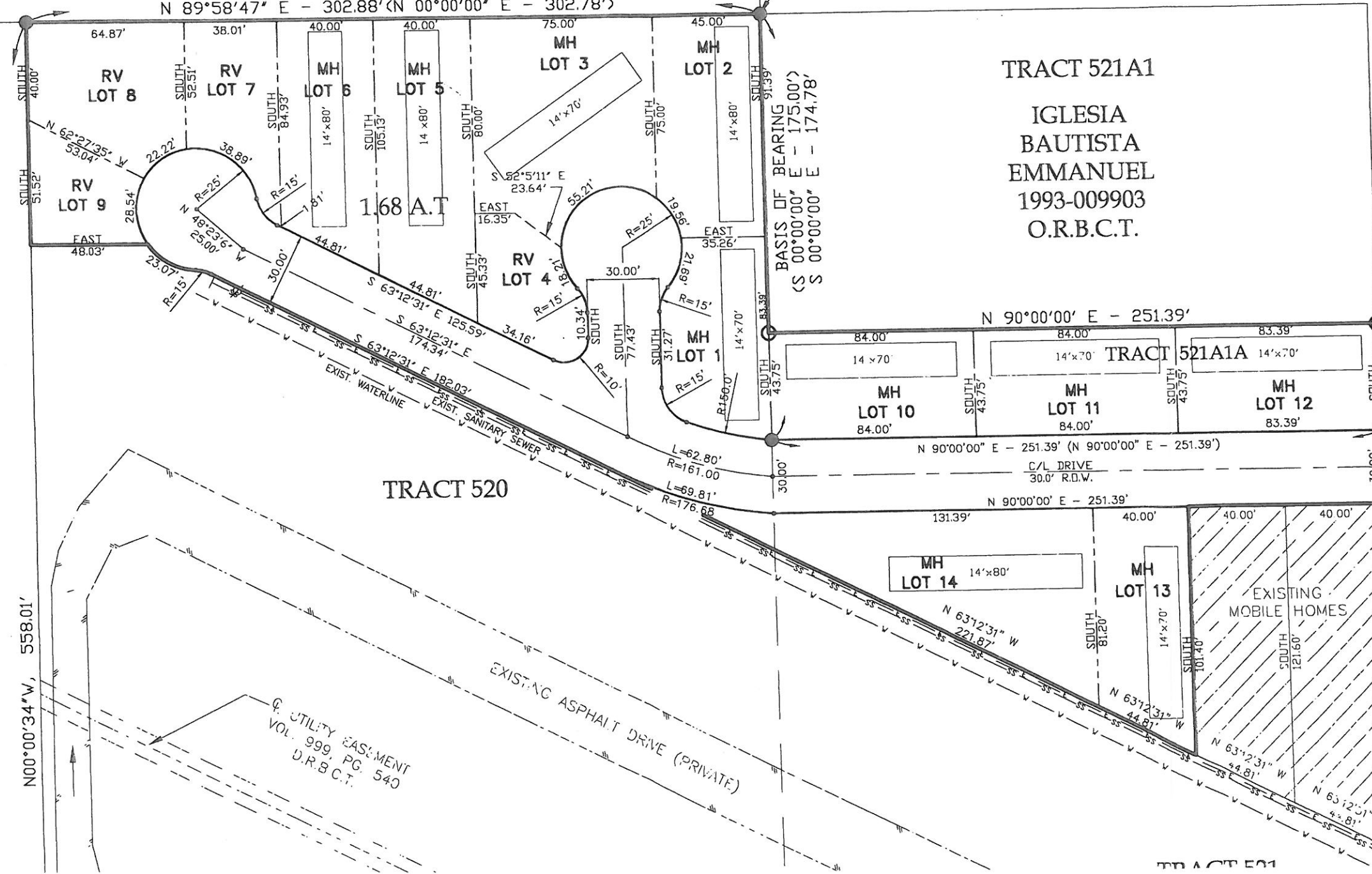
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts.

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

N89°58'47"E (N 00°00'00" E - 545.92')

FND. 3/4" I.P.

TRACT 521A1
IGLESIA
BAUTISTA
EMMANUEL
1993-009903
O.R.B.C.T.



TRACT 519

TRACT 520

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

N00°00'34"W, 558.01'

UTILITY EASEMENT
VOL. 999, PG. 540
D.R.B.C.T.

EXISTING ASPHALT DRIVE (PRIVATE)

O.W.

TRACT 501

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

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

ASPHALT DRIVE

**CITY OF FREEPORT, TEXAS
REQUEST TO BE PLACED ON A
PLANNING COMMISSION AGENDA**

THE PLANNING COMMISSION MEETS ON THE FOURTH TUESDAY OF EACH MONTH AT 6:00 P.M. IN THE POLICE DEPARTMENT MUNICIPAL COURTROOM, 430 NORTH BRAZOSPORT BLVD. IN ORDER FOR THE COMMISSION TO ACT UPON ANY ITEM, THE ITEM MUST FIRST BE PLACED ON AN OPEN MEETING AGENDA, WHICH MUST BE POSTED CONTINUOUSLY FOR 72-HOURS BEFORE THE MEETING COMMENCES. THE CURRENT ADMINISTRATIVE POLICY IS TO HAVE AGENDA ITEMS IN HAND BY A LEAST SEVEN (7) BUSINESS DAYS PRECEDING THE SCHEDULED MEETING; THIS IS TO ENSURE THAT THE STAFF HAS SUFFICIENT TIME TO RESEARCH MATERIAL RELATING TO THE ITEMS. IN MANY INSTANCES, THE REQUEST(S) CAN BE RESOLVED AT THE STAFF LEVEL WITHOUT THE NEED FOR ANY PLANNING COMMISSION ACTION. ALL REQUESTS WILL FIRST BE DIRECTED TO THE BUILDING DEPARTMENT FOR REVIEW. YOU MAY BE REQUESTED TO MEET WITH THE BUILDING OFFICIAL IN AN EFFORT TO SATISFY YOUR REQUEST. EACH SPEAKER WILL BE GIVEN A CHANCE TO PRESENT HIS OR HER SUBJECT MATTER TO THE PLANNING COMMISSION. (ALL PLATS MUST BE FILED WITH THE CITY PROPERTY MANAGER AT LEAST 14 DAYS PRIOR TO THE MATTER AT WHICH FORMAL APPLICATION FOR THE PLAT APPROVAL IS MADE TO THE PLANNING COMMISSION.)

PLEASE PRINT THE FOLLOWING INFORMATION:

NAME OF PRESENTER/SPEAKER: Vickie Kelley

ORGANIZATION (IF ANY): _____

STREET/MAILING ADDRESS: 327 W. 1st Street

CITY, STATE, ZIP CODE: Freeport TX 77541

PHONE NUMBER WHERE YOU CAN BE REACHED DURING REGULAR BUSINESS HOURS: 281-380-5293

SUBJECT MATTER OF PRESENTATION (INCLUDING A DESCRIPTION OF COMMISSION ACTION TO BE TAKEN, IF ANY):

Fast traffic 300 + 400 BIK. of
Min of 22 children living on 3rd + 4th Str. West 1st
traffic 50 mph. Need sign or Speed bump
Children @ play. Sign.

Vickie A Kelley 5-9-13
SIGNATURE DATE

"ALL REQUESTS MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE BEING PLACED ON A MEETING AGENDA."

- [DOCUMENT SEARCH](#)
 - [All Recordings](#)
 - [Land Records](#)
 - [Foreclosures](#)
 - [Marriages](#)
 - [Birth Records](#)
 - [Death Records](#)
 - [Brands](#)
- [SHOPPING](#)
 - [Shopping Cart](#)
 - [Purchase History](#)
- [APPLICATIONS](#)
- [CHANGE PROFILE](#)
- [HELP](#)
- [ABOUT](#)
- [COUNTY CLERK SITE](#)
- [FAQ Page](#)
- [LOGOUT freeport](#)

DEED - 2013008868

Document Number
2013008868

Book Volume

Page

Return Address

Name
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122 E MYRTLE

Address 2

Recording Date
02/25/2013 12:16:57 PM

Number of Pages Recording Fee
7 \$36.00

City State Zip
ANGLETON TX 77515

Presented By

Mailback

Grantor
TONG MIKE B
RIVERSIDE HOMES
TONG LIDIA M

Grantee
BRAZTEX DEVELOPMENT LLC

Related Info

Doc Num	Book	Volume	Page

Legal

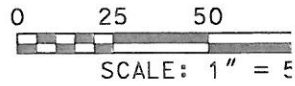
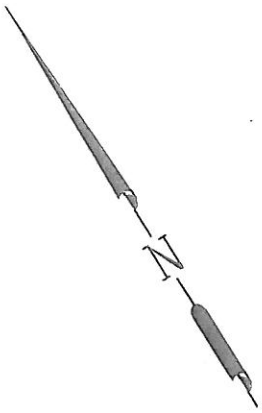
Abst #: 99 Survey Name: ELI MITCHELL Acres: 1.231 & 0.3632 2 TRS

Document Remarks

OWNER:
BRAZTEX DEVELOPMENT, LLC
1624 NORTH BRAZOSPORT BLVD.
FREEPORT, TEXAS 77541

BRIDGEPOINT

A 1.795 ACRE SUBDIVISION
COMPRISED OF
A CALLED 1.231 ACRE TRACT,
AND
A CALLED 0.3632 ACRE TRACT
RECORDED IN
COUNTY CLERK'S FILE 13-008668 B.C.O.R.
AND A
A PORTION OF CALDWELL STREET
RECORDED IN
COUNTY CLERK'S FILE 13-015361 B.C.O.R.
IN THE
ELMITCHELL SURVEY
ABSTRACT 99
CITY OF FREEPORT
BRAZORIA COUNTY, TEXAS



BLOCK 10

DE ZAVALA STREET

BLOCK 11
VELASCO TOWNSITE

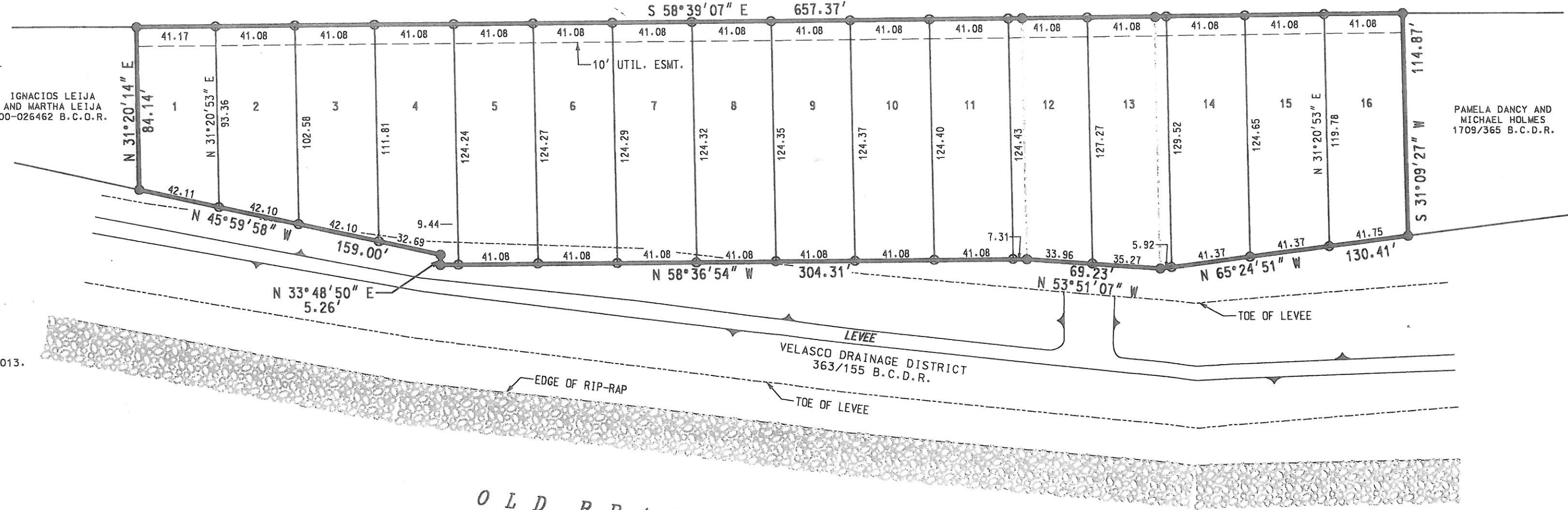
CALDWELL STREET

BLOCK 20

SOUTH FRONT STREET
(40' R.O.W.)

IGNACIOS LEIJA
AND MARTHA LEIJA
00-026462 B.C.D.R.

PAMELA DANCY AND
MICHAEL HOLMES
1709/365 B.C.D.R.



OLD BRAZOS RIVER

OWNER:

BRAZTEX DEVELOPMENT, LLC
1624 NORTH BRAZOSPORT BLVD

THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT
WARRANT REPRESENT OR GUARANTEE

PROPERTY
BOUNDING
CONVEYANCES,
THE

AREAS

2013.

AREAS
ED

2013.

City of Freeport
Building Department
Phone: 979-233-3526

For Office Use Only
Case Number: _____
Date Filed: _____
P & Z Date: _____
Council Date: _____

**Application for
Specific Use Permit**

1. Address or general location of site: Brazosport Blvd
2. Subdivision BCIC Div 14 Block _____ Lots 92+93 Acres _____
3. Current Zoning Classification: C-2
4. Proposed use of the site (please be specific): R.V. Park
5. Reason for requesting a specific use permit: Ordinance Repeals

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 specific use permit application has been paid to the City of Freeport on 5-24-13, 2013. I also certify that I have been informed and understand the regulations regarding specific use permits 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: [Signature]
Owner's Name: Hayes Loren Eric
Address: 1507 W. Broad
City, State, Zip: Freeport TX Phone: _____

PAID
PAID
MAR 24 2013
BY: _____

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.

Loren Eric Hayes
Signature of Owner

Loren Eric Hayes
Name Printed or Typed

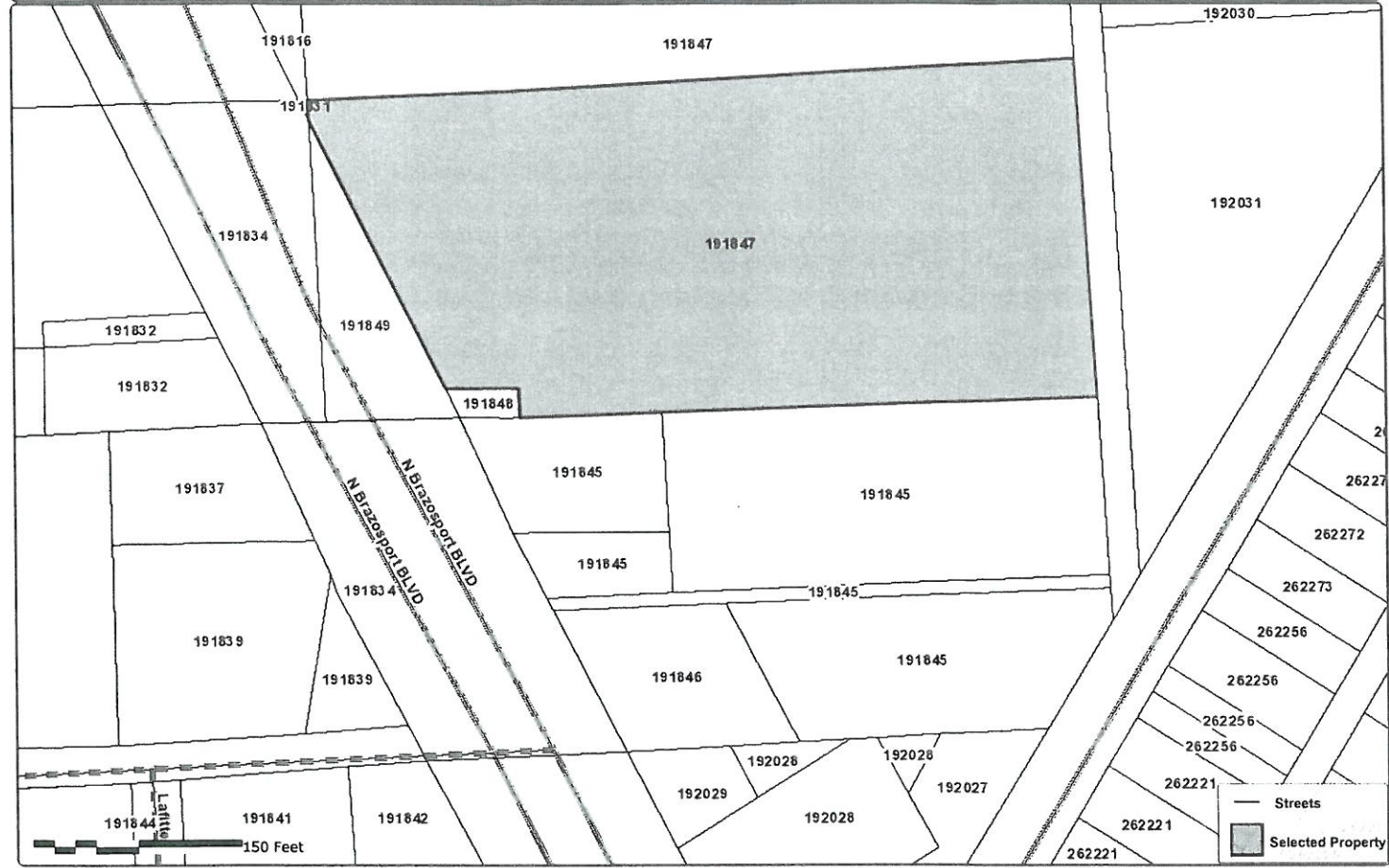
Michael Phillips (Phillips Law firm)
Signature of Agent

;
Name Printed or Typed

Address of Agent: 515 N. Velasco St. Angleton Tx. 77515

Agent's Phone Number: 979-849-4383

Brazoria CAD - Map of Property ID 191847 for Year 2013



Property Details

Account
Property ID: 191847
Geo ID: 2114-0055-000
Type: Real
Legal Description: B C I C DIV 14, LOT 92-93, ACRES 9.840, A0049 A CALVIT & A0062 J F FIELDS, FREEPORT

Location
Situs Address: BRAZOSPORT BLVD FREEPORT,
Neighborhood: SHANKS AREA
Mapscos:
Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner
Owner Name: HAYES LOREN ERIC
Mailing Address: , 1507 W BROAD ST, , FREEPORT, TX 77541-5236

Property
Appraised Value: \$40,890.00

<https://propaccess.trueautomation.com/Map/View/Map/51/191847/2013>



Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.