

**CITY OF FREEPORT  
PLANNING COMMISSION  
Tuesday, September 3, 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 called meeting on **Tuesday, September 3, 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 July 30, 2013 and the Minutes for the Joint Public Hearing on August 19, 2013.
4. 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 an RV Park on Brazosport Boulevard, B C I C DIV 14, Lots 92 and 93, Freeport, Texas.
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 2<sup>nd</sup> Street, Freeport, Texas on or before Friday, August 30, 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, July 30, 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:** Maria L. Aguilar

**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 June 25, 2013.**

Ms. Eddie Virgil moved to accept the Minutes for June 25, 2013, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval.

**Discuss/consider making a recommendation to City Council to allow Ms. Sandra Barbree her request to hook a camper up on her property from July 15, 2013 through December 25, 2013, located at 1502 North Avenue R, Freeport, Texas, while her home is being rebuilt at the same site.**

Item was tabled for Agenda Item 7 to go to City Council for Ordinance adoption.

**Discuss/consider making a recommendation to City Council to allow First Baptist Church, located at 501 South Brazosport Boulevard, to erect a LED sign on their property.**

Mr. Tobey Davenport made a motion to send a recommendation to City Council to allow First Baptist Church to erect a LED sign on their property, seconded by Ms. Eddie Virgil, unanimous vote for approval.

**Discuss/consider making a recommendation to City Council to call a Joint Public Hearing to re-zone Block Six Hundred and One (601), Lots One (1) through Twelve (12), and Block Six Hundred (600), Lots Thirteen (13) through Twenty-Four (24), Velasco Townsite, Freeport, Texas, known locally as North Avenue F, from its current classification of R-2 District to a new classification of C-2 District.**

Ms. Eddie Virgil made a motion send a recommendation to City Council to call a Joint Public Hearing to re-zone Block 601, Lots 1-2, and Block 600, Lots 13-24, seconded by Mr. Reuben Cuellar, by a vote of 3-1-1, with Mr. Tobey Davenport against and Mr. Jesse Aguilar, Jr. abstaining from voting, the motion passed.

**Discuss/consider making a recommendation to City Council to add Section 150.0101, Modifications, to the International Residential Code Adopted by Section 150.010 of the Code of Ordinances book, to read as follows: "Section 150.0101 Modifications, The owner of a dwelling that is homesteaded and undergoing reconstruction due to a natural disaster (fire, wind, flood, etc.), shall be allowed one (1) RV/Camper on site (off the street) as a temporary accommodation for the duration of the reconstruction, but not to exceed Six (6) months."**

Mr. Reuben Cuellar made a motion to send a recommendation to City Council to add Section 150.0101, Modifications with the following words added; "The Building Official may grant an extension based on individual needs," seconded by Ms. Jesse Aguilar, Jr., unanimous vote for approval.

**Discuss/consider approving request of Mr. & Mrs. Jose Castillo's to re-plat Block Seven Hundred and Twenty-Five (725). Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), known locally as 1303 North Avenue S, Velasco Townsite, Freeport, Texas.**

Mr. Tobey Davenport moved to accept the re-plat, seconded by Ms. Eddie Virgil, unanimous vote for approval.

**Adjourn.**

Ms. Eddie Virgil moved to adjourn the meeting, seconded Mr. Rueben Cuellar., unanimous vote for approval. Meeting adjourned at 6:30 P.M.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Edward Garcia, 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, August 19, 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  
Reuben Cuellar  
Jesse Aguilar, Jr.  
Tobey Davenport - Absent  
Eddie Virgil

**City Council:**

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

**Staff:** Jeff Pynes  
Wallace Shaw  
Delia Munoz  
Nat Hickey  
Gilbert Arispe  
Bob Welch  
Brian Davis  
Dan Pennington

**Guests:** Annette Sanford  
Jim Pirrung  
Moby Burr ridge  
Lila Lloyd  
Clan Cameron  
Roy Yates  
Michael Vandergriff

Jerry Meeks  
Ellen Varner  
Evelyn Burr ridge  
Simon Virgil  
Ron Cameron  
Wallace Trochesset  
Gary Woodring

**Open Meeting.**

Mayor Pro Tem Michelle Kent called the meeting to order at 6:05 PM.

**Invocation.**

Mr. Wallace Shaw offered the invocation.

**Pledge of Allegiance.**

Mr. Roy Yates led the Pledge of Allegiance.

**City Council**

There being a quorum with the City Council and the Planning Commission, Mayor Pro Tem, Ms. Michelle Kent opened the meeting.

**Planning Commission**

There being a quorum with the Planning Commission and the City Council, Mr. Edward Garcia, 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, granting to CenterPoint Energy Houston Electric a Specific-Use Permits to operate communication towers and shelters at the following locations, within the corporate limits of said City: 1124 North Avenue R, also known as 2304 Skinner Street and 1102 FM 523, also known as 1102 Navigation Boulevard and formerly known as 1102 Pine Street, being respectively, Lots 1-24, Block 689, Velasco Townsite and Tract 1T, J.G. McNeel Survey, Abstract 335, Brazoria County, Texas, containing 0.622 acres, more or less.**

Mr. Edward Garcia, Chairman for the Planning Commission read the proposed amendment(s) to the Comprehensive Zoning Ordinance of said City, he stated that the committee had reviewed and discussed the proposed request for the Specific-Use Permit.

**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 grant CenterPoint Energy Houston Electric Specific-Use Permits to erect and operate telecommunication towers and shelters at the following locations: 1124 North Avenue R, also known as 2304 Skinner Street and 1102 FM 523, also known as 1102 Navigation Boulevard and formerly known as 1102 Pine Street, being respectively, Lots 1-24, Block 689, Velasco Townsite and Tract 1T, J.G. McNeel Survey, Abstract 335, Brazoria County, Texas, containing 0.622 acres, more or less.**

Ms. Eddie Virgil made a motion to make a recommendation to the City Council to approve the Specific-Use Permit request by CenterPoint Energy Houston Electric to erect and operate telecommunication towers and shelters, seconded by Mr. Jesse Aguilar, unanimous vote for approval.

**Adjourn.**

Mayor Pro Tem, Ms. Michelle Kent adjourned the Joint Public Hearing at 6:14 P.M.

Mr. Edward Garcia, Chairman, adjourned the Joint Public Hearing at 6:14 P.M.

These minutes read and approved the \_\_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
Edward Garcia, Chairman

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 Equities

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, 20 13. 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**  
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

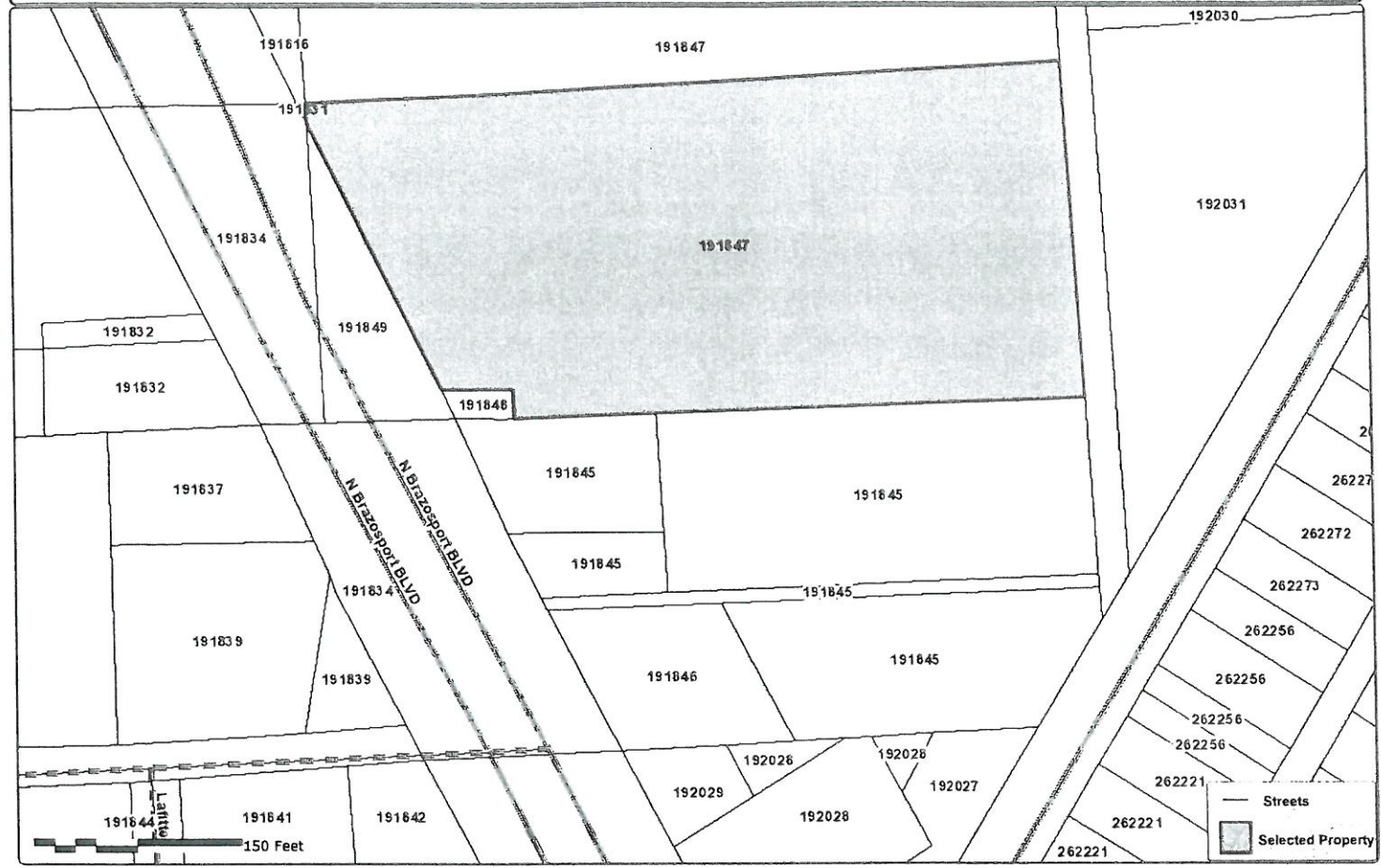
il  
Name Printed or Typed

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  
 Mapsco:  
 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.

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.

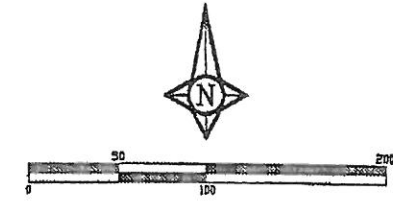
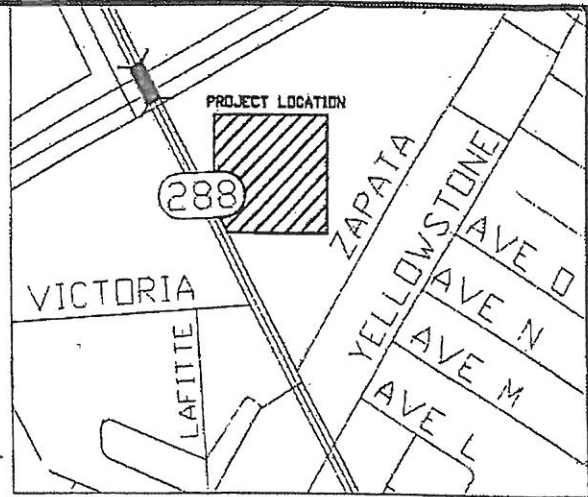
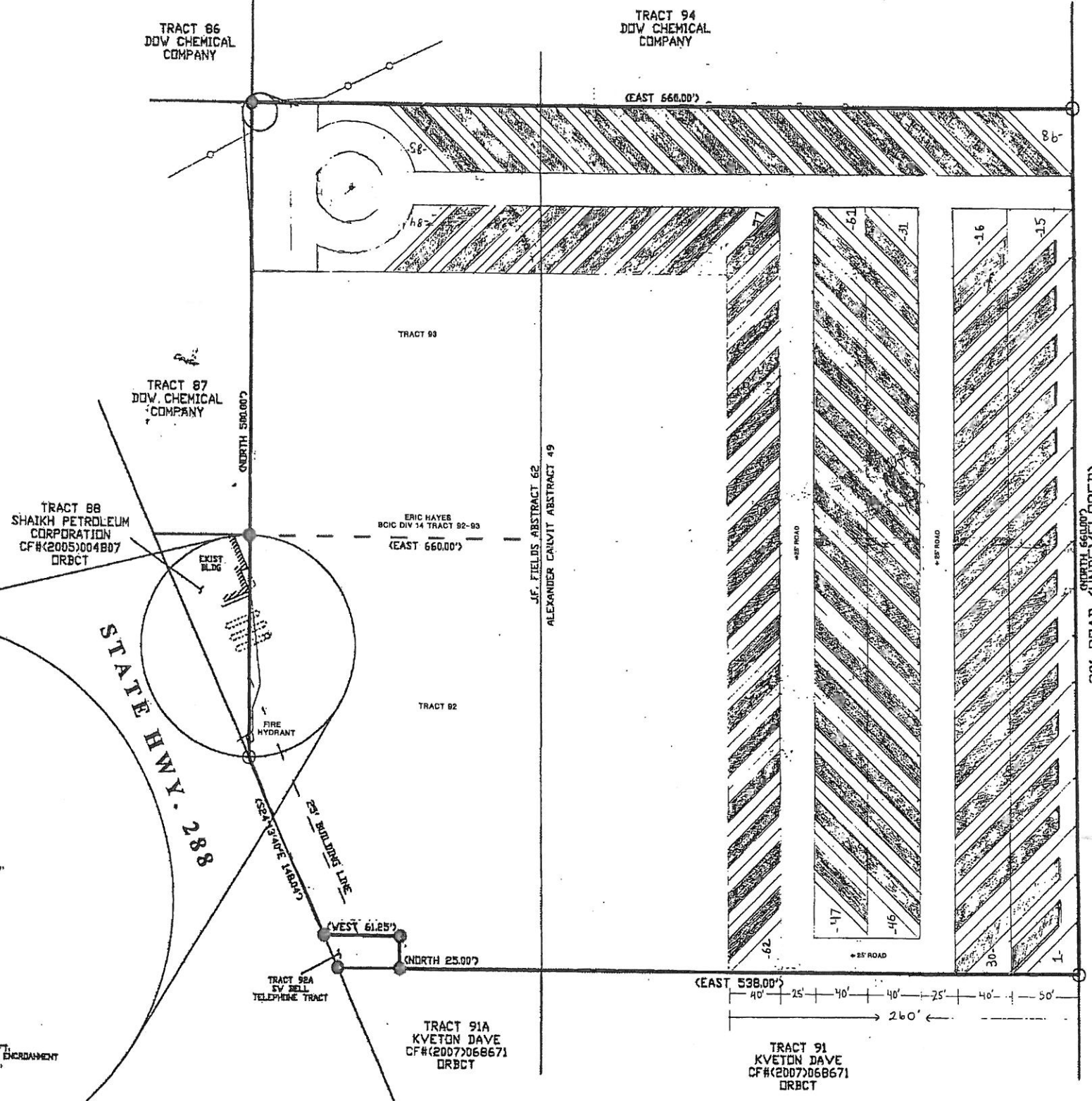
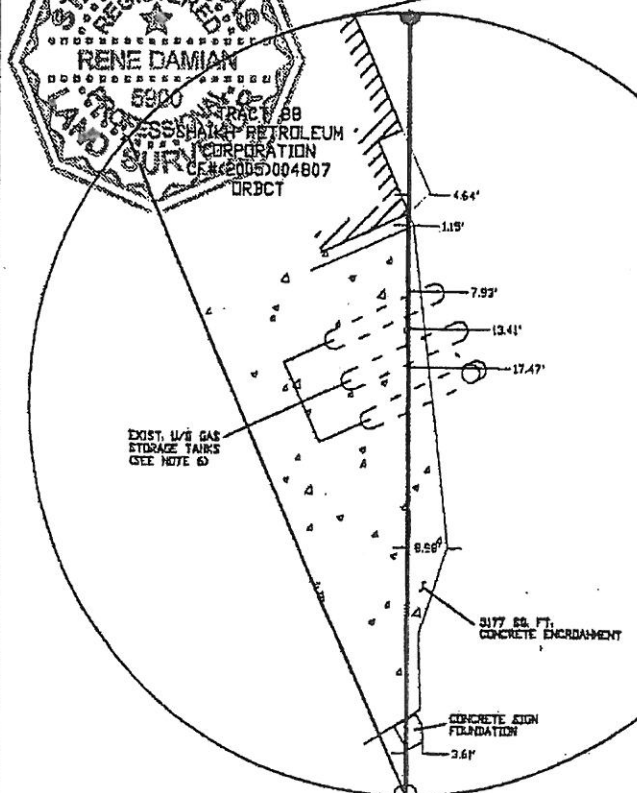
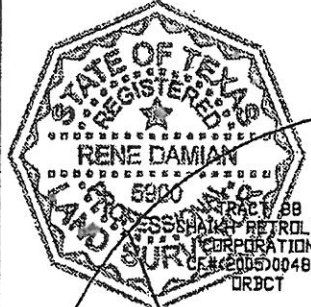
THE STATE OF TEXAS  
COUNTY OF BRAZORIA

I, RENE DAMIAN, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Mr. Eric Hayes that the 9.837-acre tract being a portion of Tract 92 and all of Tract 93, both tracts being within the Brazos Coast Investment Company Subdivision No. 14, out of the J.F. Fields Labor No. 8, Abstract 62 and the Alexander Calvit League, Abstract 49, Brazoria County, Texas as recorded in Clerk File (2004) 043540 of the Official Records of Brazoria County, Texas was prepared by Damian & Associates and was surveyed on the ground on the 31st day of August, 2009.

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, and encroachments or overlapping of improvements, except as shown hereon, and that said has access to and from platted roadway.

Witness my hand, this the 19th day of October, 2009.

*René Damian*  
RENE DAMIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION No. 5900



- NOTES:
- The basis of bearing for this survey is the found iron rod for the southeast corner of Tract 92, Brazos Coast Investment Company Subdivision No. 14 and the found iron rod for the northeast corner of Tract 93, Brazos Coast Investment Company Subdivision No. 14. The reference bearing is held at called N 00° 00' 00" W according to Volume 16, Page 277-278 of the Plat Record of Brazoria County, Texas.
  - This survey was performed without the benefit of a title commitment.
  - There is a 25' Building Line associated with the southwest corner of the diagonal property line of Tract 92, Brazos Coast Investment Company Subdivision No. 14.
  - This property lies within Flood Zone X, Areas determined to be outside the 500-year flood plain, as shown on FEMA Maps Number 48039C07601 and 48039C07801 with an effective date of June 5, 1989 and a revised date of November 17, 1993. Reference Community Name - Freeport, City of, Community Number - 485467, Panels - 0760, Suffix 1, and 0780, Suffix 1.
  - By order of the County Civil Court At Law No. 2, Brazoria County, Texas, on September 10, 1982, Tract 92A as shown herein, is owned by Southwestern Bell Telephone Company by virtue of condemnation. Refer to Brazoria County Court Records, Cause Number 11,256.
  - Underground gas storage tanks shown in approximate locations. Locations shown by using best practical means of identification by land surveyors.

LEGEND

●	Found Monument
○	Found Iron Rod
⊙	Power Pole
DRBCT	Deed Records of Brazoria County, Texas
CF	Clerk File

**SURVEY PLAT**  
OF A  
9.837-ACRE TRACT  
BEING A PORTION OF TRACT 92 AND ALL OF TRACT 93,  
BOTH TRACTS BEING WITHIN THE BRAZOS COAST INVESTMENT COMPANY  
SUBDIVISION NO. 14  
OUT OF THE  
J.F. FIELDS LABOR NO. 8, ABSTRACT 62  
AND  
ALEXANDER CALVIT LEAGUE, ABSTRACT 49  
BRAZORIA COUNTY, TEXAS  
AS RECORDED IN CLERK FILE (2004) 043540 OF THE OFFICIAL RECORDS OF  
BRAZORIA COUNTY, TEXAS

SURVEYED BY  
**DAMIAN & ASSOCIATES, INC.**  
ENGINEERING, PLANNING, SURVEYING AND MAPPING  
1818 N. AVE J  
FREEPORT, TEXAS 77541  
(979) 233-7177 OFFICE  
(979) 233-3077 FAX

SCALE: 1" = 100'

