



**State of Texas**

**County of Brazoria**

**City of Freeport**

**BE IT REMEMBERED** that the Planning Commission of Freeport, Texas met on Tuesday, July 25, 2023 at 6:00 p.m. at Freeport Council Chambers, 430 N. Brazosport Blvd, Freeport Texas for considering the following agenda items:

**Planning Commission:**

**Eric Hayes**

**Andrew Dill**

**Pam Dancy**

**Jim Saccomano**

**Ron Bachman**

**Staff:**

**Yvette Ruiz- Planning/Zoning Coordinator**

**Kacey Roman- Building Official**

**George Matamoros – Liaison Councilman Ward C**

**Tim Kelty – City Manager**

**Visitors:**

**Scott Mckay**

**Ben Torres**

**Carolyn Johnson**

**Maria Marin**

**Imelda Perez**

**Patsy Canales**

**Charles Johnson**

**George Green**

**Ed Gonzalez**

**CALL TO ORDER:** *Andrew Dill called the meeting to order at 6:00 pm*

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Andrew Dill

**CITIZENS' COMMENTS:**

Members of the public are allowed to address the Planning Commission at this time and must include name and address. Note, specific factual information or a recitation of existing policy may be furnished in response to an inquiry made, but any deliberation, discussion, or decision with respect to any subject about which the inquiry was made shall be limited to a proposal to place such subject on the agenda for a subsequent meeting for which notice is provided in compliance with the Texas Open meetings Act unless said notice appears herein. The public is reminded that there is a (4) minute time limit as approved by City Council on June 21, 2010.

**REGULAR SESSION:**

1. Consideration of approval of the minutes of previous meeting minutes for June 27, 2023.

On a motion by Eric Hayes to accept the minutes as written and second by Jim Saccomano

With a vote of 5-0 motion passes.

***OPEN PUBLIC HEARING @ 6:33 pm***

2. **DISCUSS AND TAKE POSSIBLE ACTION:** PLAT OF RIVERA ESTATES 2 LOTS, 1 BLOCK OUT OF A CALLED 13.09 ACRE TRACT KNOWN AS LOT 36A2 OF THE SAN BERNARD SYNDICATE SUBDIVISION AS RECORDED IN VOLIME 2, PAGE 135 OF THE BRAZORIA COUNTY PLAT RECORDS SAID CALLED 13.09 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE NO. 2018-019855 OF THE BRAZORIA COUNTY OFFICIAL RECORDS ALL IN THE T.B. BELL LEAGUE ABSTRACT 41 BRAZORIA COUNTY, TEXAS

***ALLOW CITIZENS COMMENTS***

*Kacey spoke on item owners also spoke on the reason for the re-plat.*

***CLOSE PUBLIC HEARING @ 6:34 pm***

**Take action on: RIVERA RE-PLAT**

On a motion by Eric Hayes to approve re-plat and second by Pam Dancy with all present voting "Aye" motion passes with 5-0 vote.

***OPEN PUBLIC HEARING @ 6:35 pm***

3. **DISCUSS AND TAKE POSSIBLE ACTION:** PLAT OF LOT 1A AND LOT 8A, BLOCK 47 OF THE FREEPORT TOWNSITE, IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS A REPLAT OF LOTS 1,2,3,4,5,6,7 AND N.70 FT OF LOT 8, BLOCK 47 ACCORDING TO THE MAP OF RECORD IN VOLUME 2, PAGE 95 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

***ALLOW CITIZENS COMMENTS*** Kacey spoke for owners

***CLOSE PUBLIC HEARING @ 6:37 pm***

***Take action on : WIMALARATHNE RE-PLAT***

On a motion by Eric Hayes to approve re-plat and second by Ron Bachman with all present voting "Aye" motion passes with 5-0 vote

***OPEN PUBLIC HEARING @ 6:38 pm***

4. **DISCUSS AND TAKE POSSIBLE ACTION:** REPLAT OF LOT 44A BEING 0.2043 ACRES AND FORMERLY KNOWN AS LOT 44, THE SOUTH HALF OF LOT 43, AND THE NORTH HALF OF LOT 45 OF DEMI JOHN ISLAND SUBDIVISION SECTION NO.2 AS RECORDED IN VOLUME 12, PAGE 10 AND AS RECORDED IN VOLUME 12, PAGE 88 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE GUY M. BRYAN SURVEY ABSTRACT 157 CITY OF FREEPORT (ETJ) BRAZORIA COUNTY, TEXAS

***ALLOW CITIZENS COMMENTS*** Kacey spoke for owners

***CLOSE PUBLIC HEARING @ 6:40 pm***

***Take action on : SANDERS RE-PLAT***

*On a motion by Eric Hayes to approve re-plat and second by Pam Dancy with all present voting "Aye" motion passes with 5-0 vote*

**OPEN PUBLIC HEARING @ 6:40 pm**

**5. DISCUSS AND TAKE POSSIBLE ACTION: REPLAT OF LOT 10A BEING 0.2087 ACRES AND FORMERLY KNOWN AS LOTS 10 & 11 OF DEMI JOHN ISLAND SUBDIVISION SECTION NO. 3 AS RECORDED IN VOLUME 13, PAGES 11-12 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE GUY M. BRYAN SURVEY ABSTRACT 157 CITY OF FREEPORT (ETJ) BRAZORIA COUNTY, TEXAS**

**ALLOW CITIZENS COMMENTS** *Kacey spoke for owners*

**CLOSE PUBLIC HEARING @ 6:42 pm**

**Take action on :SEBESTA RE-PLAT**

*On a motion by Jim Saccomano to approve re-plat and second by Eric Hayes with all present voting "Aye" motion passes with 5-0 vote*

**OPEN PUBLIC HEARING @ 6:43 pm**

**6. DISCUSS AND TAKE POSSIBLE ACTION: REPLAT CITY OF FREEPORT LOT 20A BLOCK 60 0.161 ACRE – 1 LOT -1 BLOCK BEING A REPLAT OF THE WEST 10 FEET OF LOT 20, ALL OF LOT 21 AND THE EAST 15 FEET OF LOT 22 BLOCK 60 CITY OF FREEPORT VOL.2 PG 95 P.R.B.C.T.C.C.F.N.2022060925 O.P.R.B.C.T.BRAZORIA COUNTY, TEXAS**

**ALLOW CITIZENS COMMENTS** *Kacey spoke for owners*

**CLOSE PUBLIC HEARING @ 6:47 pm**

**Take action on : PEANUT PROPERTY RE-PLAT**

*On a motion by Eric Hayes to approve the re-plat and amend the description and second by Jim Saccomano with all present voting "Aye" motion passes with 5-0 vote.*

**OPEN PUBLIC HEARING @ 6:49 pm**

**7. DISCUSS AND TAKE POSSIBLE ACTION:** PLAT OF LOT 10A, BLOCK 623 OF THE VELASCO TOWNSITE, AN ADDITION TO THE CITY OF FREEPORT A REPLAT OF LOTS 9 AND 10, BLOCK 623 ACCORDING TO THE MAP OF RECORD IN VOLUME 32, PAGE 14 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS

**ALLOW CITIZENS COMMENTS** Kacey spoke for owners

**CLOSE PUBLIC HEARING @ 6:50 pm**

**Take action on : GARCIA-PORT FREEPORT RE-PLAT**

*On a motion by Eric Hayes to approve re-plat and second by Pam Dancy with all present voting "Aye" motion passes with 5-0 vote*

**OPEN PUBLIC HEARING @ 6:51 pm**

**8. DISCUSS AND TAKE POSSIBLE ACTION:** REPLAT VELASCO TOWNSITE LOT 19A BLOCK 16 0.437 ACRE- 1 LOT – 1 BLOCK BEING A REPLAT OF LOTS 19,20,21,22,23 & 24 BLOCK 16 VELASCO TOWNSITE VOL.32, PG 14 P.R.B.C.T.C.C.F.N. 2023029506 O.P.R.B.C.T. BRAZORIA COUNTY, TEXAS

**ALLOW CITIZENS COMMENTS** Kacey spoke for owner

**CLOSE PUBLIC HEARING @ 6:53 pm**

**Take action on : AQUINES C. RE-PLAT**

*On a motion by Jim Saccomano to approve re-plat and second by Ron Bachman with all present voting "Aye" motion passes with 5-0 vote*

**OPEN PUBLIC HEARING @ 6:54 pm**

9. **Discuss and take possible action** on Allowance of Shipping Containers or other portable storage units for permanent storage as a permitted use in C-1, C-2, C-3, W-1, and IN Zoning districts

**ALLOW CITIZENS COMMENTS** Kacey explained why no ordinance

**CLOSE PUBLIC HEARING @ 7:25 pm**

**DISCUSS AND TAKE ACTION ON # 9**

*On a motion by Eric Hayes to send back to City Attorney for corrections on draft with a second by Jim Saccomano motion passes with a 5-0 vote.*

**OPEN PUBLIC HEARING @ 8:08 pm**

**10. Discuss and take possible action** on Allowance for fences to be constructed past the front building line in W-R Zoning district

**ALLOW CITIZENS COMMENTS** Kacey spoke on ordinance

**CLOSE PUBLIC HEARING @8:15 pm**

**DISCUSS AND TAKE ACTION ON # 10**

*On a motion by Eric Hayes and second by Jim Saccomano motion passes to approve with removal of 20 ft. and no more than 20 percent opacity. With all present voting "Aye" motion passes with a 5-0 vote*

**OPEN PUBLIC HEARING @ 6:04 pm**

**11. Discuss and take possible action** on Allowance for an Ordinance revision for 25-foot lots

**ALLOW CITIZENS COMMENTS** Kacey spoke on this item, Scott McKay spoke on the change of ordinance to allow to build 850 sq. ft. houses to make them more affordable. Charles Johnson 1203 N Ave M was against ordinance, it's not the right thing to do. George Matamoros against ordinance, Ben Torres N Ave M against ordinance, George Green 1311 N Ave Q and Tim Keltly said that a possible workshop may be needed.

**CLOSE PUBLIC HEARING @ 6:27 pm**

**DISCUSS AND TAKE ACTION ON # 11**

On a motion by Jim Saccomano to table and have workshop and a second by Ron Bachman with all present voting "Aye" motion passes with a 5-0 vote.

**OPEN PUBLIC HEARING @ 7:27 pm**

12. **Discuss and take possible action** on allowance of a Specific Use Permit for a proposed Mini-Storage to be located at 1915 N Brazosport Blvd.

**ALLOW CITIZENS COMMENTS** Kacey spoke on item, Mike Morgan spoke on his plans for phase 1. George Matamoros brought some concerns of the residents from his ward.

**CLOSE PUBLIC HEARING @ 8:05 pm**

**DISCUSS AND TAKE ACTION ON # 12**

On a motion by Eric Hayes to accept with some landscape conditions 1(4" caliber trees, 9 trees per 100 Lanier ft .2(10-gallon shrubs. with a second by Ron Bachman with all present voting "Aye" motion passes with a 5-0 vote.

**ADJOURNMENT: 8:16 pm      Ron Bachman and Eric Hayes made the motion**

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 2<sup>nd</sup> Street, Freeport Texas, in accordance with requirements of Open Meetings Act.

*Yvette Ruiz* \_\_\_\_\_

Yvette Ruiz  
Planning / Zoning Coordinator,  
City of Freeport, Texas