

**CITY OF FREEPORT
PLANNING COMMISSION AND CITY COUNCIL
JOINT PUBLIC HEARING
Tuesday, September 2 2008, 6:00 P.M.
Freeport Police Department, Municipal Courtroom
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

*Diane Williams, Chairperson
Raul Ramirez
Roberto Caceres*

*Eric Hayes
Alonzo Martinez
Reuben Cuellar*

NOTICE is hereby given that the Planning Commission of The City of Freeport, Texas will meet in a Joint Public Hearing with the Freeport City Council on **Tuesday, September 2, 2008, at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Call to order.
2. Conduct a hearing regarding a proposed amendment to the Comprehensive Zoning Ordinance granting Emma S. Covarrubias a specific-use permit to operate a liquor store at 517 West Second Street, within the corporate limits of said City, being Lot Four (4), Block Seventy-Eight (78) of the Freeport Townsite, according to the map or plat recorded in Volume 2, Page 95 of the Plat Records of said County.
3. Adjourn.

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

This notice is posted pursuant to the Texas Open Meeting Act (Chapter 551, Government Code).

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, August 28, 2008, at 5:00 P.M.

Melissa Farmer

Melissa Farmer
Building/Permit Department
City of Freeport

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

For Office Use Only

Case Number: _____
Date Filed: 7-23-08
P & Z Date: 7-28-08
Council Date: _____

Application for
Specific Use Permit

1. Address or general location of site: 517 West 2nd Street Freeport, TX. 77541

2. Subdivision	Block	Lots	Acres
<u>Freeport</u>	<u>78</u>	<u>4</u>	<u>0.1607</u>

3. Current Zoning Classification: Commercial - C2

4. Proposed use of the site (please be specific): Propose use of the lot located at 517 West 2nd Street Freeport, TX. For the new location of Friends Liquors & Wines.

5. Reason for requesting a specific use permit We request a specific use Permit to construct a new building at 517 West 2nd Street to become the new location of Friends Liquor & Wines currently located at 511 West 2nd Street Freeport, TX.

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 July 23, 2008. 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: Emma S. Covarrubias

Owners name: Emma S. Covarrubias

Address: 7724 FM 1459

City, State, Zip: Sweeny, TX. 77480 Phone: (979) 548-3038

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.

Emma S. Covarrubias
Signature of Owner

Emma S. Covarrubias
Name printed or typed

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATIONS OWNING ANY INTEREST IN THE BELOW DESCRIBED LAND OR ANY LAND LOCATED WITHIN TWO HUNDRED (200') FEET THEREOF AND TO ~~ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.~~

N O T I C E

A joint public hearing will be held on Tuesday, the 2nd day of September, 2008, at 6:00 o'clock p.m., central daylight savings time, at the Police Department Municipal Courtroom of the City of Freeport, Texas, located at 430 North Brazosport Boulevard, within the corporate limits of said city, in Brazoria County, Texas, at which time and place the City Council and the Planning Commission of said city will conduct a joint public hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance granting to Emma S. Covarrubias a specific use permit to operate a liquor store at 517 West Second Street, within the corporate limits of said city, being Lot 4, Block 78 of the Freeport Townsite, according to the map or plat recorded in Volume 2, page 95 of the Plat Records of said county.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, made on the 11th day of August, 2008.

Delia Muñoz, City Secretary,
City of Freeport, Texas

NOTE: This notice should be published in the Brazosport Facts ONE (1) time only at least fifteen (15) full days prior to the date of the public hearing. Also, a copy of this notice must be mailed at least ten (10) full days prior to the date of the public hearing to the owner(s) of the land for which a specific use permit is being sought and to the owners of all land within 200 feet thereof.

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATION OWNING ANY INTEREST IN THE BELOW DESCRIBED LAND OR ANY LAND LOCATED WITHIN TWO HUNDRED (200) FEET THEREOF AND TO ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

Ran in the Facts paper on August 30, 2008

NOTICE

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BY ORDER OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, made on the 11th day of August, 2008.

Delia Munoz,
City Secretary
City of Freeport, Texas

8-20-08

Parking Ratio	Specific Use	District
1/3 beds	Institution for children and aged; non-profit	R
1/400	Liquor Store	C-2
none	Mining, including exploration for or production of gas or oil; extraction of clay, gravel or sand; quarrying of rock or stone	in any district
1/3 beds min. 1/1 bed max.	Personal Care Homes	in any district
1/400	Public Library or museum	R
none	Radio or television broadcasting transmitter or tower, microwave relay tower	in any district
1/3 beds	Sanitorium on a site of 10 acres or more	R
1/1.5 emp.	Schools; elementary, high, college and universities, public, private or denominational	in any district
1/1.5 emp	School nursery, kindergarten, or day care for children	R
1/100	Sexually oriented business	C-3
1/200	Shopping center on a site of 5 acres or more	R
1/400	Telephone exchange but not including garage shop or service	R
1/1.5 emp.	Wrecker Storage Pens/Facilities	M-1
none	Wholesale offices with storage facilities if the permit authorizing such use is limited to a stated period of time to be determined by the City Council at the time such permit is granted	C-1
none	Fabrication and assembly of products if the permit authorizing such use is limited to a stated period of time to be determined by the City Council at the time such permit is granted	C-2

(2) A specific use permit is an amendment to the district regulations of the Zoning Ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established.

(3) The Building Official shall not issue a Certificate of Occupancy and Compliance for such uses that are hereafter created, changed, converted or enlarged, either wholly or in part, until a specific use permit has been obtained in accordance with the amendment procedures set forth in § 155.064.

(4) The purpose of the regulations described in this subsection is to allow the proper integration into the city of uses which may be suitable only in specific locations in a zoning district.

(5) Application for a specific use permit shall be made by the property owner or certified agent thereof to the Planning Commission on forms prescribed for this purpose by the City Council. Such application shall be accompanied by a site plan as set forth in § 155.023. Specific use permits, revocable, conditional or valid for a term period may be issued