

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, October 28, 2008, 6:00 p.m.
Freeport Police Department, Municipal Court Room
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

*Diane Williams, Chairperson
Alonzo Martinez*

*Eric Hayes
Roberto Caceres
Reuben Cuellar*

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular scheduled meeting on **Tuesday, October 28, 2008 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 minutes for August 26, 2008, and minutes for Joint Public Meeting on September 2, 2008.
4. Discuss/consider the re-plat of a portion of Tract 520, adjacent to Lafitte Street, Velasco Townsite, being comprised of 17 lots: 10 lots for recreational vehicles and 7 lots for mobile homes.
5. Review new pages in the Traffic and Advertising Ordinances.
 - a. Review City Ordinances as added to the Code of Ordinances book, Supplement 12.
 - b. Begin study of sign ordinances, Chapter 113 and Chapter 155 of the Code of Ordinance book.
6. Adjourn.

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, October 24, 2008 at 5:00 P.M.



Melissa Farmer
Building/Permit Department
City of Freeport

STATE OF TEXAS)(

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, August 26, 2008 at 6:00 P.M.** at the Police Department Conference Room, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

*Diane Williams, Chairperson
Raul Ramirez
Roberto Caceres
Eric Hayes
Alonzo Martinez
Reuben Cuellar*

Staff:

*Gary Beverly
Larry Ellis
Melissa Farmer
Wallace Shaw
Nat Hickey*

Visitors:

*Pixie Floyd
Loren Hayes*

Open Meeting.

Ms. Diane Williams called meeting to order at 6:01 P.M.

Invocation.

Mr. Reuben Cuellar opened meeting with prayer.

Approval of Minutes.

Mr. Eric Hayes moved to accept the minutes for August 12, 2008, seconded by Mr. Alonzo Martinez, unanimous vote for approval.

Discuss/consider changing the day of Planning Commission meetings.

The Planning Commission discussed changing the day to the Fourth Tuesday of every month.

Mr. Alonzo Martinez made a motion to change the day to Tuesday, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Further discussion and consideration of the recommendations to City Council regarding changes, if any, to safety inspections under Section 151.23(D) and 151.28(A) of the Code of Ordinances.

Mr. Wallace Shaw handed out an ordinance to the Planning Commission that he had drawn up for them to send to the City Council. The Ordinance contained a "Preamble; Amending Division (A) of Section 151.28 of the Code of Ordinances of said City to remove the requirement for clearance prior to reconnection whenever electrical service to any building or structure has been disconnected."

Mr. Raul Ramirez wanted to know if this affected only residential. Ms. Diane Williams stated that it only affected people who were establishing power to move in and that it did not affect new construction, upgrades, etc. The City and State still require inspections to be done whenever any electrical work has been done. It also stated in the Ordinance that, "on all commercial buildings which are vacated, the electric supply agency shall remove their meter and not reinstall the meter until the Electric Inspector shall inspect the building and issue a permit."

Mr. Reuben Cuellar made a motion to send the Ordinance to City Council, seconded by Mr. Alonzo Martinez. By a vote of 5 to 1, with Mr. Raul Ramirez voting against, the motion passed.

Discuss scope and procedures of the Planning Commission.

Ms. Diane Williams discussed with the Planning Commission members their roles on the Planning Commission and some of the things they will be responsible for like, making recommendations to the City Council, re-platting land, traffic and zoning issues, among other things. She told the members that they were not responsible for the infrastructure of Freeport.

Mr. Larry Ellis got up and presented an issue that the Planning Commission will deal with on zoning. He explained to the members that a gentleman had come in and wanted to buy the property on Hwy 332 that used to be Beach, Bait and Tackle. He stated that this gentleman wanted to put up a motel, car wash and RV Park. He told the members that the zone for this property was an M-1 and had them look it up in their ordinance book and give their interpretation of whether he would be allowed to do these things in that zone classification. They came to the conclusion that in an M-1, that a motel and car wash could go there but that the RV Park could not, since an RV Park was a different classification.

Adjourn

Mr. Reuben Cuellar made a motion to adjourn, seconded by Mr. Raul Ramirez. Meeting was adjourned at 7:08 P.M.

These minutes read and approved this _____ day of _____, 2008.

Diane Williams, 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 special meeting 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:

Planning Commission:

*Diane Williams, Chairperson
Roberto Caceres - Absent
Eric Hayes
Alonzo Martinez
Reuben Cuellar
Raul Ramirez - Resigned*

City Council:

*Mayor Larry McDonald
Clan Cameron
Jim Saccomanno
Ron Wise
Norma Garcia - Absent*

Staff: *Melissa Farmer*

*Larry Ellis
Nat Hickey
Wallace Shaw
Gary Beverly
Delia Munoz
Larry Fansher
John Stanford
Bob Welch
Jeff Pynes*

Visitors

<i>Lila Lloyd</i>	<i>Jerry Meeks</i>
<i>Jim Pirrung</i>	<i>Fai Demian</i>
<i>Brenda Laird</i>	<i>Nathiel Lukefahr</i>
<i>Larry Shaefer</i>	<i>Judy Shaefer</i>
<i>Loren S. Hayes</i>	<i>Wright Gore, III</i>
<i>Susie Wise</i>	<i>Melanie Oldham</i>
<i>Edna Allan</i>	<i>Eileen Koenig</i>
<i>Annette Sanford</i>	<i>Lucky Gilbert</i>
<i>Emma Covarrubias</i>	<i>Lila Diehl</i>

Open Meeting.

Mayor Larry McDonald called the meeting to order at 6:00 p.m.

Invocation.

Mr. Wallace Shaw offered the invocation.

City Council

There being a quorum with the City Council and Planning Commission, Mayor McDonald opened the meeting.

Planning Commission

There being a quorum with the Planning Commission and City Council, Diane Williams, Chairwoman, opened the meeting.

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 of plat recorded in Volume 2, Page 95 of the Plat Records of said County.

Ms. Diane Williams recommended that City Council grant a specific-use permit to Ms. Emma Covarrubias to operate a liquor store at 517 West 2nd Street within the corporate limits of said City, being Block Seventy-Eight (78), Lot Four (4) of the Freeport Townsite. Ms. Diane Williams stated that at the present time Ms. Covarrubias was renting the building at 511 West 2nd Street and that she wanted to build and own her own building.

Mr. Wallace Shaw was instructed to prepare an ordinance.

There being no further questions or comments, Mayor McDonald thanked the Planning Commission and closed the Joint Public Hearing at 6:10 p.m.

Adjourn.

The meeting was adjourned at 6:10 p.m.

These minutes read and approved the _____ day of _____ 2008.

Diane Williams, Chairwoman

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

The Planning Commission meets on the fourth Monday of each month at 6:00 p.m., in the Police Department Municipal Courtroom, 430 N. 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 at least 72 hours before the meeting commences. The current administrative policy is to have agenda items in hand by at 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: DAMIAN & ASSOCIATES, INC. (RENE DAMIAN/RON DAMIAN)

Organization (if any): DAMIAN & ASSOCIATES, INC. on behalf of client DILLIP R. PATEL

Street/mailling address: 1512 NORTH AVENUE J

City, State, ZIP Code: FREEPORT, TEXAS 77541

Phone number where you can be reached during regular business hours: 979-233-7177

Subject matter of presentation (including a description of Commission action to be taken, if any):

TO GET APPROVED A RE-PLAT OF 17 LOTS FOR THE PROPOSED DILIP R. PATEL
SUBDIVISION. THE LOTS WILL CONSIST OF 10 RECREATIONAL VEHICLE LOTS AND

7 MOBILE HOME LOTS.


Signature

10/10/08
Date

"All requests must be approved by the Building Official before being placed on a meeting agenda."



200 West 2nd Street • Freeport, TX 77541-5773

(979) 233-3526 • Fax: (979) 233-8867 • www.freeport.tx.us

PROPERTY MANAGEMENT

October 21, 2008

Melissa Farmr
Building

re: Dilip R Patel Subdivision

Please place the following item on the October 2008 Planning Commission agenda:

Discuss / consider the replat of a portion of Tract 520, adjacent to Lafitte Street, Velasco Townsite, being comprised of 17 lots, 10 lots for Recreational Vehicles and 7 lots for mobile homes

This property is a portion of the existing trailer park off SH 288, Brazosport Boulevard. Damian and Associates is presenting this plat before the Velasco Drainage District for review.

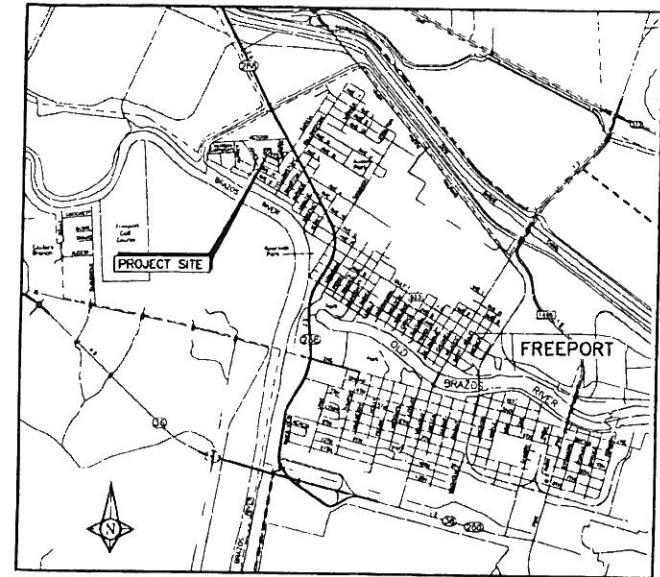
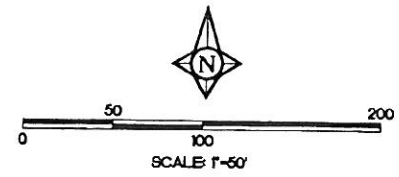
N C Hickey
Property

attachment

xc Diane Williams

/s

TRACT 65A1 TRACT 90 SOUTH CENTRAL INDUSTRIAL 2002-001729 D.R.B.C.T.



VICINITY MAP

RE-PLAT
OF
SHOWING 17 LOTS
BEING COMPRISED OF
10 RECREATIONAL VEHICLE LOTS
AND
7 MOBILE HOME LOTS
OWNER
DILIP R. PATEL/PRESIDENT

DAMIAN & ASSOCIATES, INC.
ENGINEERING, PLANNING, SURVEYING AND MAPPING
1818 N. AVE. J
FREEPORT, TEXAS 77541
FIRM REGISTRATION # P-000288
DATE: June, 2008

VELASCO DRAINAGE DISTRICT
THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:
1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAN.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS (10 YEAR FREQUENCY).
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.
THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND RELEASE OF SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT EXTENDED AND SHALL NOT SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THIS PLAN OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREOF, 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 DILIP R. PATEL that the attached re-plat of 17 Lots being 10 Recreational Vehicle and 7 Mobile Home lots was prepared by Damian & Associates, Inc. and was surveyed by Damian & Associates, Inc. on the 10th day of June, 2008.
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, encroachments, overlapping of improvements, except as shown hereon, and that said property has access to and from a dedicated roadway.
It is certified that the above facts are true and correct and that the location and configuration of said Tract is as shown on the survey map.
Witness my hand, this the 13th day of June, 2008.

Witness my hand, this the 13th day of June, 2008.
RENE DAMIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5900

THE STATE OF TEXAS
COUNTY OF BRAZORIA
Before me, the undersigned authority, on this day personally appeared RENE DAMIAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal this the ___ day of _____, 2008 A.D.

Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF BRAZORIA
I, DILIP R. PATEL or ANJANA D. PATEL, Trustees of the Patel Family Living Trust owners of the property in the attached re-plat, do hereby, make re-plat of the said property according to the "as-is" lots, building lines, streets, easements, and reserves shown hereon, and designate said re-plat being 10 Recreational Vehicle and 7 Mobile Home Lots do hereby dedicate to the public use all easements shown hereon, for their use forever, and do hereby bind ourselves, our heirs, successors, and assigns, to warrant and defend the title of land so dedicated.

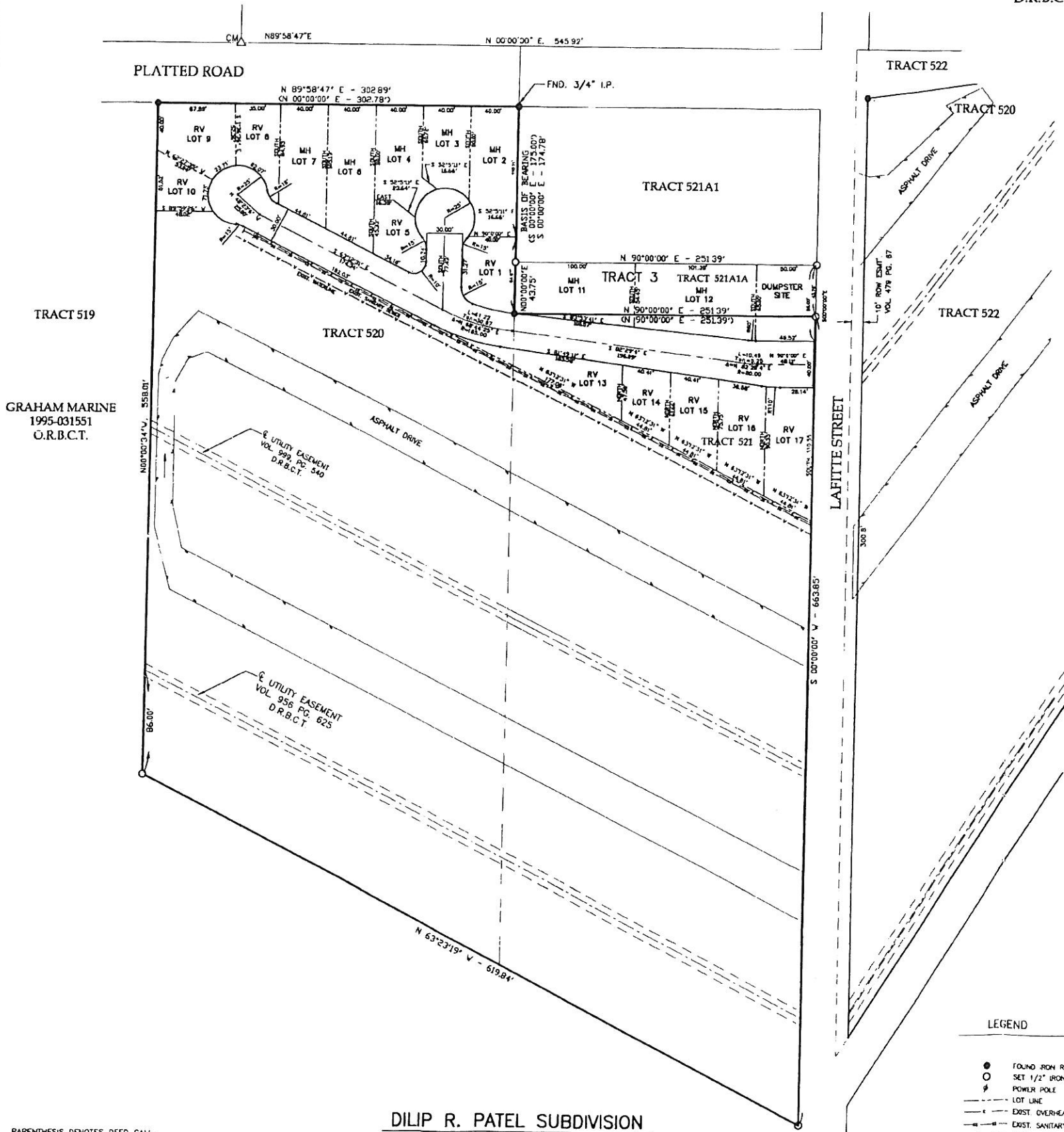
In testimony hereto, DILIP R. PATEL or ANJANA D. PATEL, Trustees of the Patel Family Living Trust, caused these presents to be signed by DILIP R. PATEL or ANJANA D. PATEL, Trustees of the Patel Family Living Trust owners of the property in the attached Re-plat. Thereunto authorized this 13th day of June, 2008.

DILIP R. PATEL
By DILIP R. PATEL

RECEIVED
OCT 20 2008

THE STATE OF TEXAS
COUNTY OF BRAZORIA
Before me, the undersigned authority, on this day personally appeared DILIP R. PATEL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said Corporation for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal this the ___th day of _____, 2008 A.D.

Notary Public in and for the State of Texas



GRAHAM MARINE
1995-031551
O.R.B.C.T.

PARENTHESIS DENOTES DEED CALL.
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN ACCORDING TO FIRM, MAP NO. 48039C0760 1 DATED NOVEMBER 17, 1993.
SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION.

DILIP R. PATEL SUBDIVISION
SUBDIVISION NAME

- LEGEND**
- FOUND IRON ROD
 - SET 1/2" IRON ROD WITH CAP
 - ⚡ POWER POLE
 - LOT LINE
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. SANITARY SEWER
 - EXIST. WATERLINE
 - EXIST. EASEMENT

THE CITY OF FREEPORT CITY COUNCIL

Approved this the ___ day of _____, 2008 by the City Council of The City of Freeport, Brazoria County, Texas

Larry McDonald - Mayor

Clan Cameron
Councilmember Ward "A"

James Saccomando
Councilmember Ward "B"
Mayor Pro-Tem

Ron Wise
Councilmember Ward "C"

Norma Moreno Garcia
Councilmember Ward "D"

Attest: Della Munoz
City Secretary

THE CITY OF FREEPORT PLANNING & ZONING COMMISSION APPROVAL

Approved this the ___ day of _____, 2008 by the Planning & Zoning Commission of The City of Freeport, Brazoria County, Texas

Diane Williams

Eric Hayes

Raul Ramirez

Roberto Coerver

Aloaso Martinez

Ruben Cuellar