

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, April 24, 2012, 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, April 24, 2012 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 March 27, 2012.
4. Conduct a Preliminary Hearing to consider and gather information regarding the addition of a Marina District to the Comprehensive Zoning Ordinance of the City which may include the following real property located therein:

Starting at the intersection of the north ROW line of West Second Street and its intersection with the east ROW line of Cherry Street north of the northern ROW line of the Freeport Townsite Levee through east to the extension of the eastern property line of Western Seafood, then north along that line to the centerline of the Old Brazos River Channel, follow the center line of the Channel east to the extension of the western property line of Trico Shrimp Company and south along that line to the west ROW line of Spruce Street to its intersection with the north ROW line of East Second Street, then west along that line to the beginning.

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 2nd Street, Freeport, Texas on or before Friday, April 20, 2012 at 5:00 P.M.



Melissa Farmer
Building/Permit Department

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, March 27, 2012 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 – Chairman
Reuben Cuellar
Tobey Davenport
Jesse Aguilar
Eddie Virgil**

Staff: Kola Olayiwola
Melissa Farmer
Wallace Shaw
Councilwoman, Michelle Kent
Councilwoman, Nicole Mireles

Guest: N/A

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 January 24, 2012.

Ms. Eddie Virgil moved to accept the minutes for January 24, 2012, seconded by Mr. Jesse Aguilar, unanimous vote for approval.

Election of Vice-Chairperson.

Ms. Eddie Virgil moved to nominate Mr. Tobey Davenport, seconded by Mr. Jesse Aguilar, unanimous vote for approval.

Discuss/consider holding a public hearing with all property owners who may be affected by a proposed Marina District, to determine and seek input as to what would be in the best interest of our community as it relates to a proposed Marina District Zone.

Mr. Tobey Davenport made a motion to notify residents within 200 feet and by newspaper ad of an informal public hearing with the Planning Commission at their next scheduled meeting for input of the proposed Marina District Zone, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Adjourn.

Mr. Tobey Davenport made a motion to adjourn, seconded by Mr. Jesse Aguilar, unanimous vote for approval. The meeting was adjourned at 6:15 P.M.

These minutes read and approved this _____ day of _____, 2012.

Edward Garcia, Chairman

NEW MARINA ORDINANCE

First, Section 155.002 of the Code of Ordinances would be amended to add, in its alphabetical sequence, the following definition:

" MARINA. A dock or basin providing secure moorings for pleasure boats and often offering supply, repair, and other facilities.

"MARINA RELATED BUSINESS. Any business which primarily provides goods and services to any customer of any marina located in the W-4 Marina Zoning."

Second, a new Section 155.048 would be added to the Code of Ordinance which would read as follows:

"SECTION 155.048 – W-4 MARINA DISTRICT

This district includes all of the land within the City which is located within the following boundary:

Starting at the intersection of the North ROW line of West Second Street and its intersection with the East ROW line of Cherry Street North to the Northern ROW line of the Freeport Townsite Levee through East to the extension of the Eastern property line of Western Seafood then North along that line to the centerline of the Old Brazos River Channel follow the centerline of the Channel East to the extension of the Western property line of Trico Shrimp Company and South along that line to the West ROW line of Spruce Street to its intersection with the North ROW line of East Second Street then west along that line to the beginning.

- (A) Minimum requirements for lot area, width and setback shall be the same as provided elsewhere within the zoning ordinance for the particular use or uses specified in the W-4 District.
- (B) See Section 155.023 for supplementary district regulations, exceptions and parking requirements applying to the W-4 District.
- (C) See Section 155.060 (D) and (E) for temporary use permits that may be granted by the Board of Adjustments and specific use permits that may be recommended by the City Planning Commission within the W-4 District under certain circumstances and conditions.

(D) Permitted uses.

Any use permitted in R-1, R-2, R-2A, R-3, C-1, W-1 or W-1R

AND;

Bait Store

Clothing

Convenience Store

Eating Establishment (Restaurant), Closed or Open

Food or Grocery Store (Retail)

Hotel

Ice (Manufacture or Vending)

Jewelry

Laundry – Pickup or self service

Lounges – Serving alcoholic beverages

Offices – Any Type

Physical culture & Health Studies

Post Office

Sporting Goods Store

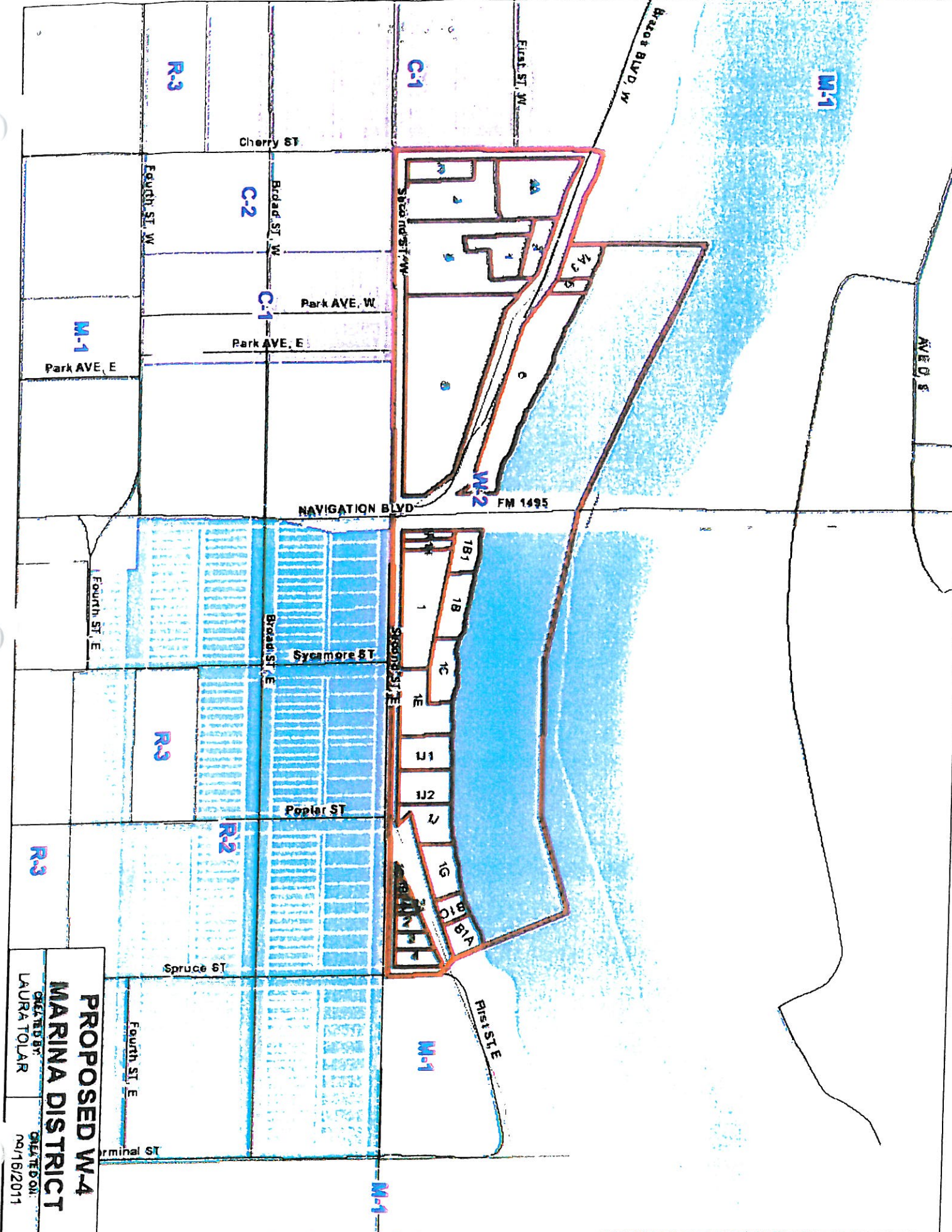
Taxidermist

Toy Store

All others by Specific-Use Permit.

(E) Parking Requirements and site plans as provided elsewhere in the zoning ordinance for the particular use or uses specified in W-4.

(F) Building Height – In Marina W-4 District, building height shall be allowed up to 100 ft., plus additional height of 1-ft. for every 4 ft. setback from yard line.



**PROPOSED W-4
MARINA DISTRICT**

CREATED BY:
LAURA TOLAR

DATE: 04/16/2011