

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, May 22, 2012, 6:00 P.M.
Freeport Police Department, Municipal Courtroom
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Edward Garcia, Chairman
Tobey Davenport
Jesse Aguilar, Jr.

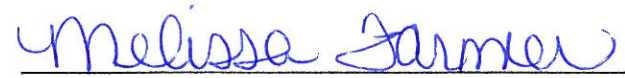
Reuben Cuellar
Eddie Virgil

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular meeting on **Tuesday, May 22, 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 April 24, 2012 and the Special Meeting on May 1, 2012.
4. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant Reverend Robert Soto a Specific-Use Permit to construct a Church Sanctuary to be located on Tract Two (2), Freeport Townsite.
5. Discuss/consider Garfield/Shoup re-plat, Block Eighty (80), Lots Eight (8) and Nine (9), Freeport, Townsite, Freeport, Texas, known locally as 502 West First Street.
6. Discuss/consider request from Mr. Patel for a Specific-use Permit to construct a RV/Motor Recreation Site on Tract 6 of the Bridge Harbor Subdivision, Freeport, Texas.
7. 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, May 18, 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, April 24, 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 - Absent
Tobey Davenport
Jesse Aguilar- Absent
Eddie Virgil**

Staff: Kola Olayiwola
Melissa Farmer
Wallace Shaw
Jeff Pynes, City Manager
Gilbert Arispe
Councilwoman, Nicolosa Mireles
Nat Hickey

Guests: Joyce Adkins
Greg Flaniken
Victoria Castaneda
Dimas J. Saldana

Open Meeting.

Mr. Edward Garcia called the meeting to order at 6:00 P.M.

Invocation.

Mr. Wallace Shaw opened the meeting with a prayer.

Approval of the Minutes for March 27, 2012.

Ms. Eddie Virgil moved to accept the Minutes for March 27, 2012, seconded by Mr. Tobey Davenport, unanimous vote for approval.

Conduct a Preliminary Hearing to consider and gather information regarding 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.

The Building Official, Mr. Kola Olayiwola, presented a PowerPoint presentation of the Proposed W-4 Marina District Zoning to the Board and audience members. He went over the definition of a Marina, the boundaries of the proposed Marina, the existing Zoning, Marina related businesses and the vision of the Marina District. He said that the vision of the Marina District was to have a managed growth area whereby people will be able to walk, play and live.

Mr. Manual Chacon voiced his concern that expanding the Marina District would take up his land to be used for parking space for the Marina. Mr. Tobey Davenport assured Mr. Chacon that the new Marina District would not hurt his home status; that it would actually help his legal status and put his home into compliance, as far as zoning. He stated that as the zoning stands now, those homes located in the area were in non-compliance.

Ms. Victoria Castaneda wanted to know if a storm hit and knocked down her home would she be able to rebuild. Mr. Kola Olayiwola, Building Official, explained that under the new zone that they would be able to rebuild. He stated that with the current zoning that if 50% of your home was damaged, you could rebuild but that you would have to follow the newly adopted 2009 International Building Code, which is more stringent.

This Item was not voted upon.

Adjourn.

Ms. Eddie Virgil made a motion to adjourn, seconded by Mr. Tobey Davenport, unanimous vote for approval. The meeting was adjourned at 6:40 P.M.

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

Edward Garcia, Chairman

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a special meeting on, **Tuesday, May 1, 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, Nicolosa Mireles

Guests: Eric Hayes

Open Meeting.

Mr. Edward Garcia called the meeting to order at 6:00 P.M.

Invocation.

Mr. Wallace Shaw opened the meeting with a prayer.

Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant Mr. Ravin Patel a Specific-Use Permit to construct an RV Park to be located on Tract Six (6), Bridge Harbor, Freeport, Texas.

Councilwoman, Ms. Nicolosa Mireles wanted to know how many spaces Mr. Patel wanted to put in there and if that area was big enough for what he wanted. Chairman, Mr. Edward Garcia said that the drawing showed three different areas. One area has 18, one having 32 and another having 21, so a total of 71.

The Building Official, Mr. Kola Olayiwola stated that since the drawing that were furnished by Mr. Patel were not drawn to scale, that he could say with complete accuracy that they could put that many in there. He stated that he approximated the value of spaces to be between 42 to 50 spaces, maximum. He stated that the City Ordinance states 40 maximum.

Mr. Tobey Davenport made a motion to table the request until the staff and proponents furnished the Planning Commission with more details, seconded by Mr. Jesse Aguilar, unanimous vote for approval.

Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to add a proposed W-4 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.

Mr. Tobey Davenport made a motion to send the recommendation to City Council with the language changes to include legal descriptions for Western Seafood property line and Trico Shrimp Company property line, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Adjourn.

Ms. Eddie Virgil made a motion to adjourn, seconded by Mr. Reuben Cuellar, unanimous vote for approval. The meeting was adjourned at 6:30 P.M.

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

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: 834th 2nd street next to CVS

2. Subdivision Tract 2 of Freeport Block _____ Lots _____ Acres 13.19
Properties west 2nd

3. Current Zoning Classification: _____

4. Proposed use of the site (please be specific): To be used as new address for Spirit of Praise Church who is currently located at 201 1/2 West 8th in Freeport Texas 77541.

5. Reason for requesting a specific use permit: Build a church Sanctuary

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 10th April 2012. 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: Rev Robert Soto

Owner's Name: Rev. Robert Soto

Address: P.O. Box 3133

City, State, Zip: Freeport TX 77542 Phone: (979) 248-5283

Friday, May 18, 2012

Property Tax Status

[Begin a New Search](#) [Go to Your Portfolio](#) [Tax Office FAQ's](#)

[Request a Tax Statement](#)

Make your check or money order payable to:
 Ro'Vin Garrett, RTA
 111 E Locust
 Angleton, Texas 77515



A Convenience Fee of up to 2.65% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2011. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 42150002000

Address:

SULLIVAN/CROSBY TRUST
 % KATHRYN G CROSBY
 508 W THIRD ST
 CARSON CITY, NV 89703-4242

Property Site Address:

W 4TH ST

Legal Description:

FREEPORT PROPERTIES S/D, LOT 2, ACRES
 12.863, FREEPROT

Current Tax Levy: \$5,187.80

Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes: \$5,187.80

Pending Credit Card or E-Check Payments:

No Payment Pending

Jurisdictions:

BRAZORIA COUNTY
 BRAZOSPORT COLLEGE
 BRAZOSPORT ISD
 CITY OF FREEPORT
 PORT FREEPORT
 SPECIAL ROAD & BRIDGE
 VELASCO DRAINAGE DIST. NO 2

Market Value: \$186,510

Land Value: \$186,510

Improvement Value: \$0

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

Last Certified Date: 07/28/2011

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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[Tax Office FAQ](#)

[Tax Office Home Page](#)

[Commissioner's Court](#)

[Courthouse History](#)

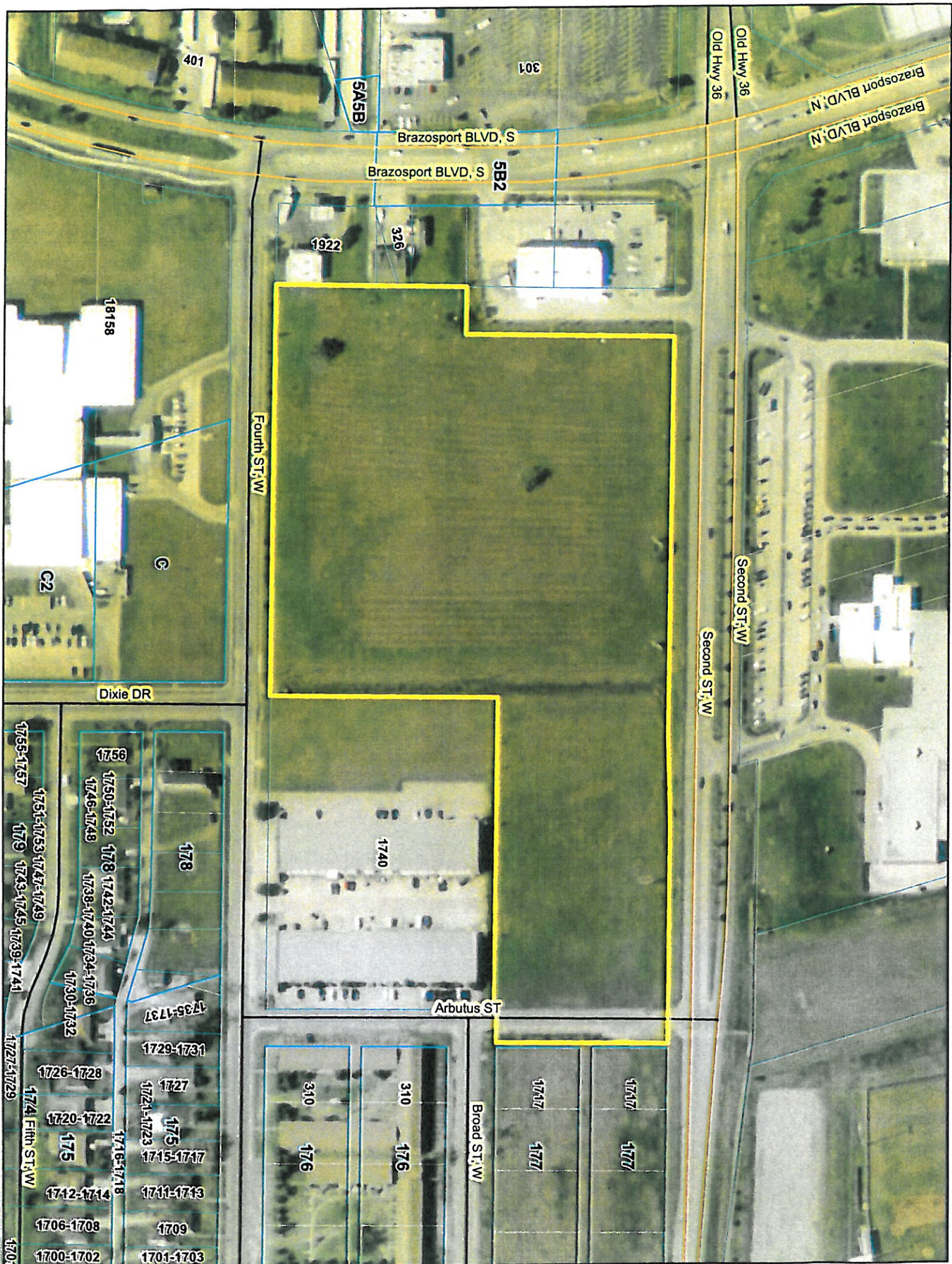
E-mail: roving@brazoria-county.com

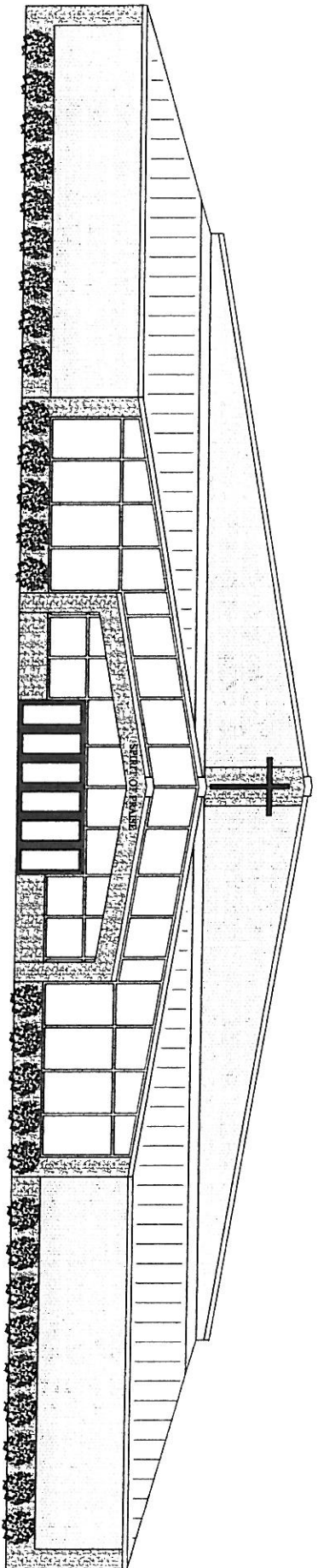
111 E. Locust Suite
 Angleton, TX 77515
 (979) 864-1320

©2002-2010 Appraisal & Collection Technologies

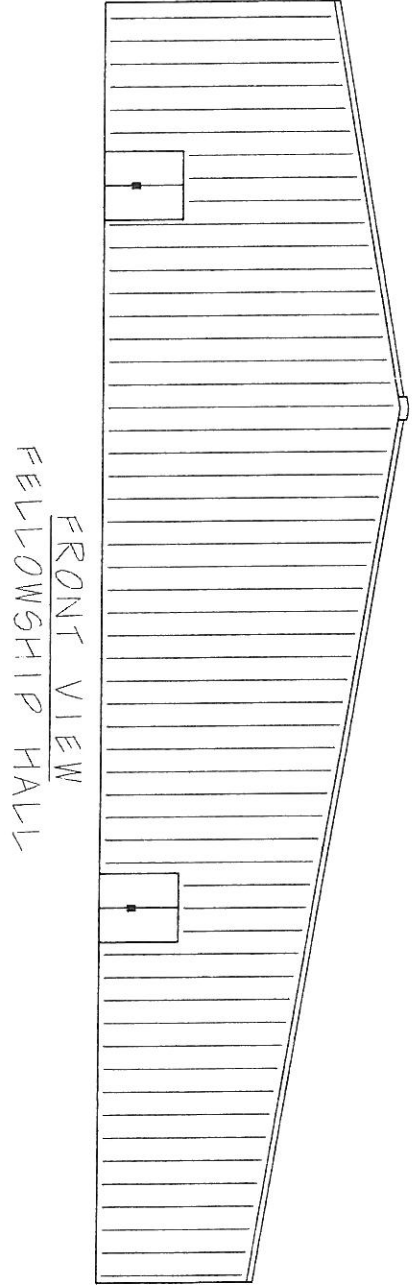
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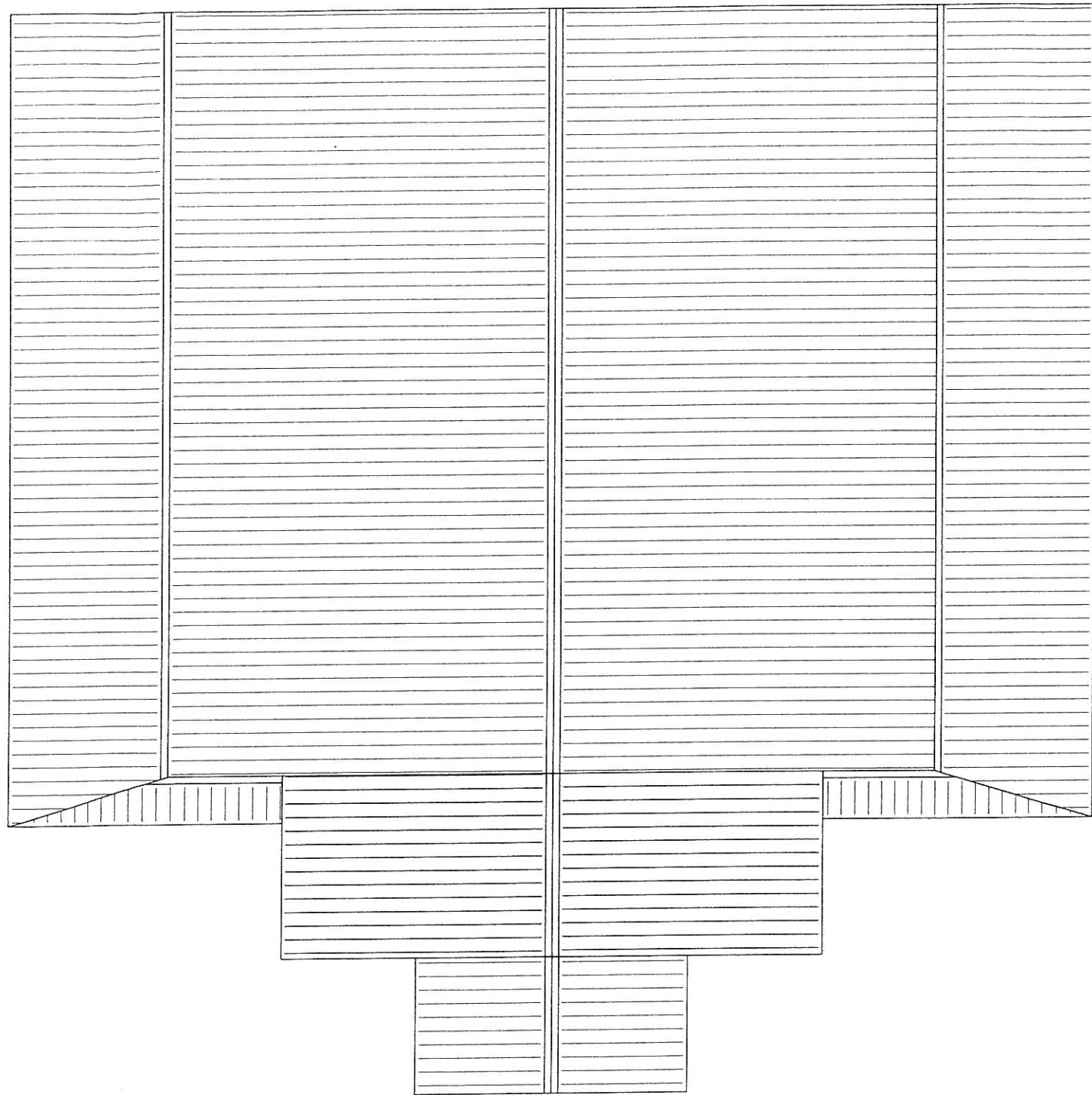




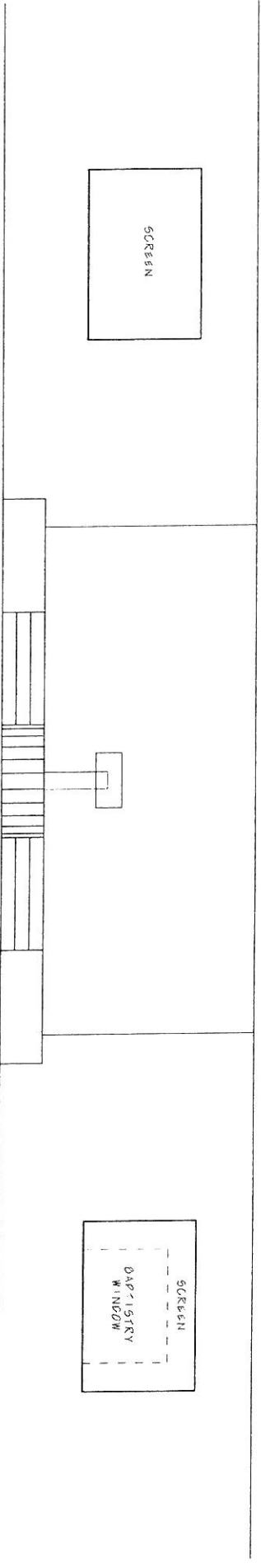
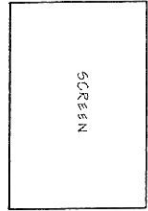
FRONT VIEW



FRONT VIEW
FELLOWSHIP HALL

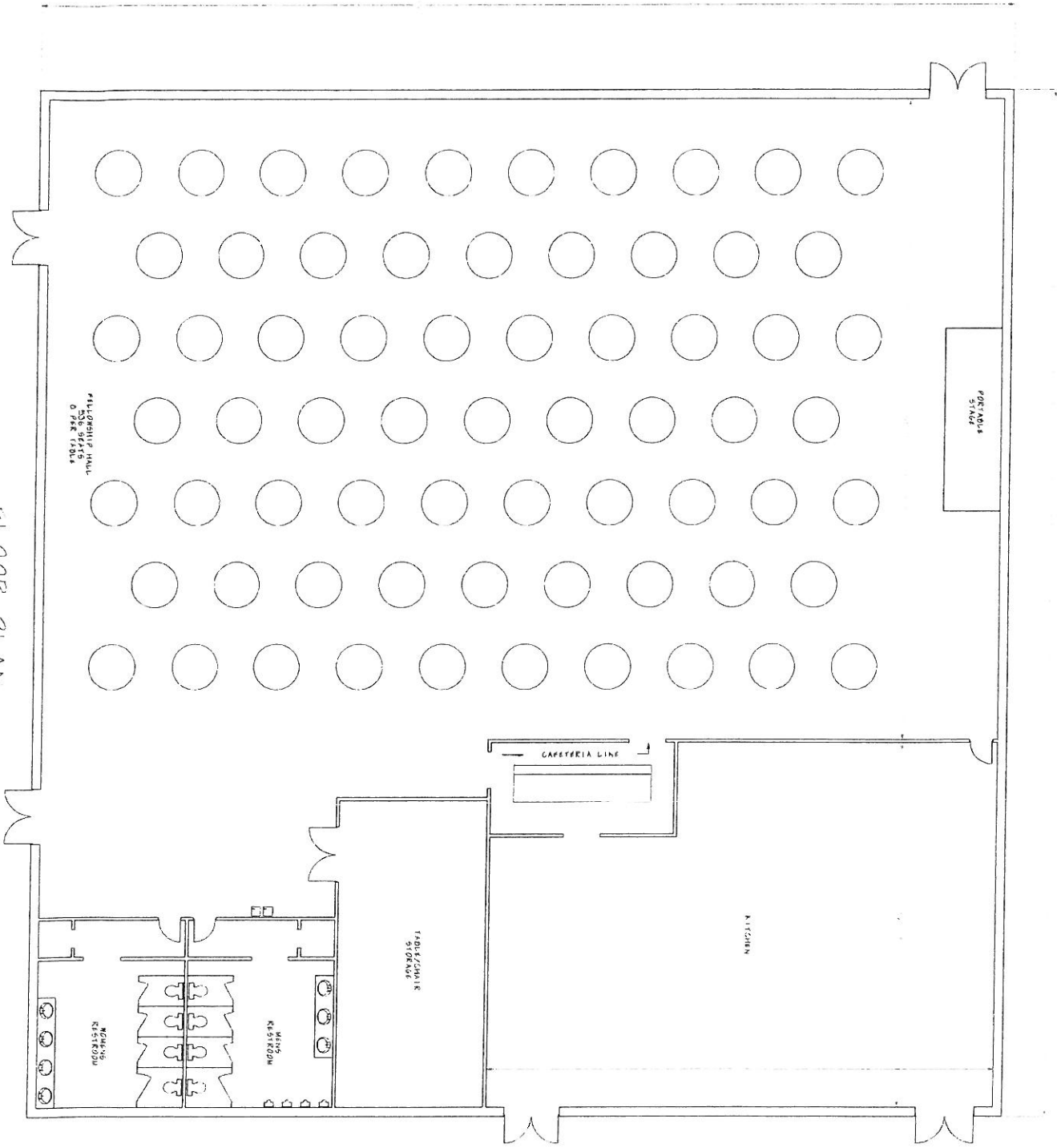


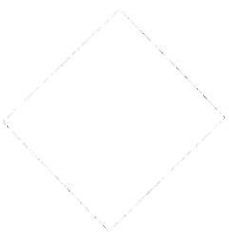
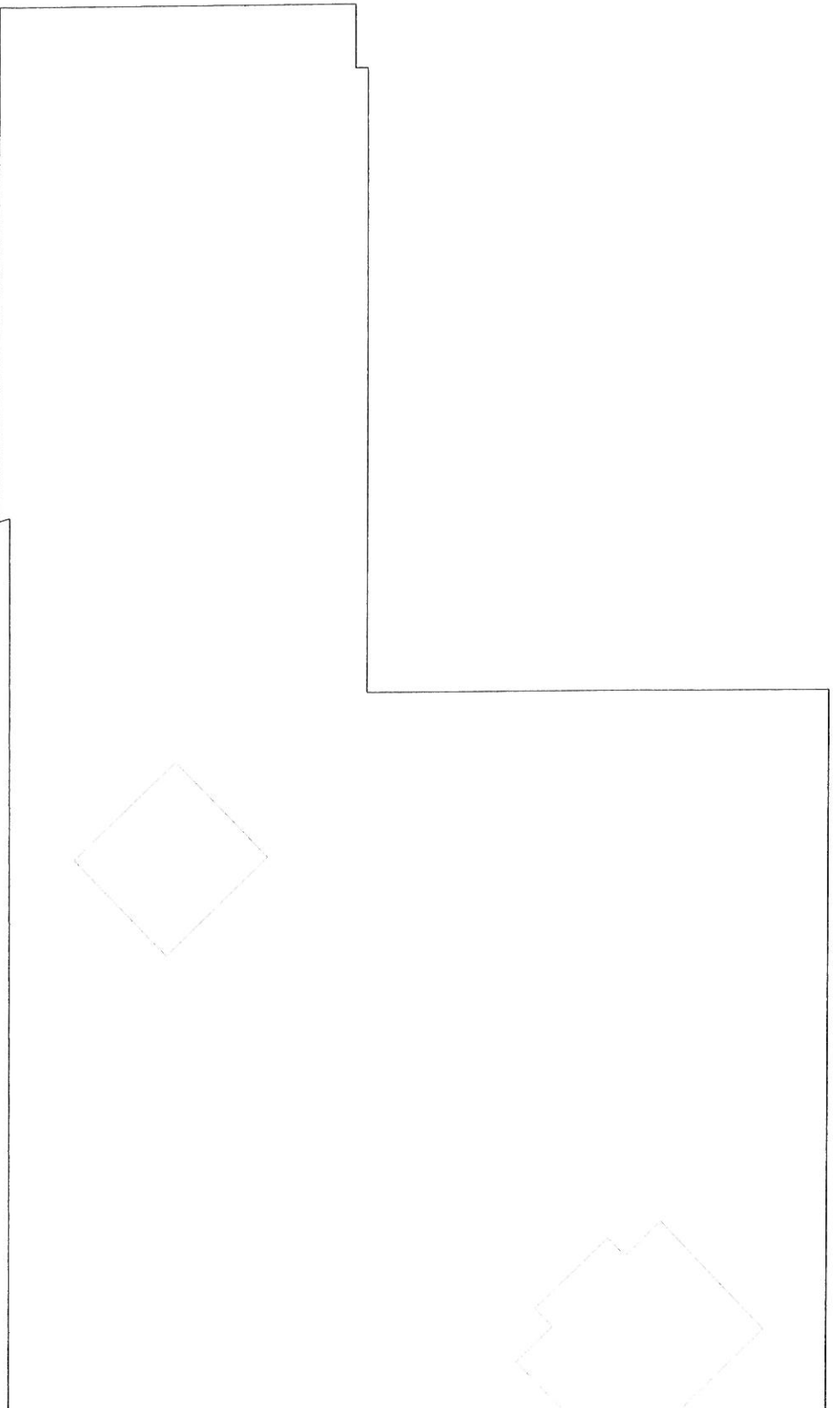
TOP VIEW
ROOF



SCREEN WILL COVER PARTISTRY WINDOW ON RIGHT.
FRONT VIEW

FLOOR PLAN
FELLOWSHIP HALL





PROPERTY LAYOUT

SPIRIT OF PRAISE
501 1/2 Ave. E. Ste. 300
Fond du Lac, WI 54601

DATE: 02-06-12

Brazoria CAD

Property Search Results > 638495 GARFIELD CHRISTINE H for Year 2012

Property

Account
 Property ID: 638495 Legal Description: FREEPORT, BLOCK 80, LOT 9
 Geographic ID: 4200-0781-UDI Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location
 Address: 504 W 1ST ST Mapsco:
 FREEPORT, TX
 Neighborhood: CITY OF FREEPORT T/S Map ID:
 Neighborhood CD: CFP

Owner #1
 Name: GARFIELD CHRISTINE H Owner ID: 1071109 (Property ID: 209632)
 Mailing Address: 502 W FIRST ST % Ownership: 50.0000000000%
 FREEPORT, TX 77541
 Exemptions:

Owner #2
 Name: SHOUP RONALD RAY JR Owner ID: 1074301 (Property ID: 638496)
 Mailing Address: PO BOX 302 % Ownership: 50.0000000000%
 MAGDALENA, NM 87825
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$20.000	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$5.250	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$25.250	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$25,250	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$25.250	

Taxing Jurisdiction

Owner: GARFIELD CHRISTINE H (Property ID: 209632)
 % Ownership: 50.0000000000%
 Total Value: \$12.625

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$12.625	\$12.625	\$0.00
CFP	CITY OF FREEPORT	0.680000	\$12.625	\$12.625	\$0.00
DR2	VELASCO DRAINAGE DISTRICT	0.094214	\$12.625	\$12.625	\$0.00
GBC	BRAZORIA COUNTY	0.413101	\$12.625	\$12.625	\$0.00
JBR	BRAZOSPORT COLLEGE	0.239198	\$12.625	\$12.625	\$0.00
NAV	PORT FREEPORT	0.053500	\$12.625	\$12.625	\$0.00
RDB	ROAD & BRIDGE FUND	0.060000	\$12.625	\$12.625	\$0.00
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.241500	\$12.625	\$12.625	\$0.00
Total Tax Rate:		2.781513			

Brazoria CAD

Property Search Results > 209628 SHOUP RONALD & CHRISTINE H GARFIELD for Year 2012

Property

Account
 Property ID: 209628 Legal Description: FREEPORT, BLOCK 80, LOT 8
 Geographic ID: 4200-0777-000 Agent Code
 Type: Real
 Property Use Code:
 Property Use Description:

Location
 Address: 502 W 1ST ST Mapsco:
 FREEPORT.
 Neighborhood: CITY OF FREEPORT T/S Map ID:
 Neighborhood CD: CFP

Owner
 Name: SHOUP RONALD & CHRISTINE H GARFIELD Owner ID: 1068942
 Mailing Address: 502 W FIRST ST % Ownership: 100.000000000000%
 FREEPORT, TX 77541
 Exemptions:

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A

(=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A

(=) Appraised Value: = N/A
 (-) HS Cap: - N/A

(=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: SHOUP RONALD & CHRISTINE H GARFIELD
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1474.0 sqft Value: N/A



200 West 2nd Street • Freeport, TX 77541-5773
(979) 233-3526 • Fax: (979) 233-8867 • www.freeport.tx.us

INTEROFFICE MEMORANDUM

TO: Planning and Zoning Commissioners
FROM: Kola Olayiwola (Building and Codes Official) *K. Olayiwola 4/25/12*
CC: City Administration
DATE: April 25th, 2012
SUBJECT: Staff Recommendation on Proposed RV Park @ Bridge Harbor

As requested by the City Manager, I have performed Code Analysis on the proposed RV Park on Tract #6, at Bridge Harbor Subdivision. My finding is that, the target area (Tract #6) was rezoned 1-21-2008 as W-2 (Waterfront, Light Retail, Wholesale, etc.). This zoning category would permit RV Park when issued a Specific Use Permit (SUP).

Therefore, it is my recommendation to proceed and consider granting a Specific Use Permit- for the proposed RV Park.

Thank you.

THE CITY OF



FREEPORT

200 West Second St • Freeport, TX 77541

979.233.3526 • Fax 979.233.8867

Norma Moreno Garcia
Mayor

Michelle Kent
Councilmember
Ward A

Fred Bolton
Councilmember
Ward B

Nicole Mireles
Councilmember
Mayor Pro Tem
Ward C

Sandra Barbree
Councilmember
Ward D

Jeff Pynes
Chief Executive Officer
City Manager

April 23, 2012

Chairperson E. Garcia
Planning Commission Members

Greetings,

The owners of the Bridge Harbor yacht Club approached the City with an interest to build a RV/Motor Coach Recreation site on their property, adjacent to the marina. Since the proposed project is within my electorate district, I reviewed the plans with the City Manager and the building official and I concur with their findings that this project would be beneficial for our community and specifically the yacht club business model.

As we all know, RV and Motor Coach parks are not specifically authorized in any zone; however are permissible with a specific use permit. I ask you to review the proposed development and make a recommendation to authorize a specific use permit to facilitate the development for the May 7, 2012 regularly scheduled City Council meeting, where I will support the development project.

Thank you for your consideration of this project and your service to our community. Working together we can ensure we not only support the quality development of our community, but also diversifying our amenities and revenue structures.

A handwritten signature in black ink that reads "Sandra K. Barbree".

Sandra K. Barbree
Freeport City Council
Electorate District D



www.freeport.tx.us



