

**CITY OF FREEPORT
PLANNING COMMISSION
Monday, July 30, 2012, 6:00 p.m.
Freeport Police Department, Municipal Court Room
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Edward Garcia, Chairman
Jesse Aguilar, Jr.
Eddie Virgil

Tobey Davenport
Reuben Cuellar

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a called meeting on **Monday, July 30, 2012 at 6:00 P.M.** at the Freeport Police Department Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

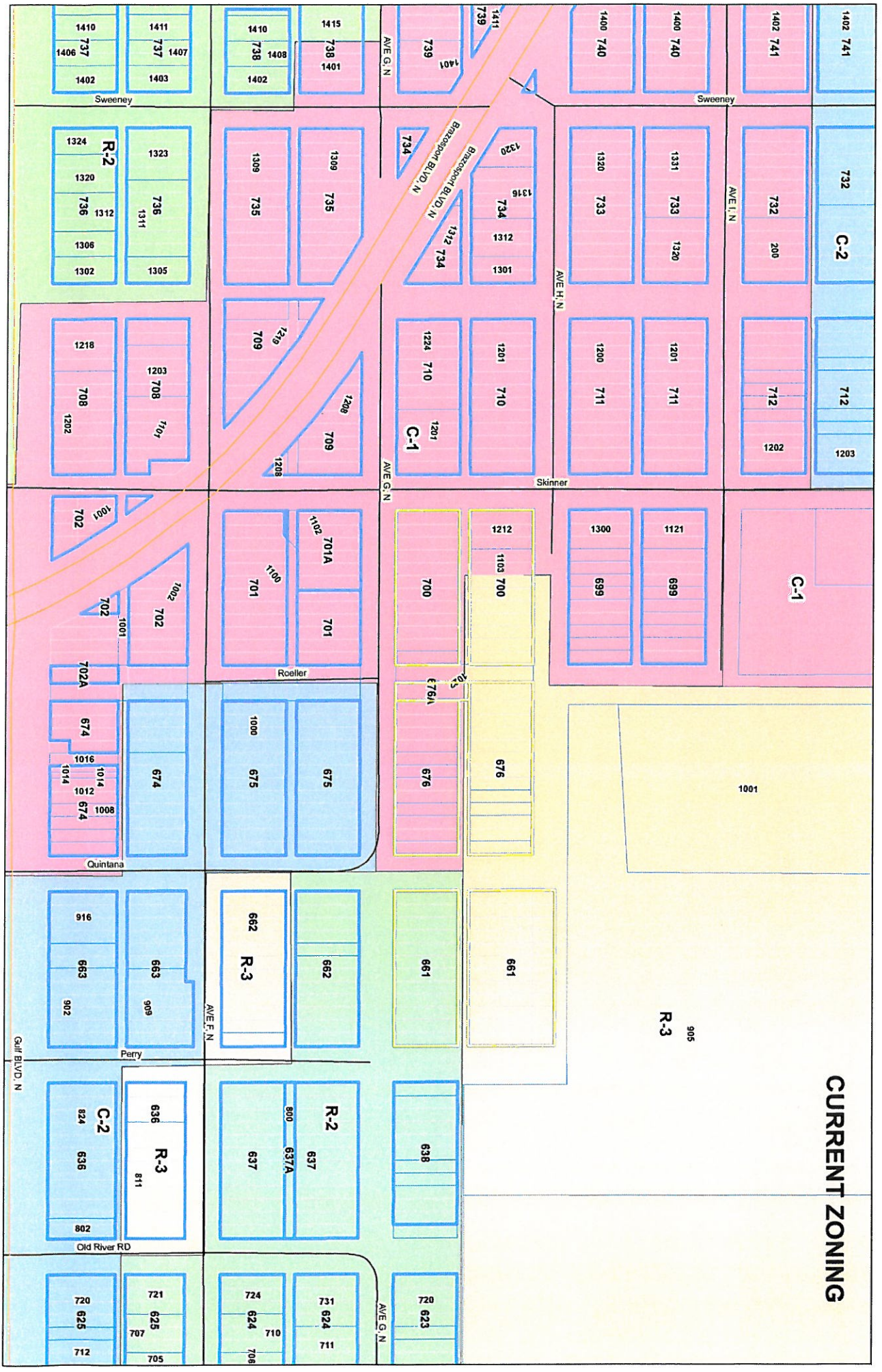
1. Open Meeting.
2. Invocation.
3. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to re-zone Block Seven-Hundred (700), Block Six Hundred and Seventy-Six (676), and Block Six Hundred and Sixty-One (661), Velasco Townsite, Freeport, Texas, from an R-2 – R-3 District to a C-1 District.
4. 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, July 27, 2012 at 5:00 P.M.

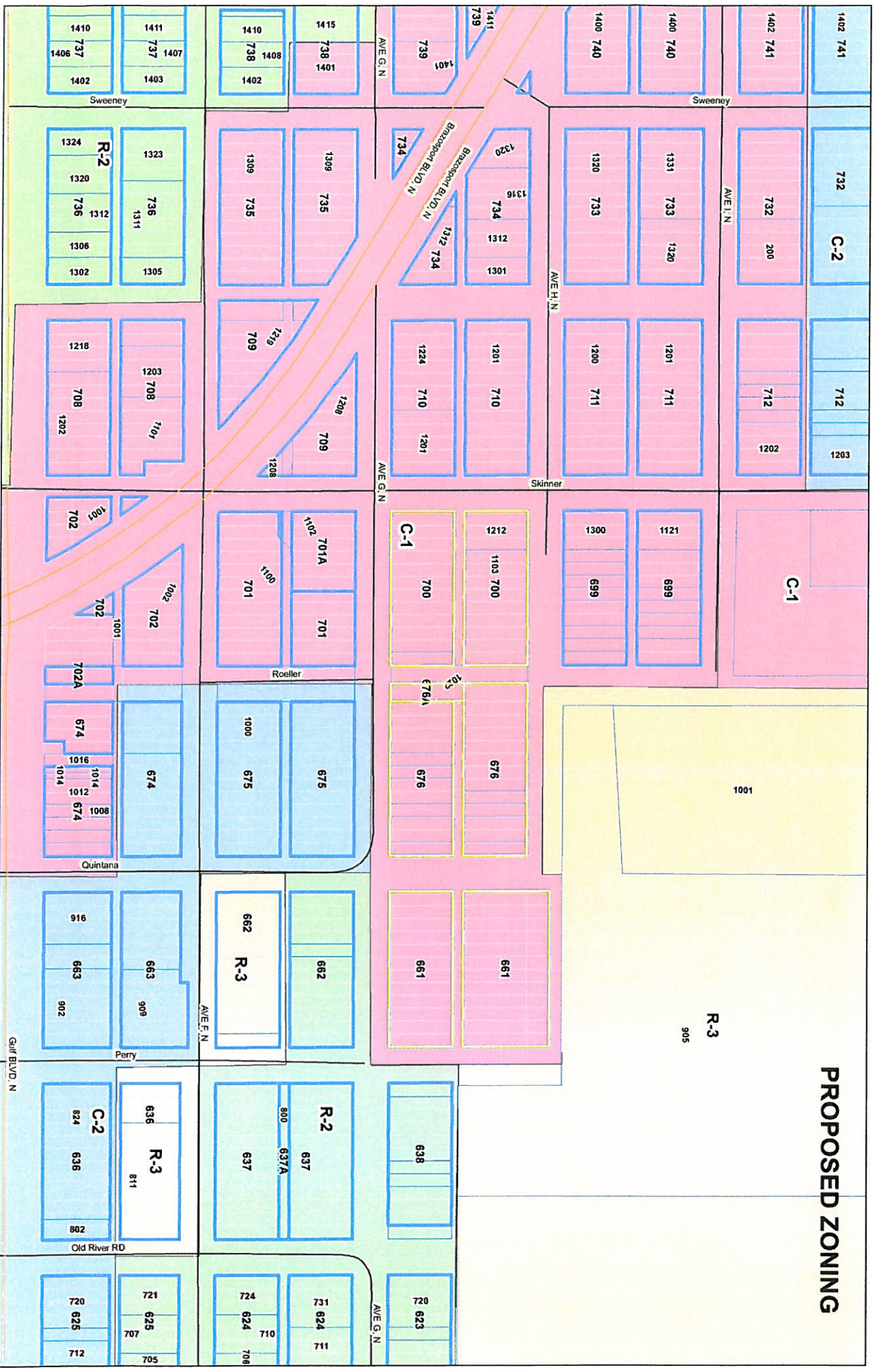


Melissa Farmer
Building/Permit Department
City of Freeport



CURRENT ZONING

PROPOSED ZONING



(D) Permitted uses and parking requirements.

Permitted Use	Parking Ratio
Any use permitted in the R-1, R-2 or R-2A District	
Duplex (two-family dwelling)	2/unit
Apartment house or housing project	2/unit
Hospital; general, not including animal	1/3 beds
Rooming, boarding house, and/or tourist home	1/unit

(E) Other required conditions.

(1) *Site plan.* Where new dwelling construction or additions to an existing building in any district provide dwelling units for more than two families on a single lot or tract of land, a site plan shall be submitted to and approved by the Building Official prior to the issuance of a Certificate of Occupancy and Compliance.

(2) The total floor area of any building or buildings on a lot in the R-3 District shall not exceed 60 percent of the total number of square feet in the lot.

(3) *Maximum lot coverage.* The total gross area of the first floor of all main buildings measured from the exterior faces of exterior walls shall not exceed 30% of the gross area of the lot or tract of land.

(4) *Density.* In the R-3 District, multiple-family dwellings may be constructed on any lot provided that:

(a) The minimum land area per family unit is not less than 1,500 square feet;

(b) The maximum number of dwelling units allowable on any lot where multiple-family dwelling units are permitted shall be determined by dividing the total number of square feet in the lot by 1,500.

(5) *Servants quarters.* When servants quarters are provided in districts where more than one dwelling unit is permitted, the servants quarters together with the total number of dwellings units on the lot or tract of land shall not exceed the total number of dwelling units permitted.

(F) *Height regulations.* No building shall exceed 30 feet or 2 stories in height. (Ord. 1100 § 7.3, passed 4-3-64; Am. Ord. 1100-RR, passed 1-5-81) Penalty, see § 155.999

§ 155.037 C-1 DISTRICT, RETAIL BUSINESS.

This district consists mainly of land occupied by or suitable for neighborhood shopping facilities for the retailing of "convenience goods" and the furnishing of certain personal services to satisfy most of the daily needs of the adjacent residential neighborhood.

(A) *Minimum requirements for lot area, width and setback.*

(1) *C-1.*

- Lot area: 2500 SF
- Lot width: 25'
- Setback:
 - Front: 25'
 - Rear: 20'
 - Side: 0'

(2) *Exception: C-1A Business Area.*

Lot area: 2500 SF
 Lot width: 25'
 Setback:
 Front: 0'
 Rear: 20'
 Side: 0'

(3) Where the side yards of lots in the C-1 District are abutting a residential district, the side yard setback shall not be less than 10 feet.

(4) *Residential development within the C-1 District.* The lot area, lot width, density and setback regulations for residential structures within the C-1 District shall be the same as those in the R-3 District.

(5) All blocks abutting Brazosport Boulevard (SH 288), situated north of the north boundary line of the Old Brazos River, shall have setback requirements conforming to the established building line or lines.

(B) See § 155.023 for supplementary district regulations, exceptions and parking requirements applying to the C-1 District.

(C) See § 155.060 (D) and (E) for temporary use permits that may be granted by the Board of Adjustment and specific use permits that may be recommended by the City Planning Commission within the C-1 District under certain circumstances and conditions.

(D) *Permitted uses and parking requirements.*

C-1 Permitted Uses	Parking Ratio
Any use permitted in an R District	
Ambulance service	1/1.5 employees
Art, supply store, antiques, gallery or museum	1/200
Auditorium, arena, coliseum, or theater	1/3 seats
Automobile, accessory and supply store	1/200
Automobile Laundry	10/washing lane
Automobile service station	none
Automobile parking lot or garage	none
Automobile repair, rental or taxi storage	none
Automobile sales, new or used	none
Bakery retail	1/200
Bank, loan company	1/200
Barber shop or beauty parlor	1/200
Blue printing and similar reproduction processes	1/200
Book store or lending library commercial	1/200
Business machines, sales/service	1/400
Bus station	none

C-1 Permitted Uses	Parking Ratio
Camera or photographic supplies store	1/200
Candy, nut, confectionery store	1/200
Caterer	1/200
Christmas trees and wreaths	none
Clinic or office, medical	1/200
Clothing including formal wear and costumes	1/200
Club or Lodge	1/200
Department Store	1/200
Drug stores	1/200
Dry cleaning, package plant, or pickup station	1/200
Eating place enclosed	1/400
Floor covering sales retail	1/400
Florist shop, greenhouse (parking requirement does not include greenhouse or open stock)	1/200
Food or grocery store retail	1/200
Food locker plant for consumer use	1/200
Funeral home or mortuary	1/3 seats
Furniture, appliance and custom upholstery	1/400
Fur shop or hat shop	1/200
Gift, novelty shop	1/200
Hardware store and small tool rental, but not including sales of lumber or industrial hardware	1/200
Hobby shop or supply store	1/200
Hotel	1/2 units
Ice vending establishment	none
Institution non-residential	1/400
Jewelry store	1/200
Laboratory, medical or dental	1/400
Laundry, package plant, pickup station or self-service	1/200

C-1 Permitted Uses	Parking Ratio
Loan office or pawn shop	1/200
Locksmith or key shop	1/200
Lounges serving alcoholic beverages	1/100
Manufacturing of baked goods, candy, delicatessen foods and ice cream	1/400
Motel	1/unit
Music store, phonograph records retail sales	1/400
Newspaper distribution station	none
Office, any type	1/400
Optical goods, optician, optometrist	1/200
Orthopedic or medical shoe or appliance store and repair	1/400
Paint and wallpaper store or decorators shop	1/200
Pet shop	1/200
Photographic, studio or store and photo processing	1/200
Physical culture and health studios	1/200
Plumbing fixture sales retail	1/400
Post Office	1/200
Radio, television or recording studio	1/200
Rehabilitation center for handicapped persons	1/1.5 emp
Rental, repair or servicing of articles whose sale is permitted in the same district, unless more specifically listed elsewhere	1/200
School commercial or trade, when not involving any danger of fire or explosion or offensive noise, vibration, dust, odor, glare, heat or other objectionable influences	1/400
Second hand store or rummage shop	1/200
Sewing machine sales retail	1/200
Shoe repair shop or store	1/200
Sign business; illuminated or non-illuminated, not to exceed 50 square feet in area and 25 feet in height which directs attention to a commodity or service conducted, sold, or offered upon the same lot (See § 155.023 (L)(3) for more details)	none
Sporting goods store	1/200

C-1 Permitted Uses	Parking Ratio
Stationery store	1/200
Storage of goods or merchandise, used in, produced by or normally carried in stock in conjunction with permitted uses in the applicable district regulations	1/1000
Studio for professional work or for teaching any form of fine arts, photography, music, drama, etc.	1/400
Swimming pool commercial	1/200
Tailor shop seamstress, altering and repairing of wearing apparel	1/400
Taxidermist	1/400
Telephone answering service	1/200
Telephone exchange, garage, shop or service	1/400
Toy stores	1/200
Veterinarian, indoor soundproof kennels only	1/400
Watch repair	1/200
Wholesale office with storage limited to samples	1/400

(E) *Other required conditions.* A site plan shall be submitted to and approved by the Building Official prior to the issuance of a Certificate of Occupancy and compliance for new construction or additions to an existing building or structure for multiple-family or commercial uses within the C-1 District. (Ord. 1100 § 7.4, passed 4-3-64; Am. Ord. 1100-EEE, passed 4-19-82; Am. Ord. 1100-91-4, passed 6-17-91) Penalty, see § 155.999

(A) *Minimum requirements for lot area, width and setback.*

Lot area: 2500 SF
 Lot width: 25'
 Setback:
 Front: 25'
 Rear: 10'
 Side: 0'

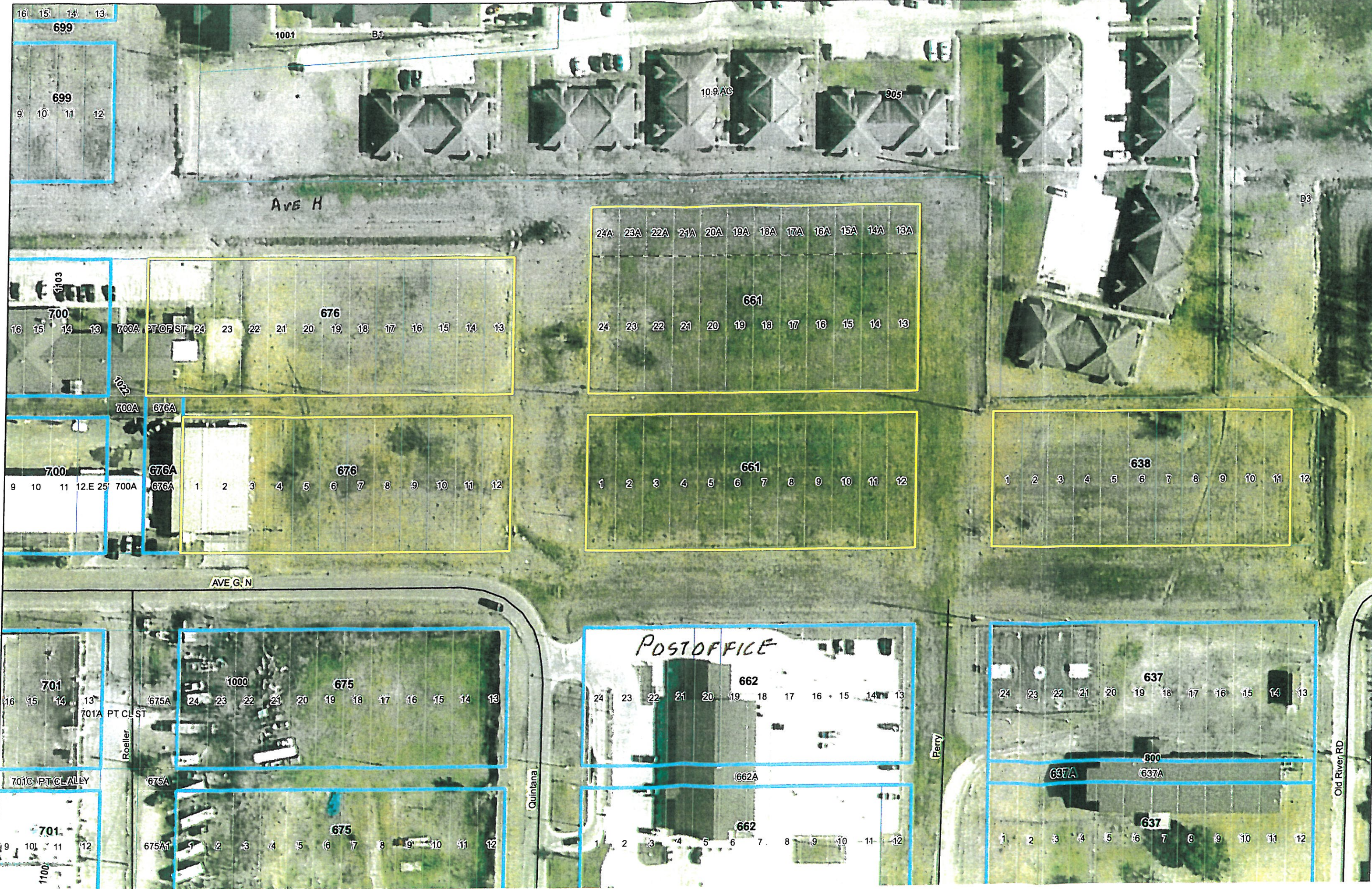
§ 155.038 C-2 DISTRICT, GENERAL COMMERCIAL.

This district consists mainly of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located mainly along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for Retail Business District.

(1) Where the side yards of lots in the C-2 District are abutting a Residential District, the side yard setback shall not be less than 10 feet.

(2) Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 20 feet.

(3) *Residential development within the C-2 District.* The lot area, lot width, density and setback regulations for residential structures within the C-2 District shall be the same as those in the R-3 District.



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POST OFFICE
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Old River RD

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Perry

Roeller