

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, August 28, 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, August 28, 2012 at 6:00 P.M.** at the Freeport Police Department Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

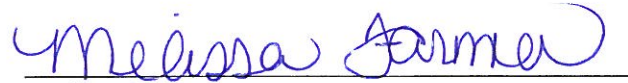
1. Open Meeting.
2. Invocation.
3. Approval of the Minutes for July 24, 2012, Minutes for Called Meeting on July 30, 2012, Minutes for Joint Public Hearing on August 6, 2012, and the Minutes for the Workshop on August 13, 2012.
4. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant the Port Freeport a Specific-Use Permit to install a 150-foot communications tower to be located adjacent to the Emergency Operations Center building located at 801 Navigation Boulevard, Block Twenty-Four (24), Lots One (1) through Eight (8), Freeport, Texas.
5. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant a Specific-Use Permit to at&t to construct a communication tower to be located at 1213 North Avenue J, Block Seven Hundred and Twelve (712), Lots Eighteen (18) through Twenty (20), Velasco Townsite, Freeport, Texas.
6. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant a Specific-Use Permit to Mr. Ravin Patel to construct a RV Park on Tract 6 of the Bridge Harbor Subdivision, Freeport, Texas.

7. Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to re-zone Block Five Hundred and Twenty-Five (525), Lots One (1) through Twelve (12), and Block Five Hundred and Thirty-Eight (538), Lots One (1) through Twelve (12), Velasco, Freeport, Texas, from its present classification of R-2 District to a new classification of C-2 District.

8. 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, August 24, 2012 at 5:00 P.M.



Melissa Farmer
Building/Permit Department Secretary
City of Freeport

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, July 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
Tobey Davenport - Absent
Jesse Aguilar, Jr. - Absent
Eddie Virgil**

Staff: Melissa Farmer
Kola Olayiwola
Wallace Shaw
Nat Hickey

Guest:

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 June 26, 2012.

Ms. Eddie Virgil moved to accept the minutes for June 26, 2012, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Discuss/consider Mr. and Mrs. Mohler's request for re-plat of Block Five Hundred and Thirty-Three (533), Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Velasco Townsite, Freeport, Texas, to be known locally as 201 North Avenue B.

Mr. Reuben Cuellar moved to accept the re-plat, seconded by Ms. Eddie Virgil, unanimous vote for approval.

Discuss/consider appointing Two (2) Planning Commission members to serve on a special committee to review material related to the City of Freeport's Master Plan.

Ms. Eddie Virgil made a motion to appoint Mr. Reuben Cuellar and Ms. Eddie Virgil to serve on a special committee to review material related to the City of Freeport's Master Plan with Mr. Edward Garcia as an alternate back-up, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Discuss/consider developing Five (5) priority items/goals for the City of Freeport.

Mr. Edward Garcia discussed with the Board Members the goals of the City Council and the need to set up workshops to discuss goals that need to be met. He stated that the Planning Commission would need to set up workshops, possibly on Thursdays for a month.

This Item was not voted on.

Adjourn.

Ms. Eddie Virgil made a motion to adjourn, seconded by Mr. Reuben Cuellar, 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

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a called meeting on, **Monday, July 30, 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: Melissa Farmer
Kola Olayiwola
Wallace Shaw
Nat Hickey

Open Meeting.

Mr. Edward Garcia called 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 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.

Mr. Tobey Davenport made a motion to send a recommendation to the City Council to schedule a Joint Public Hearing to re-zone Block 700, 676 and 661, Velasco Townsite, from an R-2 – R-3 District to a C-1 District, seconded by Ms. Eddie Virgil, unanimous vote for approval.

Adjourn.

Mr. Reuben Cuellar made a motion to adjourn, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval. The meeting was adjourned at 6:06 P.M.

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

Edward Garcia, Chairman

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 Joint Public Hearing on **Monday, August 6, 2012 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

Edward Garcia - Chairman
Reuben Cuellar - Absent
Jesse Aguilar, Jr.
Tobey Davenport
Eddie Virgil

City Council:

Mayor Norma Moreno - Garcia
Michelle Kent
Fred Bolton
Sandra Barbree
Sandra Loeza

Staff: Jeff Pynes
 Wallace Shaw
 Delia Munoz
 Nat Hickey
 Kola Olayiwola
 Larry Fansher
 Ty Morrow
 Brian Davis

Guests: Jim Pirrung Jerry Meeks
 Shannon Daughtry Troy Brimage
 Sabrina Brimage Ralph David
 V. J. Patel

Open Meeting.

Mayor Norma Moreno-Garcia called the meeting to order at 6:00 PM.

Invocation.

Mr. Wallace Shaw offered the invocation.

City Council

There being a quorum with the City Council and Planning Commission, Mayor Norma Moreno- Garcia opened the meeting.

Planning Commission

There being a quorum with the Planning Commission and City Council, Mr. Edward Garcia, Chairman, opened the meeting.

Conduct a Joint Public Hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City, granting to Troy Brimage a Specific-Use Permit to operate a RV/Motor Coach Park within said City on Lot 519 and part of Lot 518, Brazos Coast Investment Company Subdivision, Division 14, J. F. Fields Survey, Abstract 62, Brazoria County, Texas.

V. J. Patel, Managing the Brazosport Mobil Home Park located at 2001 Brazosport Boulevard, asked if there was sufficient water, sewer, storm drainage, crime rate prevention and retention ponds to support the proposed RV Park. He asked if the City had any plans for expanding the road so that trailers could maneuver the road.

Mayor Norma Garcia asked Mr. Jerry Meeks of Veolia Water if the City could support the water and sewer to the proposed RV Park. He confirmed that yes and that the retention of water would not be a problem.

Mayor Norma Garcia asked Police Chief, Ty Morrow if that area would see an increase in crime. He answered, "No."

Mr. Troy Brimage requesting the Specific-Use Permit stated that security is a priority. The proposed RV Park will be lighted and a fence built all around the property. He is investing half a million dollars on the proposed RV Park.

Mr. Tobey Davenport, member of the Planning Commission, asked if he was planning to landscape the proposed RV Park. He stated, "Yes, all along Jones Road will be landscaped."

Mayor Norma Garcia asked Mr. V. J. Patel how long they have owned the Brazosport Mobil Home Park. He stated about five to six years.

Mr. Benny Scott of 1944 North Avenue H voiced his opinion that Jones Road is not a very wide street for maneuvering and pulling wide trailers, with a big drainage ditch on the side. His mother-in-law lives there and is concerned that a recreation trailer might crash into her garage.

Make a recommendation to the City Council concerning whether or not the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City should be amended to grant Troy Brimage a Specific-Use Permit to operate a RV/Motor Coach Park within said City on Lot 519 and part of Lot 518, Brazos Coast Investment Company Subdivision, Division 14, J. F. Fields Survey, Abstract 62, Brazoria County, Texas.

Mr. Edward Garcia, Chairman of the Planning Commission, stated that the committee had a lengthy discussion and reviewed the proposed RV Park, and that the committee was unanimously in favor of granting the Specific-Use Permit for the RV Park.

There being no more discussion from Council and the audience, Mayor Norma Garcia closed the Joint Public Hearing at 6:19 P.M.

Adjourn.

Mayor Norma Moreno-Garcia adjourned the Joint Public Hearing at 6:19 P.M.

Mr. Edward Garcia adjourned the Joint Public Hearing at 6:19 P.M.

These minutes read and approved the _____ 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 workshop meeting on, **Monday, August 13, 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, Jr. - Absent
Eddie Virgil**

Staff: Melissa Farmer
Kola Olayiwola
Wallace Shaw
Nat Hickey

Guest: Annette Bennett
David Knuckey – Port Freeport

Open Meeting.

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

Invocation.

Mr. Wallace Shaw opened the meeting with a prayer.

Discuss/consider request by Ms. Annette Bennett to re-plat DIV 8, Lot Eighty (80), Eighty-One (81) and Eighty-Two (82), Bridge Harbor Subdivision, known locally as 82 Dolphin Street.

Mr. Tobey Davenport made a motion to accept re-plat, seconded by Mr. Reuben Cuellar, unanimous vote for approval.

Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to re-zone Block Six Hundred and Sixty-Two (662), Velasco Townsite, Freeport, Texas, from an R-2 – R-3 District to a C-1 District.

Mr. Tobey Davenport made a motion to make a recommendation to City Council to schedule a Joint Public Hearing to re-zone Block 662, Velasco Townsite from an R-2 – R-2 District to a C-1 District, seconded by Ms. Eddie Virgil, unanimous vote for approval.

Discuss/consider developing Five (5) priority items/goals for the City of Freeport to recommend to the City Council.

Mr. Edward Garcia's Items:

- For the City to come up with a plan to fund a comprehensive plan for the City of Freeport.
- City Council and Port Freeport Commissioner's establish an annual meeting to identify problems of mutual interest.
- Drainage ditches off Avenue P, a large undeveloped area, try to come up with some ideas as far as funding so that the City can put culverts in there to establish a better area where developers can come in and say that this is an area they could come in and develop.
- Get an aerial map of the City so that the Planning Commission can pinpoint and establish all the undeveloped residential areas in the City so that they can come up with some kind of plan to develop these areas.
- Identify and upgrade the street signs and traffic flow around the schools and also access into the schools.

Mr. Tobey Davenport's Items:

- For the City to actively market the Urban Renewal area as a residential and/or mixed uses subdivision. Money set aside to hire professional help in marketing that area – developing a plan specifically for Urban Renewal, over and above what we're talking about for the whole City.
- Infrastructure on the highways – Velasco Boulevard to Pine Street needs to be made into a 4-lane road. Jones to Victoria – Victoria to traffic light on 288B, the roads need major repair.
- Work on Marina Project.

Ms. Eddie Virgil's Items:

- Develop a subdivision in the Urban Renewal area to bring families to the area.
- Building businesses and give incentives to come here and build businesses.
- Promote the City through advertising, such as, television, newspaper, talking about the quality of life here in Freeport, such as good schools, nice parks and fishing.

Mr. Reuben Cuellar's Items:

- Improving drainage and sewer by involving Veolia, since they know what and where the problems exist.
- Bring in businesses – come up with a plan to bring businesses to Freeport.
- Open up the old river and call Freeport, Freeport Island.
- Build beautiful beach houses on levee road.
- Opposite side of levee, create some type of business.

Adjourn.

Mr. Reuben Cuellar made a motion to adjourn, seconded by Ms. Eddie Virgil, unanimous vote for approval. The meeting was adjourned at 6:50 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: 8-2-12
P & Z Date: 8-28-12
Council Date: _____

**Application for
Specific Use Permit**

1. Address or general location of site: 801 NAVIGATION BLVD

2. Subdivision Block Lots Acres
_____ 24 1-8 2.439

3. Current Zoning Classification: C2-R3

4. Proposed use of the site (please be specific): 5,455 SF BUILDING FOR
PORT FREEPORT EMERGENCY OPERATIONS CENTER AND DEVELOPMENT
OF THE 2.439 ACRE SITE FOR PARKING.

5. Reason for requesting a specific use permit: TO INSTALL A 150-FOOT
COMMUNICATIONS TOWER TO BE LOCATED ADJACENT TO
THE EMERGENCY OPERATIONS CENTER BUILDING.

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 Aug. 2nd, 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: [Signature]

Owner's Name: PORT FREEPORT

Address: 200 W. 2ND STREET

City, State, Zip: FREEPORT, TX 77541 Phone: 979-233-2667

PAID
AUG 02 2012
BY: _____

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.

Signature of Owner

Name Printed or Typed

Signature of Agent

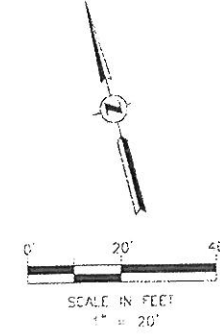
John S. Egan
Name Printed or Typed




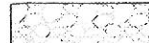
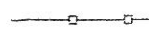


Address of Agent: 11111 E 200, HOUSTON TX 77042

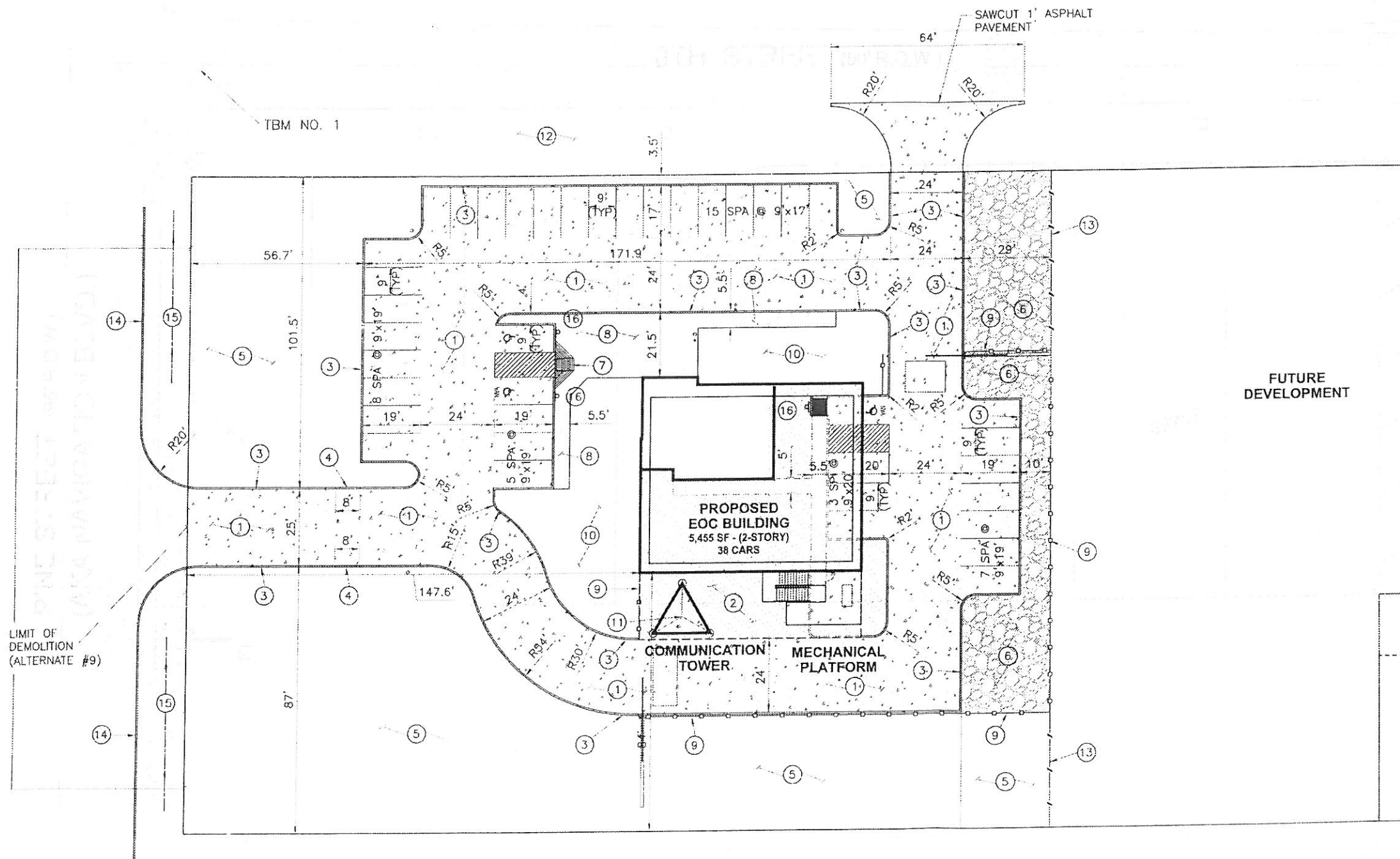
Agent's Phone Number: 713 968-9334

7001
7001
7001-2001
FROM: 6/10/2007 10:02 AM
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SUBJECT: 7001
FROM: 6/10/2007 10:02 AM
TO: 6/10/2007 10:02 AM
SUBJECT: 7001

BENCHMARK NO. 1
 TBM = SET PK NAIL WITH
 SHINER IN ROAD AT
 INTERSECTION OF THE
 CENTERLINES OF 8TH STREET
 AND EASTERN R.O.W. OF PINE
 STREET
 ELEV. = 1.81'



-  PROPOSED CONCRETE SIDEWALK PAVING
-  PROPOSED 6" CONCRETE PAVING
-  PROPOSED GRAVEL GRADED AREA
-  REGRADE WITH STOCKPILED AGGREGATE
-  PROPOSED CHAIN FENCE
-  PROPOSED CHAIN LINK FENCE
-  PROPERTY LINE



LEGEND

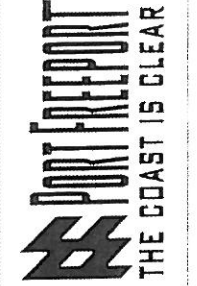
1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE BUILDING FACE UNLESS NOTED OTHERWISE.
2. REFER TO SHT C1.00 - TOPOGRAPHIC SURVEY PREPARED BY DAMIAN & ASSOCIATES, INC. DATED 02/23/2012 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
3. ALL DISTURBED GRASS AND NON-PAVED AREAS TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.

GENERAL NOTES

- ① PROP 6" CONC PAVING, RE: DTL 1, SHT C7.01
- ② GRAVEL GRADED AREA
- ③ PROP 6" CONC CURB, RE: DTL 9, SHT C7.00
- ④ LAYDOWN CONCRETE CURB, RE: DTL 7, SHT C7.00
- ⑤ HYDROMULCH SEEDING
- ⑥ GRADED AREA WITH STOCKPILED AGGREGATE
- ⑦ PROP WHEELCHAIR RAMP, RE: DTL 4, SHT C7.10
- ⑧ PROP CONCRETE SIDEWALK, RE: DTL 1, SHT C7.10
- ⑨ PROP CHAIN LINK FENCE, RE: DTL 8, SHT C7.11 DECORATIVE METALLIC-COATED STEEL TUBULAR PICKET FENCE & GATES (ALTERNATIVE 3)
- ⑩ SODDING
- ⑪ COMMUNICATION TOWER, RE: SHT C7.50
- ⑫ REGRADE DITCH TO EXISTING INLETS. SLOPE EMBANKMENT TO NEW DITCH GRADES AND HYDROMULCH
- ⑬ PROP CHAIN LINK FENCE
- ⑭ PROP 6" CONC CURB, RE: DTL 4, SHT 7.03
- ⑮ PROP DITCH: GRADE TO DRAIN TO INLET AND DITCH.
- ⑯ WHEEL HANDICAP SPACE SIGN



EMERGENCY OPERATIONS
 CENTER INITIATIVE
 PROJECT 10-04
 801 NAVIGATION BOULEVARD
 FREEPORT, TEXAS



NO	DATE	REVISIONS	APPR

DATE ISSUED FOR CONSTRUCTION
 DESIGNED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY
 PROJECT NO. 10011384

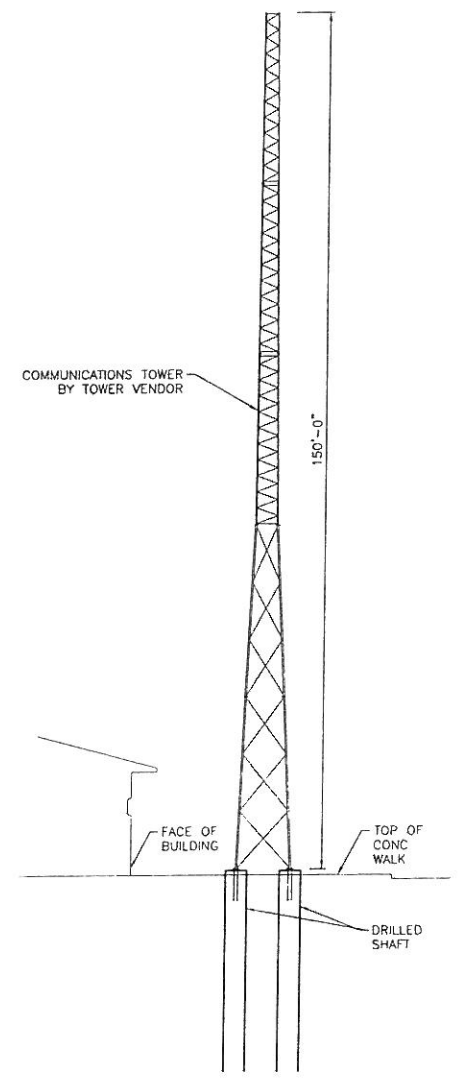
Sheet Name
 SITE PLAN

Sheet Number
C2.10

NO	DATE	REVISIONS	APPR

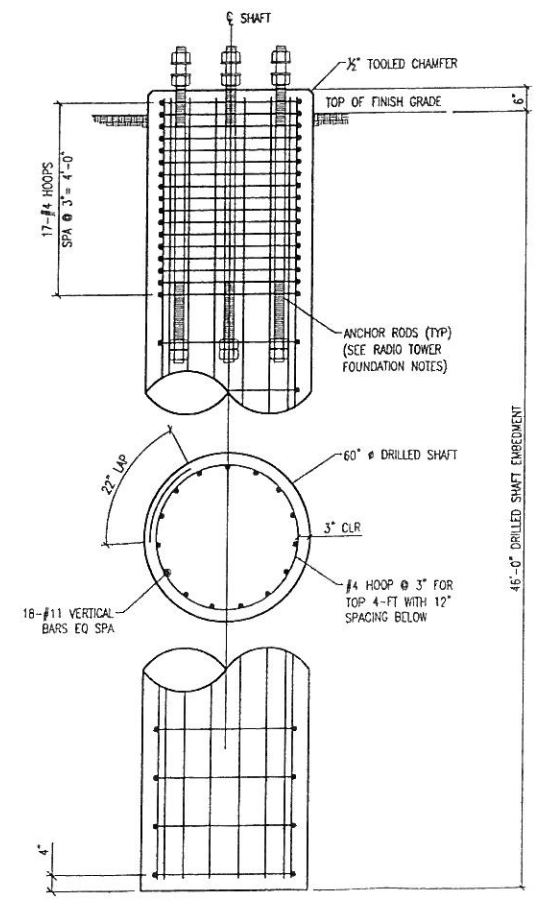
COMMUNICATIONS TOWER FOUNDATION NOTES:

1. PROVIDE A CLASS III SELF SUPPORTING RADIO TOWER DESIGNED FOR A WIND SPEED OF 145 MPH (3 SECOND GUST) AND EXPOSURE CATEGORY C. FOUNDATION SIZE AND LENGTH IS BASED ON PRELIMINARY DATA AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
4. REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF BAR UNLESS OTHERWISE NOTED.
5. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 105 WITH A194 HEAVY HEX NUTS (HOT DIPPED GALVANIZED).
6. CONTRACTOR SHALL USE A TEMPLATE TO CAST THE ANCHOR BOLTS IN PLACE. MULTIPLE TEMPLATES MAY BE REQUIRED. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
7. CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF TOWER FOUNDATIONS.
8. TOWER AND FOUNDATION DESIGN AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE. ADJUSTMENTS TO FOUNDATION DETAILS MAY BE REQUIRED AND WILL BE BASED ON DATA PROVIDED BY THE TOWER MANUFACTURER AFTER THE TOWER IS ORDERED.



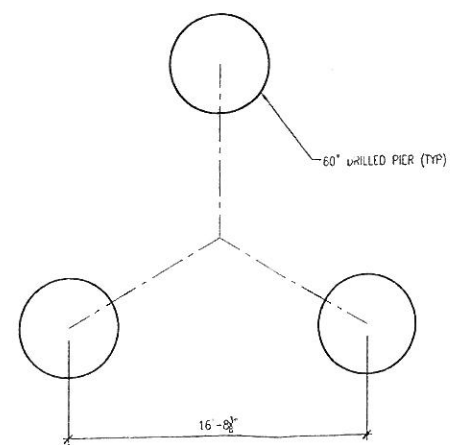
COMMUNICATIONS TOWER ELEVATION

NTS 9



COMMUNICATIONS TOWER DETAILS

1/2"=1'-0" 5



COMMUNICATIONS TOWER FOUNDATION PLAN

1/2"=1'-0" 1

7881

10/10/2012

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OFF: 000

TRF: 1000000000 1000000000
TRF: 1000000000 1000000000
TRF: 1000000000 1000000000
TRF: 1000000000 1000000000

TENDERED: 150.00 CHECK
TYPED: 150.00

WAGE: 1.00

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

For Office Use Only

Case Number: _____
Date Filed: August 10, 2012
P & Z Date: August 28, 2012
Council Date: _____

**Application for
Specific Use Permit**

1. Address or general location of site: 1213 North Ave J Freeport TX. 77541

2. Subdivision Block Lots Acres
Velasco Townsite 712 18-20 _____

3. Current Zoning Classification: Commercial C-2

4. Proposed use of the site (please be specific):
Telecommunications Tower Site for Collocation

5. Reason for requesting a specific use permit:
AT&T Request Skyway Towers to build tower to accommodate New 4-G LTE Technology

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 _____, 20____. 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: [Signature]

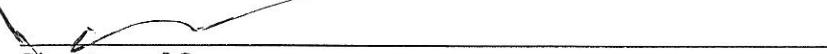
Owner's Name: Jim Dibble

Address: 100 Lakewood

City, State, Zip: Clute TX 77531 Phone: 979-201-3987

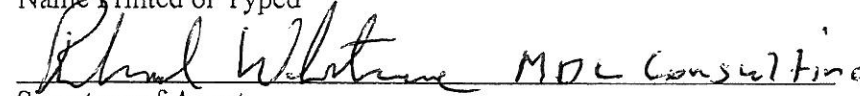
PAID
PAID
AUG 10 2012
PAID
BY: _____

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.



Signature of Owner

Jim Dibble
Name Printed or Typed



Signature of Agent

Richard Whitmore
Name Printed or Typed

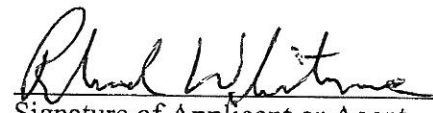
Address of Agent: 5555 Morningside⁵ 208 Houston TX 77005

Agent's Phone Number: 512-750-9953

C. ADDITIONAL NOTES:

- Note 1: Application Withdrawal – Any request for withdrawal of an application must be submitted in writing to the Building Secretary. Once a request for a conditional use permit has been advertised and notification of the public hearing mailed, such request must be placed on a public hearing agenda whereby the appropriate body will consider and act on the request for withdrawal of the application at that time. The Planning and Zoning Commission is under no obligation to grant a request for withdrawal of the application, and may still act on the request as originally submitted. It should be understood that there will be no refunds.
- Note 2: Application Presentation – At the applicable Planning and Zoning Commission public hearing, an applicant shall have Fifteen (15) minutes to make a formal presentation of the project proposal. Due to the size and arrangement of the City Council Chambers, tripod-mounted opaque renderings generally prove to be an effective means of presentation. the use of slides is another means of visual aid for project presentations. the applicant shall assume full responsibility for providing a properly prepared and compatible slide carousel to staff prior to the public hearing. The use of transparencies on an overhead projector is another effective means of material presentation. If additional equipment is needed, it shall be the applicant's responsibility to provide or make the necessary arrangements.
- Note 3: Additional Information Submitted – Only the information which has been presented by the applicant at the Planning and Zoning Commission public hearing will be presented to the City Council at an appeal. Any additional information presented to the City Council which has not been previously submitted to and reviewed by the Planning and Zoning Commission will be referred by the City Council back to the Planning and Zoning Commission which may cause delays in action by the City Council.
- Note 4: Scheduling – The zoning application, required fees, and drawings are required to be presented to the Zoning Administrator as specified in the schedule of meetings.

I acknowledge that I have read and understand the conditional use permit procedures and requirements as presented in this packet and by staff at the pre-application conference.

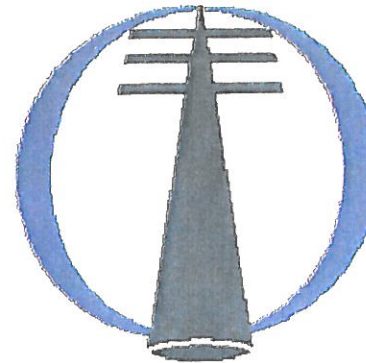
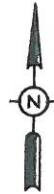
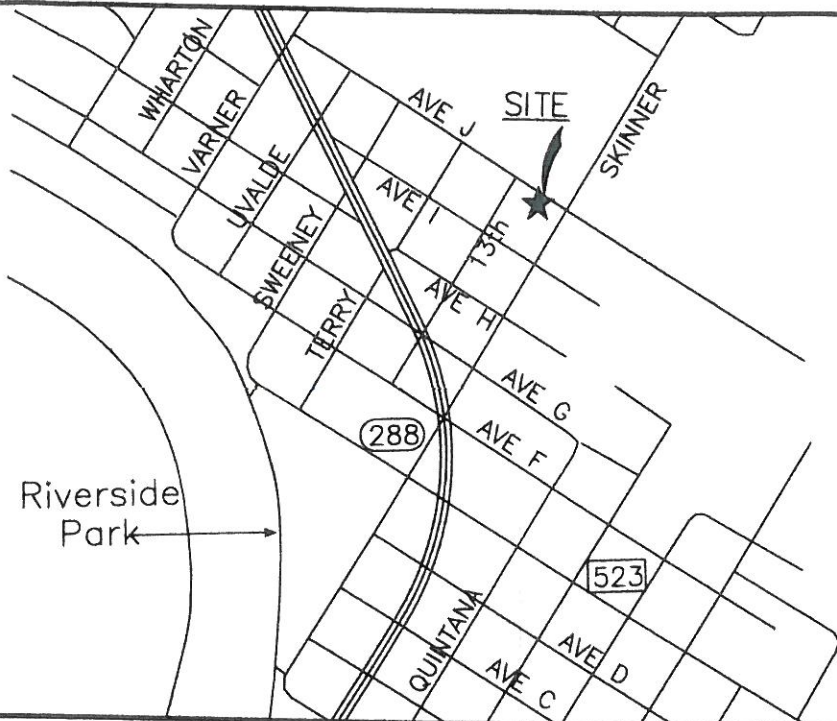


Signature of Applicant or Agent

8-10-12

Date

VICINITY MAP



SKYWAY TOWERS

SITE NUMBER: TX-09359
SITE NAME: DIBBLE
SITE ADDRESS: 1213 NORTH AVE. J
FREEPORT, TX 77541

AT&T SITE NUMBER: HX5377
AT&T SITE NAME: N AVE. M
FA NUMBER: 11584589



INNOVATIVE ENGINEERING DESIGN

Mason Creek Industrial Park
 21732 Provincial Blvd., Suite 130
 Katy, Texas 77450
 Tel : (281) 398-7888
 Fax : (281) 398-7886

TX FIRM REGISTRATION NO. F-11281

REV/DATE	DESCRIPTION
08/06/12	ISSUE FOR CONSTRUCTION



SKYWAY TOWERS

SKYWAY TOWERS
 20525 AMBERFIELD DRIVE SUITE 102
 LAND O'LAKES, FL 34638
 TEL : (813) 960-6200

DRIVING DIRECTIONS

DIRECTIONS BEGINNING FROM GEORGE BUSH INTERCONTINENTAL AIRPORT : HEAD WEST ON N TERMINAL RD. TURN LEFT ONTO JOHN F. KENNEDY BLVD. MERGE ONTO NORTH F. KENNEDY BLVD. MERGE ONTO NORTH SAM HOUSTON PKWY E. E/SAM HOUSTON TOLLWAY E/ TEXAS 8 BELTWAY E. VIA RAMP ON THE LEFT TO US-59 E. TAKE THE EXIT ONTO US-59 S. TOWARD HOUSTON. TAKE THE EXIT ONTO TX-288 S. TOWARD LAKE JACKSON FREEPORT. TAKE THE TX-288 N RAMP ON THE LEFT TO TX-332 E/ANGLETON/SURFSIDE. MERGE ONTO TX-288 S/NOLAN RYAN EXPY. TURN LEFT ONTO VARNER ST. TAKE THE 1ST RIGHT ONTO N AVENUE J.

UTILITIES

UTILITY ONE CALL

CONTRACTOR TO CALL BEFORE DIGGING!!!
 TEL 1 (800) 245-4545



POWER COMPANY

RELIANT
 TEL.

TELEPHONE COMPANY

AT&T
 TEL.

SHEET INDEX

SHT. NO.	DESCRIPTION	REV.
T.1	TITLE SHEET	0
GN.1	GENERAL NOTES	0
GN.2	GENERAL NOTES	0
GN.3	GENERAL NOTES	0
SV.1	SURVEY (BY OTHERS)	0
A.1	OVERALL SITE PLAN	0
A.2	ENLARGED SITE PLAN	0
A.3	GRADING PLAN	0
A.4	TOWER ELEVATION	0
A.5	SHELTER PLAN (BY FIBREBOND)	0
A.6	SHELTER ELEVATION A & D (BY FIBREBOND)	0
A.7	SHELTER ELEVATION B & C (BY FIBREBOND)	0
A.8	SHELTER ITEM LIST (BY FIBREBOND)	0
A.9	SHELTER FOUNDATION	0
A.10	CONSTRUCTION DETAILS - PG.1	0
A.11	CONSTRUCTION DETAILS - PG.2	0
A.12	GENERATOR FOUNDATION	0
A.13	GENERATOR SPECS - PG1	0
A.14	GENERATOR SPECS - PG2	0
A.15	GENERATOR INSTALLATION SPECS	0
A.16	FUEL TANK INSTALLATION SPECS	0
E.1	ELEC. ONE-LINE DIAGRAM AND DETAILS	0
E.2	ELEC. SCHEMATIC #1 (BY FIBREBOND)	0
E.3	ELEC. SCHEMATIC #2 (BY FIBREBOND)	0
E.4	ALARM WIRING (BY FIBREBOND)	0
E.5	GROUNDING & ELECTRICAL PLAN	0
E.6	GROUNDING DETAILS - PG.1	0
E.7	GROUNDING DETAILS - PG.2	0
E.8	ELECTRICAL & GROUNDING DETAILS	0
E.9	TELCO INSTALLATION DIAGRAM	0
E.10	UTILITY RACK FRAME DETAILS	0
E.11	COAXIAL CABLE MARKINGS	0
E.12	EQUIPMENT SPECIFICATION TABLE	0

PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF NEW 250' LATTICE TOWER, 11'-5" X 20'-0" AT&T EQUIPMENT SHELTER AND INSTALLATION OF NEW ANTENNAS WITH COAXIAL CABLES

LATITUDE: N28° 58' 26.68" / 28.974078 (NAD 83)

LONGITUDE: W95° 22' 10.74" / -95.36965 (NAD 83)

GROUND ELEVATION: 5' (AMSL)

JURISDICTION: CITY OF FREEPORT

CONSTRUCTION TYPE: UNMANNED TELECOMMUNICATION TOWER SITE

PROJECT TEAM

SITE PROPERTY OWNER

JIM DIBBLE
 LOTS 18-20 BLK 712 VELASCO TOWNSITE
 FREEPORT, TX 77541
 CONTACT: JIM DIBBLE
 TEL: (979) 201-3987

APPLICANT

AT&T MOBILITY
 6500 WEST LOOP SOUTH, 4TH FLOOR
 BELLAIRE, TEXAS 77401
 CONTACT: SHAWNDRIEA THOMPSON
 TEL: (713) 265-4640
 FAX: (713) 964-9133

DESIGN ENGINEER

INNOVATIVE ENGINEERING DESIGN
 MASON CREEK INDUSTRIAL PARK
 21732 PROVINCIAL BLVD.
 KATY, TX 77450
 CONTACT: JOSEPH ABBODD, P.E.
 TEL: (281) 398-7880
 FAX: (281) 398-7886

SURVEYOR

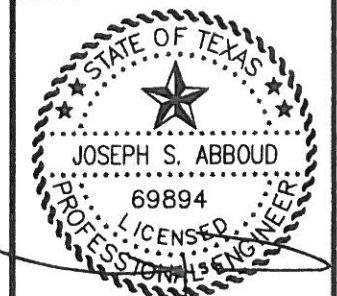
TOWN & COUNTRY LAND SURVEYING
 25307 INTERSTATE HWY 145 N
 THE WOODLANDS, TEXAS 77380
 TEL: (281) 465-8730
 FAX: (281) 465-8731

APPROVALS

PROPERTY OWNER	RF ENGINEER
PROJECT MANAGER	NETWORK ENGINEER
AT&T WIRELESS	CONTRACTOR
OPERATIONS	



6500 WEST LOOP SOUTH
 4TH FLOOR
 BELLAIRE, TEXAS 77401
 (713) 265 - 4640



08/06/2012

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SHEET NUMBER: TX-09359

SITE NAME: DIBBLE

SITE ADDRESS: 1213 NORTH AVE. J
 FREEPORT, TX 77541

SHEET NUMBER: T.1

SHEET TITLE: TITLE SHEET

DRAWN BY: V.M. CHECK BY: JSA

ED PROJECT NUMBER:

LESSEE'S LEASE AREA
0.22 ACRES (9,375 SQUARE FEET)
ALL OF LOTS 13 THRU 15
VELASCO TOWNSITE
BRAZORIA COUNTY, TEXAS

Being 0.22 acres (9,375 square feet) of land, all of Lots 18, 19 & 20, Block 712 of Velasco Townsite, recorded under Volume 32, Page 14 Dead Records of Brazoria County, Texas (D.R. B.C.T.), conveyed to Jim Dibble by deed recorded under Volume 03, Page 021790 Official Public Records of Brazoria County, Texas (O.P.R. B.C.T.), said 0.22 acre being more particularly described by metes and bounds as follows:

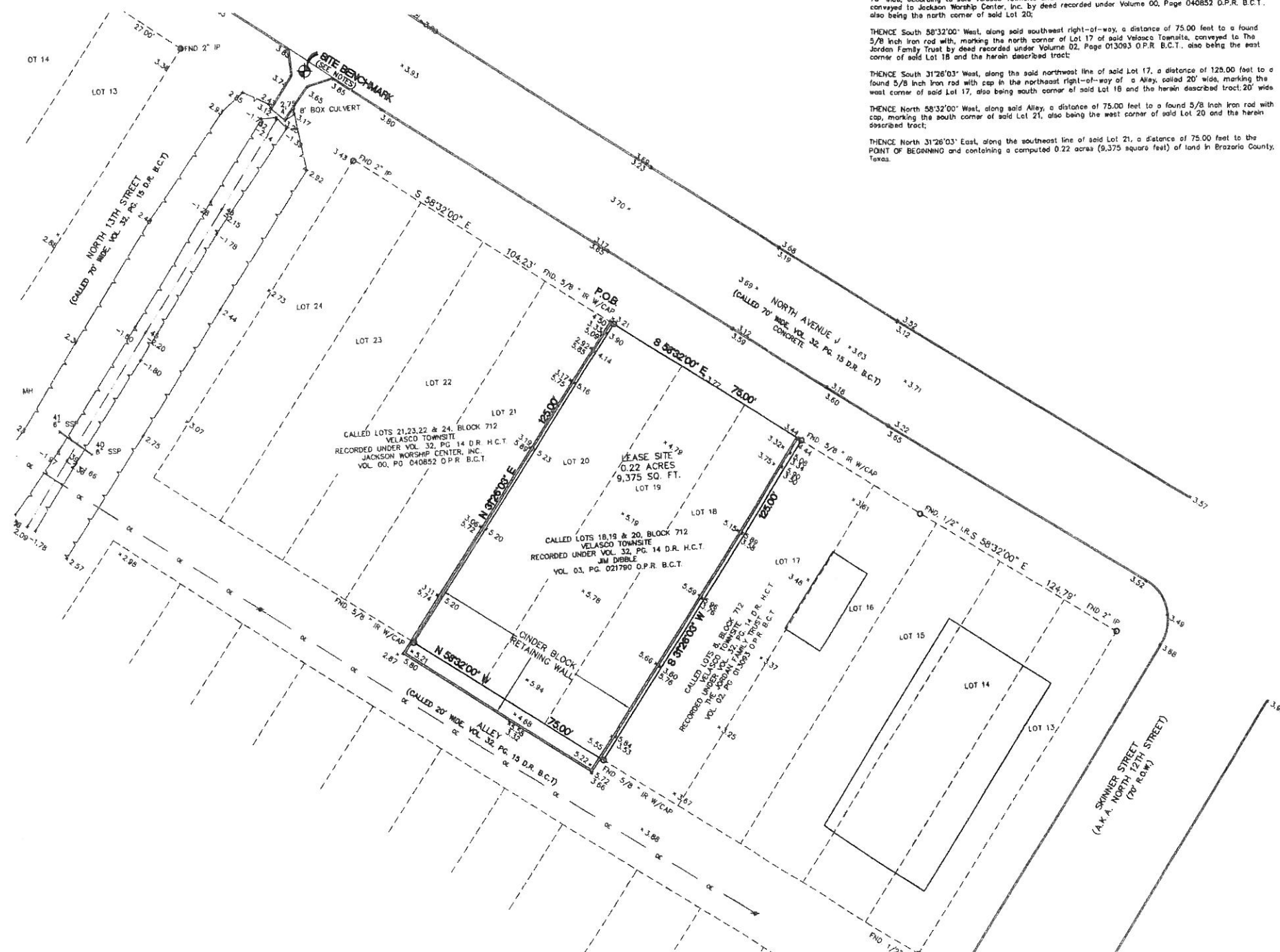
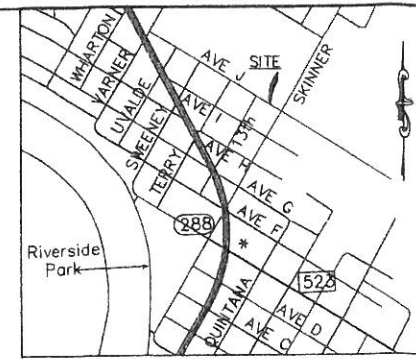
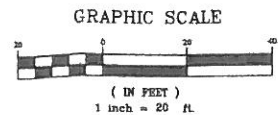
BEGINNING at a found 5/8 inch iron rod with cap in the southwest right-of-way of North Avenue J, called 70' wide, according to said Velasco Townsite and the east corner of Lot 21, of said Velasco Townsite, conveyed to Jackson Worship Center, Inc. by deed recorded under Volume 00, Page 040852 O.P.R. B.C.T., also being the north corner of said Lot 20;

THENCE South 58°32'00" West, along said southwest right-of-way, a distance of 75.00 feet to a found 5/8 inch iron rod with marking the north corner of Lot 17 of said Velasco Townsite, conveyed to The Jordan Family Trust by deed recorded under Volume 02, Page 013093 O.P.R. B.C.T., also being the east corner of said Lot 18 and the herein described tract;

THENCE South 31°26'03" West, along the said northwest line of said Lot 17, a distance of 125.00 feet to a found 5/8 inch iron rod with cap in the northeast right-of-way of an Alley, called 20' wide, marking the west corner of said Lot 17, also being south corner of said Lot 18 and the herein described tract;

THENCE North 58°32'00" West, along said Alley, a distance of 75.00 feet to a found 5/8 inch iron rod with cap, marking the south corner of said Lot 21, also being the west corner of said Lot 20 and the herein described tract;

THENCE North 31°26'03" East, along the southeast line of said Lot 21, a distance of 75.00 feet to the POINT OF BEGINNING and containing a computed 0.22 acres (9,375 square feet) of land in Brazoria County, Texas.



LEGEND / ABBREVIATIONS

ELECTRIC POWER POLE	+	C.C.F.	COUNTY CLERK'S FILE NUMBER
OVERHEAD LINE	—	FIND	FIND
HIGHBANK	—	I.R.	IRON ROD
SANITARY MANHOLE	●	I.P.	IRON PIPE
		O.P.R. B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BRAZORIA COUNTY, TEXAS
		D.R. B.C.T.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
		R.O.W.	RIGHT OF WAY
		P.O.B.	POINT OF BEGINNING
		A.K.A.	ALSO KNOWN AS

NOTES

- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and may not show all easements and encumbrances of record.
- Bearings based on State Plane Coordinates, Texas South Central.
- Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Brazoria County, Texas, Map Number 48069C0789, Effective Date of November 17, 1993, and the map indicates this tract to be in "Other Areas, Zone 'X', determined to be outside 500 year flood plain". No portion of this plot lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas. Warning: if this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- Some elevations reflected on this survey are below sea level according to elevations based on NGS monument P752.

BENCHMARK
NOS P752 ELEV = 4.10'
BENCH MARK DISK IN THE SOUTHWEST LINE OF F.M. 523 AND THE CORNER OF QUINTANA STREET.

SITE BENCHMARK
CUT SQUARE IN CONCRETE ELEV = 3.30'
CUT SQUARE IN CONCRETE IN THE SOUTHWEST LINE OF NORTH AVENUE J.

TOWER TYPE	ELEVATIONS FOR STRUCTURE	AGL	AMSL	CENTERLINE COORDINATES NAD 83
MONOPOLE	DESIGN TOWER HEIGHT	N/A	N/A	LATITUDE 28°58'28.68" N
SELF SUPPORT	ABSOLUTE TIP	N/A	N/A	LONGITUDE 95°22'10.74" W
LATTICE	SUPPORT STRUCTURE TIP	N/A	N/A	CENTERLINE COORDINATES NAD 27
CLIMB	ANTENNA RACK	N/A	N/A	LATITUDE 28°58'25.79" N
WATER TOWER	GROUND ELEVATION	0	5	LONGITUDE 95°22'02.66" W
ROOF TOP	FOUNDATION ELEVATION	N/A	N/A	

**LEASE SURVEY
SKYWAY TOWERS
DIBBLE TX09350**

SURVEYOR CERTIFICATION

As to the herein described lease and easement tracts:

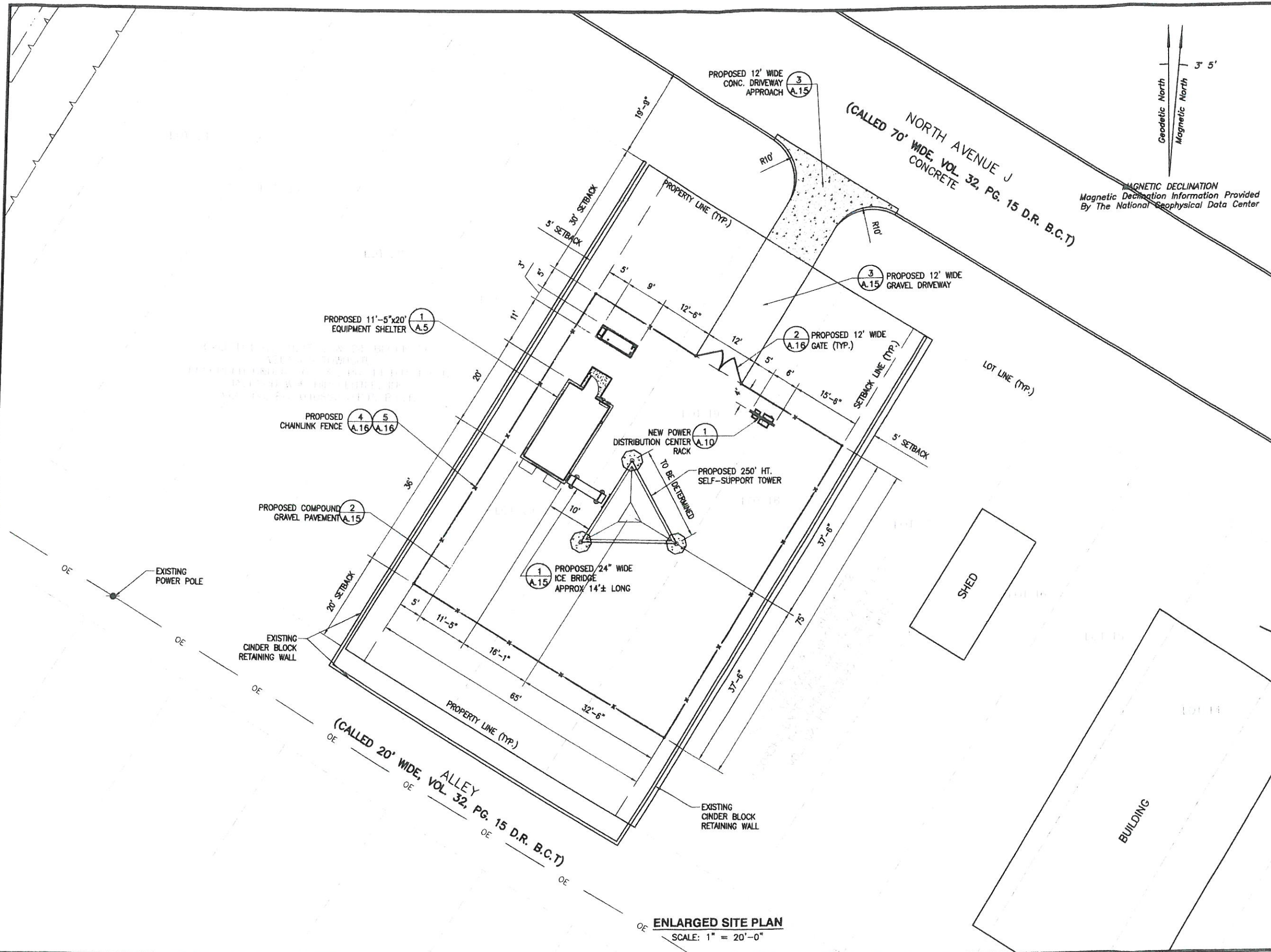
I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and survey for a Category 1B Survey.

David J. Strouse
R.P.L.S. 4833
July 20, 2012

LEASOR	FIELD BOOK	36/221
SKYWAY TOWERS	DATE	02-18-12
	DRAFTING	SPR
LESSOR	DATE	07-30-12
JIM DIBBLE	DATE	07-23-12
	SCALE	AS SHOWN
	KEY MAP	1"=20'
	JOB NO.	2776-0001

NORTH AVENUE J
FREETPORT, TX 77541

TOWN & COUNTRY SURVEYORS, LLC
5007 NORTH PRAIRIE DRIVE SUITE 100
THE WOODLANDS, TX 77380
(281)485-8700
FAX (281)485-8700
SHEET 1 OF 1



ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



INNOVATIVE ENGINEERING DESIGN

Mazon Creek Industrial Park
21733 Provincial Blvd., Suite 130
Katy, Texas 77450
Tel : (281) 398-7888
Fax : (281) 398-7886

TX FIRM REGISTRATION NO. F-11281

REV/DATE	DESCRIPTION
08/08/12	ISSUE FOR CONSTRUCTION

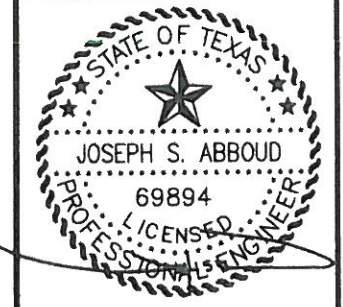


SKYWAY TOWERS

SKYWAY TOWERS
20525 AMBERFIELD DRIVE SUITE 102
LAND O'LAKES, FL 34638
TEL : (813) 960-6200



6500 WEST LOOP SOUTH
4TH FLOOR
BELLAIRE, TEXAS 77401
(713) 265 - 4640



08/06/2012

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SITE NUMBER: TX-09359

SITE NAME: DIBBLE

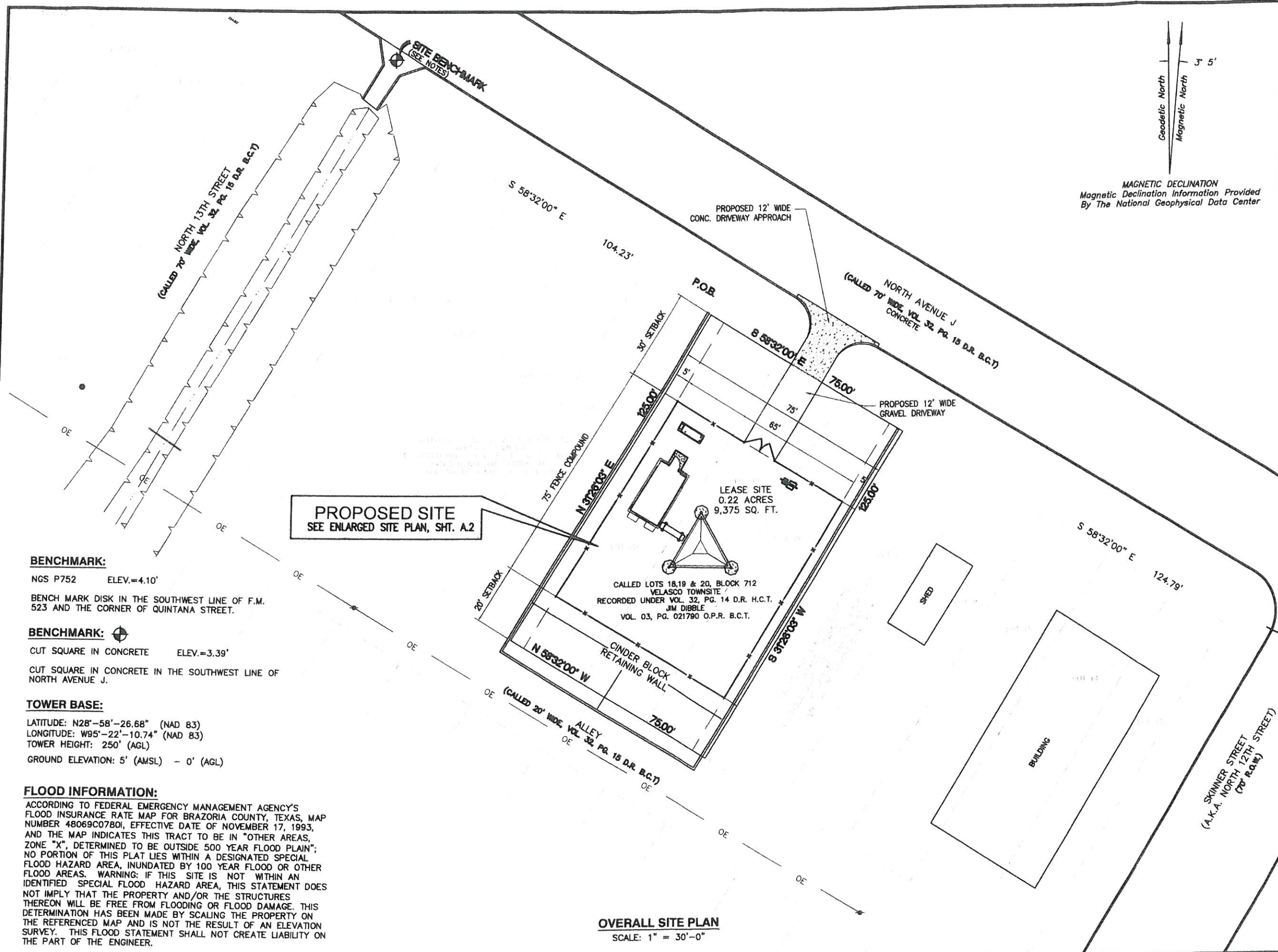
SITE ADDRESS: 1213 NORTH AVE. J
FREEPORT, TX 77541

SHEET NUMBER: A.2

SHEET TITLE: ENLARGED SITE PLAN

DRAWN BY: V.M. CHECK BY: JSA

IED PROJECT NUMBER:



MAGNETIC DECLINATION
 Magnetic Declination Information Provided
 By The National Geophysical Data Center

PROPOSED SITE
 SEE ENLARGED SITE PLAN, SHT. A.2

BENCHMARK:

NGS P752 ELEV.=4.10'
 BENCH MARK DISK IN THE SOUTHWEST LINE OF F.M. 523 AND THE CORNER OF QUINTANA STREET.

BENCHMARK:

CUT SQUARE IN CONCRETE ELEV.=3.39'
 CUT SQUARE IN CONCRETE IN THE SOUTHWEST LINE OF NORTH AVENUE J.

TOWER BASE:

LATITUDE: N28°-58'-26.68" (NAD 83)
 LONGITUDE: W95°-22'-10.74" (NAD 83)
 TOWER HEIGHT: 250' (AGL)
 GROUND ELEVATION: 5' (AMSL) - 0' (AGL)

FLOOD INFORMATION:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48069C07801, EFFECTIVE DATE OF NOVEMBER 17, 1993, AND THE MAP INDICATES THIS TRACT TO BE IN "OTHER AREAS, ZONE "X", DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN"; NO PORTION OF THIS PLAT LIES WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA, INUNDATED BY 100 YEAR FLOOD OR OTHER FLOOD AREAS. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.

OVERALL SITE PLAN
 SCALE: 1" = 30'-0"

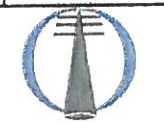


INNOVATIVE ENGINEERING DESIGN

Mason Creek Industrial Park
 21732 Provincial Blvd., Suite 130
 Katy, Texas 77458
 Tel : (281) 396-7888
 Fax : (281) 396-7886

TX FIRM REGISTRATION NO. F-11281

REV/DATE	DESCRIPTION
08/06/12	ISSUE FOR CONSTRUCTION

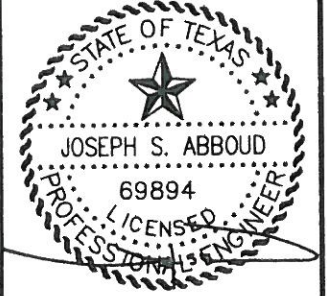


SKYWAY TOWERS

SKYWAY TOWERS
 20525 AMBERFIELD DRIVE SUITE 102
 LAND O'LAKES, FL 34638
 TEL : (813) 960-6200



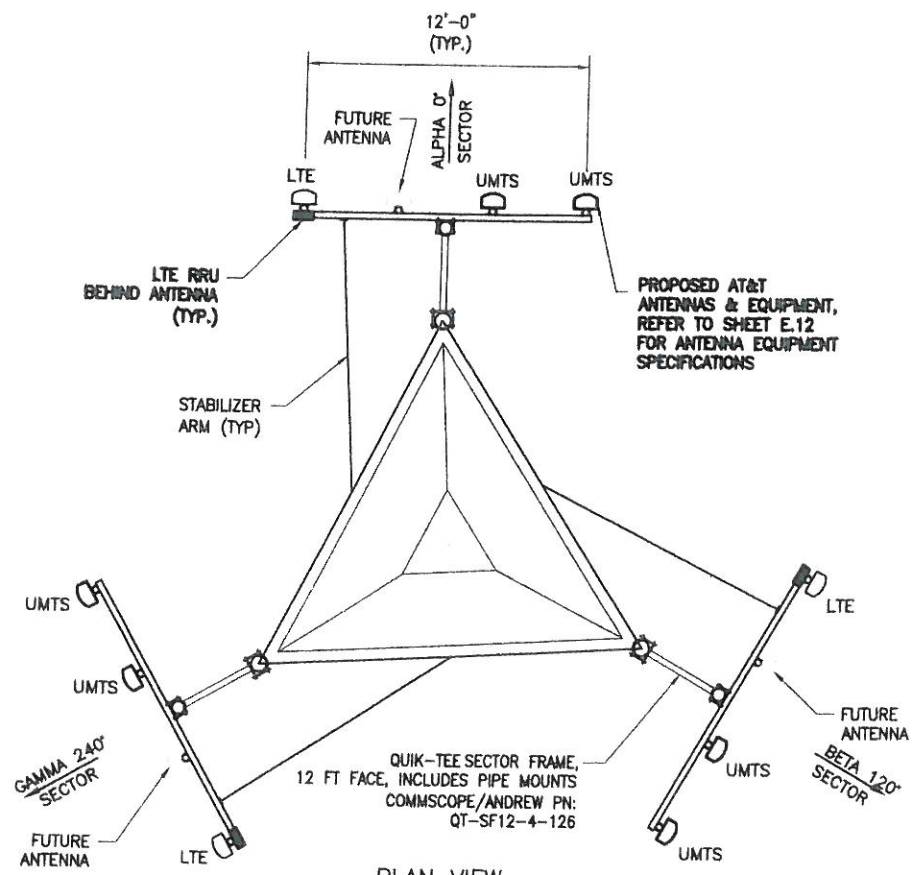
6500 WEST LOOP SOUTH
 4TH FLOOR
 BELLAIRE, TEXAS 77401
 (713) 265 - 4640



08/06/2012

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SITE NUMBER:	TX-09359
SITE NAME:	DIBBLE
SITE ADDRESS:	1213 NORTH AVE. J FREEPORT, TX 77541
SHEET NUMBER:	A.1
SHEET TITLE:	OVERALL SITE PLAN
DRAWN BY:	V.M.
CHECK BY:	JSA
ED PROJECT NUMBER:	



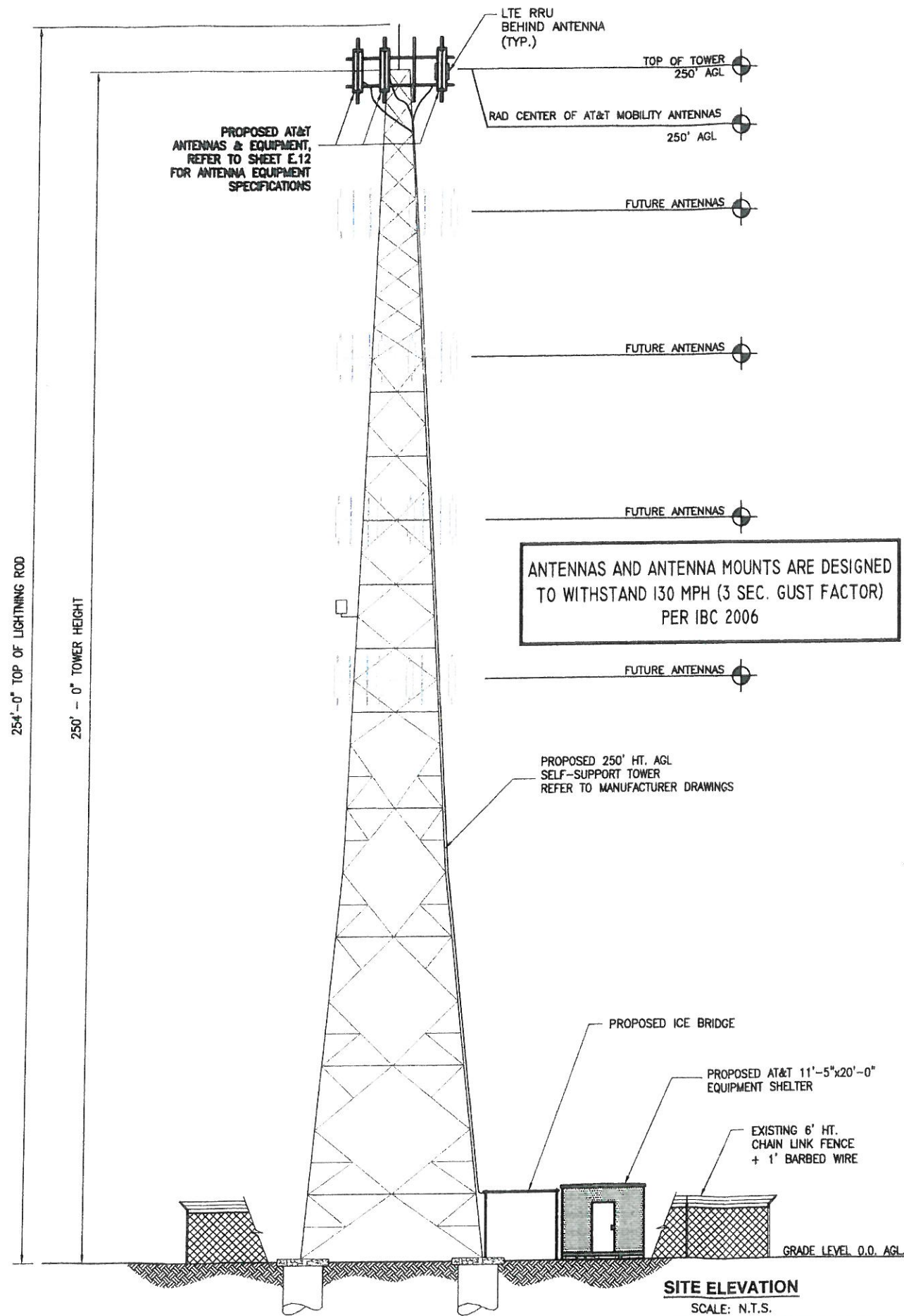
PLAN VIEW

FOUR ANTENNA PER SECTOR WITH STANDOFF HORIZONTAL SEPARATION CONFIGURATION TOWER MOUNTING

DETAIL 1
NTS A.4

254'-0" TOP OF LIGHTNING ROD

250' - 0" TOWER HEIGHT



SITE ELEVATION
SCALE: N.T.S.

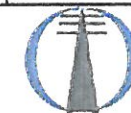


INNOVATIVE ENGINEERING DESIGN

Mason Creek Industrial Park
21732 Provincial Blvd., Suite 130
Katy, Texas 77450
Tel : (281) 398-7888
Fax : (281) 398-7886

TX FIRM REGISTRATION NO. F-11281

REV/DATE	DESCRIPTION
06/08/12	ISSUE FOR CONSTRUCTION

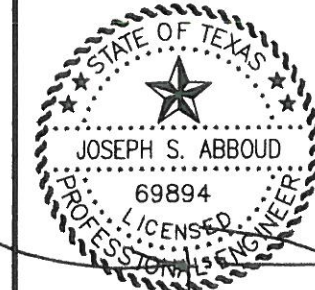


SKYWAY TOWERS

SKYWAY TOWERS
20525 AMBERFIELD DRIVE SUITE 102
LAND O'LAKES, FL 34638
TEL : (813) 960-6200



6500 WEST LOOP SOUTH
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(713) 265 - 4640



08/06/2012

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SITE NUMBER: TX-09359

SITE NAME: DIBBLE

SITE ADDRESS: 1213 NORTH AVE. J
FREEPORT, TX 77541

SHEET NUMBER: A.4

SHEET TITLE: TOWER ELEVATION

DRAWN BY: V.M. CHECK BY: JSA

IED PROJECT NUMBER:

7881

979-233-3526

RECH: 00590865 5/30/2012 4:30 PM
OPER: 004 TERM: 002
REF#: 1696

TRAN: 106.0000 PERMITS
411 SAILFISH SPECIFIC USE
PERMIT
PERMIT - MISCELLANE 150.00CR

TENDERED: 150.00 CHECK
APPLIED: 150.00

CHANGE: ----- 0.00

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: 411 Sailfish Ave Freeport, TX 7754

2. Subdivision # 8 Block _____ Lots 6 Acres 2.2

3. Current Zoning Classification: P.U.D.

4. Proposed use of the site (please be specific): R. V. Park

5. Reason for requesting a specific use permit: To build a R.V. Park

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 May 30, 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: Ravindra P. Patel

Owner's Name: Ravindra P. Patel

Address: 3211 Oak Cliff Ln.

City, State, Zip: Missouri City, TX Phone: (713) 677-3480
77459

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.

Ravindra P. Patel

Signature of Owner

Ravindra P. Patel

Name Printed or Typed

Ravindra P. Patel

Signature of Agent

Ravindra P. Patel

Name Printed or Typed

Address of Agent: 3211 Oak Cliff Ln. Missouri City, TX

Agent's Phone Number: (713) 677-3480

FIELD NOTES OF A 2.02 ACRE TRACT OUT OF LOT 6, OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION #8, F.J. CALVIT LEAGUE, ABSTRACT 51, AS RECORDED IN VOLUME 2, PAGE 144, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID LOT 6 ALSO BEING A PART OF RESERVE 'A' OF THE REPLAT OF TRACTS A, B, C AND D IN BRIDGE HARBOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 17, PAGES 229-230, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1" iron pipe found in the Southeast right-of-way line of Sailfish Avenue, said pipe marking the West corner of Reserve "A" of the Replat of part of Bridge Harbor Subdivision as recorded in Volume 17, Pages 229-230, Brazoria County Plat Records;

THENCE; North 46°00' East 225.00 feet, along the Southeast line of a closed portion of Sailfish Avenue (Volume [84]47/248, Official Records) to a 5/8" iron rod found for corner;

THENCE; South 44°00' East, along the Northeast line of Lot 6, at 316 feet pass a 5/8" iron rod found and continue to a total distance of 352.00 feet to the bank of the Intracoastal Waterway for corner;

THENCE; South 28°07'01" West 118.21 feet, along the bank of the Intracoastal Waterway to an angle point;

THENCE; South 22°38'08" West 122.55 feet, along the bank of the Intracoastal Waterway to a point for corner;

THENCE; North 44°00' West at 27.00 feet pass a 5/8" iron rod found and continue to a total distance of 436.90 feet to the place of beginning;

Said tract thereby containing 2.02 Acres of Land.

(D) *License fee.* The annual license fee shall be \$20 per recreational vehicle space. The annual fee for a original license shall be prorated for the balance of the year.
(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

§ 120.22 TRANSFER OF LICENSE; FEE.

(A) Every person desiring to purchase a recreational vehicle park located in the city shall apply for a transfer of such license on forms to be furnished by the city which shall be signed by the licensee, shall contain such information as the Building Official may reasonably require to assure the Building Official that the park is being and will be operated in compliance with all the requirements of this chapter and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the license transfer fee mentioned below. A license which has been suspended as provided in § 120.26 may not be transferred during the period for which it was suspended.

(B) All applications for transfer of a license to operate a recreational vehicle park within the city shall be accompanied by a fee of \$20 per recreational vehicle space.
(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

§ 120.23 APPEAL FROM DENIAL OF LICENSE.

Any person whose original application for a license to operate a recreational vehicle park is denied and any person whose application to renew or transfer such license has been denied may request and shall be granted a hearing on the matter by the City Council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the denial of such application by the Building Official. If the decision of the Building Official is reversed by the City Council, the Building Official shall issue the license or any renewal or transfer the

same with such requirements as such majority of the City Council may reasonably require. Any decision of the City Council in such appeal shall be final.
(Ord. 1760, passed 4-4-93)

§ 120.24 MAINTENANCE AND OPERATION OF PARKS.

(A) *Maintenance of site requirements.* All site requirements set forth in § 7.2C of the zoning code shall be maintained at all time in good working order and condition.

(B) *Fire safety standards.*

(1) *Storage and handling of liquified petroleum gases.* In recreational vehicles parks in which liquified petroleum gases are stored and dispensed, their handling and storage shall comply with requirements of International Fire Code, 2003 Edition adopted by § 92.50.

(2) *Storage and handling of flammable liquids.* In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of International Fire Code, 2003 Edition adopted by § 92.50.

(3) *Firefighting.* Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for Fire Department operations which shall be connected to the city's public water supply system. This shall include standard city fire hydrants located within 500 feet of all recreational vehicle spaces measured along the driveways and internal streets of the recreational vehicle park. These fire hydrants shall be made available for periodic inspection by the Fire Department and Water Department of the city. The adequacy of the water supply for firefighting shall be determined by state standards.

(4) *Barbecue pits, fireplaces, and stoves.*

All fireplaces, wood burning stoves and other forms of outdoor cooking shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both in the area where used and in neighboring area of the recreational vehicle park. No open fire shall be permitted in the park.

(C) *Solid waste disposal.* The licensee or agent of a recreational vehicle park shall be responsible for the collection and lawful disposal of all solid waste generated in the park as follows:

(1) The licensee or agent of the park shall be responsible for maintaining the entire area of the park free from weeds, dry brush, leaves, high grass, and the accumulation of debris and to prevent the growth of noxious weeds detrimental to health in accordance with the applicable provision of this code of ordinances. All extermination methods and other methods to control insects and pests must conform to the requirements of the Health Director of the city.

(2) All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week.

(D) *Restriction to recreational vehicles.* With the exception of the service buildings, recreational buildings, and other community service buildings including but not being limited to management residence and/or office, repair shops, storage facilities, sanitary and laundry facilities, and indoor recreation areas constructed and maintained pursuant to the provisions of § 7.2C of the zoning code, only recreational vehicles shall be located in any recreational vehicle park.

(E) *Illumination of parks.* The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable requirements of the Building Official to insure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.

(F) *Provisions for handicapped.* All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state, and federal regulations.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

Cross-reference:

Solid waste, see Ch. 50

International Fire Code adopted, see § 92.50

Zoning code, see Ch. 155

§ 120.25 INSPECTION OF PARKS.

The Building Official, the Health Officer, the Fire Chief, and the Police Chief of the city and their respective designees shall have the right and are hereby directed at all reasonable times to enter upon any premises for which a license to operate a recreational vehicle park has been issued for the purpose of determining whether a condition or practice exists thereon in violation of the provisions of this chapter.

(Ord. 1760, passed 4-4-93)

§ 120.26 VIOLATION; SUSPENSION; APPEAL.

(A) Whenever, upon inspection of any recreational vehicle park, the Building Official, the Health Officer, the Fire Chief, or the Police Chief of the city or their respective designee finds that conditions or practices exist which are in violation of any provision of this chapter exist at such park, the Building Official shall issue and deliver to the licensee of such park a written notice setting forth each such condition or practice and notifying the licensee that unless such condition or practice is corrected or stopped within the time specified in such notice, which shall be a reasonable time taking into consideration the time required in the opinion of the Building Official for the correction or stopping of such condition or practice, the license of such licensee to operate such park shall be suspended. At the end of such notice period, the Building Official shall reinspect such park and, if all conditions or practices mentioned in such notice have not been corrected or

stopped, the Building Official shall immediately suspend the license of such licensee to operate such park for such period of time as the Building Official deems appropriate.

(B) Any person whose license to operate a recreational vehicle park is suspended shall have the right to have such suspension reviewed by the City Council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the suspension of such license by the Building Official. If the decision of the Building Official is reversed by the City Council, the City Council may either reinstate the license or suspend it for a lesser period of time than that for which it was suspended by the Building Official. Any decision of the City Council in such appeal shall be final.

(Ord. 1760, passed 4-4-93)



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 4125112*
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.

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 Pyi
Chief Executive Officer
City Manager

April 23, 2012

Chairperson E. Garcia
Planning Commission Members

Greetings,

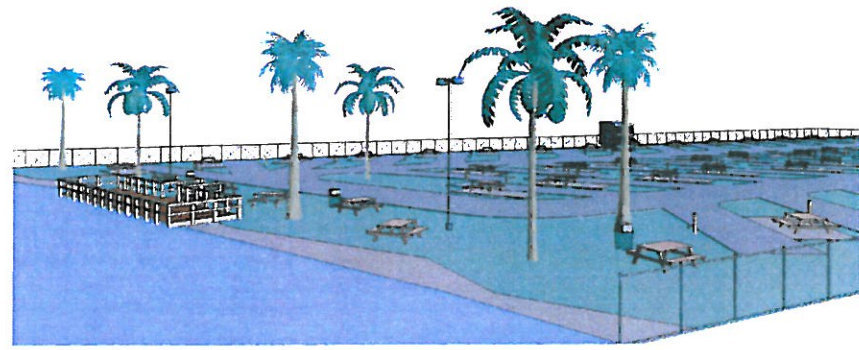
The owners of the Bridge Harbor yacht Club approached the City with an interest to build a RV/Motor Coach Recreation site on their property, adjacent to the marina. Since the proposed project is within my electorate district, I reviewed the plans with the City Manager and the building official and I 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.

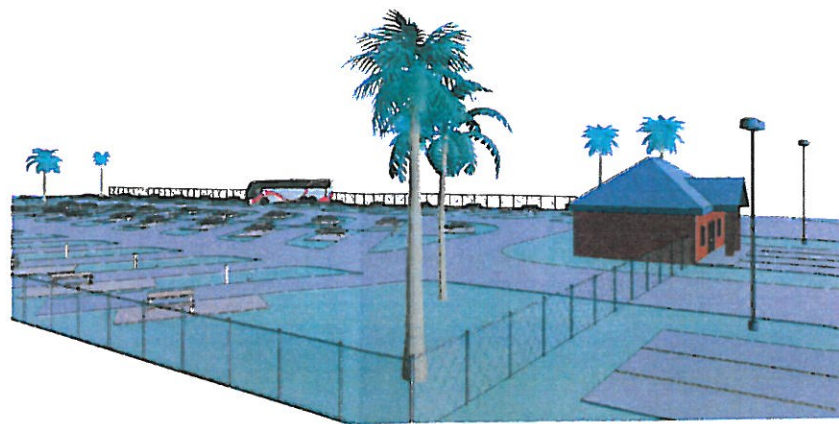
Thank you for your consideration of this project and your service to our community. Working together we can ensure we not only support the quality development of our community, but also diversifying our amenities and revenue structures.

Sandra K. Barbree
Freeport City Council
Electorate District D

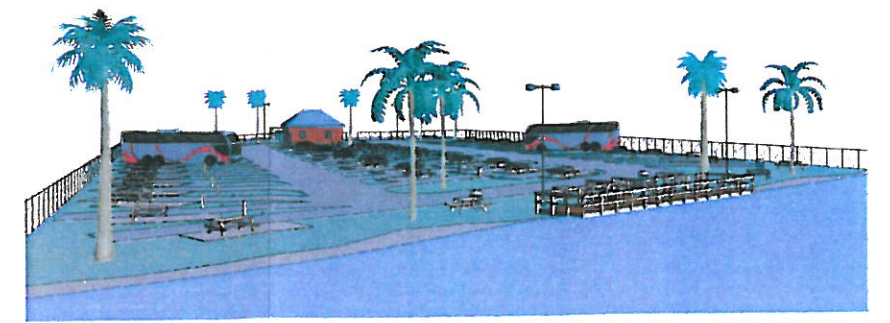




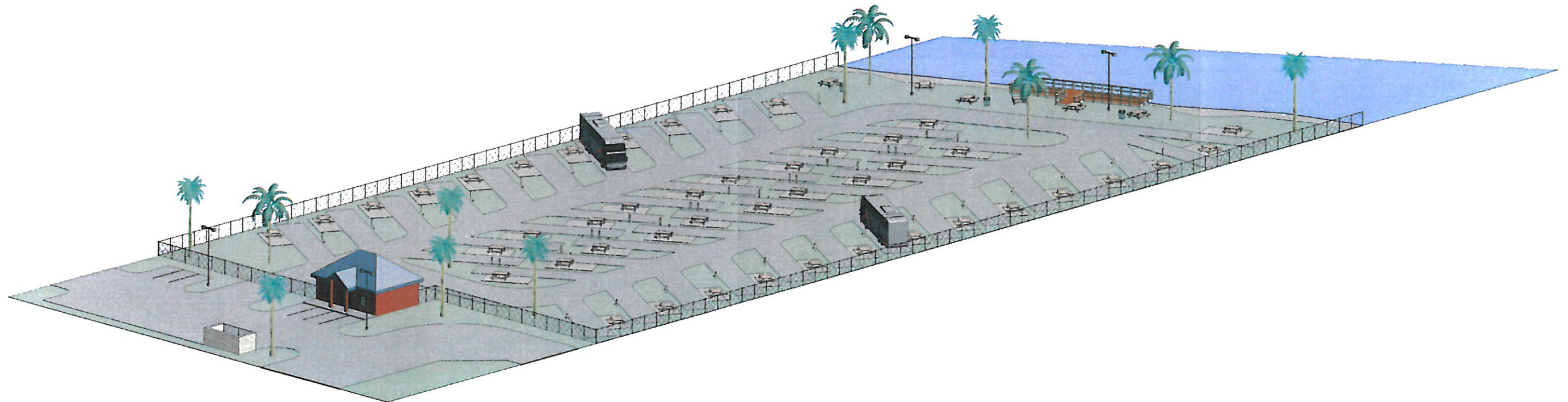
④ INTERCOASTAL VIEW - EAST



③ PARKING LOT VIEW



② INTERCOASTAL VIEW - WEST



① PERSPECTIVE VIEW

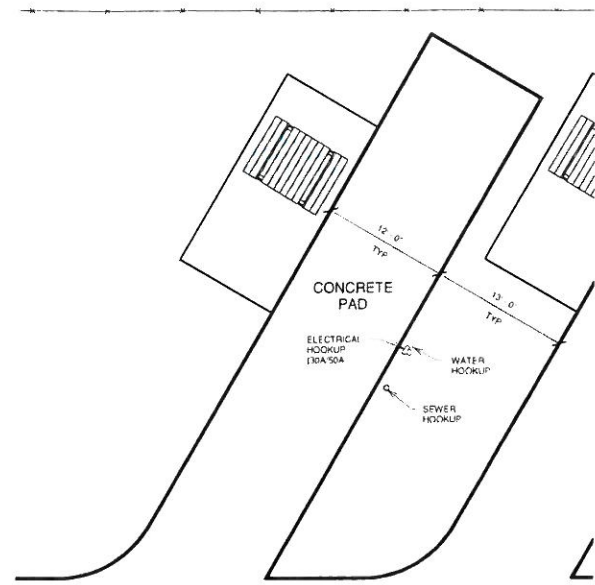
BRIDGE HARBOR RV PARK



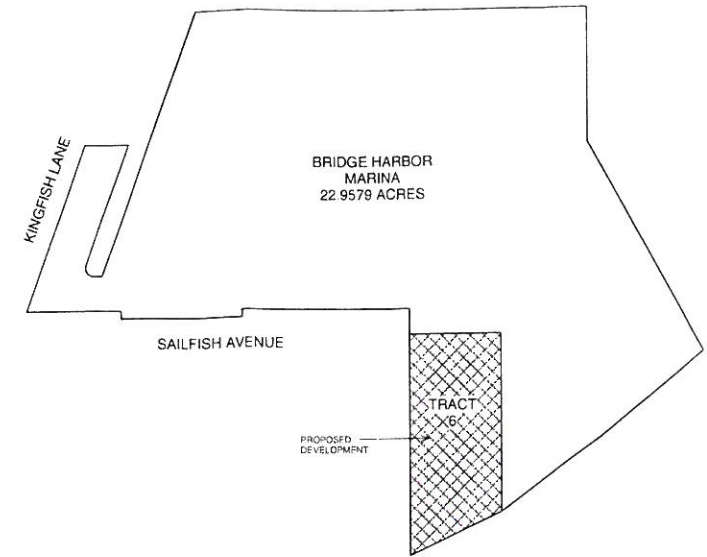
PERSPECTIVE VIEW

08/08/12

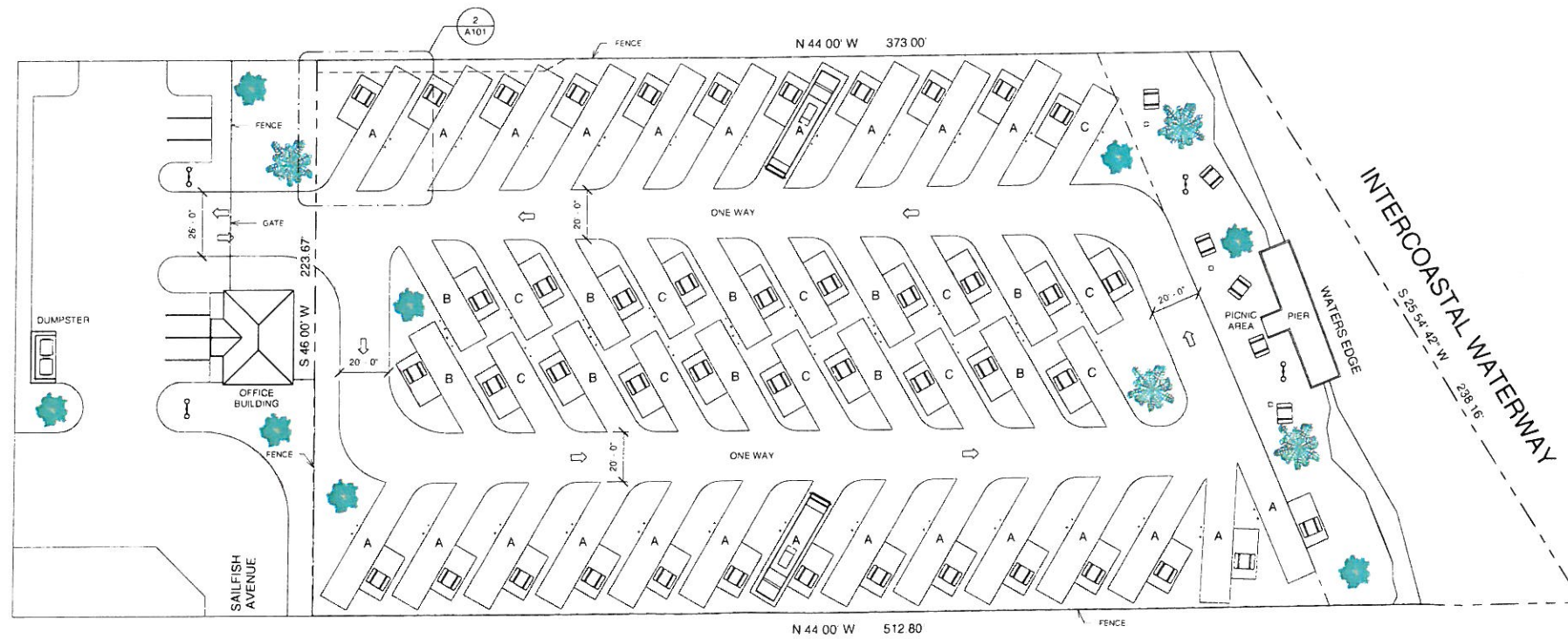
PHOTOGRAPHY



TRUE PLAN 2 ENLARGED TYP. SITE
1/8" = 1'-0"



PLAN TRUE 3 PROPERTY PARTIAL LOCATION MAP
1" = 200'-0"



RV PARKING SPACES

A - 12 X 54	= 24 SPACES
B - 12 X 45	= 10 SPACES
C - 12 X 40	= 11 SPACES
46 SPACES	



BRIDGE HARBOR RV PARK



SITE PLAN

08/08/12



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

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

CITY OF FREEPORT
BUILDING DIVISION
PHONE 979-233-3526

For Office Use Only

Case Number: _____

Date Filed: 8-10-12

P & Z Date: 8-28-12

Council Date: _____

Request for:
 Map Change
 Text Change

Application for
Rezoning

1. Address or general location of site: LOTS 1-12 OF BLOCK 538 & LOTS 1-12 OF BLOCK 525

Subdivision	Block	Lots	Acres
	<u>525/538</u>	<u>1-12 EACH BLOCK</u>	<u>0.8724 EACH</u>

3. Current Zoning Classification: RESIDENTIAL

4. Proposed Zoning Classification: COMMERCIAL (C-2)

5. Reason for Requesting a Rezoning (attach additional sheet if necessary):

(SEE ATTACHED APPENDUM)

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 re-zoning application has been paid to the City of Freeport on AUGUST 10, 2012. I also certify that I have been informed and understand the regulations regarding re-zoning 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: J.B. Heath

Owner's name (printed): JAMES B. HEATH for TIC Energy & Chemical, INC.

Address: 304 NORTH GULF BLDG.

City, State, Zip: FREEPORT, TX 77541 Phone: 979-236-4607

Addendum to Zoning Application

August 22, 2012

Applicant's Name: TIC Energy & Chemical, Inc.

Owner's Name: GSI Acquisition, Inc.

Owner's Address: 304 North Gulf Blvd., Freeport, Texas 77541

Re-Zoning Property Location:

- Parcel A: South Half of City Block 538 (Lots 1 thru 12) &
- Parcel B: South Half of City Block 525 (Lots 1 thru 12)

Current Zoning Classification: Residential

Proposed Zoning Classification: Commercial (sheet metal shop, cabinet & woodworking shop, storage for local industrial projects, employee parking)

Vehicle Access Via: Jackson Street and Groce Street, both off North Gulf Blvd.

Discussion: Parcel A listed above is currently fenced as part of the overall TIC offices and fabrication facilities covering Block 559 (north and South portions) as well as the South half of Block 558. Parcel A has served for about 32 years as a storage area for the work done at this overall facility and has two each 20' x 40' (nominal) Quonset hut type buildings located there on concrete slabs. The company has treated this $\frac{1}{2}$ city block all these years as being zoned commercial to match the main portion of the overall TIC facilities. We now understand it was never re-zoned commercial, and thus it is presented herewith for consideration.

Parcel B has never been used by TIC or its previous owners as it is separated by a drainage ditch (Velasco Drainage District?) from the rest of the owned property. TIC is closing its operations at 6711 East Highway 332 in Freeport and consolidating all our commercial activities, using 304 North Gulf Blvd. as our center of activity. All possible jobs have been retained within Freeport, TX. Thus, the need for Parcel B to be zoned Commercial, so as to allow several business activities within TIC to have a local location from which to operate and to be in close proximity to the remainder of the TIC operations.

Drawing Attached: Doyle & Wachtstetter, Inc. "Survey Plat of 4.362 Acres" covering the above listed property for T.I.C. Holdings, Inc., surveyed 1-22-12.



200 WEST SECOND STREET / FREEPORT, TEXAS 77541 / PHONE (979) 233-3526 /
FAX (979) 233-2172

ZONING APPLICATION

Applicant's Name: TIC CORPORATION

Owners Name: GSI ACQUISITION INC

Owners Address: So. City Block 538 & So. City Block 525

JOB INFORMATION

Contractor's Name: N/A

Work Location: 304 N GULF BLVD/ADJACENT LOTS TO BE
REZONED

Description of Job: Request for property rezoning from Residential to
Commercial District.

Valuation of Job: N/A Permit Fee: \$150.00 (Application Only)

Type of permits needed: Zone Change

Phone numbers: 979-239-7605 (JAMES HEATH)

Owner of Property: GSI

Contractor: N/A

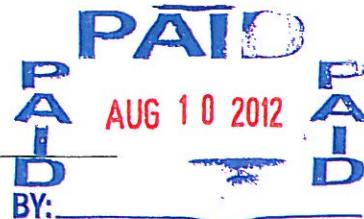
Plans turned in with application: No

Type:

Date of Application: 8/10/2012

Applicants Signature:

J. Heath



Brazoria CAD

Property Search Results > 260316 GSI ACQUISITION INC for Year 2012

Property

Account

Property ID: 260316 Legal Description: VELASCO (FREEPORT), BLOCK 525, LOT 1TO12
 Geographic ID: 8110-1206-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: GSI ACQUISITION INC Owner ID: 322219
 Mailing Address: 2211 ELK RIVER RD % Ownership: 100.0000000000%
 STEAMBOAT SPR, CO 80487-5076

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$28,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$28,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$28,500	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$28,500	

Taxing Jurisdiction

Owner: GSI ACQUISITION INC
 % Ownership: 100.0000000000%
 Total Value: \$28,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$28,500	\$28,500	\$0.00
CFP	CITY OF FREEPORT	0.680000	\$28,500	\$28,500	\$193.80
DR2	VELASCO DRAINAGE DISTRICT	0.094214	\$28,500	\$28,500	\$26.85
GBC	BRAZORIA COUNTY	0.413101	\$28,500	\$28,500	\$117.73
JBR	BRAZOSPORT COLLEGE	0.239198	\$28,500	\$28,500	\$68.17
NAV	PORT FREEPORT	0.053500	\$28,500	\$28,500	\$15.25
RDB	ROAD & BRIDGE FUND	0.060000	\$28,500	\$28,500	\$17.10
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.241500	\$28,500	\$28,500	\$353.83
Total Tax Rate:		2.781513			

Taxes w/Current Exemptions: \$792.73

Brazoria CAD

Property Search Results > 260426 GSI ACQUISITION INC for Year 2012

Property

Account

Property ID: 260426 Legal Description: VELASCO (FREEPORT), BLOCK 538, LOT 1TO12
 Geographic ID: 8110-1343-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: GSI ACQUISITION INC Owner ID: 322219
 Mailing Address: 2211 ELK RIVER RD % Ownership: 100.0000000000%
 STEAMBOAT SPR, CO 80487-5076

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$30,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$30,400	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$30,400	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$30,400	

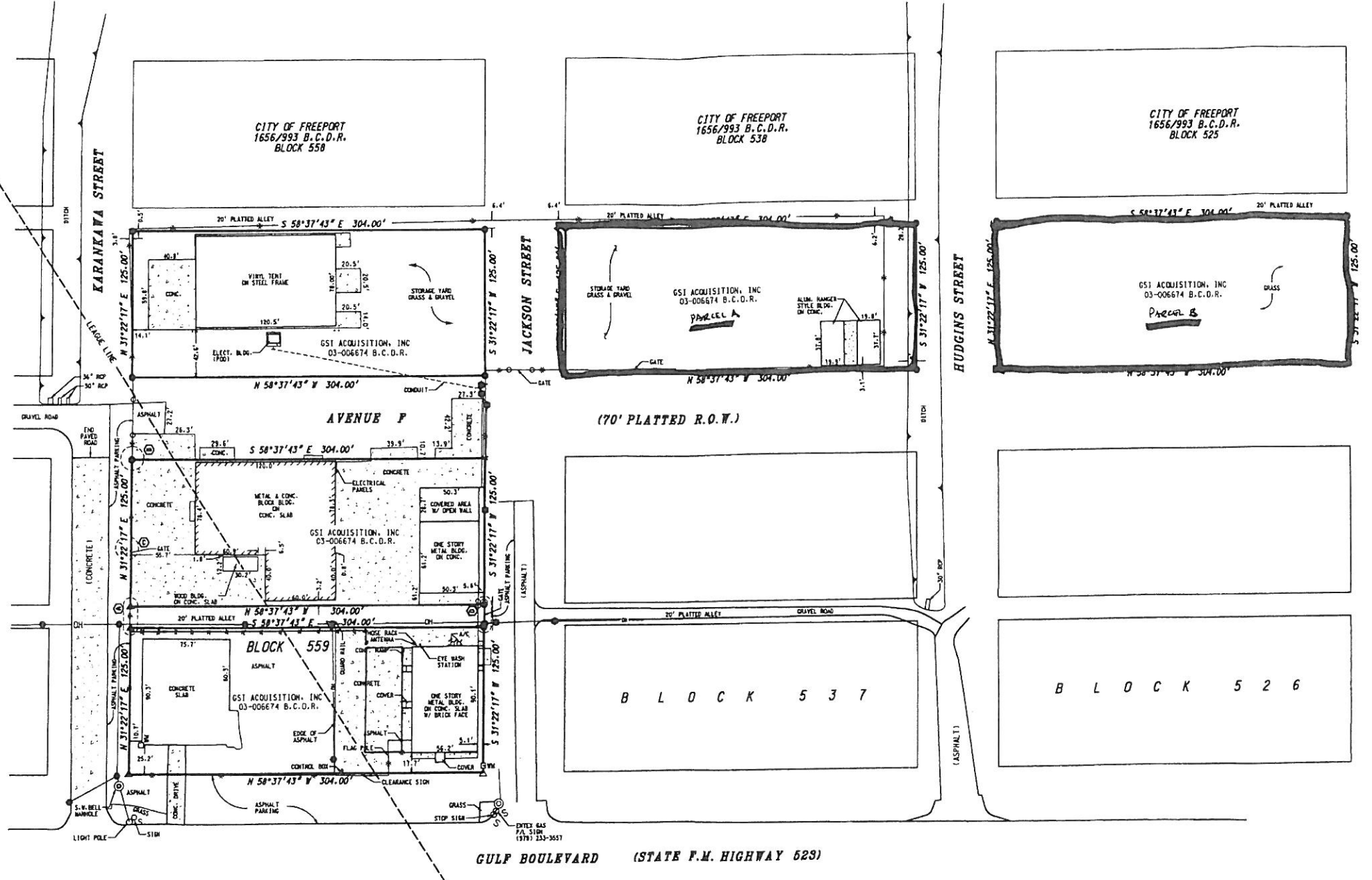
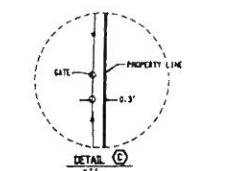
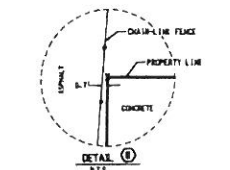
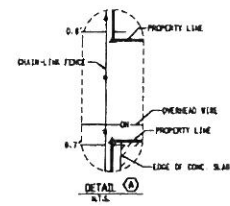
Taxing Jurisdiction

Owner: GSI ACQUISITION INC
 % Ownership: 100.0000000000%
 Total Value: \$30,400

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$30,400	\$30,400	\$0.00
CFP	CITY OF FREEPORT	0.680000	\$30,400	\$30,400	\$206.72
DR2	VELASCO DRAINAGE DISTRICT	0.094214	\$30,400	\$30,400	\$28.64
GBC	BRAZORIA COUNTY	0.413101	\$30,400	\$30,400	\$125.59
JBR	BRAZOSPORT COLLEGE	0.239198	\$30,400	\$30,400	\$72.71
NAV	PORT FREEPORT	0.053500	\$30,400	\$30,400	\$16.26
RDB	ROAD & BRIDGE FUND	0.060000	\$30,400	\$30,400	\$18.24
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.241500	\$30,400	\$30,400	\$377.42
Total Tax Rate:		2.781513			

Taxes w/Current Exemptions: \$845.58

CHRISTIAN HENNINGER SURVEY
ABSTRACT 211



LEGEND

▲	SET PK NAIL
▲	SET BRIDGE SPIKE
○	GATE POST
●	SET 3/4" IRON ROD
X	SCRIBED "X" IN CONCRETE
●	POWER POLE
○	SIGN
○	LIGHT POLE
○	MANHOLE
○	WATER METER
○	TOP BANK
—	OVERHEAD WIRE
—	CHAIN LINK FENCE

NOTES:

- BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
- ALL CORNER LOTS ARE 27 FEET WIDE AND 125 FEET DEEP. ALL INTERMEDIATE LOTS ARE 25 FEET WIDE AND 125 FEET DEEP PER MAP OF THE CITY OF VELASCO RECORDED IN VOLUME 32, PAGES 14-25 OF THE BRAZORIA COUNTY DEED RECORDS.
- THIS SURVEY RELIES ON A TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, OF # 0210344, DATED JANUARY 15, 2003, FOR ALL ITEMS OF RECORD.
- THIS PROPERTY IS PARTIALLY WITHIN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES, FROM 100-YEAR FLOOD AND PARTIALLY WITHIN ZONE "A" SPECIAL FLOOD HAZARD AREA, INUNDATED BY 100-YEAR FLOOD. NO BASE FLOOD ELEVATION DETERMINED, AS PER FEMA FLOOD INSURANCE RATE MAP # 48039C0303M, EFFECTIVE DATE JUNE 5, 1985.
- THERE MAY EXIST AN UNRECORDED LEASE AGREEMENT FROM 1983 BETWEEN GULF STATES, INC. AND THE CITY OF FREEPORT, TEXAS. CONTACT NAT WICKLEY, PUBLIC WORKS DIRECTOR, CITY OF FREEPORT AT (979) 233-3526.

1. CHARLES D. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: JANUARY 23, 2012

Charles D. Wachtstetter
CHARLES D. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

SURVEY PLAT
OF
4.362 ACRES
BEING
LOTS 1 THROUGH 12, BLOCK 525
LOTS 1 THROUGH 12, BLOCK 538
LOTS 1 THROUGH 12, BLOCK 558 AND
LOTS 1 THROUGH 24, BLOCK 559
OUT OF
THE MAP OF THE CITY OF VELASCO
RECORDED IN
VOLUME 32, PAGES 14-25
OF THE
BRAZORIA COUNTY DEED RECORDS
IN THE
CHRISTIAN HENNINGER SURVEY, ABSTRACT 211
AND THE
ELI MITCHELL SURVEY, ABSTRACT 99
CITY OF FREEPORT
BRAZORIA COUNTY, TEXAS
FOR
T.I.C. HOLDINGS, INC.

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940

SURVEYED: 1-22-12 BOOK No.: FREEPORT VOL. 31 PROJECT No.: 4047-11-01
DRAWN BY: C. PERAZA-23-12 CHECKED: CDW/12-23-11 REVISED:

USER: CDW TIME: 15:40:22
 DATE: 31 JAN 12
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