



**MINUTES  
SPECIAL MEETING  
FREEPORT HISTORICAL COMMISSION & MAIN STREET ADVISORY BOARD  
THURSDAY, SEPTEMBER 1, 2022 AT 5:00PM  
311 NAT HICKEY LANE, FREEPORT, TX 77541**

**Chairperson:**

Margaret McMahan

**Board Members:**

Carolyn Weatherly  
David McGinty  
Margaret McMahan  
James McDonald  
Keith Stumbaugh  
Irene Ocañas  
Daniela Bailey  
Olivia Kloss

**Vice Chairperson:**

Sandra Barbree

**THE MEETING WAS HELD FOR THE FOLLOWING PURPOSES:****CALL TO ORDER:**

Ms. McMahan called the meeting to order at 5:02pm. The following attendees were present:

**Board Members**

Margaret McMahan  
David McGinty  
Sandra Barbree  
Irene Ocañas  
Keith Stumbaugh

**Staff Members**

LeAnn Strahan, Museum/Main Street Coordinator  
Wade Dillon, Museum Coordinator  
Tim Kelty, City Manager

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Ms. Ocañas opened the meeting in prayer; Mr. McGinty led the pledge.

**BUSINESS – REGULAR SESSION:****1. Discussion and possible action regarding downtown zoning change proposed by Freeport Planning & Zoning Commission.**

Mr. McGinty gave a brief statement of the proposed zoning changes by the P&Z Commission at their last meeting - unrestricted residential, 1<sup>st</sup> story, in Downtown Freeport. Mr. Kelty added that Mr. Pena has a building on Broad St. Single story building that he wants to renovate into studio apartments for short term leases. The current Zoning ordinance prohibits residential

development on 1<sup>st</sup> floor. Ms. McMahan inquired had the changes been passed or only proposed. Mr. Kelty stated Planning commission will vote and if approved, would be presented to City Council for a vote to approve at an upcoming meeting. Mr. Kelty also stated that once zoned into residential, it is hard to post convert to commercial. Discussion ensued about zoning ordinances.

Mr. Stumbaugh inquired into the possibility of Pena's plans be executed with a special use permit. Discussion continued to ensue about special use permits and the destruction of Main Street's purpose and mission.

Ms. McMahan suggested the Board consider making a collective statement discouraging residential downtown plans, and presented a list of talking points she had developed which was discussed by the Board. Discussion ensued regarding the proposed budget cuts for the 2022-23 fiscal year. Mr. Kelty advised that outside of a requested new part time position, no budget cuts were being proposed. Mr. Stumbaugh requested we add Special Use Permits to the statement. Mr. McGinty suggested to form sub-committee to develop the statement, volunteering his service along with Ms. McMahan and Ms. Ocañas. Ms. Ocañas offered meeting space at Texas Gulf Bank to host the sub-committee the week of Labor Day.

Mr. Kelty pointed out while the topic would not be included on the next meeting agenda, but that two councilmen can form a meeting at any time. Ms. Ocañas recommended we inquire of City Council if the vision for downtown has changed, and if so, Main Street needs to be included. Discussion ensued about boards meeting with planning commissions and city council. Mr. Kelty Planning Committee Meeting – September 28<sup>th</sup>.

Mr. Stumbaugh assured that the CCF will be against Downtown Residential Development.

## **ADJOURNMENT:**

### **2. Adjourn.**

**With a motion by Mr. Stumbaugh and a second by Mrs. Barbree, the meeting was adjourned at 5:30pm.**

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LeAnn Strahan  
Museum Director/Main Street Coordinator  
City of Freeport, Texas