CITY OF FREEPORT BOARD OF ADJUSTMENTS AND APPEALS

Tuesday, April 21, 2009 at 6:00 p.m. Freeport Board Room – 2nd Floor, City Hall 200 West 2nd Street Freeport, Texas, 77541

AGENDA

Jim Pirrung James F. Lindsey Raul Ramirez Hallard Fields
Tim Closs
Toren Hayes

NOTICE is hereby given that the Board of Adjustments and Appeals of The City of Freeport, Texas will meet in a scheduled meeting on **Tuesday**, **April 21**, **2009 at 6:00 P.M.** at the Freeport City Hall, 2nd Floor Board Room, 200 West 2nd Street to discuss the following:

- 1. Open Meeting.
- 2. Approval of minutes for March 17, 2009.
- 3. Consider a request by Shilu Patel to grant a variance of Section 155.038(A) (2) of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a rear yard setback of less than the Twenty (20) feet required in the case of the following lot zoned C-2 which abuts a Residential District:

Lot Eight (8), Block Seven Hundred Ninety-Five (795), Velasco Townsite, City of Freeport, Brazoria County, Texas, known locally as 1710 North Brazosport Boulevard, Freeport, Texas.

4. Adjourn.

I, Melissa Farmer, Building/Permit Department Secretary, City of Freeport, Texas, hereby certify that this Agenda was posted on the official bulletin board/glass door of City Hall, facing the rear parking lot of the building with 24-hour access, at 200 West 2nd Street, Freeport, Texas, on or before Friday, April 17, 2009, at 5:00 P.M.

Melissa Farmer

Building/Permit Department

Melissa Farmer

City of Freeport

posted on door a

STATE OF TEXAS)(
COUNTY OF BRAZORIA)(
CITY OF FREEPORT)(

BE IT REMEMBERED that the Board of Adjustments and Appeals of the City of Freeport, Texas met in a scheduled meeting on **Tuesday, March 17, 2009 at 6:00 P.M**. at the Freeport City Hall, 2nd Floor Board Room, 200 West 2nd Street, Freeport. Texas to discuss the following:

Board of Adjustments:

Jim Pirrung - Chairperson Hallard Fields - Absent James Tindsey Tim Closs - Absent Raul Ramirez Joren Hayes

Staff:

Mclissa Farmer

Jarry Ellis

Visitors:

Delfina Espinoza

Open Meeting.

Mr. Jim Pirrung called meeting to order at 6:07 P.M.

Approval of Minutes.

Mr. Raul Ramirez moved to accept the minutes for September 25, 2008, seconded by Mr. James Lindsey, unanimous vote for approval.

Consider a request by Jose Espinoza to grant a variance of Section 155.036 (A)(1) of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, allowing a reduction in the front set-back to Eleven (11) feet with respect to the following real property located therein. Lot Eleven (11), Block Seven (7), Freeport Townsite, City of Freeport, Brazoria County, Texas, known locally as 530 East Eighth Street, Freeport, Texas.

The Board of Adjustment members had a brief discussion about the variance request.

Mr. Loren Hayes moved to accept the front set-back request, seconded by Mr. Raul Ramirez, unanimous vote for approval.

Adjourn.

Mr. James Lindsey made a motion to adjowas adjourned at 6:15 P.M.	ourn, seconded by Mr.	Loren Hayes. Meeting	
These minutes read and approved this	day of	, 2009.	
	Jim Pirrung, Chairperson		





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

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

A COL	THE RESERVE AND ADDRESS OF THE PARTY OF THE	THE RESIDENCE OF THE PARTY OF T	SPACE OF THE PROPERTY OF THE P	PROPERTY OF THE PROPERTY OF THE PARTY.	AVE. STATE OF THE		
EEPO					CIAL USE ON		
4.70	DI TOLMTON	DOD	*********	Case No			
AP	PLICATION	FOR	VARIANCE	Date filed:			
			-	ZBA Date:			
				Request for:	Varian	ce	
				(4)	[] Non c		use
					1 1		
Please provi 1. Address	de the following info or General Location	rmation: 1 of Site:	1710. N. BRAZOS	PORT BIN	FREEP	OPT,	以・7754
2. Subdivisi	011				Block	Lot	A cre(c)
119	<u>a</u> SCD				795	Lot	Acre(s)
_70	GOCO				195	9	
2 Current	Zoning Classification		(.2				
				11			
4. Proposed	d or exising use of s	nte (be sp	ecific) bostage	1			
5. Requestin	ig a variance to the fo	llowing se	ctions of the Zoning Ordina	ince (list each section	n and attach	additional s	sheets if
necessa	ry: <u>1710 N'</u>	B>020	es good BILL AS	king For	13 Vas	TONAP	of the
COZ	e lot oxell	nces ce,	Spition 15	-038(H)			
I hereby certi	fy that I am the owner	r, or duly a	uthorized agent of the own	er, for the purposes of	of this applica	tion. The	application fee
of \$150.00 to	cover the cost of thi	s variance	request application has be	en paid to the City of	of Freeport of	Apri	1 The ma
2009.				,		1161	S
I also certify t	hat I have been inform	ned and ur	derstand the regulations re	garding variances as	specified in	he Zoning	Ordinance of
			sary for me or my authorize				
public hearing		13 1100030	ary for me or my authorized	a agent to be present	at the Zonin	g Doaru or	Aujustinent
puone nearm _g	5.			,			
				A			
				(////	u		
				X/U V	· · · · · · · · · · · · · · · · · · ·		
				Owner's Signature			
				011-11-11-11	CI.		
				SHILU PAT	CL		
				Owner's name printed			
					Comment of the second	L A L . I	
				702 N. Bra	20SPORT	PIM	
			_	Owneres Address			
							1
			,	FAPPROXA	TX	775	31

In lieu of representing this request myself, as owner of the subject proprty, I hereby authorize the person designated below to act in the capacity of 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.

City

State

> cur	SHILU PATEL		
Signature of owner	Name printed or typed		
Signature of agent	Name printed or typed		
Address of agent	Phone Number		

1710 N. BRAZOSPORT



4/1/2009 4:04 PN

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

§ 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.

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

Lot area: 2500 SF Lot width: 25'

Setback:

Front: 25' Rear: 10' Side: 0'

- (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.

trogsorona . U GOTI

