

**City of Freeport  
Joint Public Hearing  
Planning Commission & City Council  
Monday, June 16th, 2014, 6:00 P.M.  
Freeport Police Department, Municipal Courtroom  
430 North Brazosport Boulevard  
Freeport, Texas**

## **AGENDA**

Edward Garcia, Chairman  
Tobey Davenport  
Jesse Aguilar, Jr.

Reuben Cuellar  
Eddie Virgil

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a Joint Public Hearing meeting on **Monday, June 16th, 2014 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. Consideration of approving the Minutes of June 5th, 2014 Meeting.
4. **Joint Public Hearing:** The City Council and the Planning Commission of said City will conduct a Joint Public Hearing to consider granting to Freeport Christian Center a Specific Use Permit to construct and operate a church on Lots 2-8, Velasco Heights Annex, fronting on Zapata Street within the corporate limits of said City.
5. Make a recommendation to the City Council concerning granting to Freeport Christian Center a Specific Use Permit to construct and operate a church on Lots 2-8, Velasco Heights Annex, fronting on Zapata Street within the corporate limits of said City.
6. 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, Delia Munoz, City 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 2<sup>nd</sup> Street, Freeport, Texas on or before Friday June 13th, 2014 at 5:00 P.M.

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Delia Munoz, City Secretary  
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning Commission of the City of Freeport, Texas met on Thursday, June 5, 2014 at 6:03 p.m. at the Freeport Police Department Courtroom, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

Planning Commission:

Edward T. Garcia  
Reuben Cuellar  
Jesse Aguilar  
Tobey Davenport - Absent  
Eddie Virgil

Staff:

Pat Taylor, Assistant City Attorney  
Kola Olayiwola, Building Inspector  
Delia Munoz, City Secretary  
Gilbert Arispe, Assistant City Manager

Visitors:

Sandra Barbree	Larry McDonald
Eric Hayes	Loren Hayes
Troy Brimage	Simon Virgil
Tom Pearson	Desiree Pearson

Open Meeting.

Chairman Edward T. Garcia called the meeting to order at 6:03 p.m.

Invocation.

Pat Julian Taylor offered the invocation.

Consideration of approving the Minutes of May 27<sup>th</sup>, 2014 Meeting.

On a motion by Eddie Virgil, seconded by Jesse Aguilar, with all present voting "aye", the Planning Commission unanimously approved the minutes of May 27, 2014 meeting.

Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant an Amendment to Exhibit "A" (Layout Plan) of the Specific Use Permit (SUP) granted to Mr. Eric Hayes to construct an RV Park on Brazosport Boulevard, B C I C DIV 14, Lots 92 and 93, Freeport, Texas.

Mr. Eric Hayes is resubmitting a plan to establish State Highway 288 as an entrance and exit instead of Zapata Street. A welding company (Coastal Welding) is moving and has added a lot of drainage ditches. Mr. Hayes is also increasing his RV space from 155 to 190.

On a motion by Reuben Cuellar, seconded by Eddie Virgil, with all present voting "aye", the Planning Commission unanimously approved scheduling a Joint Public Hearing to grant an Amendment to Exhibit "A" (Layout Plan) of the Specific Use Permit (SUP) granted to Mr. Eric Hayes to construct an RV Park on Brazosport Boulevard, B C I C DIV 14, Lots 92 and 93, Freeport, Texas.

Discuss/consider making a recommendation to City Council to schedule a Joint Public Hearing to consider the modified truck route as presented by the City Manager on May 7, 2014.

Mr. Garcia's recommendation for the truck route is that Council to make improvements on West 8<sup>th</sup> Street between Cherry Street to Navigation (FM 1495) then pave from 4<sup>th</sup> Street to Sycamore between E. 2<sup>nd</sup> and East 4<sup>th</sup>. No truck traffic on E. 8th Street to Terminal to 2<sup>nd</sup> Street.

On a motion by Eddie Virgil, seconded by Reuben Cuellar to propose July 7, 2014 for a Joint Public Hearing to consider the modified truck route as presented by the City Manager on May 7, 2014.

Consideration of approving and signing a replat of Bridge Point Subdivision, recorded in County Clerks File 13-015361 B.C.O.R. in the Eli Mitchell Survey, Abstract 99, City of Freeport Texas, Brazoria County.

The replat is to extend the property boundary for each lot over the levy to the water's edge. Mr. Troy Brimage has sold 5 lots and has 4 contracts pending. The properties will be added to the tax roll. Mr. Brimage expressed to the Planning Commission that he has invested millions of dollars.

Differences of opinion were discussed over the sale of the property to the developer.

Jesse Aguilar reported that the city piers are in bad shape and need to be secured for fishing.

Loren Hayes appreciates Troy Brimage and all the new construction but feels the City is losing water front property for kids to fish.

Reuben Cuellar stated for the City to grow, it must have business and new homes, thus increasing the City's tax base.

Mr. Ed Garcia expressed that the Planning Commission would not sign or approve any replats or documents if they felt they were not in accordance, with the requirement of the City and if they were not in the best interest of the City. He wanted that conveyed to City Council.

On a motion by Reuben Cuellar, seconded by Eddie Virgil, with all present voting "aye", to approve and sign a replat of Bridge Point Subdivision, recorded in County Clerks File 13-015361 B.C.O.R in the Eli Mitchell Survey, Abstract 99, City of Freeport Texas, Brazoria County.

Adjourn

Chairman Edward Garcia adjourned the Planning Commission at 6:25 p.m.

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Chairman Edward T. Garcia  
City of Freeport, Texas

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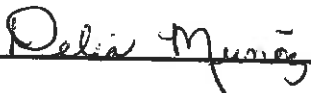
Delia Munoz, City Secretary  
City of Freeport, Texas

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATIONS OWNING ANY INTEREST IN THE BELOW DESCRIBED LAND OR ANY LAND LOCATED WITHIN TWO HUNDRED (200') FEET THEREOF AND TO ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

N O T I C E

A joint public hearing will be held on Tuesday, the 16th day of June, 2014, at 6:00 o'clock p.m., central daylight savings time, at the Police Department Municipal Courtroom of the City of Freeport, Texas, located at 430 North Brazosport Boulevard, within the corporate limits of said city, in Brazoria County, Texas, at which time and place the City Council and the Planning Commission of said city will conduct a joint public hearing to consider granting to Freeport Christian Center a specific use permit to operate a church on Lots 2 through 8, Velasco Heights Annex, fronting on Zapata Street, within the corporate limits of said city.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS,  
made on the 19th day of May, 2014.

  
\_\_\_\_\_  
Delia Munoz, City Secretary,  
City of Freeport, Texas

## **SPECIFIC-USE PERMIT SUBMISSION REQUIREMENTS**

### **A. SUBMISSION REQUIREMENTS:**

A submission of a specific-use permit to the Building Department shall consist of:

- Application packet including an application form and a signed copy of the submission requirements.
- A \$150 application fee.
- Required drawing(s) (see drawing requirements).

### **B. APPROVAL PROCESS:**

- Submit a reproducible drawing(s) with an application to the Building Department, Freeport City Hall (200 West 2<sup>nd</sup> Street). Submitting the drawing(s) for review before the application deadline is encouraged in order to allow staff adequate time to review the submittal.
- Interdepartmental staff review (Site Review Committee) is conducted.
- Staff comments are returned to the owner or owner's representative.
- The corrected reproducible(s) is submitted to the Zoning Administrator and the case placed on the Planning and Zoning Commission's agenda for the appropriate meeting.
- Written notice of the public hearing before the Planning and Zoning Commission for the Specific-Use permit will be sent to owners of real property lying within Two Hundred feet (200') of the property upon which the Specific-Use permit is requested, as measured from the subject property inclusive of streets and rights-of-way. This notice will be given not less than Ten (10) days before the public hearing to such property owners as the ownership appears on the last approved City tax roll.
- A public hearing will be held by the Planning and Zoning Commission

(NOTE: THE PROCEDURE CONTINUES ONLY IF AN APPEAL IS REQUESTED.)

- An applicant may appeal the decision of the Planning and Zoning Commission to the City Council by filing an appeal in writing to the Building Department within Fifteen (15) days after the public hearing by the Planning and Zoning Commission.
- A public hearing is scheduled before the City Council. The Council may uphold, modify, or reject the decision of the Planning and Zoning Commission.

**C. ADDITIONAL NOTES:**

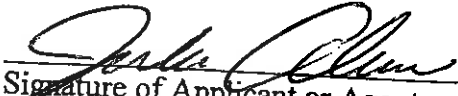
Note 1: Application Withdrawal – Any request for withdrawal of an application must be submitted in writing to the Building Secretary. Once a request for a conditional use permit has been advertised and notification of the public hearing mailed, such request must be placed on a public hearing agenda whereby 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

7-16-14  
\_\_\_\_\_  
Date



## CITY OF FREEPORT

### FORM AND CONTENTS OF SPECIFIC-USE PERMIT SITE PLANS

Site development plan drawing(s) submitted for processing must show the following (if it applies to the site) and must be scaled, clear and complete to obtain site plan approval.

- The site development plan shall be drawn on dimensionally stable reproducible sheets and shall be appropriately drafted at an engineering scale of 1" = 50' or larger.
- Property lines, right-of-way, and easements within a minimum of Fifty feet (50') of adjoining parcels, platted or un-platted land use. Platted and un-platted parcels shall be identified with the legal description and the developer's name.
- Boundaries of the property with dimensions, with all building setback lines.
- Existing and proposed streets, lots, reservations, easements and areas dedicated to public use.
- Location of existing and proposed buildings, number of stories, gross square footage of building; solid lines indicating slab location and dashed lines indicating line of roof overhangs; A/C unit pads and covered entries; retaining walls, fences, culverts, bridges, roadways, etc; spot elevations of underground facilities. The structures to be removed or abandoned shall be shown with dotted lines.
- Locations of existing and proposed storm drainage structures, sewers, grates, inlets, detention ponds, etc, with pipe sizes, grades, and direction of flow and associated drainage easements, if any.

Limits of existing flood hazard areas within and adjacent to the property, accurately showing the limits of building encroachments and earth fill within this area.

- Location of existing and proposed utilities (water, sewer, cable television, gas, electric, and telephone) with service sizes, tap, and meter locations, service types, grades, and direction of flow indicating also related easements and spot elevations. Scaled cross-section(s) of easements that will accommodate more than one utility shall be shown and described.
- Location of power poles, guy wires and other major electrical equipment.
- Location of existing and proposed fire hydrants, with vehicle "lay-of-hose" distance (dimension distance from fire hydrant to the furthest point of the most distant structure).
- Location of existing and proposed contour lines with spot elevations for proposed to-of-curb and parking lot slabs. The Building Official will determine the extent to which this information will be shown.
- Location and screening or other description to indicate control and handling of solid waste. Indicate dumpster pad when dumpster pad is to be used.
- Location, size and height of any business sign.
- Location and nature of existing and proposed fencing and/or screening, general landscaping and signing.

- The planned use or uses of the site.
- The location and design on any off-street parking areas and handicapped or loading areas showing size and location of spaces, bays, isles, ramps and barriers in compliance with City standards.
- The location and design of all means of vehicular access to and from the site onto public rights-of way, indicating the location and size of all driveways, curb return radii, curb cuts and location and size of sidewalks and ambulatory ramps when and where required.
- Name of development, legal description of property, north arrow, scale, acreage, name and address of record owner, and engineer, architect or land planner.
- Vicinity map. Both vicinity map and site development plan shall be oriented with parallel north arrows. North arrow shall be oriented to the top of the page.
- Additional information or engineering data, in such form and content as necessary to determine that the site development plan meets the standards of the City of Freeport.

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

For Office Use Only

Case Number: \_\_\_\_\_  
Date Filed: 1-16-14  
P & Z Date: \_\_\_\_\_  
Council Date: \_\_\_\_\_

**Application for  
Specific Use Permit**

1. Address or general location of site: ZAPATA ST.
2. Subdivision Velasco Heights Annex. Block D ✓ Lots 2-8 Acres 7.08
3. Current Zoning Classification: C-2
4. Proposed use of the site (please be specific): Build New Church  
Freeport Christian Center - we have out grown the  
existing Building that we are currently in.  
(Yellowstone)
5. Reason for requesting a specific use permit: Building Church.

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 1-16, 2014. 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: Julio Aluiso

Owner's Name: Julio Aluiso

Address: Julio Aluiso

City, State, Zip: Freeport TEXAS 77541 Phone: 979-709-1563

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.

*[Handwritten Signature]*  
Signature of Owner

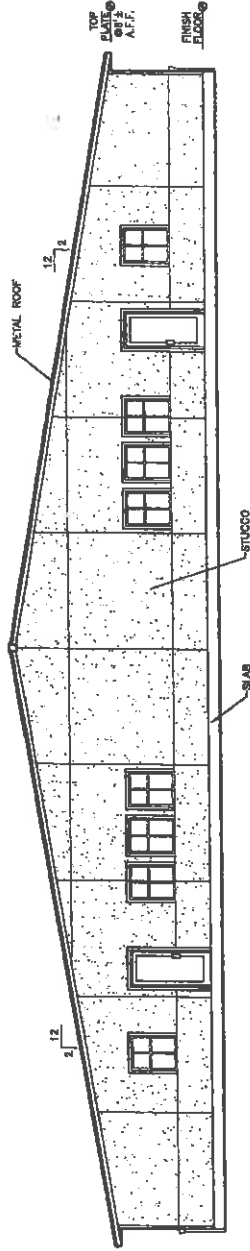
Julio A. Avisa  
Name Printed or Typed

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Name Printed or Typed

Address of Agent: 1623 N. Ave O, Freeport

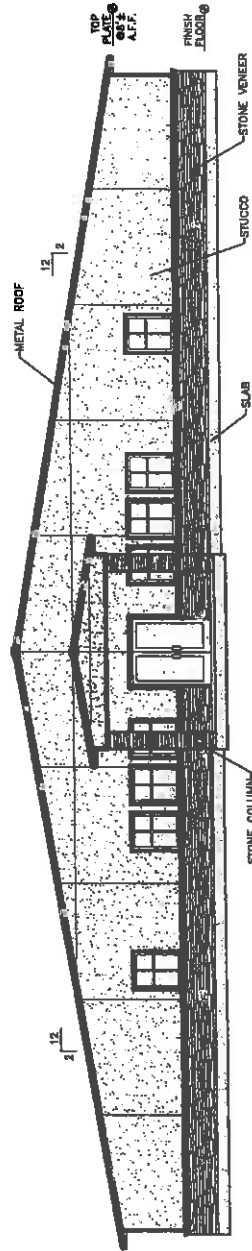
Agent's Phone Number: 979. 709. 1563  
979. 900. 9091 - wife EVA



REAR ELEVATION

SCALE: 3/32" = 1'-0"

2



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

1

**Absolute Drafting and Design**



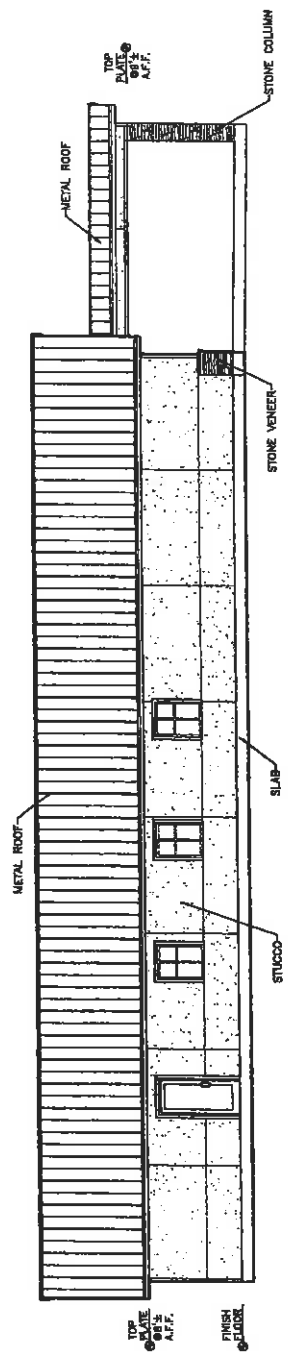
Billy Taylor  
979.709.8725  
btaylor.drafting@gmail.com

REVISIONS:

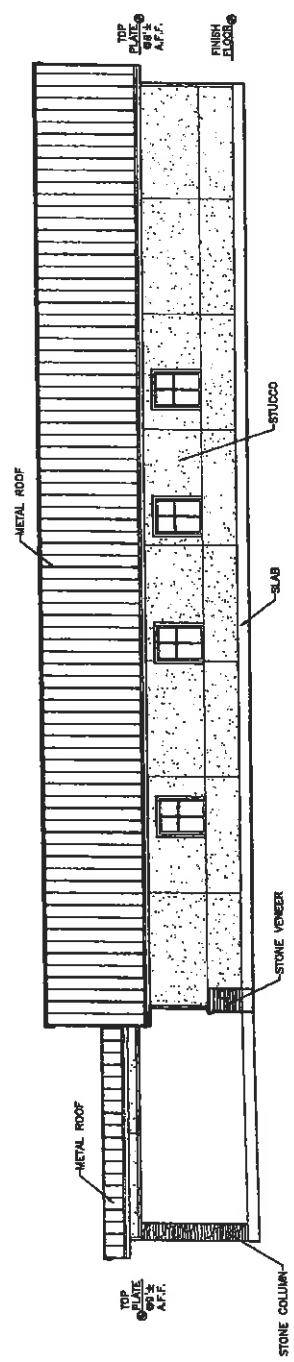
ELEVATIONS

**A3.00**

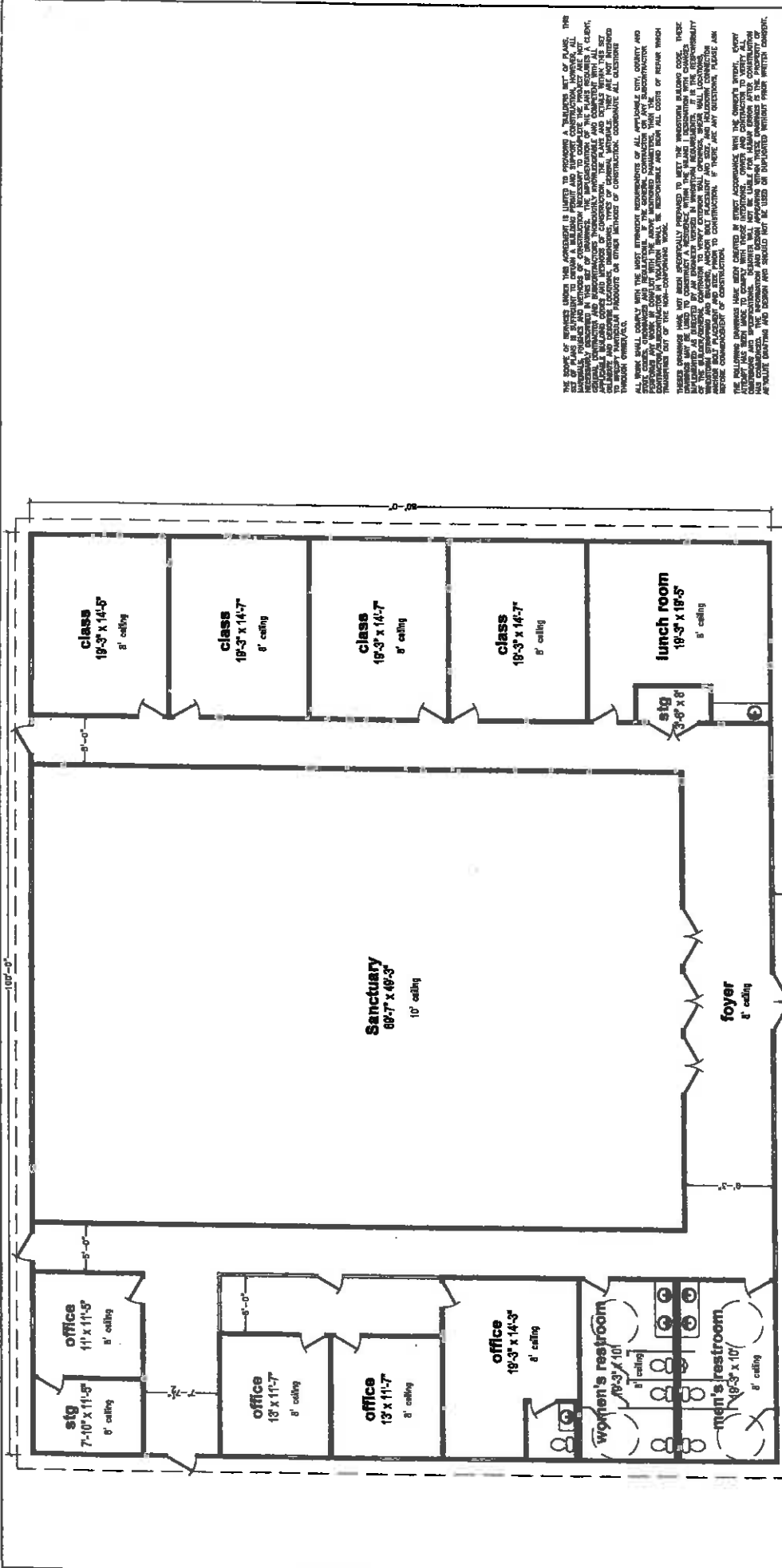
SCALE: AS NOTED  
DATE: 11.24.13



LEFT ELEVATION SCALE: 3/32" = 1'-0" 2



RIGHT ELEVATION SCALE: 3/32" = 1'-0" 1



FLOOR PLAN  
8,000 sq. ft.

SCALE: 3/32" = 1'-0"

1

THE SCOPE OF SERVICES UNDER THIS AGREEMENT IS LIMITED TO PROVIDING A "TAILORED SET OF PLANS" FOR THE CONSTRUCTION OF A BUILDING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING'S INTERIORS, INCLUDING THE DESIGN OF THE BUILDING'S MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING'S INTERIORS, INCLUDING THE DESIGN OF THE BUILDING'S MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING'S INTERIORS, INCLUDING THE DESIGN OF THE BUILDING'S MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS.

**Absolute Drafting and Design**

Billy Taylor  
979.709.8725  
btaylor.drafting@gmail.com

REVISIONS:

FLOOR PLAN  
A1.00

SCALE AS NOTED  
DATE: 11/24/18

ZAPATA ST. - 60' R.O.W.

350.0'

5' BUILDING LINE

10' BUILDING LINE

25' BUILDING LINE

PROPOSED BUILDING

135.0'

LOT

2

4

5

6

7

8

5' BUILDING LINE

350.0'

27' ALLEY



**Absolute Drafting and Design**

Billy Taylor  
979.708.8725  
bbeylor.drafting@gmail.com

REVISIONS:

SITE PLAN

A2.00

SCALE: AS NOTED  
DATE: 11.24.13

SITE PLAN

SCALE: 1"=50'

1