

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Tuesday, February 26, 2019 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Troy Brimage
Councilman Brooks Bass
Councilman Ken Green
Councilwoman Sandra Loeza
Councilman Roy E. Yates

Staff: Tim Kelty, City Manager
Laura Tolar, Asst. City Secretary/Special Projects Coordinator
Wallace Shaw, City Attorney
Yvette Ruiz, Building Department Secretary
Chris Motley, Fire Chief
Nat Hickey, Property Manager
Daniel Ramirez, Building Inspector
Billy Shoemaker, Building Department Director

Visitors:	Clift Vandergrift	Lila Diehl
	Eric Hayes	Andrew Dill
	Nicole Mireles	Sam Reyna
	Jim Barnett	Sandra Barnett
	Olan Massingill	George Matamores
	Lamar Jordan	Stuart Herbst
	Rick Byers	Bob Koole
	Melanie Oldham	Sabrina Brimage
	Ruben Renabato	Paul Crow
	Larry Fansher	Kirk Paschal
	G.S. Jolly	Charles Johnson

Call to order.

Mayor Troy Brimage called the meeting to order at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Mayor Troy Brimage led the Pledge of Allegiance.

Citizen's Comments

There were none.

WORK SESSION:

Discussion regarding the development of residential lots with less than the normal required lot width and square footage (25' lot discussion)

Mayor Troy Brimage stated that the 25' lots came into discussion because of need and wants to hear from everyone.

City Manager Tim Kelty stated that there are over 1,000 25' lots which represents a lot of land being under utilized which presents several options to develop: Variances with the Board of Adjustments; create a planned unit development or townhomes; and/or change zoning ordinances to specify when development on lots this size would be appropriate.

Nat Hickey stated that the 25' lots are only located in Velasco and are not in the Urban Renewal area.

Ruben Renobato asked who owns these lots and asked if townhomes can be developed on them.

Mr. Kelty said townhomes can only be in planned unit developments.

Mayor Brimage stated that any development on less than 50' will have a public hearing.

Charles Johnston said that he wants to see Freeport do well but 25' development will not look good because there is not enough property and is a fire hazard. He feels these homes should not be built between two existing homes. He stated that these lots should be offered to neighbors.

Jim Barnett said that one should take a constructive look back why Freeport has wrestled with 25' lots. The plan with Urban Renewal was to take these individual lots and combine to raw acreage then replat. He stated there was a \$500,000 bond issue to purchase.

George Matamores stated he is a new home owner and is not again development if it's done right. He stated that 25' development is not for between houses or near ditches and believe they are fire hazards.

Ruben Renobato stated that it is an important issue and the city needed new families and taxable income. He added that there was substantial opposition at the Board of Adjustment meeting and believes it should be put on the ballot and if the majority is in favor of it then proceed.

Mayor Brimage stated that no one is beating our door down and these developers are offering an affordable product.

Councilman Ken Green stated that we need change to move forward and need to look at the whole picture.

Ruben Renobato stated that it would only be 93 homes and with the homestead exemption it would only be about \$86,000 in taxes.

Olan Massingill asked if this property is developmental and is it worth what we are going through.

Mayor Brimage stated that approximately 30 building permits were issued last year.

Cliff Vandergrift asked for the specifics of the setbacks.

Billy Shoemaker gave the setbacks and stated that the homes would have fire walls and no windows.

Louie Jones stated that he has been in construction his whole life and these homes needs to be looked at individually. Every avenue needs to be explored.

Rick Byers stated that he is from Freeport and it upset him to see Freeport so desolate. He said that the current economic cycle were the millennials who want small yards. He said they have worked hard to design homes with three bedroom, two bath and two car garages which is ideal for young people based on salary surveys. He said homes bring businesses. He said also retirees want small homes with small yards.

Andrew Hill said that he lived in a home such as this in the Woodlands and it served his family well.

Rick Byers added that they are paying about \$100 linear foot of infrastructure.

George Matamores stated that there are lots on Avenue N and Avenue M by the apartments.

Rick Byers responded that the model homes will be on Avenue M on four lots and will have to go in front of the Planning Commission.

Kirk Pascal stated they are trying to make the best of 25' lots. He stated they had completed the demographics and the amount of land is limited. He stated that there are 12,000 full time jobs in this area and people will live here or go to another town. Studies show that people want less yards. He said that in Freeport the average home has one garage and these homes will have a two car garage with room for two more cars in the driveway and cars will not be in the road. He said that there is an open window with interest rates and tremendous job growth and this will not last. He added that these homes will improve neighborhoods and for some individuals there is 100% financing with \$0 down meaning immediate occupancy.

Nicole Mireles stated that this is not one size fits all. She added we need to move forward keeping everyone safe.

Mayor Troy Brimage stated that we would not be building these houses in between two existing houses. He added that the City appreciated Reality World working with the City.

Roy Yates stated that he agreed with Louie Jones and each property should ask for a variance and if there is not a problem allow them to build.

Adjourn

On a motion by Councilman Yates, seconded by Councilwoman Loeza, with all present voting "Aye", Mayor Brimage adjourned the meeting at 7:25 PM.

Mayor, Troy Brimage
City of Freeport, Texas

Assistant City Secretary, Laura Tolar
City of Freeport, Texas