

THE CITY OF



FREEPORT

200 West Second St • Freeport, TX 77541

979.233.3526 • Fax 979.233.8867

**AGENDA
PUBLIC HEARING
FREEPORT CITY PLANNING COMMISSION
TUESDAY, JANUARY 26, 2021 at 6:00 P.M.**

Planning Commission

Members:

Eric Hayes
Andrew H. Dill

Nicole Mireles

Melanie Oldham
Clifford Vandergriff

THE CITY PLANNING COMMISSION OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON TUESDAY, THE 26 DAY OF JANUARY 2021, AT 6:00 P.M., AT THE FREEPORT POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD, FREEPORT TEXAS FOR THE FOLLOWING PURPOSES:

BECAUSE OF THE PUBLIC HEALTH THREAT, SEATING WILL BE POSITIONED TO MEET THE REQUIREMENTS OF THE CDC, AND ATTENDEES WILL BE REQUIRED TO WEAR A FACE MASK.

THE GENERAL PUBLIC MAY ALSO JOIN THE PUBLIC MEETING REMOTELY BY TELECONFERENCE BY DIALING:

(US): (425) 436-6312 AND USING ACCESS CODE 5678901

OR

AUDIO VISUAL CONFERENCE CALLS USING:

PCs, Macs®, Chromebooks™, iOS and Android™ phones and tablets.

International dial-in numbers: https://fccdl.in/i/planning_comm_012621

For users wanting to view and listen to the Planning Commission meeting via a web browser go to [https:// join.freeconferencecall.com/planning_comm_012621](https://join.freeconferencecall.com/planning_comm_012621)

Enter access code 5678901 and the online meeting ID: [planning_comm_012621](https://fccdl.in/i/planning_comm_012621)

For additional assistance connecting to the meeting text 'Call Me' to the Dial-In number above and you will be called into the conference. Message and rates may apply.

THE MEETING IS BEING HELD FOR THE FOLLOWING PURPOSES:

CALL TO ORDER: *The Chairperson will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

- **INVOCATION:** (Planning Commission Member)

- **PLEDGE OF ALLEGIANCE:** (Planning Commission Member)

PLANNING COMMISSION BUSINESS

REGULAR SESSION:

1. Consideration of approval of the minutes of previous meeting minutes for 11-24-2020 and 12-01-2020
2. Update on status of zoning ordinance re-writing.

OPEN PUBLIC HEARING:

PUBLIC HEARING:

1. Discuss and take action on Subdivision Plat of Lemur Express, Inc. Subdivision being a portion of all that certain Lyn T. Stockman called 574.09 acre tract as recorded in Clerk's file No. 2012-056854 of the Brazoria County Official Records in the William Mc Dermott League Abstract 341 in the City of Freeport (ETJ) Brazoria County, Texas Lot 1, 1 Block November 2020.

2. Discuss and take action on receiving input on an application for rezoning from R1 to C2, on property described as BCIC Division 14, a 4.006-acre part of tract 519, in the J.F. Fields Labor, abstract no 62 volume 2 pg. 141 of Plat records of Brazoria County, Texas submitted by Vijay Patel of VMNK LLC (DBA Freeport RV Park).

CLOSE PUBLIC HEARING:

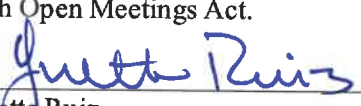
TAKE ACTION ON PUBLIC HEARING:

Items not necessarily discussed in the order they appear on the agenda. The Planning and Zoning Board at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

ADJOURN:

ACCESSIBILITY STATEMENT This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 233-3526.

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the rear door of the City Hall, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, before 6:00 p.m., in accordance with Open Meetings Act.


Yvette Ruiz
Planning / Zoning Coordinator
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning Commission of Freeport, Texas met on Tuesday, November 24th, 2020 at 6:00 p.m. at Freeport Council Chambers, 430 N. Brazosport Blvd, Freeport Texas for the purpose of considering the following agenda items:

Planning Commission:

Eric Hayes
Nicole Mireles
Andrew Dill
Cliff Vandergriff-absent
Melanie Oldham

Staff:

Yvette Ruiz- Planning and Zoning Coordinator

Stephanie Russell-Asst. City Manager
Billy Shoemaker-Director Building/Code
Laura Tolar- Asst. City Secretary

Visitors:

CALL TO ORDER

Nicole Mireles called the meeting to order at 6:00 pm.

INVOCATION

Andrew Dill offered the Invocation

PLEDGE OF ALLEGIANCE

Nicole Mireles led the Pledge of Allegiance

PLANNING COMMISSION BUSINESS

REGULAR SESSION

Consideration of approval of the minutes of previous meeting minutes for 10/27/2020

On a motion by Eric Hayes and seconded by Andrew Dill with all present, voting “ Aye” motion passes the approval of previous meeting minutes for 10/27/2020

Consideration and possible action for appointment of Planning Commission Representative to Zoning Ordinance steering committee.

On a motion by Melanie Oldham and seconded by Andrew Dill with all present, voting “ Aye” motion passes to appoint Eric Hayes to Zoning Ordinance steering committee.

OPEN PUBLIC HEARING @ 6:03 pm

Discuss and take Action on Plat of Survey being a 3.577 acre tract Lots 445, 446 and 447 Bock 3 of Bar X Ranch, section two vol.16, pg. 119 B.C.P.R. in Sammuel Carter survey, Abstract No 53 in Brazoria County, Texas

CLOSE PUBLIC HEARING @ 6:04 PM

TAKE ACTION ON PUBLIC HEARING

On a motion by Eric Hayes and seconded by Melanie Oldham with all present, voting “Aye” motion passes the approval of Plat of Survey being a 3.577 acre tract Lots 445, 446 and 447 Bock 3 of Bar X Ranch, section two vol.16, pg. 119 B.C.P.R. in Sammuel Carter survey, Abstract No 53 in Brazoria County, Texas

ADJOURN

On a motion by Andrew Dill and seconded by Eric Hayes with all present voting "Aye" Nicole Mireles adjourned the meeting at 6:10 pm.

Nicole Mireles - Chairman
City of Freeport, Texas

Yvette Ruiz
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning Commission of Freeport, Texas met on Tuesday, December 1st 2020 at 6:00 p.m. at Freeport Council Chambers, 430 N. Brazosport Blvd, Freeport Texas for the purpose of considering the following agenda items:

Planning Commission: Eric Hayes-absent
Nicole Mireles
Andrew Dill-absent
Cliff Vandergriff
Melanie Oldham

Staff: Yvette Ruiz- Planning and Zoning Coordinator
Stephanie Russell-Asst. City

Manager Billy Shoemaker-Director Building/Code
Laura Tolar- Asst. City Secretary

Visitors: James Schaefer – Louis Schaefer
Elliott Cundieff – Casey Cundieff

CALL TO ORDER

Nicole Mireles called the meeting to order at 6:00 pm.

INVOCATION

Billy Shoemaker offered the Invocation

PLEDGE OF ALLEGIANCE

Nicole Mireles led the Pledge of Allegiance

PLANNING COMMISSION BUSINESS

REGULAR SESSION

Consideration of approval of the minutes of previous meeting minutes

No minutes

OPEN PUBLIC HEARING @ 6:01 pm

Discuss and take Action on Amended Plat of Brazos Shore, Section 1 a Subdivision of a called 2.4240-acre tract recorded in County Clerk's file no. 18-032479 of the Brazoria County Plat records in the Stephen F. Austin survey Abstract 32 City of Freeport, Brazoria County, Texas November 2020.

CLOSE PUBLIC HEARING @ 6:31 pm

TAKE ACTION ON PUBLIC HEARING

On a motion by Cliff Vandergriff and seconded by Melanie Oldham with all present, voting "Aye" motion passes the approval of an Amended Plat of Brazos Shore, Section 1 a Subdivision of a called 2.4240-acre tract recorded in County Clerk's file no. 18-032479 of the Brazoria County Plat records in the Stephen F. Austin survey Abstract 32 City of Freeport, Brazoria County, Texas November 2020.

ADJOURN

On a motion by Cliff Vanergrift and seconded by Nicole Mireles with all present voting "Aye" meeting was adjourned at 6:35 pm.

Nicole Mireles - Chairman
City of Freeport, Texas

Yvette Ruiz
City of Freeport, Texas



MEMO

Title: Public Hearing: Discuss and take action on Subdivision plat of Lemur Express, Inc. Subdivision being a portion of all that certain Lyn T. Stockman called 574.09 acre tract as recorded in clerk's file NO. 2012-056854 of the Brazoria County official records in the William McDermott League Abstract 341 in the City of Freeport (ETJ) Brazoria County, Texas Lot 1, 1 Block November 2020.

Date: January 26, 2021

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the replat, located in the ETJ

Item Summary:

Hold public hearing and upon closing of public hearing approve replat.

Background Information:

Owner is requesting that the lots be combined.

Special Considerations:

The property is Located in the City's ETJ

Financial Impact:

None

Supporting Documentation:

Copy of plat and associated paperwork will be attached. No other documentation has been presented by property owner.

Legend

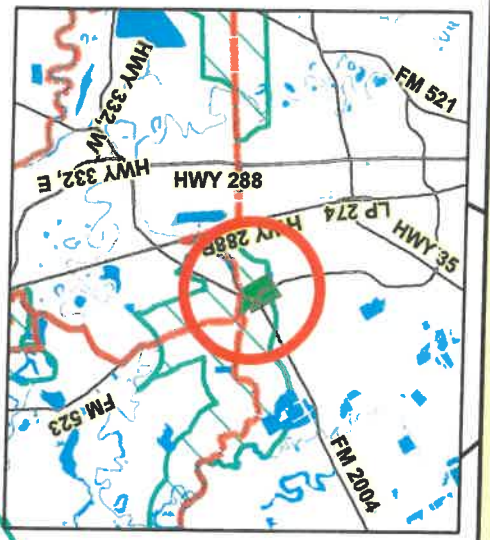
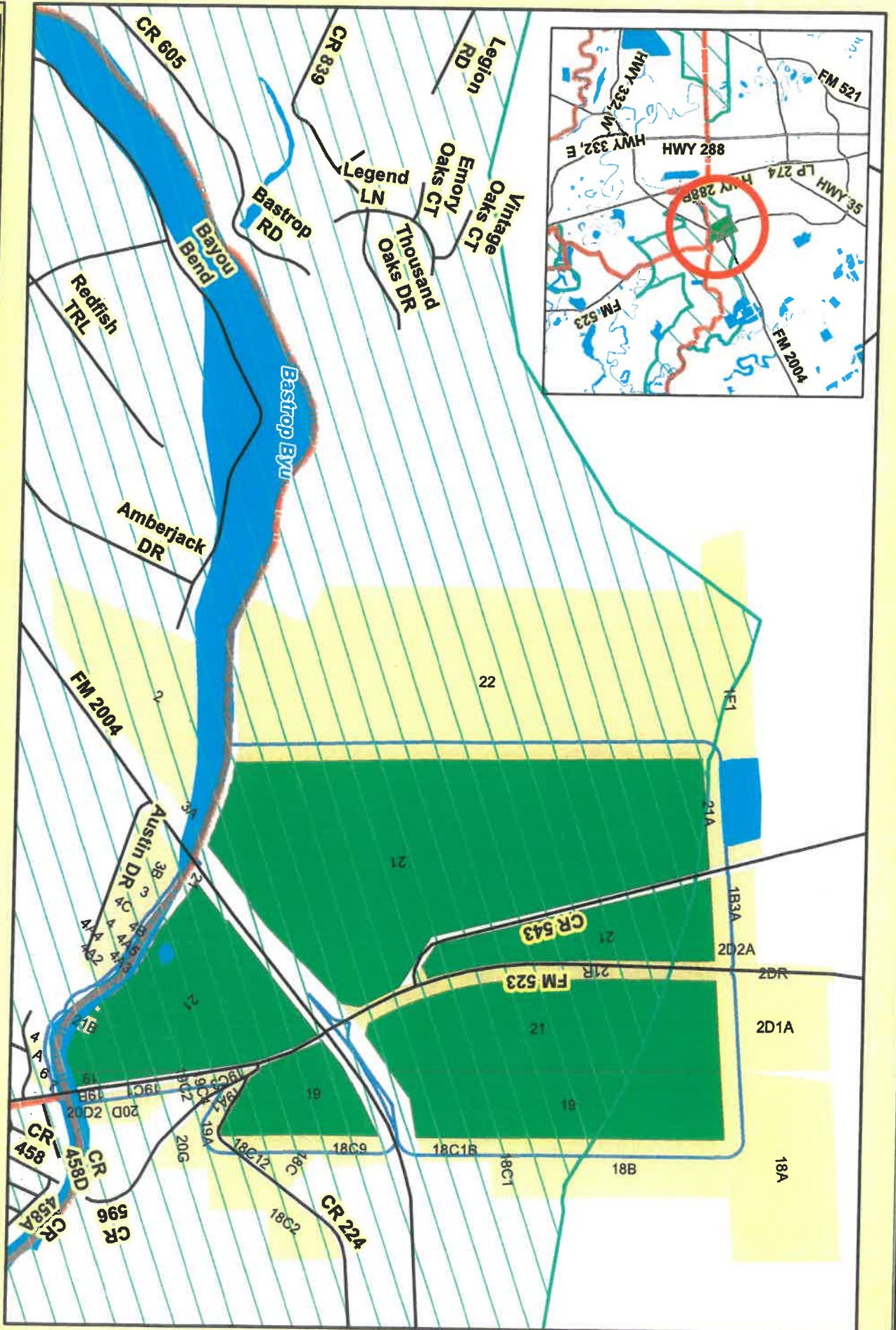
- 169810
- 200' Buffer
- Buffered Parcels
- Roads
- City Limit
- CR or Freoport ETJ
- Water

Replat Property Location Map

Property ID 169810



Author: Laura Tolar
 Document Path: S:\GIS Data\169810
 stockman replat 200ft w template





MEMO

Title: Public Hearing: Discuss and take action on Rezoning from R1 to C2, on property described as BCIC Division 14, a 4.006-acre part of tract 519, in the J.F. Fields Labor, Abstract no 62 Volume 2 Page 141 of the Plat Records of Brazoria County, Texas, Submitted by Vijay Patel of VMNK LLC (DBA Freeport RV Park).

Date: January 26, 2021

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the rezoning, located in the City of Freeport

Item Summary:

Hold public hearing and upon closing of public hearing approve re-zoning.

Background Information:

Owner is requesting that the property be re-zoned from R1 to C2. That property has historically been used as a commercial business and has always been zoned residential.

Special Considerations:

The property is Located in the City of Freeport.

Financial Impact:

None

Supporting Documentation:

Copy of plat and associated paperwork will be attached. No other documentation has been presented by property owner.

Legend

- 192022
- 200' Buffer
- ROADS
- PARCELS, W. OWNER
- Water

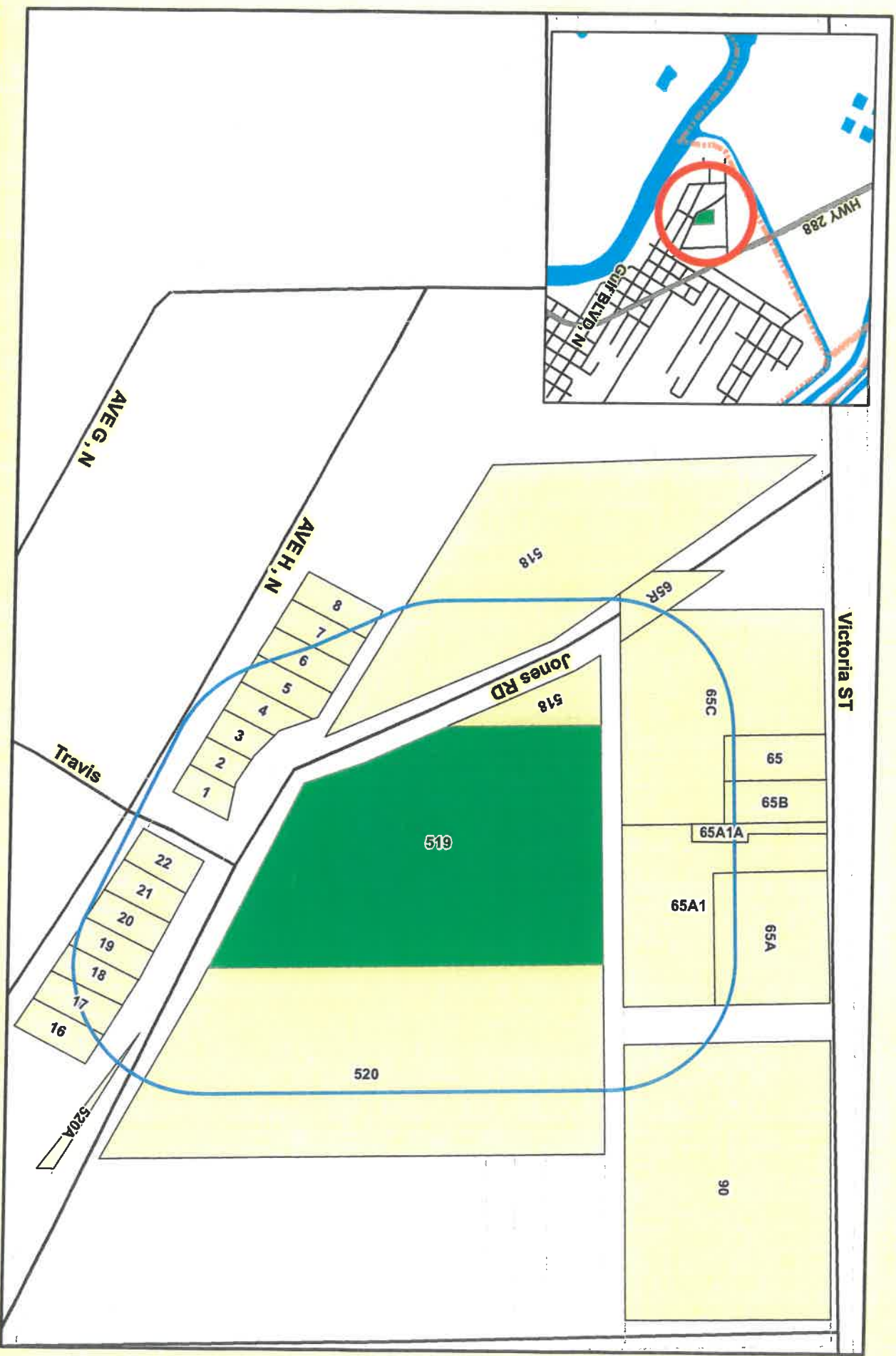
Zone Change Property Location Map

Property ID 192022

Author: Laura Tolar
Document Path: S:\GIS Data\192022
PATL replat 200ft w template

0 70 140 280 420 560
 Feet

N
 W E
 S



ZONE CHANGE APPLICATION

City of Freeport

200 W. 2nd Street, Freeport, TX 77541 (979) 871-0109 FAX (979) 233-2172

Name: VMNK LLC dba Freeport RV Park Phone No. 832-563-1050

Mailing Address: 6315 Windermere Park Lane

City: Sugarland State: Texas Zip: 77479

Email Address: vncreative@hotmail.com Cell No. _____

Agent: Vijay Patel Phone No. 832-563-1050

Agent's Mailing Address: 6315 Windermere Park Lane

City: Sugarland State: Texas Zip: 77479

Email Address: vncreative@hotmail.com

Address/Location being Rezoned: 2008 Jones Road, Freeport, TX 77541

Legal Description of Property: B C I C DIV 14, LOT 519, A0062 J F FIELDS, FREEPORT, ACRES 4.000

Zone Change: From: R1 To: C2

Present Land Use: vacant structure

Reason for Zone Change: Historically property used as Commercial Occupation, property is now residential

Vijay Patel
(Please Print Name)

V Patel
Signature

AMOUNT PAID \$ _____

RECEIPT NUMBER _____

January 26, 2021
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 6:00 P.M.:

February 1, 2021
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.:

(NOTE: BOTH MEETINGS ARE HELD AT THE city COUNCIL chambers)



PLM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC

PLATED R.O.W.
(30' R.O.W., VOL. 2, PG 141, P.R.B.C.)

[REFERENCE BEARING]
N 88° 48' 52" E - 380.56'

P.O.B.

TRACT 519

JONES ROAD

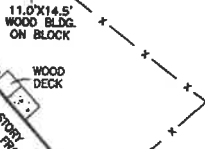
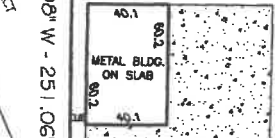
4.006 ACRES

CJI EQUIPMENT CO., LLC
CALLED 4.006 ACRES
CCFN 2013-059871
O.R.B.C.

J.F. FIELDS LABOR, A-62

PART OF A CALLED 42.2627 ACRES TRACT
DOW CHEMICAL CO.

N 01° 11' 08" W - 251.06'



Δ=40° 57' 50"
RAD=288.86'
AL=206.52'
CB=N 44° 41' 57" W
CL=202.15'

JONES ROAD

N 65° 11' 08" W - 237.84'

S 01° 11' 08" E - 566.85'

ANJANA D. PATEL
CALLED 7.89 ACRES
CCFN 2013-047665, O.R.B.C.

4.006 ACRES OUT OF TRACT 519

B.C.I.C., DIVISION 14



COMMUNITY NO: 685462, PANEL NO: 5792, SURVY: L, ZONE: X, BASE: N/A, MAP REVISION: 11/5/18

I have compiled the MD-FM Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and lock and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:
PROPERTY SUBJECT TO RECORDS, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF FEEPORT.
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE 4.007 ACRES, BEING N88° 48' 52" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 41301-64781, DATED: 05/03/20

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE
This is to certify that I have made an on the ground survey of the property located at:
2008 JONES ROAD IN THE CITY OF FEEPORT, TEXAS.
Being a 4.006 acre tract of land out of Tracts 519, Division 14, Brazos Coast Investment Company (B.C.I.C.) Subdivision situated in the J.F. Fields Labor, Abstract G2, recorded in Volume 2, Page 141 of the Plat Records of Brazos County, Texas and being more fully described by metes and bounds attached hereto.



Borrower(s): VMNK LLC

Drawn by: FJS
Job No.: 2016-0503
Request: GREAT AMERICAN
Book No: 1GPP100
Scale: 1"=60'
Date: 04/14/16

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	WOOD FENCE
	CHAIN-LINK
	IRON FENCE
	CENTERLINE MONUMENT
	UTILITY EASEMENT
	ANNUAL EASEMENT
	BUILDING AREA
	RIGHT-OF-WAY
	IRON ROD
	IRON PIPE FOUND

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086



P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax
www.pinpointsurvey.com - pinpointsurvey@sbcglobal.net

4.006 Acres
Out of Tract 519, B.C.I.C. S/D, No. 14
J. F. Fields Labor, Abstract No. 62
Brazoria County, Texas

Being residue tract of 4.007 acres of Tract 519, of Brazos Coast Investment Company (B.C.I.C.) Subdivision, Division No. 14, situated in the J. F. Fields Labor, Abstract No. 62 recorded in Volume 2, Page 141 of the Plat Records of Brazoria County, Texas, being the same called 4.006 conveyed to CGI Equipment Co., LLC recorded in County Clerk's File No. 2013-059871 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the North line of the 4.006 acre tract - being East.)

BEGINNING at a 3/4" iron pipe found in the South line of a 30' platted right of way (Vol. 2, Pg. 141, P.R.B.C.) same being the North line of Tract 519 for the Northwest corner of a called 7.89 acre tract conveyed to Anjana D. Patel recorded in County Clerk's File No. 2013-047665 of the Official Records of Brazoria County, Texas and the Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 01° 11' 08" East – 566.85 feet along the West line of the 7.89 acre tract to a fence corner post found in the North right-of-way line of Jones Road for the Southwest corner of the 7.89 acre tract and the Southeast corner of the herein described tract;


THENCE North 65° 11' 08" West – 237.84 feet along the Northeast R.O.W. line of Jones Road to a 1/2" iron rod found for the point of curvature of the Northeast R.O.W. line of Jones Road and of the herein described tract;

THENCE along the Northeast R.O.W. line of Jones Road with a curve to the right and with a central angle of 40° 57' 50" having a radius of 288.86 feet (chord bearing North 44° 41' 57" West – 202.15 feet) and an arch length of – 206.52 feet to a 1/2" iron rod found for the point of tangency of the Northeast R.O.W. line of Jones Road and of the herein described tract;

THENCE North 24° 13' 08" West – 70.55 feet continuing along the Northeast R.O.W. line of Jones Road to a 1/2" iron rod found for the South corner of a portion of a called 42.367 acre tract conveyed to Dow Chemical Co. and the Southwest corner of the herein described tract;

THENCE North 01° 11' 08" West – 251.06 along the East line of the Dow Chemical Co. Tract to a 1/2" iron pipe found in the South line of the 30' Platted R.O.W. same being the North line of Tract 519 for the Northeast corner of the Dow Chemical Co. Tract and the Northwest corner of the herein described tract;

THENCE North 88° 48' 52" East – 380.56 feet along the South line of the 30' Platted R.O.W. same being the North line of Tract 519 to the **PLACE OF BEGINNING** and containing 4.007 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on May 14th, 2016.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone (979) 299-3307 – fax
pinpointsurvey@sbcglobal.net – email

