

**CITY OF FREEPORT
PLANNING COMMISSION AND CITY COUNCIL
JOINT PUBLIC HEARING
Monday, October 18, 2010, 6:00 p.m.
Freeport Police Department, Municipal Courtroom
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Diane Williams, Chairperson
Rueben Cuellar
Mike Jones

Edward Garcia
Tobey Davenport

NOTICE is hereby given that the Planning Commission of The City of Freeport, Texas will meet in a Joint Public Hearing with the Freeport City Council on **Monday, October 18, 2010 at 6:00 P.M.** at the Police Department Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Call to order.
2. Conduct a Joint Public Hearing with City Council to consider the amendment of the Supplementary District Regulations contained in Section 155.023 (I) of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, by restoring thereto, as Item (10), requirements for the paving of any off-street vehicular parking area, surface drive or driveway within said City in the manner therein prescribed.
3. Make a recommendation to City Council regarding the amendment of the Supplementary District Regulations contained in Section 155.023 (I) of the Comprehensive Zoning Ordinance of said City, codified as Chapter 155 of the Code of Ordinances of said City, by restoring thereto, as Item (10), requirements for the paving of any off-street vehicular parking area, surface drive or driveway within said City in the manner therein prescribed.
4. 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, 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, October 15, 2010, at 5:00 P.M.**



Melissa Farmer
Building/Permit Department
City of Freeport

(8) Parking ratio abbreviations in the permitted use, temporary use and specific use schedules refer to the off-street parking requirements

applicable to the corresponding uses. Interpretation of off-street parking requirements is as follows:

Parking Ratio	Interpretation of Off-Street Parking Requirements
none	Off-street parking not required
1/100	1 space for each 100 square feet of gross floor space
1/unit	1 space for each dwelling unit
1/guest room	1 space for each guest room
1/3 seats	1 space for each three seats within the largest auditorium (20 inches shall equal 1 seat of benches as provided)
1/3 beds	1 space for each 3 beds
1/1.5 emp	1 space for 1.5 employees
5/alley	5 spaces for each bowling lane
10/wash lane	10 spaces for each washing lane

(9) *Townhouses.* 2.5 off-street parking spaces for each townhouse

(10) *Paving.* Any off-street vehicular parking area, service drive or driveway shall be surfaced with a concrete, asphalt or asphaltic concrete pavement or with a pavement of gravel, cinder, shell, limestone or other similar loose material. All such surfaces shall be constructed so that drainage will not be impaired.

(J) *Projections into required yards.* Open and unenclosed building projections such as outside stairways and fire escapes, balconies, terraces or porches, awnings, eave and roof extensions, and ornamental features may project into the required yards for a distance not to exceed 4 feet. In no case shall such projections be located closer than 3 feet from any lot line.

(K) *Site plan.*

(1) A site plan is a plan of development drawn to scale indicating:

(a) The location and arrangement of buildings on subject property;

(b) Building setbacks or yards;

(c) Landscaping and/or walls and fences for screening purposes; and

(d) Off-street parking and loading areas and design of ingress and egress to and from abutting streets.

(2) Where a site plan is required, a Certificate of Occupancy and Compliance shall not be issued until a site plan of development has been approved by the Building Official.

(3) For any specific use permit application or whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, a site plan shall be submitted to and reviewed by the City Planning Commission prior to being approved by the Building Official for the purpose of issuing a Certificate of Occupancy and Compliance.