

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED THAT the Planning and Zoning Commission of Freeport, Texas met on Tuesday, April 28, 2026, at 6:00 p.m. at Freeport Council Chambers, 430 N. Brazosport Blvd, Freeport Texas for considering the following agenda items:

Planning Commission:

Andrew Dill (Chairman) – Absent
James Saccomanno

Eric Hayes (Vice Chairman)
Ron Bachman

Staff:

Reggie Harris -Building Official
Toby Cohen – IT

Sondra Cortez – P/Z Coordinator

Visitors:

No Visitors

This meeting was live streamed via YouTube Live and may be accessed on the City of Freeport Facebook page: <https://www.facebook.com/freeporttexas> or by visiting <https://www.youtube.com/@cityoffreeporttx837>

CALL TO ORDER:

Vice Chairman Eric Hayes called the meeting to order at 6:01 PM, declaring that a quorum was present and that notices had been legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE:

James Saccomanno led the invocation, and the pledge of allegiance was recited.

CITIZENS' COMMENTS:

No citizens comments were received.

Planning and Zoning Regular Session

Consideration and take possible action to approve the meeting minutes for March 24, 2026.

The board reviewed the meeting minutes from March 24, 2026.

A motion was made by Ron Bachman to accept meeting minutes as read, seconded by James Saccomanno with all present voting "AYE" motion passes with a 3-0 vote.

Discuss and take possible action: Gormley subdivision 0.18 acre – lot 10 & South ½ of lot 11. A plat of 0.18-acre tract composed of lot 10 and part of lot 11. Block 6 of the Treasure Island Subdivision, a subdivision of 80.83 acres out of 294.18 acres in the S.F. Ausitn Peninsular League, abstract 29, Brazoria County, Texas, according to the recorded plat in volume 9, page 73 of the plat records of Brazoria County, Texas.

The public hearing was opened at 6:03 p.m.

Building Official Reggie Harris presented the application for a replat of lot 10 and a portion of lot 11 into a single residential lot to total 0.18 acre. The request comes from an existing residential structure that requires a septic system for improvement, the current lot configuration does not allow a septic infrastructure to cross property line. The replat removes the boundary line between lots 10 and 11 to create a compliant single lot. The public hearings have been scheduled in accordance with the city procedures before the Planning and Zoning Commission and possible City Council. Building Official Reggie Harris explains that no modifications are required and the property will remain zoned a single-family resident. The request will resolve a septic system compliance issue, the replat is needed for health and code compliance. The property is located within the City of Freeport ETJ and there is no financial impact on the city. Staff recommend approval as it will resolve an existing code compliance issue related to a septic system placement. Further discussion among Board members, James Saccomanno, Eric Hayes and Building Official Reggie Harris.

With no public comments, the hearing is closed at 6:07 p.m.

A motion made by James Saccomanno to approve the Graves replat, seconded by Ron Bachman. With all present voting "AYE" motion passes with a 3-0 vote.

Discuss and take possible action: Plat of lot 13A, Block 721 of Velasco Townsite, an addition to the City of Freeport a replat of lots 13, & 14 Block 721 accordings to the deed record in volume 32, page 14 of the Official Records of Brazoria County, Texas.

The public hearing was opened at 6:07 p.m.

Building Official Reggie Harris presented the application for a replat to the board, he explained the reason for the replat was to combine lots 13 and 14 into one lot; to be known as lot 13A. The replat is intended for residential use. All public hearings have been scheduled before the Planning Commission and City Council in accordance with city procedures. Building Official Reggie Harris did state that the replat does not require any modifications to any facilities and is currently zoned residential and will remain an R-2. There is no financial impact to the City. Board member James Saccomanno further discusses the replat with Building Official Reggie Harris. Chairman Eric Hayes asked about alley easement still remains, Building Official Reggie Harris responded "yes". Building Official Reggie Harris announced that the code department has moved back under the building department. All board members commented about the good idea.

With no public comments, the hearing is closed at 6:09 p.m.

A motion was made by James Saccomanno to approve the Olivares replat and seconded by Ron Bachman. With all present voting "AYE" motion passes with a 3-0 vote.

Adjournment

A motion was made by James Saccomanno to adjourn, seconded by Ron Bachman. With all present voting "AYE" motion passes with a 3-0 vote.

Vice Chairman Eric Hayes adjourned the meeting at 6:13 p.m.

Sondra Cortez
Sondra Cortez
Planning / Zoning Coordinator
City of Freeport, Texas


Eric Hayes
Vice Chairman
City of Freeport, Texas