

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED THAT the Planning and Zoning Commission of Freeport, Texas met on Tuesday, February 24, 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
Dr. Kelly – City Manager

Visitors:

Keith Morgan

Rolando dela Fuente

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:

Chairperson 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:

Ron Bachman 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 January 27, 2026.

The board reviewed the meeting minutes from January 27, 2026.

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

Discuss and take possible action: plat of lot 32A, block 188 of Avalon First Addition to the City of Freeport a replat of lots 32, & East 30 feet of lot 33 block 188 according to the Map of Record in volume 5, page 273 of The Plat Records of Brazoria County, Texas

The public hearing was opened at 6:01 PM.

Building Official Reggie Harris presented the item, explaining that this was a replat request for property located at 1511 West Ninth Street in Freeport. The application seeks to combine two lots into one lot for building purposes. Building Official Reggie Harris noted that he needed to correct a typo in his memo but confirmed that the replat is located entirely within the city of Freeport and maintains compliance with city subdivision regulations.

The proposed replat does not alter any zoning classifications or land use designations and does not modify public right-of-way access or drainage patterns. The property is zoned R1 and there is no financial impact to the city associated with this request.

When asked by commission members about the purpose, Building Official Reggis Harris confirmed that the applicant wants to join the two lots together to build on the combined property.

With no public comments, the hearing was closed at 6:03 PM

A motion was made by Ron Bachman to approve the re-plat request, seconded by Jim Saccomanno with all present voting "AYE" motion passes with a 3-0 vote.

Discuss and take possible action: Willowbreeze Memorial Park A Subdivision Comprised of 9.8845 acres being out of a called 20.121-acre tract known as lot 19A of Willowbreeze Farm Section II as recorded in County Clerk's file no. 2023-045685 of the Brazoria County Official Records in the William McDermott survey abstract 341 City of Freeport (ETJ) Brazoria County, Texas January 2026

The public hearing was opened at 6:05 PM.

Building Official Reggie Harris presented this replat request for Willowbreeze Memorial Park, a subdivision replat for 9.8845 acres out of a larger 20.121-acre tract. The property is located within the city of Freeport's extraterritorial jurisdiction (ETJ) in the William McDermott survey.

Building Official Reggie Harris explained that the applicant submitted the replat request for the purpose of creating individual burial plots for cremation remains. While zoning regulations are not applicable within the ETJ, the plat remains subject to city subdivision authority under Texas Local Government Code Chapter 212. The proposed replat maintains compliance with city subdivision regulations and does not modify public right-of-way access or drainage patterns.

Keith Morgan, representing the applicant, addressed the board with his business partner, Rolando dela Fuente present. Mr. Morgan explained the personal circumstances that led to this project, having lost both parents in 2024 while his partner lost his mother in 2025. Through the difficult process of dealing with funeral arrangements, they realized the significant emotional and financial burden families face during such times.

Mr. Morgan described how they initially considered creating a traditional family cemetery but were advised by their engineer Doug Ressler at Baker and Lawson against it due to flood zone concerns. Mr. Ressler suggested focusing only on cremation remains, which would avoid the complications of traditional burial in a flood-prone area.

The project is designed to be affordable and maintainable, featuring only 3-foot by 3-foot plots for ashes and urns with surface-level memorial markers. No above-ground monuments, headstones, caskets, or vaults would be involved. Mr. Morgan emphasized that by staying at 10 acres or below, the project remains exempt from Texas Banking Commission regulations.

They plan to start small with one section in one block, dedicating it through a declaration of dedication, which makes that section permanent in perpetuity once cremation remains are interred. Mr. Morgan described the project as a family outreach to other families, emphasizing respect, dignity, and affordability.

Commission members expressed positive feedback, calling it an excellent and beautiful project.

The public hearing was closed at 6:12 PM.

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

Discuss and take possible action: Jeffrey Kinneman Subdivision being comprised of all that certain Jeffrey Kinneman and spouse Dorothy Kinneman called 4.39 Tract as recorded under clerk's file no. 2020016769 of The Brazoria County Official Records and all that certain Jeffrey

Kinneman and spouse Dorothy Kinneman called 0.844 tract as recorded under clerk's file no. 2019055052 of the Brazoria County Plat Records in the Charles G., Harvey & Horace Allsberry League Abstract 4 in Brazoria County, Texas containing 2 lots County Rd 632

The public hearing was opened at 6:13 PM.

Building Official Reggie Harris presented this replat request for property located off the San Bernard River in the back area of Brazoria County. The applicant submitted the replat request for the purpose of combining properties into one lot. The proposed reconfiguration is located entirely within the city of Freeport's extraterritorial jurisdiction.

Similar to the previous item, zoning regulations are not applicable within the ETJ, but the plat remains subject to city subdivision authority under Texas Local Government Code Chapter 212. The proposed replat maintains compliance with city subdivision regulations and does not modify public right-of-way access or previously established drainage patterns.

Building Official Reggie Harris confirmed there is no financial impact to the city of Freeport associated with this request and recommended approval subject to compliance with all applicable city ordinances and adopted codes.

No members of the public spoke on this matter.

The public hearing was closed at 6:16 PM.

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

Adjournment

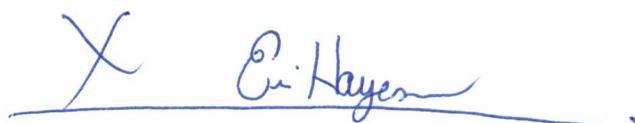
A motion by Eric Hayes moved for adjournment. Ron Bachman seconded all present voting "AYE" motion passes with a 3-0 vote.

Vice Chairman Eric Hayes adjourned the meeting at 6:16 PM.

Sondra Cortez

Sondra Cortez
Planning / Zoning Coordinator
City of Freeport, Texas

Andrew Dill
Chairman
City of Freeport, Texas

A handwritten signature in blue ink, appearing to read "Eric Hayes", is written over a horizontal line.

