

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED THAT the Planning and Zoning Commission of Freeport, Texas met on Tuesday, March 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)
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/@city_offreeporttx837

CALL TO ORDER:

The Chairperson Andrew Dill called the meeting to order at 6:00 p.m., declared a quorum present, and confirmed that notices had been legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE:

The invocation was led by Chairman Andrew Dill, followed by the Pledge of Allegiance.

CITIZEN'S COMMENTS:

No citizens' comments were presented during this portion of the meeting.

Planning and Zoning Regular Session

Handwritten initials

Consideration and take possible action to approve the meeting minutes for

February 24, 2026

The commission reviewed the minutes of the February 24, 2026, meeting without discussion.

A motion was made by Mr. Hayes to approve the minutes, seconded by Mr. Bachman. All commissioners voted "Aye" and the motion passed unanimously with a 4-0 vote.

Discuss and take possible action: 9030 Subdivision being a replat of 2.732 acres to be divided and renamed as lot 1 (1.394 acres) and lot 2 (1.338 acres) said subject acreage being recorded in county clerk's file no. 2015-056557 of the Brazoria county official records in the Stephen F. Austin ¼ league abstract 22 city of Freeport (ETJ) Brazoria County, Texas

The public hearing was opened at 6:01 p.m.

Building Official Reggie Harris presented the application for a replat of 2.732 acres to be subdivided and renamed as Lot 1 (1.394 acres) and Lot 2 (1.338 acres), located in the Stephen F. Austin ¼ League Abstract 22 in the City of Freeport's extraterritorial jurisdiction. Building Official Reggie Harris explained that the property at 9030 Hoskins Road was solely within the city's ETJ and that the replat would not alter any existing zoning or land use while maintaining compliance with subdivision regulations. He noted there would be no financial impact to the city and recommended approval subject to compliance with all applicable city ordinances and adopted codes.

With no public comments, the hearing was closed at 6:03 P.M.

A motion was made by Ron Bachman to approve the Lopez Re-plat, seconded by Chairperson Eric Hayes. All commissioners voted "Aye" and the motion passed with a 4-0 vote.

Discuss and take possible action: Replat of lots 19 Thru 22, Blk 562 to be divided into 2 lots and renamed lot 19A, block 562 and lot 21A, block 562 each consisting of 0.143 acres subject lots being of the Velasco Townsite as recorded in volume 32, page 14 of the Brazoria County deed records in the C. Heninger survey abstract 211 City of Freeport Brazoria County, Texas

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

Building Official Reggie Harris presented the application for a replat of Lots 19 through 22, Block 562, to be divided into two lots and renamed Lot 19A, Block 562 and Lot 21A, Block 562, each consisting of 0.143 acres. The property is located at 321 North Avenue C within the city limits in an R-2 zone and Castle District Ward D. Building Official Reggie Harris explained that the replat would not alter existing zoning or land use and would maintain compliance with subdivision regulations.

Commissioners discussed the building setbacks shown on the survey, with Building Official Reggie Harris clarifying that the surveyor had drawn the setback requirements including 25 feet in front, 5 feet on both sides, and 5 feet in the rear. The commissioners noted the property appeared vacant on aerial imagery and confirmed that any future construction would face Avenue C.

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

A motion was made by James Saccocomanno to approve the Rios Re-plat, seconded by Ron Bachman. All commissioners voted "Aye" and the motion passed with a 4-0 vote.

Discuss and take possible action: Replat of lots 32 & 33 Formerly Known as Lot 32A Of Demi John Island Subdivision Section No. 2 as recorded in volume 12, page 10 of the Brazoria County plat records in the Guy M. Bryan survey abstract 157 City of Freeport (ETJ) Brazoria County, Texas

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

Building Official Reggie Harris presented the application for a replat of Lots 32 and 33, formerly known as Lot 32A of Demi John Island Subdivision Section No. 2, located at 331 Redfish Drive County Road 459 in the city's extraterritorial jurisdiction. Official Harris explained that the proposed reconfiguration was solely within the ETJ, would not alter existing zoning or land use, and would maintain compliance with subdivision regulations. Official Harris noted there would be no financial impact to the city and recommended approval subject to compliance with all applicable ordinances and adopted codes.

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

A motion was made by Ron Bachman to approve the Miller Re-plat, seconded by Mr. Hayes. All commissioners voted "Aye" and the motion passed with a 4-0 vote.

Discuss and take possible action: Resident is asking for a rezoning request at the property located at 213 South Ave B Freeport, Texas. The legal description of this property is Texas block 12 lot 13,14,15,16,17,18 & 19 of the VelascoTownsite, City of Freeport, Brazoria County. The property currently encompasses approximately 1.5 acres / 65,340 square feet. They are requesting the property be rezoned to the original zoning of R-1 family residential. This request is being asked after a fire destroyed the original home.

The public hearing was opened at 6:09 p.m.

Building Official Reggie Harris presented a rezoning request for property at 213 South Avenue B, encompassing Block 12, Lots 13-19 of Velasco Townsite, requesting a change from C-2 to R-1 zoning. Official Harris explained the historical context, noting that the property had been used as a homestead but was abandoned after a house fire. The applicant, who had inherited the property from her late father and grew up there, sought to return and build a new home on the original site.

Official Harris explained that when she came to apply for a building permit, he had to deny it because the property was no longer zoned residential and directed her through the rezoning process.

Commissioners discussed the history of the zoning change, with one commissioner questioning why it was rezoned commercial originally. Official Harris indicated he wasn't present during the previous rezoning but suggested it may have been part of efforts to bring more commercial development to the area. Another commissioner clarified that the issue likely stemmed from land use changes made in 2019-2020 that prohibited residential uses in commercial zones, rather than the original rezoning itself.

The Chairman expressed initial concern about the required site plan documentation per ordinance 155.1108 but confirmed that such plans did exist. After reviewing aerial imagery showing the property layout, commissioners discussed expanding the rezoning request beyond the original application.

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

A motion was made by the Chairman Andrew Dill to recommend to City Council the reclassification from C-2 to R-1 for lots 13 through 26, seconded by Ron Bachman. All commissioners voted "Aye" and the motion passed with a 4-0 vote.

Adjournment

A motion was made by Mr. Hayes to adjourn, seconded by Ron Bachman. All commissioners voted "Aye" motion passes with a 4-0 vote.

Vice Chairman Eric Hayes adjourned the meeting at 6:17 p.m.

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


Andrew Dill
Chairman
City of Freeport, Texas