

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED THAT the Planning and Zoning Commission of Freeport, Texas met on Tuesday, May 26, 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 (Chairperson)
James Saccomanno

Eric Hayes (Vice Chairman)
Ron Bachman

Staff:

Reginald Harris (Absent)
Dr. Kelly (City Manager)

Toby Cohen (IT)
Sondra Cortez (P/Z Coordinator)

Visitors:

Con & Diane McCleester
Patti Richardson & Husband

Greg Bartosh
Susan Landers

This meeting was lived 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:

Chairman Andrew Dill called the meeting to order at 6:01 p.m., declared a quorum present, and confirmed that all notices had been legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Chairman Andrew Dill led the Commission in the invocation, during which he offered a remembrance of Building Director Reginald Harris and extended condolences to his family. Chairman Andrew Dill then led the Commission and those present in the Pledge of Allegiance.

CITIZENS' COMMENTS:

No citizens' comments were recorded.

REGULAR SESSION

Consideration of approval of the minutes of previous meeting minutes for April 28, 2026

Chairman Dill noted that, having been absent from the previous meeting, he did not feel it appropriate to vote on the minutes. Without further discussion, a motion was called.

Motion to approve the minutes of the April 28, 2026 meeting was made by Vice chairman Eric Hayes and seconded by James Saccomanno with all present voting "AYE" motion passes with a 4-0 vote

DISCUSS AND TAKE POSSIBLE ACTION: REPLAT OF LOT 21A, BLOCK 36 TO BE COMPRISED OF 0.143 ACRES SAID REPLAT BEING OF LOT 21, BLOCK 36 AND LOT 22, BLOCK 36 SUBJECT LOTS BEING OF THE VELASCO TOWNSITE AS RECORDED IN VOLUME 32, PAGE 14 OF THE BRAZORIA COUNTY DEED RECORDS IN THE ELI MITCHELL SURVEY ABSTRACT 99 CITY OF FREEPORT BRAZORIA COUNTY, TEXAS MARCH 2026

Chairman Andrew Dill opened the public hearing at 6:02 PM.

Chairman Andrew Dill read the full legal description of the subject property into the record: a replat of Lot 21A, Block 36, to be comprised of 0.143 acres, said replat being Lots 21, Block 36, and Lot 22, Block 36, subject lots being of the Velasco Townsite, as recorded in Volume 32, Page 14 of the Brazoria County Deed Records in the Eli Mitchell Survey Abstract 99, City of Freeport, Brazoria County, Texas, March 20, 2026.

Dr. Kelly then presented the item. The applicant, Ms. Leana Strambler, submitted an application requesting approval of a replat for two existing lots located on South Avenue G within the City of Freeport corporate limits. The proposed replat was described as consolidating the two existing platted lots into a single platted tract — identified as Lot 21A, Block 36 within the Velasco Townsite subdivision — while maintaining compliance with applicable subdivision and development regulations of the City of Freeport.

Dr. Kelly noted that tax certificates provided for property IDs 259903 and 259904 indicated no delinquent taxes due at the time of application review. The replat was found to not propose any change in zoning classification or land use designation, and public hearing notices had been prepared in accordance with applicable requirements for Planning and Zoning Commission and City Council consideration.

Dr. Kelly further reported that the proposed replat does not increase density beyond the existing subdivision intent, does not alter existing zoning classifications, does not create any known nonconforming conditions, and maintains consistency with surrounding lot configurations and neighborhood development patterns. All applicable application fees, tax certificates, filing costs, and publication requirements had been submitted by the applicant. Dr. Kelly confirmed there is no anticipated

negative financial impact to the City of Freeport associated with the request, and recommended approval of the proposed replat subject to compliance with all applicable City of Freeport ordinances, subdivision regulations, utility requirements, and recording procedures.

With no public comments, the hearing was closed at 6:04 PM

Motion to approve the replat Ron Bachman and seconded by Vice Chairman Eric Hayes, with all present voting "AYE" motion passes with a 4-0 vote.

Discussion of the review of submitted applications for the Planning and Zoning and making recommendations to the City Council concerning the applicants.

Chairman Andrew Dill introduced this item and noted that three positions on the Planning and Zoning Commission were open for appointment — his own seat, Vice Chairman seat, and a position that had remained vacant for a considerable period of time. The Commission received applications from six individuals and was tasked with reviewing each applicant and providing ranked recommendations to City Council.

Chairman Andrew Dill sought guidance from Dr. Kelly on the process, asking whether the Commission should rank the applicants in order. Dr. Kelly confirmed that the Commission could rank applicants in the order they would recommend City Council consider approving them.

Vice Chairman Eric Hayes briefly cautioned that when applicants list multiple boards on their applications, they may be asked by City Council to serve on other boards simultaneously — a circumstance he noted from personal experience.

The Commission then heard brief remarks from applicants who were present.

Eric Hayes — Vice Chairman Eric Hayes, a long-tenured member and former Chairman of the Commission, was present but did not speak at length on his own behalf, as it was noted he has served on the Commission for many terms.

Patty Richardson — Ms. Richardson, of 21 North Avenue A, Freeport, addressed the Commission and identified herself as a licensed realtor with 25 years of professional experience. She expressed that planning and zoning is directly in her area of expertise and conveyed her enthusiasm for contributing to the continued growth of Freeport. The Commission received her remarks warmly, and Chairman Andrew Dill noted that her submission went above and beyond what was required.

Greg Bartosh — Mr. Bartosh introduced himself and acknowledged that public speaking is not his strength. He spoke briefly, sharing that he has been coming to Freeport for more than 30 years and expressed a simple, sincere desire to contribute to the city's continued improvement, remarking that he sees Freeport getting better "one day at a time."

Andrew Dill — Chairman Andrew Dill declined to speak on his own behalf, stating he was not comfortable advocating for himself before the Commission. He noted that if City Council sees fit to reappoint him, he would be glad to continue serving.

Yanira Estrada — Ms. Estrada was not present at the meeting, and her application was passed over for comment.

Susan Landers — Ms. Landers, of 915 West 9th Street, Freeport, addressed the Commission and described herself as a longtime resident with a professional background in environmental health and safety, with an emphasis on construction safety. She expressed that planning and zoning represents a natural fit for her experience and articulated a personal investment in the future of Freeport, noting she is planning for her retirement and the well-being of her grandchildren in the area. She emphasized the importance of considering the long-term impact of growth decisions on future generations.

Following remarks from all present applicants, Chairman Andrew Dill directed each Commissioner to numerically rank the applicants on their individual ballots, with the rankings reflecting the order in which they would recommend City Council consider approving the applicants. Completed ballots were collected by the Planning and Zoning Coordinator for tallying. The results of the tally were to be forwarded to City Council as the Commission's formal recommendation.

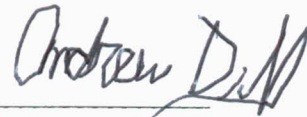
ADJOURNMENT:

Motion to adjourn was made by James Saccomanno and seconded by Vice chairman Eric Hayes, with all voting "AYE" motion passes with a 4-0 vote.

Chairperson Andrew Dill adjourned the meeting at 6:13 p.m.

Sondra Cortez

Sondra Cortez
Planning / Zoning Coordinator
City of Freeport, Texas



Andrew Dill
Chairperson
City of Freeport, Texas