

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED THAT the Planning and Zoning Commission of Freeport, Texas met on Tuesday June 23, 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 Saccomano (Absent)

Patti Richardson

Eric Hayes (Vice Chairman)

Ron Bachman

Nicole Mireles (Liaison) Absent

Staff

Reginald Harris (Building Official)

Sondra Cortez (P/Z Coordinator)

Toby Cohen (IT)

Visitors

Dr. Kelly (City Manager)

Diane & Con McCleester

Geramy Mays

Tracy Harrison (Assistant City Manager)

Larry McDonald

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 of the Freeport Planning and Zoning Commission to order at 6:01 p.m., declared a quorum present, and confirmed that all public notices had been legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Andrew Dill led both the invocation and the Pledge of Allegiance.

CITIZENS' COMMENTS

City Manager Dr. Danielle Kelly addressed the Commission during Citizens' Comments to introduce the City's new Assistant City Manager, Tracy Harrison. Dr. Kelly invited Ms. Harrison to say a few words. Ms. Harrison expressed her gratitude for the welcome, stating that she was happy to meet the Commission face-to-face and that she was

looking forward to working in the City of Freeport. She thanked the commissioners for their service.

REGULAR SESSION

1. Consideration of approval of the minutes of previous meeting minutes for May 26, 2026

Chairman Andrew Dill asked the Commission if they had had a chance to review the minutes from the May 26, 2026, meeting. Without substantive discussion, a motion was made to approve.

Motion to approve the minutes of the May 26, 2026, meeting was made by Vice Chairman Eric Hayes and seconded by Commissioner Ron Bachman, with all present voted "AYE" motion passes with a 4-0 vote.

2. Consider and take possible action to approve Chairperson and Vice Chairperson

Chairman Andrew Dill opened the floor for consideration to appoint Chairperson and Vice Chairperson. Building Official Reginald Harris deferred to the Commission to proceed. Commissioner Ron Bachman quickly offered a nomination, Andrew Dill for Chairman and Eric Hayes as Vice Chairman, noting that the two had been performing well in their respective roles and expressing his preference that they continue. He asked if anyone would second the nomination.

Motion to appoint Andrew Dill as Chairperson and Eric Hayes as Vice Chairperson was made by Commissioner Ron Bachman and seconded by Commissioner Patti Richardson, with all present voting "AYE" motion passes with 4-0 vote.

Chairman Andrew Dill quipped that he supposed it was "three more years," to which Commissioner Ron Bachman corrected him it was just one year, prompting a light exchange between the two.

3. DISCUSS AND TAKE POSSIBLE ACTION: REPLAT OF LOT 21 & 22, BLOCK 6A TWO LOT ONE BLOCK SUBDIVISION TO BE NAMED LOT 21A & 22A, BLOCK 6 (0.275 ACRES) SUBJECT LOTS BEING OUT OF TREASURE ISLAND SECTION II – REPLAT AS RECORDED IN VOLUME 11, PAGES 103-104 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE S.F. AUSTIN PENINSULAR LEAGUE ABSTRACT 29 BRAZORIA COUNTY, TEXAS MAY 2026

Open Public Hearing

Chairman Andrew Dill opened the public hearing at 6:04 p.m.

Chairperson Andrew Dill read the legal description: replat of lot 21 & 22, block 6a two lot one block subdivision to be named lot 21A & 22A, block 6 (0.275 acres) subject lots being out of Treasure Island Section II- replat as recorded in Volume 11, Pages 103-

104 of the Brazoria County Plat Records in the S.F. Austin Peninsular League Abstract 29 Brazoria County, Texas May 2026

Building Official Reginald Harris presented the item. He began by reiterating his appreciation for the Commission's volunteer service to the City of Freeport. He reported that the subject property IDs were 80460371000 and 80460373000, located within the Treasure Island Section 2 Subdivision. He noted that applicants Michael P. Elam and Laura Elam had submitted all required application materials, including tax certificates, public hearing notices, and supporting documentation, and the tax certificates confirmed no delinquent taxes were owed at the time of application review.

Building Official Reginald Harris explained that the purpose of the replat was straightforward: to move the shared property line approximately five feet between the two existing lots. He emphasized that the request did not propose any change in zoning classification, land use designation, or residential density. Staff had reviewed the submitted materials and found the request generally consistent with the City's subdivision requirements and development standards. Building Official Reginald Harris noted no anticipated negative financial impact to the City, as all application fees, tax certificates, filing costs, and publication requirements had been submitted by the applicants.

Building Official Reginald Harris then offered an important clarification: he had inadvertently noted in the staff report that the property was within the incorporated limits of the City, but corrected this for the record, confirming that the subject property is in fact located within the City's Extra-Territorial Jurisdiction (ETJ). Both Chairman Andrew Dill and Commissioner Ron Bachman confirmed this had been their understanding as well.

Commissioner Ron Bachman shared that he had personally driven out to view the property prior to the meeting, noting that moving a property line five feet always struck him as an unusual request warranting a closer look. He described his observations: the area consisted of several homes on large lots along what is commonly known as Bluewater Highway (County Road 257), near the bridge to Galveston. He noted that many nearby properties appeared to have been built on double lots, pointing to Lot 14A behind the subject properties as an example, and that there was a great deal of space in the area. While he was unable to identify the exact lots on the ground, his review of the overall development pattern left him with no concerns. Chairman Andrew Dill also noted that there did not appear to be any setback issues associated with the replat.

No additional public comments were received. Chairman Andrew Dill closed the public hearing and noted the time as approximately 6:11p.m., then made a motion to approve.

Motion to approve the replat of Lots 21A and 22A, Block 6, Treasure Island Section 2, subject to compliance with all applicable City of Freeport subdivision regulations, utility requirements, and recording procedures, was made by Chairman Andrew Dill and seconded by Vice Chairperson Eric Hayes, with all present voting "AYE" motion passes with a 4-0 vote.

4. DISCUSS AND TAKE POSSIBLE ACTION: REPLAT OF LOTS 13,14,15 & 16, BLOCK 103 OF THE FREEPORT TOWNSITE AS RECORDED IN VOLUME 2, PAGE 96 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 32, BRAZORIA COUNTY, TEXAS MAY 2026

Open Public Hearing

Chairman Andrew Dill opened the public hearing at 6:11 p.m.

Chairman Andrew Dill read the legal description: replat of lots 13,14,15 & 16, block 103 of the Freeport Townsite as recorded in Volume 2, Page 96 of the Brazoria County Plat Records in the Stephen F. Austin Survey, Abstract 32, Brazoria County, Texas May 2026

Building Official Reginald Harris presented the item, referencing property ID number 42001048000 within the Freeport Townsite, Block 103. He reported that applicant Jack Green Jr. had submitted all required application materials and that the tax certificates confirmed no delinquent taxes were owed at the time of review. Building Official Reginald Harris explained that the proposed replat would consolidate four existing platted lots into a single residential tract, to be identified as Lot 13A, Block 103. The request did not propose any change in zoning classification or land use designation, and the property remained zoned R-2 and located within Ward A of the City's incorporated limits.

Building Official Reginald Harris confirmed that staff had reviewed the submitted materials and found the request consistent with all subdivision requirements and development standards. He noted that the replat would not increase density beyond the existing subdivision intent, would not create any non-conforming conditions, and would maintain consistency with surrounding lot configurations. No financial impact to the City was anticipated, as all applicable fees and costs had been submitted by the applicant. Staff recommended approval.

No public comments were received. Chairman Dill closed the public hearing at 6:15 p.m. and offered his own informal observation, noting that he had also driven by the property and that it appeared Mr. Green had already been mowing the combined area, suggesting the applicant simply desired a larger yard. Building Official Reginald Harris agreed with that characterization, describing it as a nice corner lot. Chairman Andrew Dill remarked, with light humor, "I say more power to him if he wants to mow that grass."

Motion to approve the replat of Lot 13A, Block 103, Freeport Townsite, subject to compliance with all applicable City of Freeport ordinances, subdivision regulations, utility requirements, and recording procedures, was made by Vice Chairman Eric Hayes and seconded by Commissioner Ron Bachman, with all present voting "AYE" motion passes with a 4-0 vote.

5. DISCUSS AND TAKE POSSIBLE ACTION: PLAT OF LOT 1A, BLOCK 507 OF VELASCO TOWNSITE, AN ADDITION TO THE CITY OF FREEPORT A REPLAT OF LOTS 1,2,3,4 & 5 BLOCK 507 ACCOEDINGS TO THE DEED RECORD IN VOLUME 32, PAGE 14 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS

Open Public Hearing

Chairman Andrew Dill opened the public hearing at 6:15 p.m.

Chairman Andrew Dill read the legal description: a plat of Lot 1A, Block 507, of the Velasco Townsite, an addition to the City of Freeport, being a replat of Lots 1, 2, 3, 4, and 5 of Block 507, according to the Deed of Records in Volume 32, Page 14 of the Official Records of Brazoria County, Texas, referencing property IDs 81101033000 and 81101034002.

Building Official Reginald Harris presented the item. He reported that applicant Olivia Alafox Cruz had submitted all required application materials, tax certificates, public hearing notices, and supporting documentation, and that the tax certificates for both property IDs confirmed no delinquent taxes were owed at the time of review. He explained that the proposed replat would consolidate five existing platted lots into a single residential tract, to be identified as Lot 1A, Block 507, within the Velasco Townsite Subdivision. The subject property is located at the intersection of North Avenue F and First Street within the City's incorporated limits and is subject to all applicable subdivision regulations, zoning ordinances, and development standards. The request did not propose any change in zoning classification or land use designation.

Building Official Reginald Harris noted that staff had reviewed the materials and found the request consistent with the City's subdivision requirements and development standards. The replat would not increase density, alter zoning, or create any non-conforming conditions. No financial impact to the City was anticipated, as all application fees and associated costs had been submitted by the applicant. Staff recommended approval.

No public comments were received. Chairman Dill closed the public hearing at 6:19 p.m. but noted he had a question given that a house had apparently been on the property for some time, he was curious about the motivation to consolidate the lots at this particular point. Building Official Reginald Harris acknowledged that he had not had the opportunity to speak directly with the applicant and could not speak to their specific intentions. He (Chairman Andrew Dill) observed that the pattern appeared similar to the prior item — someone looking to assemble a larger single lot — and speculated that the applicant might be planning a substantial remodel or demolition, though he was uncertain. He described it as another large corner lot situation.

Motion to approve the replat of Lot 1A, Block 507, Velasco Townsite, subject to compliance with all applicable City of Freeport ordinances, subdivision regulations, utility requirements, and recording procedures, was made by Vice Chairman Eric Hayes and seconded by Commissioner Ron Bachman, with all present voting "AYE" motion passes with a 4-0 vote.

5. ADJOURNMENT

Motion to adjourn was made by Commissioner Ron Bachman and seconded by Vice Chairperson Eric Hayes, with all voting "AYE" motion passes with a 4-0 vote.

Chairperson Andrew Dill adjourned the meeting at 6:20 p.m.

Sondra Cortez
Sondra Cortez
Planning / Zoning Coordinator
City of Freeport



Andrew Dill
Chairperson
City of Freeport