

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED THAT the Planning and Zoning Commission of Freeport, Texas met on Tuesday July 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
Patti Richardson

Eric Hayes (Vice Chairman)
Ron Bachman
Nicole Mireles (Liaison)

Staff

Reginald Harris (Building Official)
Sondra Cortez (P/Z Coordinator)

Toby Cohen (IT)

Visitors

Kenneth Hayes

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

Vice Chairman Eric Hayes called the meeting of the Planning and Zoning Commission to order at 6:00 p.m. declared a quorum was present and confirmed that all public notices had been legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner James Saccomanno led both the invocation and the Pledge of Allegiance.

CITIZENS' COMMENTS

No citizens comments were recorded

REGULAR SESSION

1. Consideration of approval of the minutes of previous meeting minutes for June 23, 2026.

The minutes of the June 23, 2026, meeting were presented for approval without discussion.

Motion to approve the minutes for June 23, 2026, was made by Commissioner Ron Bachman and seconded by Commissioner James Saccomanno, with all present voting "AYE" motion passes with a 4-0 vote.

2. DISCUSS AND TAKE POSSIBLE ACTION: REPLAT OF LOTS 4 AND 5 OF MYSTERY HARBOR SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 255-256 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE ELI MITCHELL SURVEY ABSTRACT 99 CITY OF FREEPORT BRAZORIA COUNTY, TEXAS JUNE 2026

Vice Chairman Eric Hayes opened the public hearing at 6:02 p.m.

Building Director Reginald Harris presented the application on behalf of the applicant, noting that Council Member Nicole Mirales was present in the audience. Building Director Reginald Harris described the request as an administrative boundary adjustment between two existing lots, resulting in revised Lots 4A and 5A. He emphasized that the replat does not create any additional lots, does not increase residential density, does not alter the existing land use, does not dedicate any public right-of-way, and does not require construction or use of public infrastructure. Staff confirmed the application was submitted in compliance with the City of Freeport Subdivision Regulations, the Unified Development Code, and applicable municipal engineering standards, and that all required public notices, written notifications to adjacent property owners, and filing fees had been completed. Staff recommended approval.

Commissioner Ron Bachman observed that the replat appeared to transfer a portion of land from Lot 4A to Lot 5A, moving the interior lot line, and noted that the new lot line was not parallel to the original boundaries — an observation he characterized as non-objectionable. Building Director Harris confirmed the observation.

The applicant, Kenneth Hayes, addressed the Commission during the public comment period, explaining that the boundary adjustment was a personal estate-planning measure to simplify property disposition for his heirs, ensuring that the two lots could be sold separately in the future without complication.

No additional public comments were received. Vice Chairman Eric Hayes closed the public hearing at 6:06 p.m. and opened the matter for a motion.

Motion to approve the Hayes Replat was made by Commissioner Ron Bachman and seconded by Commissioner James Saccomanno, with all present voting "AYE" motion passes with a 4-0 vote.

3. DISCUSS AND TAKE POSSIBLE ACTION: REPLAT OF LOT 6, BLOCK 9 OF BASTROP BAYOU ACRES AS RECORDED IN VOLUME 5, PAGE 340 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE JOSE MARIA MUSQUEZ SURVEY, ABSTRACT 332, BRAZORIA COUNTY, TEXAS MAY, 2026

Vice Chairman Eric Hayes opened the public hearing at 6:08 p.m.

Building Director Reginald Harris presented the application of Blanca E. Leon, who sought approval to subdivide an existing approximately 5.00-acre tract — identified as Lot 6, Block 9 of Bastrop Bayou Acres — into two separate lots, designated Lot 6A and Lot 6B, for future residential use. Building Director Reginald Harris noted that the property is located within the City of Freeport's Extraterritorial Jurisdiction (ETJ), not within the corporate city limits, and that the replat was prepared by 4T Land Surveying, LLC. He confirmed that all supporting documentation had been submitted, including the replat application, boundary survey, public hearing notices, adjacent property owner notifications, a tax certificate, proof of publication, required fees, and an ETJ affidavit.

Building Director Reginald Harris further noted that approval of the replat does not constitute approval of any future development permits, does not authorize construction, and does not waive any drainage, utilities, floodplain, access, or permitting requirements. There is no financial impact to the City of Freeport. Staff recommended approval.

Vice Chairman Eric Hayes inquired whether the resulting lot sizes would be sufficient to accommodate septic systems. Director Harris confirmed that both proposed lots — Lot 6A and Lot 6B, at approximately 2.75 and 2.25 acres respectively — would provide adequate land area for a traditional septic system, though he noted that aerobic systems would be required given the lot dimensions. Commissioner James Saccomanno confirmed that Lot 6B, at 2.25 acres, would still meet the applicable threshold.

No additional public comments were received. Vice Chairman Eric Hayes closed the public hearing at 6:12 p.m. and opened the matter for a motion.

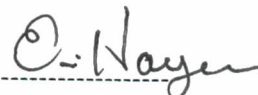
Motion to approve the Leon Replat was made by Commissioner James Saccomanno and seconded by Commissioner Ron Bachman, with all present voting "AYE" motion passes with a 4-0 vote.

5. ADJOURNMENT

Motion to adjourn was made by Commissioner Ron Bachman and seconded by Commissioner James Saccomanno, with all present voting "AYE" motion passes with a 4-0 vote.

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

Sondra Cortez
Sondra Cortez
Planning / Zoning Coordinator
City of Freeport


Eric Hayes
Vice Chairman
City of Freeport