

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED that the Planning and Zoning Commission of Freeport, Texas met on Tuesday December 19, 2023, at 6:00 p.m. at Freeport Council Chambers, 430 N. Brazosport Blvd, Freeport Texas for considering the following agenda items:

Planning Commission: Eric Hayes-absent
Andrew Dill-absent
Pam Dancy
Jim Saccomano
Ron Bachman

Staff: Yvette Ruiz- Planning/Zoning Coordinator
Kacey Roman- Building Official

Visitors: Scott Mckay
Lamar Jordan
Claudia Carmo

CALL TO ORDER: 6:00 pm

The Chairperson called the meeting to order, declared a quorum was present, and declared notices legally posted pursuant to Open Meetings Act.

INVOCATION AND PLEDGE OF ALLEGIANCE: Jim Saccomano

CITIZENS' COMMENTS:

Members of the public are allowed to address the Planning Commission at this time and must include name and address. Note, specific factual information or a recitation of existing policy may be furnished in response to an inquiry made, but any deliberation, discussion, or decision with respect to any subject about which the inquiry was made shall be limited to a proposal to place such subject on the agenda for a subsequent meeting for which notice is provided in compliance with the Texas Open meetings Act unless said notice appears herein. The public is reminded that there is a (4) minute time limit as approved by City Council on June 21, 2010.

No Citizen's comment

REGULAR SESSION:

Consideration of approval of the minutes of previous meeting minutes for November 28, 2023.

On a motion by Ron Bachman to approve minutes as written, second by Pam Dancy with all present voting "Aye" motion passes with a 3-0 vote.

OPEN PUBLIC HEARING @ 6:03 pm

DISCUSS AND TAKE POSSIBLE ACTION: ON RIVERA SUBDIVISION A ONE LOT SUBDIVISION COMPOSED OF LOTS 20 AND 21 OF GULF PARK SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 89 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE S.F. AUSTIN 7-1/3 LEAGUE GRANT ABSTRACT 20 BRAZORIA COUNTY, TEXAS

Kacey spoke on re-plat, purpose of re-plat and ownership.

CLOSE PUBLIC HEARING @ 6:04 pm

Take action on: RIVERA RE-PLAT

On a motion by Ron Bachman to approve re-plat, second by Pam Dancy with all present voting "Aye" motion passes with a 3-0 vote.

OPEN PUBLIC HEARING @ 6:05 pm

DISCUSS AND TAKE POSSIBLE ACTION: Allowance of proposed changes to City Ordinance 155.501 Standards for Residential Infill Development to allow single family residences and carports to be built on single 25-foot lots.

Kacey spoke on 25 foot lots brought back from City Council

Lamar Jordon concerns about the new items added from Council

Scott McKay spoke on alley way and not putting a carport in the front of house, parking pad up front only and storage in the back.

CLOSE PUBLIC HEARING @ 6:35 pm

TAKE ACTION ON: SINGLE 25-FOOT LOTS

On a motion by Ron Bachman with the following changes should be made to apply to both Cottages and Small Cottages. Allow for single family residences (Small Cottage and Cottages) to be built on Single 25 ft lots, should be allowed with a Limited Use "L" Requirements (not a Specific Use Permit). Must have 2 paved off-street parking spots. Are not required to have a garage or carport, if there is Outdoor Storage provided. Minimum Setbacks 15 ft front, 5

side, 5 rear, If parking in rear with a developed alley – 15 ft front setback, If parking in the front – 25 ft front setback, Minimum lot area 2,500 sq. ft. Minimum lot width 25 ft. Minimum Dwelling size 850 sq. ft. with outdoor storage closet/building. Number of Existing Lots Needed – 1 Clarification: Do not require them to have a developed alleyway, and do not restrict parking to the rear, second by Jim Saccomano with all present voting “Aye” motion passes with a 3-0 vote.

ADJOURNMENT: 6:37 pm

On a motion by Ron Bachman, second by Jim Saccomano meeting adjourned

ACCESSIBILITY STATEMENT This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s Office at (979) 233-3526.

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the rear door of the City Hall, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, in accordance with requirements of Open Meetings Act.

Yvette Ruiz
Planning / Zoning Coordinator,
City of Freeport, Texas

Jim Saccomano
Acting Chairman
City of Freeport. Texas