

STATE OF TEXAS)(

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning Commission of the City of Freeport, Texas met in a special meeting on **Monday, January 14, 2008, at 6:00 P.M.**, at the River Place, 733 Mystery Harbor Lane, Freeport, Texas to discuss the following:

Planning Commission:

Diane Williams, Chairperson
Robert Leffingwell - Absent
Michelle Kent
Roddy Mohler
Abel Garcia

City Council:

Mayor Larry McDonald
Clan Cameron
Jim Saccomanno
John Smith, III
Norma Garcia

Staff: Doug Caffey
Melissa Farmer
Larry Ellis
Nat Hickey
Wallace Shaw
Gary Beverly
Delia Munoz
Larry Fansher
Gilbert Arispe
Laura Tolar

Visitors: Maurice Armandy
Johnny Burch
Kenny Kouches
Cathy Johnson
Joyce Adkins
Pixie Floyd
Evelyn Roberts
Hunter Saul
Vicki Melass

Barbara Mohler
Denise Burch
Keith Johnson
David Brently
Rosa McDonald
Willine LeRibeus
Travis Smith
Angel Kant

Open Meeting

Mayor Larry McDonald called the meeting to order at 6:00 p.m.

City Council

There being a quorum with the City Council and Planning Commission, Mayor McDonald opened the meeting.

Planning Commission

There being a quorum with the Planning Commission and City Council, Diane Williams, Chairwoman, opened the meeting.

Conduct Joint Public Hearing regarding the proposed re-zoning of the following parcels of land within the City of Freeport, Brazoria County, Texas:

- A. Brazos Coast Investment Company Subdivision, Division 8, Lots 3, 4 & 5A, from M-1 to W-2.
- B. Brazos Coast Investment Company Subdivision, Division 8, Lot 19, from R-2 to W-1R.
- C. Brazos Coast Investment Company Subdivision, Division 8, Lot 20, from W-1 to W-3.
- D. Brazos Coast Investment Company Subdivision, Division 8, Lot 31, from R-2 to W-1R.
- E. Bridge Harbor Subdivision, Lots 1-7, from PUD to W-2.
- F. Bridge Harbor Subdivision, Lots 8, 9, 17, 18 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30(S/2), 31 and 32, from W-2 to W-1R.
- G. Bridge Harbor Subdivision, Lots 10-12, re-platted to Lot 1 through 3, and 13-16, from C-2 to W-1R.

- H. Bridge Harbor Subdivision, Lots C-C1-C3, Bldg A, Unit 101; Bldg A, Unit 102; Bldg A, Unit 103; Bldg B, Unit 104; Bldg B, Unit 105; Bldg B, Unit 106; Bldg B, Unit 107; Bldg B, Unit 108; Bldg C, Unit 109; Bldg D, Unit 110; Bldg D, Unit 111; Bldg D, Unit 112; Bldg D, Unit 113; Bldg D, Unit 114; Bldg D, Unit 115; Bldg D, Unit 116; Reserve A1-B Condo, Bldg Tr E-F; Reserve Pt A-Boat Basin and E-Boat Basin-Adj. Condo-Boat Docks, from PUD to W-2.
- I. Land annexed by Ordinance No. 2007-2152, dated February 5, 2007, being all of Tract Nos. 39 through 42, Brazos Coast Investment Company Subdivision, No. 8 out of the F. J. Calvit League, Abstract 51, and a portion of the Branch T. Archer League, Abstract 9, located north of the Bridge Harbor Subdivision and west of the Gulf Intracoastal Waterway, from R-1 to W-3.
- J. Land annexed by Ordinance No. 2007-2164, dated May 5, 2007, being out of Tract 9 out of the Branch T. Archer League, Abstract 9, and a portion of Tracts 24, 25, 26 & 27, out of the John Martin League, Abstract 331 and located north of the land described in Item I above, from R-1 to W-3.

Diane Williams and Nat Hickey displayed a PowerPoint presentation on Bridge Harbor's present zoning and the proposed re-zoning. She discussed the different kinds of re-zoning. Presently the Bridge Harbor Subdivision is zoned in multiple zoning. The proposed re-zoning is strictly waterfront property. It is the Planning Commission's intent to zone Bridge Harbor in a contiguous pattern.

Councilman Saccomanno asked if the uses were more restrictive on W-2 than M-1.

Diane Williams said that it would be beneficial and more flexible. She read out the permit uses.

Gary Beverly asked how the people were notified of the meeting. Diane Williams said that all persons owning any land within 200 feet were notified by registered mail and that notices were published in the Brazosport Facts.

Councilman Cameron stated that Item 2 B and C in the agenda were already zoned as proposed. Diane Williams stated that it would be corrected.

Keith Johnson stated that he owned Lot 20 and asked that his property not be re-zoned.

Vicki Melass asked for a copy of the map that showed areas of the proposed zoning area before approval by City Council. Diane Williams assured her that once the corrections were done that she could pick up a copy of the map. The Planning Commission will meet again on January 28, 2008 for final changes.

Mayor McDonald closed the public hearing at 7:20 p.m. to allow the Planning Commission to discuss the proposed re-zoning. The Planning Commission adjourned to a corner of the River Place facility for deliberation. She invited the public to attend.

Mayor McDonald reopened the public hearing at 7:25 p.m. to meet with the Planning Commission.

Receive recommendation of Planning Commission regarding the re-zoning of some or all of the above parcels described in Items 2A-K above.

Diane Williams asked City Council to receive the Planning Commission's recommendations with the changes and a corrected map.

Council received the Planning Commission's recommendation regarding the re-zoning of some or all of the above parcels described in Items 2 A-J above.

Instructions, if any, to City Attorney regarding the preparation of an ordinance re-zoning some or all of the parcels described in Items 2A-K above.

On a motion by Councilman Smith, seconded by Councilwoman Garcia, with all present voting 3 to 2, Council approved the recommendation of the Planning Commission, with changes in Agenda Item 2 B, C, F, I, and J, to be placed on a corrected map reflecting these changes, and to instruct the City Attorney regarding the preparation of an ordinance re-zoning some or all of the parcels described in Items 2.

Mayor McDonald and Councilman Cameron opposed.

There being no further questions or comments, Mayor McDonald closed the Joint Public Hearing at 8:00 p.m.

Adjourn

On a motion by Councilman Cameron, seconded by Councilman Smith, with all present voting "aye," the meeting was adjourned at 8:00 p.m.

These minutes read and approved the _____ day of _____ 2008.

Diane Williams, Chairwoman