

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 **Tuesday, September 6, 2011 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

Edward Garcia – Acting Chairman - Absent
Reuben Cuellar
Jesse Aguilar
Tobey Davenport
Eddie Virgil

City Council:

Mayor Norma Moreno - Garcia
Michelle Kent
Fred Bolton - Absent
Sandra Barbree
Nicolosa Mireles

Staff:

Jeff Pynes
Kola Olayiwola
Wallace Shaw
Delia Munoz
Gilbert Arispe
Nat Hickey
Chief Tyrone Morrow
Brian Davis
Bob Welch

Guests:

Jim Pirrung	Dorothy Pirrung
Margaret Pollard	Joyce Adkins
Wright Gore Jr.	Paula Hammond
Jack Reid	Daniel Woodley
Eva Woodley	Estella Gomez
Marjorie Clark	Annette Sanford
Bertha Kelly	Brenda Laird
John Hoss	Bobby Bass
Candelaria Gomez	Victoria Castenda
Melanie Oldham	Lila Lloyd
Manning Rollerson	Walker Royall

Open Meeting.

Mayor Norma Moreno-Garcia called the meeting to order at 6:00 PM.

Invocation.

Mr. Wallace Shaw offered the invocation.

City Council

There being a quorum with the City Council and Planning Commission, Mayor Norma Moreno- Garcia opened the meeting.

Planning Commission

There being a quorum with the Planning Commission and City Council, Mr. Tobey Davenport, Acting as Chairman, opened the meeting.

Conduct a Joint Public Hearing to consider whether or not the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City, should be amended to add a new zoning district, to be called W-4 Marina District, and whether or not the zoning classification of all the land Located North of Second Street, East of Cherry, West of Terminal Street and South of the centerline of the Old Brazos River should be changed to W-4 Marina District.

Mr. Kola Olayiwola, Building Official presented to Council and audience a PowerPoint presentation of the proposed W-4 zoning category that would create the best type managed growth for the marina, vision for the Marina Zoning District, geographic boundary of the marina area, existing zoning categories of C-2, W-2, M-1, establishing the theme for the marina area, and a new zoning category (W-4) as proposed and recommended by the Planning Commission.

Mr. Jeff Pynes asked what happens to an existing house in a W-4 Zone. Mr. Kola Olayiwola stated that it's a non-conforming structure and that the owners had what's called a "vested right" to the property.

Mr. Tobey Davenport, acting as Chairman in Mr. Edward Garcia's absence, read out the marina definition that will be used in the proposed ordinance, "Marina a dock or basin providing secured moorings for pleasure boats offering supply, repair and other facility."

Ms. Joyce Adkins asked why the proposed zone didn't fit the Bridge Harbor Marina. And why should anybody want to purchase a business or property and then have to go through the process of a Specific Use Permit; and what if it didn't suit the City, it would be difficult to sell. The City would be in control of the entire marina district. She opposed the new proposed W-4 zoning.

Mr. Walker Royall voiced his opinion and didn't think that putting restrictions on properties was a good idea. The parking ratio is unnecessary and onerous. One parking space for every 100 ft. would restrict your ability to develop certain businesses. Having to go before the City for a Specific Use Permit was cumbersome for someone who wants to buy or sell property.

Wright Gore, Jr. stated his business is in the commercial shrimping business. The City spent the last 6 years trying to take his property by eminent domain and now the City is trying to rezone his property. He said it was a ridiculous situation.

Mr. Scott Glick and his brothers have vacant lots in the marina district and asked if the new zone would require them to plant flowers or palm trees. He also asked if housing was prohibited in the area and that no consideration was given to the people that are already there.

Make a recommendation to the City Council concerning whether or not the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances Of said City, should be amended to add a new zoning district, to be called W-4 Marina District, and whether or not the zoning classification of all the land Located North of Second Street, East of Cherry, West of Terminal Street and South of the centerline of the Old Brazos River should be changed to W-4 Marina District.

Mr. Tobey Davenport, acting as Chairman in Mr. Edward Garcia's absence, recommended to the City Council that the new proposed Marina Zone, W-4 be withdrawn for further research.

Adjourn.

Mayor Norma Moreno-Garcia adjourned the Joint Public Hearing at 6:40 P.M.

These minutes read and approved the _____ day of _____ 2011.

Edward Garcia – Acting Chairman