



## CITY OF PORT ARANSAS, TEXAS

### AGENDA

#### PLANNING AND ZONING COMMISSION SPECIAL MEETING

Thursday, January 16<sup>th</sup>, 2014 @ 2:00pm  
Port Aransas City Hall, 710 W. Avenue A  
Port Aransas, Texas 78373

Notice is hereby given of the Special Meeting of the Planning and Zoning Commission of Port Aransas to be held on Thursday, January 16<sup>th</sup>, 2014 beginning at 2:00 pm at: City Hall – Council Chamber, 710 W. Avenue A, Port Aransas, Texas, for the purpose of considering the following agenda items.

1. **CALL TO ORDER:**

2. **CITIZEN COMMENTS:** *In accordance with the Open Meeting Act, Planning and Zoning Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items brought before them at this time. Comments will be limited to three (3) minutes or less.*

3. **PUBLIC HEARINGS:** *In accordance with the Open Meetings Act, Planning and Zoning Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items brought before them at this time. Comments will be limited to three (3) minutes or less.*

A. Public hearing to receive comments on (1) Amending Section 25-121 Port Aransas Code of Ordinances (“PACP”) and there by re-zoning that portion of the land area known as Harbor Island which is included with the HI Harbor Island Zoning District under Section 25-121 PACO, more particularly by deleting the list of allowed Uses set forth in 25-121 and replacing that list with a more restrictive list of Allowed Heavy Industry Uses, all of which land is within Port Aransas’ City Limits and is generally located North of Corpus Christi Ship Channel, to the west of the extreme northeast tip of Mustang Island, and is separated from the remainder of the city, which lies on Mustang Island, by the Corpus Christi Ship Channel and (2) providing for a declaration of City Boundary, (3) for correction of the official Zoning Map, and (4) for reading, effective date, and severance.

4. **ITEMS FOR DISCUSSION AND ACTION:**

A. Discussion and take appropriate action on the Planning and Zoning Commissions Special Meeting Minutes of Monday December 19, 2013 and the Regular Meeting Minutes of Monday December 30, 2013 as presented.

B. Discussion and take appropriate action on the Commission’s Final Report to City Council regarding (1) Amending Section 25-121 Port Aransas Code of Ordinances (“PACP”) and there by re-zoning that portion of the land area known as Harbor Island which is included with the HI Harbor Island Zoning District under Section 25-121 PACO, more particularly by deleting the list of allowed Uses set forth in 25-121 and replacing that list with a more restrictive list of Allowed Heavy Industry Uses, all of which land is within Port Aransas’ City Limits and is generally located North of Corpus Christi Ship Channel, to the west of the extreme northeast tip of Mustang Island, and is separated from the remainder of the city, which lies on Mustang Island, by the Corpus Christi Ship Channel and (2) providing for a declaration of City Boundary, (3) for correction of the official Zoning Map, and (4) for reading, effective date, and severance.

C. Discussion and take appropriate action on Dune Permit and Beachfront Construction Certificate application BFDP-131109, Courtside Addition Dune Walkover, 10.993 Acre Tract and remnant of

3.293 Acre Tract both out of I.W. Boone Survey 587, Land Script 241, both located in Port Aransas, Nueces County, Texas. The proposed construction considers one dune walkover intended to serve the pedestrian and/or light vehicular traffic associated with this development. This would include, but not be limited to Neighborhood Electric Vehicles (NEVs), golf carts, wheelchairs (motorized and manual), wheeled ice chests, stroller, bicycles, etc. The walkover will also include an observation and amenity deck. Applicant/Owner: Koontz McCombs (% Andrew Holden). Property location: 3500 Block of Gracie's Way.

D. Discussion and take appropriate action on Dune Permit and Beachfront Construction Certificate application BFDP-131110, Palmilla Beach Village North, Golf Course Lot 1, Block 12, Palmilla Beach, Port Aransas, Nueces County, Texas. The application considers the construction of one (1) dune walkover intended to serve pedestrian and/or light vehicular traffic associated with this development. This would include, but not be limited to Neighborhood Electric Vehicles (NEVs), golf carts, wheelchairs (motorized and manual), wheeled ice chests, strollers, bicycles, etc. The walkover may also include an observation and amenity deck. Applicant/Owner: Koontz McCombs (% Andrew Holden). Property location: 207 Yaupon Lane.

**5. PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:**

**6. ADJOURNMENT OF SPECIAL MEETING:**

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 361-749-4111 or fax 361-749-4101 or email [iparker@cityofportaransas.org](mailto:iparker@cityofportaransas.org) for further information. Braille is not available. The City of Port Aransas reserves the right to convene into Closed Session under Government Code 551.071-551-074 and 551-086.

**CERTIFICATION**

I certify that a copy of the January 16<sup>th</sup>, 2014 agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on January 13<sup>th</sup>, 2014  
@ 8:30 am/~~pm~~.

  
Irma G. Parker, City Secretary

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_ Title: \_\_\_\_\_