



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING

Monday, March 31st, 2014 @ 3:00pm
Port Aransas City Hall, 710 W. Avenue A
Port Aransas, Texas 78373

1. **CALL TO ORDER:** With a quorum of the Planning and Zoning Members present, the Regular Meeting of the Port Aransas Planning & Zoning Commission was called to order by Chairman Becky Corder at 3:00 pm on Monday, March 31st, 2014 in the Council Chambers of the Port Aransas City Hall, 710 W Avenue A, Port Aransas, Texas.

PLANNING & ZONING MEMBERS PRESENT

P&Z Co-Chairman Mike Garlough
P&Z Commissioner Bruce Clark
P&Z Commissioner Randy D'Herde
P&Z Commissioner Wendy Moore
P&Z Commissioner Chuck Crawford

P & Z MEMBERS ABSENT

P&Z Chairman Becky Corder
P&Z Commissioner Nick Lorette

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Jeane Ivey
Building Clerk Nicole Hammock

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.*

No citizens requested to address the Commission on any subject not on the agenda.

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 Final Plat Application #FPLT-140155, Kingstone Beach PUD Unit 1, Port Aransas, Nueces County, Texas. A 33.27 acre tract of land comprised of all of Lot 1, Block 1, Kingstone Beach, a map of which is recorded in Volume 61, Page 122, Map Records of Nueces County, Texas; a 1.029 Acre tract of land out of the Edward Hall Survey 588, Land Script 227, Abstract 160, Mustang Island, Port Aransas, Nueces County, Texas; said 1.029 acre tract of land being a portion out of that certain 318.779 acre tract of land described in deed recorded in Document No. 2004047155, Official Public Records of Nueces County, Texas; a 1.582 acre tract of land out of the Edward Hall Survey 588, Land Script 227, Abstract 160, Mustang Island, Port Aransas, Nueces County, Texas; said 1.582 acre tract of land being a portion out of that certain 318.779 acre tract of land described in

deed recorded in Document No. 2004047155, Official Public Records of Nueces County, Texas; a 3.103 acre tract of land out of the Edward Hall Survey 588, Land Script 227, Abstract 160, Mustang Island, Port Aransas, Nueces County, Texas; said 3.103 acre tract of land being a portion out of that certain 318.779 acre tract of land described in deed recorded in Document No. 2004047155, Official Public Records of Nueces County, Texas; a 9.104 acre tract of land out of the Edward Hall Survey 588, Land Script 227, Abstract 160 and out of the Isaac W. Boone Survey 587, Land Script 241, Abstract 43, Mustang Island, Port Aransas, Nueces County, Texas; said 9.104 acre tract of land described in deed recorded in Volume 1054, Page 283, Deed Records of Nueces County, Texas; a 3.282 acre tract of land out of the Edward Hall Survey 588, Land Script 227, Abstract 160, and out of the Isaac W. Boone Survey 587, Land Script 241, Abstract 43, Mustang Island, Port Aransas, Nueces County, Texas; said 3.282 acre tract of land being a portion out of that certain 318.779 acre tract of land described in deed recorded in Document No. 2004047155, Official Public Records of Nueces County, Texas; a 5.800 acre tract of land out of the Edward Hall Survey 588, Land Script 227, Abstract 160, and out of the Isaac W. Boone Survey 587, Land Script 241, Abstract 43, Mustang Island, Port Aransas, Nueces County, Texas; said 5.800 acre tract of land being a portion out of that certain 318.779 acre tract of land described in deed recorded in Document No. 2004047155, Official Public Records of Nueces County, Texas; and a 0.554 acre tract of land out of the Isaac W. Boone Survey 587, Land Script 241, Abstract 43, Mustang Island, Port Aransas, Nueces County, Texas and also being out of that 100 foot wide right of way easement described in deed recorded in Volume 1040, Page 433, Deed Records of Nueces County, Texas; said 33.269 acres being the same property described in Special Warranty Deed dated July 17, 2008, from Texas Gulf & Harbor, Ltd., a Texas limited partnership to Kingstone Beach, Ltd., a Texas limited partnership, recorded in Document No. 2008032274, Official Public Records of Nueces County Texas. Request by Kingstone Beach Ltd. (Lance R. Hughes, President). Property location: 200 Block of Beach Access Road 1.

No citizens were present to speak on this item.

4. ITEMS FOR DISCUSSION AND ACTION:

A. Discussion and take appropriate action on the Monday January 27, 2014, Planning and Zoning Regular Meeting Minutes; and Monday February 24, 2014, Planning and Zoning Regular Meeting Minutes.

Commissioner Bruce Clark stated that there was no mention of the election that was held for Chairman and Vice Chairman, where he was replaced by Commissioner Mike Garlough as Vice Chairman. Otherwise I have no objections with the minutes of January 27, 2014. Staff, Jeane Ivey stated that she was not present for the January meeting but would review the past minutes and email the Commissioners as to when the meeting was held for the election and make the appropriate corrections to the January 27, 2014 minutes.

MOTION: Commissioner Bruce Clark made the motion to approve the minutes of January 27, 2014 with the changes being made to correct the Vice Chairman and approve the February 24, 2014 as submitted. Seconded by Commissioner Randy D’Herde and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder				X

Co-Chairman Garlough	Abstain			
Commissioner Moore	X			
Commissioner D'Herde	X			
Commissioner Clark	X			
Commissioner Lorette				X
Commissioner Crawford	X			

B. Discussion and take appropriate action on Final Plat Application #FPLT-140155, Kingstone Beach PUD Unit 1, Port Aransas, Nueces County, Texas. Request by Kingstone Beach Ltd. (Lance R. Hughes, President). Property location: 200 Block of Beach Access Road 1.

Notification of the proposed Kingstone Beach PUD Unit 1 final plat application was sent to the utility companies and to the City’s Engineer for review. Their comments are as listed:

Utility comments:

Nueces County Water District #4 approves with the following comment: “Approve as long as Water & Wastewater Improvements are completed to District Standards and Policies.”

CenturyLink approves with no other comment.

City of Port Aransas Gas Division approves with the following comments: “Approval is subject to complying with the Port Aransas, Texas, Code of Ordinance; Chapter 21-Subdivisions, Article IX-Requirements for improvements, reservations, and designs, Division 8-Utilities, Sections 21-226- Installation & 21-227- Gas Utility.”

No comment received from AEP Texas Central Company.

Engineer Comments: (Patrick Sciantarelli, E.I.T.) “Naismith Engineering, Inc. (NEI) has reviewed the referenced plans for compliance with the City of Port Aransas City Code, especially Chapter 21-Subdivisions and Chapter 25-Zoning for the City of Port Aransas. Our comments are as follows:

1. The subject plat meets the requirements outlined in the Chapter 25-Zoning.
2. We find the Plat to be acceptable.

Commissioner Bruce Clark stated that this was the plat that came before them back in November where there were several people in the audience who lived or owned property adjacent to this and stated they were not aware of the application (Preliminary Plat). P&Z did approve the preliminary plat to go onto City Council.

Staff Rick Adams stated that those who expressed concern at the November meeting did not feel that they had ample enough time to respond but have since been contacted by the applicants engineer and all of their concerns have been addressed.

Stephen Grunewald of Urban Engineering and representative for the applicant addressed the Commission. Stephen stated that, yes the main concerns of the people were addressed one concern being, would the access road stay intact which is partly on Mr. Hughes’ property. Mr. Hughes has contacted those people and I believe their concerns have been addressed. The plat before you tonight is for phase one conforming to the Preliminary plat and the Planned Unit Development (PUD) that was previously approved by Council.

Before Stephen went any further Jeane Ivey stated the plat that was before the Commission was the updated correct plat.

Vice Chairman Mike Garlough asked for staffs’ recommendation.

Rick Adams – staffs’ recommendation is to approve again as is typical subject to the Water Districts’ and Gas Utility comments. Also you asked about the issues being worked out, Jim Atwill was the person who had been called to represent the peoples concern and Jim did call me and tell me that he was appreciative of us monitoring it and all has been worked out.

MOTION: Commissioner Bruce Clark made the motion to recommend approval of Final Plat Application FPLT-140155, Kingstone Beach PUD Unit 1, Port Aransas, Nueces County, Texas as submitted with utility comments being addressed. Seconded by Commissioner Chuck Crawford and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder				X
Co-Chairman Garlough	X			
Commissioner Moore	X			
Commissioner D’Herde	X			
Commissioner Clark	X			
Commissioner Lorette				X
Commissioner Crawford	X			

C. Discussion and take appropriate action on Revised Dune Permit and Beachfront Construction Certificate application BFDP-131109A, 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.

This item was removed from the Agenda per Daniel Mazoch (Applicants Engineer) via email on Friday March 28, 2014. No comments, discussions or actions were held on the item.

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

A. Revisit the thoroughfare plan possibly at the May meeting.

6. ADJOURNMENT OF REGULAR MEETING: - Upon completion of the posted agenda, Chairman Corder adjourned the meeting at 3:25 pm.

CITY OF PORT ARANSAS, TEXAS

Becky Corder, Chairman

Planning and Zoning Secretary