



CITY OF PORT ARANSAS, TEXAS

**MINUTES OF
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
Monday, October 26th, 2015 @ 3:00pm
Port Aransas City Hall, 710 W. Avenue A
Port Aransas, Texas 78373**

Notice is hereby given of the Regular Meeting of the Planning and Zoning Commission of Port Aransas to be held on Monday, October 26th, 2015 beginning at 3:00 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:** 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 Chair Becky Corder at 3:04 pm on Monday, October 26th, 2015 in the Council Chambers of the Port Aransas City Hall, 710 W Avenue A, Port Aransas, Texas.

PLANNING & ZONING MEMBERS PRESENT

P&Z Chairman Becky Corder
P&Z Co-Chairman Chuck Crawford
P&Z Commissioner Bruce Clark
P&Z Commissioner Nick Lorette
P&Z Commissioner Randy D’Herde
P&Z Commissioner Craig Scott

PLANNING & ZONING MEMBERS ABSENT

P&Z Commissioner Mike Garlough

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Code Enforcement Officer Carla Vanzant
City Manager David Parsons (for a portion of the meeting)

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 one signed up to speak

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 FPLT 150859 Final Plat of Lots 1 and 2, Block 1, Old Town Cottages, being a replat of Lots B and C, Danglade Addition, City of Port Aransas, Nueces County, Texas according to the Plat Recorded in Volume 61, Page 59, Map Records of Nueces County, Texas. Request by: Port Aransas Cottages, LLC (Shana Heard). Property Address: 129 N. Alister

No one signed up to speak

- B. Public Hearing to receive comments on FPLT 150862 Final Plat of Wrangling Wrecks Harbor Subdivision, Block 1, Lots 1 through 6, being a replat of Lot B, Wrangling Wrecks Subdivision, a map of which is recorded in Volume 54, Page 127, Map Records of Nueces County, Texas and Lots 4A and 5A, Block 1 Harbor Subdivision, a map of which is recorded in Volume 57, Pages 136 & 137, Map Records of Nueces County, Texas. Request By: City of Port Aransas & Deep Sea Properties Inc. Property Address: 100 Cut Off Road.

No one signed up to speak

4. ITEMS FOR DISCUSSION AND ACTION:

- A. Discussion and take appropriate action on the Monday, August 31st, 2015, Planning and Zoning Regular Meeting Minutes.

This agenda item was postponed to the November meeting.

- B. Discuss and take action on FPLT 150859, Final Plat of Lots 1 and 2, Block 1, Old Town Cottages, being a replat of Lots B and C, Danglade Addition, City of Port Aransas, Nueces County, Texas according to the Plat Recorded in Volume 61, Page 59, Map Records of Nueces County, Texas. Request by: Port Aransas Cottages, LLC (Shana Heard). Property Address: 129 N. Alister

Director of Development Rick Adams presented the plat and pointed out that the developer was asking for a variance on the front and rear setback to 5' and explained the reasoning behind that request. The developer spoke to explain their plans for the property. City Manager David Parsons joined the discussion and also answered some additional questions about corridors and right-of-ways. The commissioners discussed what would be an appropriate allowance on a variance to the setback. The commission agreed that a 5' setback variance was not acceptable, but recommended a 12' setback on Alister and 20' setback on Oleander.

MOTION: Commissioner Bruce Clark made the motion to approve FPLT 150859 subject to a 12' setback on Alister and a 20' setback on Oleander and including the 20' easement requested by NCWICD#4. Seconded by Commissioner Randy D'Herde and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford	x			
Commissioner Scott	x			
Commissioner D'Herde	x			
Commissioner Clark	x			
Commissioner Lorette	x			
Commissioner Garlough				x

- C. Discuss and take action on FPLT 150862 Final Plat of Wrangling Wrecks Harbor Subdivision, Block 1, Lots 1 through 6, being a replat of Lot B, Wrangling Wrecks Subdivision, a map of which is recorded in Volume 54, Page 127, Map Records of Nueces County, Texas and Lots 4A

and 5A, Block 1 Harbor Subdivision, a map of which is recorded in Volume 57, Pages 136 & 137, Map Records of Nueces County, Texas. Request By: City of Port Aransas & Deep Sea Properties Inc. Property Address: 100 Cut Off Road.

Director of Development Rick Adams presented this replat which is the replat between the City and Deep Sea Properties that is involved in the Port Street re-route. City Manager David Parsons spoke in favor of approval and explained why some lots were deemed unbuildable.

MOTION: Commissioner Bruce Clark made the motion to approve FPLT 150862 as presented. Seconded by Commissioner Nick Lorette and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford	x			
Commissioner Scott	x			
Commissioner D'Herde	x			
Commissioner Clark	x			
Commissioner Lorette	x			
Commissioner Garlough				x

- D. Discuss and take action to confirm that Dune Permit BFD 150864 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to re-construct an existing walkover. The construction will be located within the existing walkover easement and will include removing the existing walkover and constructing a new one. No permanent impacts to the project site or adjacent site are expected as a result of this project. Temporary impacts will be mitigated until the vegetation has re-established. No impacts to critical dunes are proposed.

Director of Development Rick Adams presented this Dune Permit application. Reviewing Engineer Daniel Mazoch of Urban Engineering questioned if the Commission wanted discourage the raising of a walk-over such as the one presented by requiring the developer to bring the walk-over completely up to code. Rick Adams explained why repairing and raising a dune walk-over without requiring the developer to bring it completely up to code was a smart idea. Submitting Engineer Jay Gardener of Naismith Engineering explained that part of the reconstruction was to create a safer, less-steep descent onto the beach. Rick Adams stated that the city would require builder to stake out and get approval on the terminus of the walk-over on the beach side. Rick Adams said that the city recommends approval.

MOTION: Commissioner Bruce Clark made the motion to approve BFD 150864 as presented. Seconded by Commissioner Nick Lorette and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford	x			
Commissioner Scott	x			
Commissioner D'Herde	x			
Commissioner Clark	x			

Commissioner Lorette	x			
Commissioner Garlough				x

- E. Discuss and take action to confirm that Dune Permit BFDP 15909 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to re-construct an existing walkover. The construction will be located within the existing walkover easement and will include expanding the existing walkover. No permanent impacts to the project site or adjacent areas is expected as a result of this project. Temporary impacts will be mitigated until the vegetation has re-established. No impacts to critical dunes are proposed.

Director of Development Rick Adams presented this Dune Permit application. Submitting Engineer Jay Gardener explained the project and answered some questions from the commissioners. Discussion was had between Jay Gardener and Reviewing Engineer Daniel Mazoch of Urban Engineering. Rick Adams stated that the city recommends approval.

MOTION: Commissioner Bruce Clark made the motion to approve BFDP 150909 as presented. Seconded by Commissioner Randy D'Herde and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford			x	
Commissioner Scott	x			
Commissioner D'Herde	x			
Commissioner Clark	x			
Commissioner Lorette	x			
Commissioner Garlough				x

- F. Discuss and take action on MRPLT 150860, Final Plat of Lots 4-A, 4-B and 4-C, Block 2, Sandpiper Villas, being a replat of Lot 4, Block 2 Sandpiper Villas, City of Port Aransas, Nueces County, Texas according to the Plat Recorded in Volume 63, Page 71, Map Records of Nueces County, Texas. Request by: Cavan and Donna McMahon. Property Address: 620 Sea Breeze. (Public Hearing held on October 9th, 2015; 1:15 p.m. at City Hall)

Director of Development Rick Adams presented this Minor Replat and explained that he decided to push it to Planning and Zoning because of the utility issues involved. The lots that are to be created by this replat currently have no water and sewer taps as required by city ordinance. The developer has verified with the city their plans to extend those utilities to the newly created lots. Rick Adams said that the City recommends approval of the plat but the withholding of the filing until such time as the utilities are extended to all lots.

MOTION: Commissioner Bruce Clark made the motion to approve MRPLT 150860 but to withhold filing until the utilities are extended to all lots. Seconded by Commissioner Randy D'Herde and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford	x			

Commissioner Scott	x			
Commissioner D'Herde	x			
Commissioner Clark	x			
Commissioner Lorette	x			
Commissioner Garlough				x

G. Discuss status of proposed revisions to ordinances regarding Recreational Vehicle and Mobile Home Parks and subdivisions.

Director of Development Rick Adams said that this discussion item was an update from the City Engineer and to see if any further direction was needed. Daniel Mazoch of Urban Engineering presented the changes that were to be made, both from discussions with the Commission as well as with City Staff. Urban Engineering will be working on codifying these changes and will present proposed ordinances to the Commission at November's meeting.

H. Discuss status of proposed revisions to ordinances regarding Minimum Dwelling Unit Size.

Daniel Mazoch of Urban Engineering asked for further direction from the Commission on Minimum Dwelling Unit Size. The Commission discussed and decided that 300sqft would be an appropriate size.

PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

- The Commission discussed changing the date of the November meeting in order to not interfere with the Thanksgiving Holiday
5. **ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 4:50 pm.

CITY OF PORT ARANSAS, TEXAS



 Becky Corder, Chair



 Planning and Zoning Secretary