



CITY OF PORT ARANSAS, TEXAS

**MINUTES OF
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
Monday, December 7th, 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, December 7th, 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 3:00 pm on Monday, December 7th, 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
P&Z Commissioner Mike Garlough

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Nicole Boyer

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.

No Public Hearings were scheduled.

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

- A. Discussion and take appropriate action on the Monday, August 31st, September 28th, and October 2015, Planning and Zoning Regular Meeting Minutes.

No minutes exist for the September 28th meeting because that meeting was cancelled. An abstention vote was corrected in October’s meeting.

MOTION: Commissioner Bruce Clark made the motion to approve the minutes as corrected. 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			

- B. Discuss and take action to confirm that Dune Permit BFDP 151008 is consistent with the City’s Coastal Management Plan. The dune permit application is for a project that consists of the preparation of the site for a single family residence.

Director of Development Rick Adams presented this Dune Permit. The applicant seeks a dune permit on one of the few remaining vacant lots on Dolphin Lane. The applicant proposes mitigation in the front corner and since the lot is relatively low, they will be bringing in fill to elevate the lot to 9’. Staff recommends approval. Commissioner D’Herde questioned how this would affect the drainage in the area, Rick assured the commission that a drainage plan would be required once a building permit application is submitted.

MOTION: Commissioner Bruce Clark made the motion to approve BFDP 151008 which is consistent with the City’s Coastal Management Plan. 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			

- C. Discuss and take action on proposed revisions to ordinances regarding Recreational Vehicle and Mobile Home Parks and subdivisions.

Tabled for a future meeting.

- D. Discuss and take action on proposed revisions to ordinances regarding Minimum Dwelling Unit Size.

Tabled for a future meeting.

- E. Discuss requiring a percentage of a new development project be designated as strictly long term occupancy and/or affordable housing.

While a developer cannot be required to designate any property to affordable housing, Director of Development Rick Adams discussed possible incentives to compel them to do so. He requested the commission's ideas and suggestions to take back to the Sustainable Community Taskforce. The commission agreed that a feasibility study might be necessary to determine how much affordable housing Port Aransas needs and what kind of prices make it affordable to the workforce. The commission directed staff to bring to a later meeting some ideas, costs and possible companies that could do a feasibility study.

- F. Discuss possible alternate December meeting date.

It was determined that the regularly scheduled meeting would be canceled if the dune permit applicant agreed to have their dune permit heard at the January meeting.

PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

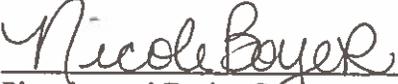
- Roadway Impact Fee Study kicks off soon

5. **ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 3:56pm.

CITY OF PORT ARANSAS, TEXAS



Becky Corder, Chair



Planning and Zoning Secretary