



**CITY OF PORT ARANSAS, TEXAS**

**MINUTES OF  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING  
Wednesday, May 27, 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 Wednesday, May 27, 2015 beginning at 3:05 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 3:0 pm on Monday, March 30th, 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 Commissioner Bruce Clark  
P&Z Commissioner Chuck Crawford  
P&Z Commissioner Nick Lorette

**PLANNING & ZONING MEMBERS ABSENT**

P&Z Co-Chairman Mike Garlough  
P&Z Commissioner Randy D’Herde  
P&Z Commissioner Wendy Moore (vacant seat)

**STAFF MEMBERS PRESENT**

Development Services Director Rick Adams  
Planning Assistant 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 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 Zoning Change Request # ZCR-150419, Palmilla Beach P.U.D., Port Aransas, Nueces County, Texas. The Palmilla Beach project is comprised of approximately a 372-acre development with six distinctive land use areas. The P.U.D. intends to add two separate areas of land to the existing P.U.D. boundary. The first tract consist of approximately 33.30 acres of the Moorings at Mustang Island, Lot 1, Block 1. The second tract consist of approximately 14.286 acres out of the I.W. Boone Survey 587, Land Script 241. These two additional tracts will be comprised of single-family residential, multi-family residential,

commercial, civic, and marina uses. Request by: Koontz McCombs. Property Location: 3900 Block of Hwy 361.

B.

**Jerry Gnazzo, 3500 Island Moorings Parkway #15, spoke in favor of the PUD amendment. Jerry is a homeowner of a property that adjoins the proposed PUD addition, is President of the HOA, and is a member of the Airport Channel Board. He supports this project and Koontz-McCombs, saying that everything they have done thus far has been done responsibly and while working with neighboring properties.**

**Jane Gnazzo, 3500 Island Moorings Parkway #15, also spoke in favor of the PUD amendment and made mention that Hwy 361 needs another traffic light in order to slow down traffic and make the road safer.**

**Debbie Dean, 509 Aransas Channel, manager of Island Moorings Marina, also spoke in favor of the PUD amendment, mentioning that traffic flow and parking can be an issue and hopes that the city will guide them in that respect.**

**Craig Duke, Aransas Princess Unit #214, board member also spoke in favor of the PUD amendment. He believes that Koontz-McCombs has the best interest of Port Aransas in mind with regards to this development.**

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

C. Discussion and take appropriate action on the Monday, March 30, 2015, Planning and Zoning Regular Meeting Minutes.

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

D. Discuss and take appropriate action on the Monday, April 27<sup>th</sup>, 2015, Planning and Zoning Regular Meeting Minutes.

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

- E. Discuss and take appropriate action on Zoning Change Request # ZCR-150419, Palmilla Beach P.U.D., Port Aransas, Nueces County, Texas. The Palmilla Beach project is comprised of approximately a 372-acre development with six distinctive land use areas. The P.U.D. intends to add two separate areas of land to the existing P.U.D. boundary. The first tract consists of approximately 33.30 acres of the Moorings at Mustang Island, Lot 1, Block 1. The second tract consists of approximately 14.286 acres out of the I.W. Boone Survey 587, Land Script 241. These two additional tracts will be comprised of single-family residential, multi-family residential, commercial, civic, and marina uses. Request by: Koontz McCombs. Property Location: 3900 Block of Hwy 361.

Urban Engineer Daniel Mazoch presented the Palmilla Beach PUD amendment. He gave a quick overview on the history of this PUD and explained that it will add two areas to the Palmilla PUD and remove the one area that is no longer going to be part of the Palmilla PUD. Unused sheets that were no longer relevant were removed from the original PUD document and clarification on certain items (ie parking garages levels will count as “floors”) were added in to better regulate the community. Jim Urban and Daniel Mazoch were on hand from Urban Engineering, as well as Greg Carr for Koontz McCombs, to answer questions. Rick Adams mentioned that the parking standards for each lot was raised from 1.5 to 2.25. He made it clear that existing setback ordinances would apply for property on the boundary of the PUD. Staff does recommend approval. Commissioner Bruce Clark asked about parking at the Harbor. Urban Engineering clarified the layout and requirements for harbor parking (1 slip for owners outside for Palmilla Bay and .25 for owners in Palmilla Bay). Shirlee Page (from audience), Island Moorings Homeowner’s Association, had concerns about trailer storage with the Harbor and said that they are working with Greg Carr on this issue. Greg Carr verified that no trailer storage will be allowed in the Palmilla PUD and assured the Commission that they would continue to work with Island Moorings to alleviate any issues. Commissioner Chuck Crawford asked about the easement that would be a part of the Palmilla PUD, but would also serve as the entrance to the Aransas Princess. Daniel Mazoch said that the easement would continue to serve the Aransas Princess but may be further improved during the development. The Commission clarified that some condos would utilize a parking garage type complex, with parking underneath the living areas, but those parking levels will still count as a “floor”. Commissioner Bruce Clark asked if these structures would be limited to the 35ft height restriction, and Jim Urban explained that the outlying structures of the PUD that border properties outside of the PUD would be held to existing ordinance and would have to have a minimum of a 40ft setback if those structures were to be over 35ft.

**MOTION: Commissioner Bruce Clark made the motion to approve Zoning Change Request ZCR150419 Palmilla Beach PUD. Seconded by Commissioner Nick Lorette and carried with the following vote:**

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

- F. Discuss and take action to confirm that Dune Permit BFDP 150329 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to construct of a single family residential home and associated residential improvements at Unit 108 of Gulf Waters Beach Front Resort Condos, Port Aransas, Texas. Applicant: Lisa Mitchell. Property Location: 5601 Hwy 361 Unit 108.

Director of Development Rick Adams presented this dune permit. He talked about inspecting the property and determining that a dune permit was needed for this property due to a low dune mound that fell within the construction site. Comments did go back and forth between the reviewing engineer (Naismith) and the applicant's engineer (Urban). Naismith believes that Urban's comments did not fully articulate the avoidance/minimization process and needed to explain it better in the narrative portions of the permit. Staff recommends approval with possible additional language explaining the process more fully so there is not controversy between the engineers. Daniel Mazoch, Urban Engineering, spoke about the mitigation process and where it was written in the application.

**MOTION: Commissioner Bruce Clark made the motion to approve Dune Permit BFDP 150329 is consistent with the city's Coastal Management Plan subject to a new narrative approved by the city. Seconded by Commissioner Nick Lorette 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			

- G. Discuss and take action to confirm that Dune Permit BFDP 150410 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to reconstruct a previous private access from the beach and to construct a single family residence at Mustang Island State Land Survey Block 6, Lot 5, Port Aransas, Texas. Applicant: John Judson. Property Location: 1224 On the Beach.

Development Director Rick Adams presented this dune permit which consists of the access path, single-family residence and includes a septic system that must be professionally designed by a sanitation engineer. A septic system is always the last choice, but sometimes necessary when sewer service cannot be achieved. The exact location of the septic system

might need to be altered slightly in order to conform to a sanitation engineer's plans. Daniel Mazoch, reviewing engineer, felt that the submitting engineer needed to provide more information as to the access path and mitigation. Daniel does not feel mitigation is adequate.

**MOTION: Commissioner Bruce Clark made the motion to table Dune Permit BFDP 150410. 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			

- H. Discuss and take action to confirm that Dune Permit BFDP 150409 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to construct a single family residential home and associated residential improvements at Mustang Royal NUD Unit 2, Lot 44, Port Aransas, Texas. Applicant: Candice & John Roberts. Property Location: 146 Star Lane.

Director of Development Rick Adams presented this dune permit. This was a lot that previously determined to have a "No Dune Determination", but dunes have since reestablished. Naismith believes that Urban's comments did not fully articulate the avoidance/ minimization process and needed to explain it better in the narrative portions of the permit. Staff recommends approval with possible additional language explaining the process more fully so there is not controversy between the engineers.

**MOTION: Commissioner Bruce Clark made the motion to approve Dune Permit BFDP 15409 is consistent with the city's Coastal Management Plan subject to a new narrative approved by the city. 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			

- I. Discuss and take possible action on workshop items: Recreational Vehicle Ordinances, Mobile Home Ordinances, and minimum dwelling unit/lot size.

**Pushed to June's Meeting**

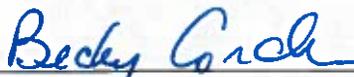
- J. Review and discuss Parking/Standing/Storing on the Public Right of Way.

**Pushed to June's Meeting.**

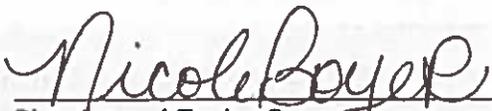
**4. PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:**

5. **ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 4:48 pm.

**CITY OF PORT ARANSAS, TEXAS**



Becky Corder, Chair

  
Planning and Zoning Secretary