



CITY OF PORT ARANSAS, TEXAS

MINUTES OF
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
Monday, June 29, 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, June 29, 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 3:05 pm on Monday, June 29th, 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 Randy D'Herde

PLANNING & ZONING MEMBERS ABSENT

P&Z Co-Chairman Mike Garlough
P&Z Commissioner Nick Lorette
P&Z Commissioner Wendy Moore (vacant seat)

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Nicole Hammock
Building Permit Clerk Starla Waddell

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.*

Commissioner Bruce Clark stepped down to make a citizen's comment. He said that something needs to be done about golf carts on Highway 361.

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

- A. Discussion and take appropriate action on the Wednesday, May 27th, 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			

- B. 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.

Director of Development Rick Adams presented this dune permit that was tabled at the last meeting. Both the submitting engineer and the reviewing engineer were present. The dune permit application was amended to fulfill the reviewing engineer's comments. Jay Gardener, Naismith Engineer explained that there would be a cut through the maintenance dune and a small cut through the next dune that would be mitigated, but then fill added to maintain a level grade to help with wash over protection. Commissioner Bruce Clark stated his worries about setting a precedent in allowing every lot a drive-through. Rick Adams mentioned that it could possibly be a takings claim if we did not allow a drive, that there were not many undeveloped lots left, and that it might be prudent to encourage the sharing of drives when possible. Reviewing engineer, Daniel Mazoch, Urban Engineering, does recommend approval for this dune permit.

MOTION: Commissioner Bruce Clark made the motion to approve BFDP 150410 as presented. Seconded by Commissioner Randy D'Herde 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. Discuss and take action to confirm that Dune Permit BFDP 150495 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to construct dune walkover at Kingstone Beach PUD, Block 2, Lots 11 & 15, Port Aransas, Texas. Applicant: Kingstone Beach Development, LTD. Property Location: Kingstone Beach PUD.

Director of Development Rick Adams presented this dune walkover permit, stating that it was a pretty straightforward permit for the Kingstone Beach PUD. This was a permit that was previously approved, but has been resubmitted due to the developer requesting a different path through the dunes. Staff recommends approval.

MOTION: Commissioner Bruce Clark made the motion to approve Dune Permit BFDO 150495. 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 action on Beach Related Issues.

Director of Development Rick Adams added this discussion item and explained that it would be an agenda item from here on out. Head-in parking only restrictions were discussed as a possibility and allowing for an extra camping day on observed holidays such as Memorial Day, Fourth of July and Labor Day. The new trash truck and how successful it is was discussed.

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

Pushed to July's Meeting when City Engineer Jim Urban could be in attendance.

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

Pushed to July's Meeting for more discussion.

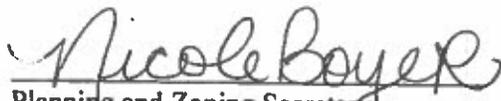
4. PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

5. ADJOURNMENT OF REGULAR MEETING: Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 3:54pm.

CITY OF PORT ARANSAS, TEXAS



 Becky Corder, Chair



 Planning and Zoning Secretary