



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

**PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING**

Monday, June 30th, 2014 @ 3:02pm

**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 3:03 pm on Monday, September 29th, 2014 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 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 Commissioner Nick Lorette

Planning & Zoning Members Absent

P&Z Co-Chairman Mike Garlough

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 citizens requested to address the Commission on any subject not on the agenda.

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

- A. Discuss and take action to confirm that **Dune Permit and Beachfront Construction Certificate application #BFDP-140508** – Gulf Waters Beach Front

Resort Condo, Unit 101, is consistent with the City’s Coastal Management Plan. The owners propose to construct a single family residence and typical residential improvements. Applicant: Augusta Bay, LLC (Gary Sweetman). Property Location: 5601 Hwy 361, Unit 101.

Director of Development Services Rick Adams explained that this lot and the one in Agenda Item 3B are in Gulf Waters seaward of the RV park. They are proposing condos. He said that the some discussion was had with Urban Engineering to clearly mark the building envelope landward of the erosion line and to come back later if anything was to be built seaward that fit into our coastal management plan (deck, yard, etc.). Some discussion occurred between Rick Adams, Urban representative Daniel Mazoch, and the Commission on what is allowed to be built seaward versus landward of the erosion line in general for clarification. Rick Adams confirmed that the reviewing engineer (Naismith) and city staff both recommend approval with the removal of Exhibit C.

MOTION: Commissioner Chuck Crawford made the motion to confirm that Dune Permit and Beachfront Construction Certificate application #BFDP-140508 – Gulf Waters Beach Front Resort Condo, Unit 101, is consistent with the City’s Coastal Management Plan with the omission of Exhibit C. 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			

- B. Discuss and take action to confirm that **Dune Permit and Beachfront Construction Certificate application #BFDP-140521** – Gulf Waters Beach Front Resort Condo, Unit 102, is consistent with the City’s Coastal Management Plan. The owners propose to construct a single family residence and typical residential improvements. Applicant: Fry Kent (Gary Sweetman). Property Location: 5601 Hwy 361, Unit 102.

Director of Development Services Rick Adams explained that this property is immediately adjacent to the previous Agenda item and that the discussion points would be the same. Commissioner Wendy Moore asked why Gary Sweetman’s name was also listed on both of these dune permit application. Daniel Mazoch explained that though he was not the owner, Mr. Sweetman had hired Urban for both of these projects and he was their contact.

MOTION: Commissioner Chuck Crawford made the motion to confirm that Dune Permit and Beachfront Construction Certificate application #BFDP-140521 – Gulf Waters Beach Front Resort Condo, Unit 102, is consistent with the City’s Coastal Management Plan with the omission of Exhibit C. 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 and Beachfront Construction Certificate application #BFDP-140522** – Beachwalk NUD, Lot 28, is consistent with the City’s Coastal Management Plan. The proposed construction includes a single family residence and residential improvements. Applicant: Warrior Rentals 1, LLC (Stephen Argubright). Property location: 278 Beachwalk.

Director of Development Services Rick Adams discussed where this property was located and explained that all of the mitigation would be on the applicant’s property versus city or GLO land and that staff recommends approval.

MOTION: Commissioner Bruce Clark made the motion to confirm that Dune Permit and Beachfront Construction Certificate application #BFDP-140522 – Beachwalk NUD, Lot 28, is consistent with the City’s Coastal Management Plan as written. 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			

D. Discussion and take appropriate action on the Thursday, May 8th, 2014, Planning and Zoning Regular Meeting Minutes.

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

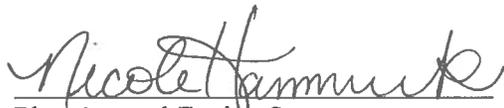
Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Garlough				x
Commissioner Moore	x			
Commissioner D'Herde	x			
Commissioner Clark	x			
Commissioner Lorette	x			
Commissioner Crawford	x			

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

Director of Development Services Rick Adams mentioned that in the future, the Planning and Zoning Commission will have to take a look at beach construction to identify the challenges that the city might face with lots that only have beach access (i.e. density, emergency services, etc.), the city's thoroughfare plan, city parking issues, occupancy issues, short-term rentals, and lighting issues.

6. ADJOURNMENT OF REGULAR MEETING: - Upon completion of the posted agenda, Chairman Corder adjourned the regular meeting at 3:47pm.

CITY OF PORT ARANSAS, TEXAS


Nicolet Hammock
Planning and Zoning Secretary


Becky Corder, Chairman