



CITY OF PORT ARANSAS, TEXAS

**MINUTES OF
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
Monday, July 27th, 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, July 27th, 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 3:03 pm on Monday, July 27th, 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 Co-Chairman Mike Garlough
P&Z Commissioner Nick Lorette
P&Z Commissioner Craig Scott

PLANNING & ZONING MEMBERS ABSENT

P&Z Commissioner Randy D’Herde

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. **ITEMS FOR DISCUSSION AND ACTION:**

- A. Administer Official Oath of Office for newly appointed Commissioners (Becky Corder, Bruce Clark, and Craig Scott).

Director of Development Rick Adams administered the Oath of Office to Becky Corder, Bruce Clark, and Craig Scott.

- B. Discussion and take appropriate action on the Monday, June 29th, 2015, Planning and Zoning Regular Meeting Minutes.

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

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

- C. Deliberate and elect a Chairman and a Co-Chairman for the 2015-2016 Board.

Becky Corder was nominated to continue serving as Chairman and Chuck Crawford was nominated as Co-Chairman for the 2015-2016 Planning and Zoning Commission.

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

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

- D. Receive City Engineer's report regarding Recreational Vehicle Park Ordinances and Mobile Home Park Ordinances. Discuss and take possible action on changes to said ordinances.

City Engineer Jim Urban and Daniel Mazoch presented the following report:



Sustainable Community Discussion

City Staff requested Urban Engineering review Chapter 14 of the City Code pertaining to Recreational Vehicles and Manufactured Homes and their associated Parks in search of opportunities to provide more affordable long term housing.

Currently new RV and MH Parks are only allowed on tracts 2 acres or greater zoned TR-1 or above located North of Avenue A and Piper Blvd. Outside of RV Parks, an RV may be occupied outside for no longer than 14-days out of a 60 day period (and when in an R-1 district on properties which an existing habitable structure rests)

RV Park Requirements

We believe the current regulations are acceptable for a typical short-term and seasonal RV Park operations but make it difficult to provide facilities geared toward long-term rentals or ownership.

	Current		Proposed
Size:	(2) Acres	→	(Yi) Acre
Location:	North of Ave A/Piper	→	No Restriction
Zoning:	TR-1	→	R-2 or R-1
Screening:	7'-6", From Adj. Roadways	→	7'-6" All Sides

It would be proposed that RV Parks or Subdivisions under (2) Acres in size be limited to long term rental or ownership operations in order to encourage the desired use. A Yi Acre tract could facilitate 8-10 RVs, depending on the lot configuration.

Positives: The above proposed adjustments would allow for smaller RV Park facilities within more areas of the City as there are limited undeveloped properties which are currently eligible for this use.

Negatives: In general however an RV is not considered to provide an adequate functional and livable space for a small family and it still requires a suitable vehicle for use. Manufactured Homes or Modular Homes could be a more suitable solution for lower income families or individuals who desire affordable long-term or permanent residence in Port Aransas.

Mobile Home Parks

Currently Section 14-5 appears to prohibit any *NEW* Mobile or Manufactured Homes from being placed in the City. In general small well developed and maintained Manufactured Home Parks could provide a more desirable facilities for renters looking to live closer to work and reduce reliance on vehicles.

Potential Issues: Currently the highest classification available for HUD MH available is Zone III, designed to resist a fastest-mile wind speed of 110 mph. This design standard differs from the 3-second gust design wind speed of 130 mph which is the design standard seaward of the Intercostal Canal. We were unable to get in touch with TWIA to confirm, but it is believed that since the Manufactured Homes do not meet local windstorm requirements they would be ineligible for windstorm insurance, and consequently conventional financing. It is unlikely any developer would consider investing in facilities which they are unable to insure. Additionally the City may not desire to encourage such facilities within the City.

	Current		Proposed
Size:	(2) Acres	→	(½) Acre
Location:	North of Ave 1A/Piper	→	No Restriction
Zoning:	TR-1	→	R-2 or R-1
Screening:	7'-6", From Adj. Roadways	→	7'-6" All Sides
Lot Size:	5,000 sf	→	3,000 sf w/ 40% open space

If the City were to lift the restriction on Manufactured Homes in the City does it desire to allow them on individual lots or only within MH Parks?

Due to potential issues regarding insurance for MH they may not be a viable housing solution in our community.

Alternatives

Although revisions to the existing RV and MH Park codes may offer opportunity to increase lower cost long-term rentals within the City, such offerings may not adequately serve the individuals and families for whom they are intended. The City should also consider smaller scale residential or community living operations which may offer lower cost long-term rental opportunities while meeting the necessary construction requirements while offering more permanence than RV living.

Modular or Panelized Homes which are shipped to the home site nearly complete could offer the construction cost savings desired by developers. Both Modular and Panelized Homes are required to be constructed to state and local building codes and therefore offer a similar product to a site-built home but at a lower cost. The existing building code requires a minimum floor area of 600 sf. The City may consider allowing smaller dwelling units which may further reduce construction cost and offer savings on to resident. Allowing smaller dwelling units within properties such as CUD's could allow for the development of more affordable long-term rental or ownership communities.

Glossary

Recreational Vehicle (RV): Various motorized vehicles or un-motorized trailers which are used contain sleeping quarters and may or may not contain restrooms, showers, and kitchen facilities. Typically used for temporary occupancy.

Mobile Home & Manufactured Home (MH): A manufactured home is a mobile home constructed after 1976, affixed to a permanent chassis to ensure initial and continued transportability in one or more sections, and that when erected on site, is of at least 320 sf in size. 8' or more in width and 30'+ in length. 14' width is permitted on highway.

Modular and Panelized Homes: A modular home is one which is shipped to the home site nearly complete, while a panelized home often requires additional on-site assembly. Both are required to be constructed to state and local building codes.

E. Discuss potential Coastal Overlay Zone and items for consideration to be included in said zone.

Director of Development Rick Adams presented a map of the area in question, in addition to the following discussion items:

Overlay Zone

Boundary

- Follow dune protection-beachfront construction map

Considerations

- Exempt properties w/landward access. Should landward access be acquired at later date where beachfront access currently exists, then the beach access must be reduced to pedestrian only.
- Density \leq dwelling units (Woodfin precedent)
- Short Term Rental for beach access only properties (future development)? Life safety concerns-Fire-EMS
- When beach access appears necessary...must demonstrate attempt to share access of place so as to be shared in future?
- No impediments (structure, bollards) so as to impede continuous North-South travelway.
- Walkovers (Ped and Car)—any restrictions for future development

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

Pushed to August'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 5:14pm.

CITY OF PORT ARANSAS, TEXAS



Becky Corder, Chair



Planning and Zoning Secretary