



## CITY OF PORT ARANSAS, TEXAS

### MINUTES OF PLANNING AND ZONING COMMISSION PUBLIC HEARING/REGULAR MEETING

Monday, August 31<sup>st</sup>, 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, August 31<sup>st</sup>, 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, August 31<sup>st</sup>, 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 Chairman 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.

A. Public Hearing to receive comments on Partial Street Closing Request VC#150655. The partial street closing is the unimproved right-of-way portion of Station Street adjacent to the applicant's property Channel View, Block 1, Lot 1-R, adjacent to Channel View, Block 2, Lot 2, and adjacent to Little Wm Sur 150.25'x284 Out N Ends LS20. Request by: Charles Crawford, Phil & Barbara Boeck, and Jack Lewis. Property Location: Station Street between Tarrant and Channel View Drive.

**No one signed up to speak**

- B. Public Hearing to receive comments on FPLT 150676 proposed Lot 1, Block 1, Sixth Street Addition, City of Port Aransas, Nueces County, being a replat of Block 10, Aransas Holding Company, Section C, City of Port Aransas, Texas, according to the plat recorded in volume 46, page 216, map records of Nueces County, Texas. Request by: 6 Street Boat Storage, LLC (Timothy Everitt). Property Location: 1000 Block of Sixth Street.

No one signed up to speak

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

- A. Discussion and take appropriate action on the July 27<sup>th</sup>, 2015, Planning and Zoning Regular Meeting Minutes.

**MOTION: Commissioner Bruce Clark made the motion to approve minutes as presented. 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 on Partial Street Closing Request VC#150655. The partial street closing is the unimproved right-of-way portion of Station Street adjacent to the applicant’s property Channel View, Block 1, Lot 1-R, adjacent to Channel View, Block 2, Lot 2, and adjacent to Little Wm Sur 150.25’x284 Out N Ends LS20. Request by: Charles Crawford, Phil & Barbara Boeck, and Jack Lewis. Property Location: Station Street between Tarrant and Channel View Drive.

Director of Development Rick Adams presented the Partial Street Closing Request. He clarified that the portion of the street to be closed was from Tarrant street to the edge of the Cline’s Landing property and would not affect any designated on-street parking. NCWCID manager Mark Young recommended only closing 15 feet so as not to interfere with the Storm Drainage. The City recommends approval to vacate 15 feet of that right-of-way.

**MOTION: Commissioner Bruce Clark made the motion to approve VC#150655 but to only close 15’ rather than the 20’ requested. 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 FPLT 150676 proposed Lot 1, Block 1, Sixth Street Addition, City of Port Aransas, Nueces County, being a replat of Block 10, Aransas Holding Company, Section C, City of Port Aransas, Texas, according to the plat recorded in volume 46, page 216, map records of Nueces County, Texas. Request by: 6 Street Boat Storage, LLC (Timothy Everitt). Property Location: 1000 Block of Sixth Street.

Director of Development Rick Adams presented this replat. There is a metal building located in what will become the right-of-way. The developer's intention is to have this building removed and the city recommends approval subject to that being done.

**MOTION: Commissioner Bruce Clark made the motion to approve FPLT 150676 subject to the metal building being removed. 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			

- D. Discuss and take action to confirm that Dune Permit BFDP 150721 is consistent with the City's Coastal Management Plan. The dune permit applicant seeks to perform mitigation for dunes extending into the rear of two lots (previous impacts), as well as mitigation associated with creation of a new lot from the most landward portion of the development situated along the 1000' foot line.

Director of Development Rick Adams presented this Dune Permit application. The developer seeks the permit to provide mitigation to create a new buildable lot.

**MOTION: Commissioner Bruce Clark made the motion to approve BFDP 150721 as presented. 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			

- E. Discuss and take possible action on Recreation Vehicle Parks/Subdivisions and Mobile Home Parks/Subdivisions.

Jim Urban and Daniel Mazoch of Urban Engineering gave a presentation on different possible alternatives and revising ordinances to relax requirements for Recreational Vehicle and Mobile Home Parks. The Commission discussed what was presented and directed Urban Engineering to move forward with some changes, meet with city staff and present revisions at a future meeting.

- F. Discuss and take possible action on reducing minimum dwelling unit size.

The Commission discussed various options and asked Urban Engineering to bring recommendations at a future meeting.

- G. Discuss and take possible action on potential Coastal Overlay Zone and proposals for beachfront development.

The Commission discussed possible restrictions on development on properties that derive their only access from the beach road. Jim Urban joined the discussion. The Commission instructed city staff to speak with the city attorney about the issues and report back at a future meeting.

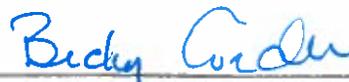
- H. Discuss and take possible action on Parking/Standing/Storing on the Public Right of Way.

This agenda item was pushed to September's meeting.

**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 5:21 pm.

**CITY OF PORT ARANSAS, TEXAS**

  
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 Becky Corder, Chair

  
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 Planning and Zoning Secretary