



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

**PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
Monday, September 29th, 2014 @ 3:00pm
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

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Nicole Hammock

Council Members Present

Beverly Bolner (in audience)

2. **ADMINISTER STATEMENT OF APPOINTED OFFICER AND OATH OF OFFICE**

Director of Development Services Rick Adams administered the Statement of Appointed Officer and Oath of Office to Commissioners Randy D'Herde, Mike Garlough, Nick Lorette, and Chuck Crawford.

3. **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 Planning and Zoning Commission.

4. **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 **Preliminary and Final Plat request #PPLT&FPLT-140873**, Fisherman’s Cove, C.U.D., 4.39 acres, being a replat of a portion of lots 2, 3, 4, 5, 6, 7, & 8, Block 60, State Land Surveys on Mustang Island, Nueces County, Texas on file in the General Land Office in Austin, Texas, a portion of Lot 1, Block 1, Covent Garden Addition, a map of which is recorded in volume 61, page 199, Map Records of Nueces County, Texas and all of Lots 3, 4, 5 & 6 Gulf Winds Subdivision, a map of which is recorded in Volume 45, Page 93, Map records of Nueces County, Texas Request by John & Carolyn Hooten. Property location: 300 Block of Howard.

No citizens requested to address the Planning and Zoning Commission during the Public Hearing. Chair Becky Corder announced that the Zoning Change Request for the Port Street Development was rescheduled for the October meeting.

5. ITEMS FOR DISCUSSION AND ACTION:

- A. Discuss and take appropriate action on **Preliminary and Final Plat request #PPLT&FPLT-140873**, Fisherman’s Cove, C.U.D., 4.39 acres, being a replat of a portion of lots 2, 3, 4, 5, 6, 7, & 8, Block 60, State Land Surveys on Mustang Island, Nueces County, Texas on file in the General Land Office in Austin, Texas, a portion of Lot 1, Block 1, Covent Garden Addition, a map of which is recorded in volume 61, page 199, Map Records of Nueces County, Texas and all of Lots 3, 4, 5 & 6 Gulf Winds Subdivision, a map of which is recorded in Volume 45, Page 93, Map records of Nueces County, Texas Request by John & Carolyn Hooten. Property location: 300 Block of Howard.

Director of Development Services Rick Adams introduced Stephen Grunewald of Urban Engineering as the engineer on the project if the Commission had any questions. The only comment from the reviewing engineer was that they would like to see the Corps permit. Stephen Grunewald explained that he had already passed the two nationwide permits on to Naismith Engineering. Rick told the commission that because Howard Street doesn’t classify as a “collector” street, the 24’ width is acceptable given the constraints of the drainage ditch. Rick Adams stated that staff recommends approval with attention to the gas department’s comments.

MOTION: Commissioner Bruce Clark made the motion to approve Preliminary and Final Plat request #PPLT&FPLT-140873, Fisherman’s Cove, C.U.D. subject to the gas department’s notes. 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			

- B. Discuss and take action to confirm that the **“No” Dune Permit and Beachfront Construction Certificate application #BFDP-140850** – Oceanside Addition, Block 1, Lot 20, is consistent with the City’s Coastal Management Plan. The owner propose to construct a single family residence and typical residential improvements. Applicant: Dave Panos. Property Location: 870 Oceanside Dr.

Director of Development Services Rick Adams introduced Daniel Mazoch of Urban Engineering as the engineer on the project if there were any questions. Rick said this was a pretty straightforward “no critical dune” designation request and commended Daniel Mazoch on the photos included in the permit application with the intent of clarifying the lot location for GLO. Commissioner Clark pointed out that a small section in the rear of the lot appears to have a small area of dune. Rick explained that if the entire building envelope is outside of the dune area than per our Coastal Management Plan a “No Dune Permit” is the correct vehicle and that staff recommends approval.

MOTION: Commissioner Bruce Clark made the motion to confirm “No” Dune Permit and Beachfront Construction Certificate application #BFDP-140850 – Oceanside Addition, Block 1, Lot 20, is consistent with the City’s Coastal Management Plan. 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 the **“No” Dune Permit and Beachfront Construction Certificate application #BFDP-140855** – Oceanside Addition, Block 1, Lot 21, is consistent with the City’s Coastal Management Plan. The owner propose to construct a single family residence and typical residential improvements. Applicant: Amy Doyle. Property Location: 880 Oceanside Dr.

Rick Adams lets the Commission know that this lot is immediately adjacent to the lot from previous Agenda item B and that the discussion points would be the same. Staff recommends approval.

MOTION: Commissioner Bruce Clark made the motion to confirm that “No” Dune Permit and Beachfront Construction Certificate application #BFDP-140855 – Oceanside Addition, Block 1, Lot 21, is consistent with the City’s Coastal Management Plan. 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. Discuss Council directive to revisit existing “Big Box” ordinance and other similar issues such as short term rental requirements, Coastal Overlay Zone and schedule separate workshop meeting(s) for October.

Director of Development Services Rick Adams explained some of the issues that the Planning and Zoning Commission needed to address during a “workshop” type meeting.

5. SCHEDULE UPCOMING PLANNING AND ZONING WORKSHOP SESSIONS:

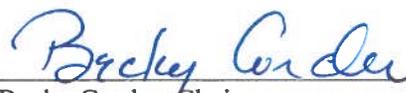
Workshop meeting set for October 21st, 2014 at 3pm.

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

It was decided that future Planning and Zoning meetings would be video-recorded and also played on the public access channel.

ADJOURNMENT OF REGULAR MEETING: Upon completion of the posted agenda, Chair Corder adjourned the meeting at 3:34 pm.

CITY OF PORT ARANSAS, TEXAS


Becky Corder, Chair


Planning and Zoning Secretary