



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

**PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
Monday, January 5th, 2015 @ 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 Chair Becky Corder at 3:06 pm on Monday, January 5th, 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 Nick Lorette
P&Z Commissioner Randy D'Herde

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Nicole Hammock

PLANNING & ZONING MEMBERS ABSENT

P&Z Co-Chairman Mike Garlough
P&Z Commissioner Wendy Moore

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 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 Preliminary and Final Replat request # PPLT & FPLT 141129, Final Plat of Gulf Village Subdivision, City of Port Aransas, Nueces County, Texas being a replat of Lot 1, Block 2, The Boardwalk, a subdivision of the city

of Port Aransas, Mustang Island, Nueces County, Texas as shown in Volume 59, Pages 174-175, Map Records, Nueces County, Texas.

No citizens came forth to speak.

4. ITEMS FOR DISCUSSION AND ACTION:

- A. Discussion and take appropriate action on the Monday November 24th, 2014, Planning and Zoning Regular Meeting Minutes.

MOTION: Commissioner Bruce Clark made the motion to approve 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 Moore				x
Commissioner D’Herde	x			
Commissioner Clark	x			
Commissioner Lorette	x			
Commissioner Crawford	x			

- A. B. Discussion and take appropriate action on Preliminary and Final Replat request # PPLT & FPLT 141129, Final Plat of Gulf Village Subdivision, City of Port Aransas, Nueces County, Texas being a replat of Lot 1, Block 2, The Boardwalk, a subdivision of the city of Port Aransas, Mustang Island, Nueces County, Texas as shown in Volume 59, Pages 174-175, Map Records, Nueces County, Texas.

Director of Development Services Rick Adams presented the project that is a CUD located down south on 11th Street. He explained that the lots were smaller than 3000 sq. feet, but that they took advantage of the ordinance that allows smaller lots if an equal space is dedicated to recreational use. He pointed out the discussion between the engineers regarding the on-site, off-street parking requirements and determined that the requirement of two on-site, off-street parking spaces would be met. Bruce Clark mentioned the NCWCID4’s comments in their utility review about the need for the entire lot that contains the road to be granted as an easement, and Nicole Hammock pointed out that it was taken care of as a plat note. Chair Becky Corder asked if the City would require the developer to post signs for no on-street parking in a development like this, and was told by Rick Adams that a new component (Emergency Safety Review) was added to the plan review to ensure that emergency vehicles had access to all properties. Rick Adams said that staff recommends approval of this project.

MOTION: Commissioner Bruce Clark made the motion to approve Preliminary and Final Replat request # PPLT & FPLT 141129, Gulf Village subject to the plat note about the parking requirements. 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			

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

Chair Becky Corder told the Commission that she met with City Manager David Parsons, Director of Development Rick Adams and Mayor Keith McMullin and explained that the Comprehensive Plan was a three-year process done between 2007 and 2010, and we have just finished the 4th year since it was adopted. They suggested it was best to wait until the Marina Study was completed and presented during the joint City Council/Planning and Zoning Meeting later on this month before beginning a comprehensive plan review, since the study was probably going to be such a huge part of the plan review process. Comprehensive Plan reviews are typically done every 5 years, and since the appropriate amount of money was not budgeted this year, it is their recommendation to wait until next year to do the full Comprehensive Plan Review, meanwhile taking up items such as parking, big box stores, and any other issues that need immediate attention. She mentioned that a Sustainable Community Taskforce was established at the request of Councilman Bujan that has just begun meetings with a mission to “identify factors that prevent sustainable population growth and develop solutions to these problems.” She suggested that anyone that had wanted to be part of the Comprehensive Plan Review be directed to that group’s meetings. Becky also suggested that we ask the Chamber to do an informal survey of employers and the need for affordable workforce housing to determine the possible amount of such housing that is needed.

- 7. ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 3:49 pm.

CITY OF PORT ARANSAS, TEXAS

Becky Corder, Chair

Planning and Zoning Secretary