



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

**PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
Monday, November 24th, 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 Acting Chairman Bruce Clark at 3:01 pm on Monday, November 24th, 2014 in the Council Chambers of the Port Aransas City Hall, 710 W Avenue A, Port Aransas, Texas.

PLANNING & ZONING MEMBERS PRESENT

P&Z Commissioner Bruce Clark
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
City Engineer Jim Urban

PLANNING & ZONING MEMBERS ABSENT

P&Z Chairman Becky Corder
P&Z Co-Chairman Mike Garlough
P&Z Commissioner Randy D'Herde

Also Present:

NCWCID#4 Director Mark Young

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.*

Will Dailey (Avenue B) spoke in favor of having a comprehensive plan review and for using a fully-funded facilitator. He hopes that zoning is addressed to help provide for more long-term rentals.

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 **Minor Replat request # MRPLT 141031**, Being a replat of Lot 20-R, Block 77, Aransas Holding Company Section “C”, City of Port Aransas, Nueces County, Texas, according to the Replat recorded in Volume 56, Page 184, Map Records of Nueces County, Texas. REQUEST BY: Alexis Abaza. PROPERTY LOCATION: 404 Station St.

No citizens came forth to speak.

- B. Public hearing to receive comments on **Final Plat request # FPLT 141036**, Port Street Subdivision CUD Unit 1, 12.15 acres being all of Lots 1 through 5, Block 175, all of Lot 2, Block 176, and portion of Lots 3, 4, and 5, Block 176, State Land Surveys on Mustang Island, recorded in the General Land Office in the City of Austin, State of Texas. Property Location: 1100 Block of Port Street.

No citizens came forth to speak.

4. ITEMS FOR DISCUSSION AND ACTION:

- A. Discussion and take appropriate action on the Monday October 27th, 2014, Planning and Zoning Regular Meeting Minutes.

MOTION: Commissioner Chuck Crawford 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			

- B. Discussion and take appropriate action on **Minor Replat request # MRPLT 141031**, Being a replat of Lot 20-R, Block 77, Aransas Holding Company Section “C”, City of Port Aransas, Nueces County, Texas, according to the Replat recorded in Volume 56, Page 184, Map Records of Nueces County, Texas. REQUEST BY: Alexis Abaza. PROPERTY LOCATION: 404 Station St.

Director of Development Services Rick Adams presented MRPLT 141031 informing the Commission that this plat would create a new lot that would front on Avenue D and that would typically require a setback of 20 feet. The existing structure is only 15 feet from what would be the newly created “front” property line. Staff recommends approval and an

approval from the Commission would create a variance, but that if the structure was ever demolished, then it would have to be rebuilt meeting the 20 foot setback. Acting Chairman Bruce Clark asked if a variance needed to be mentioned in the motion, but Rick pointed out that it is done as a plat note.

MOTION: Commissioner Wendy Moore made the motion to approve Minor Replat request MRPLT 141031. 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			

C. Discussion and take appropriate action on **Final Plat request # FPLT 141036**, Port Street Subdivision CUD Unit 1, 12.15 acres being all of Lots 1 through 5, Block 175, all of Lot 2, Block 176, and portion of Lots 3, 4, and 5, Block 176, State Land Surveys on Mustang Island, recorded in the General Land Office in the City of Austin, State of Texas. Property Location: 1100 Block of Port Street.

Director of Development Rick Adams presented FPLT141036, pointing out the minor changes, namely the Water Districts request for some road design modifications. Staff recommends approval. Acting Chair Bruce Clark asked if this was a continuation of the “prescriptive” process as was the case for the preliminary plat. Rick told the commission that it was. Rick mentioned that Council approved the preliminary plat with the necessary easements through the city’s “67 acre” property. Approval of the final plat would be subject to that approval.

MOTION: Commissioner Wendy Moore made the motion to approve Final Plat request FPLT141036, Port Street Subdivision CUD Unit 1 subject to the Council’s approval of the easement. 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:

Rick told the commission that there will be a meeting between City Manager David Parsons, Mayor McMullin, Planning and Zoning Chairwoman Becky Corder, and himself to discuss how to approach the comprehensive plan review. He mentioned that money has been budgeted for a facilitator. He told the Commission that Councilman Bujan explained at the council meeting that he would like to form a group to discuss community vitality and resiliency. Rick is going to sit down with him to figure out his plans and goals for the group, but is pretty sure that it is going to need Planning and Zoning representation. It was discussed that the December meeting would need to be changed due to the holiday and people being gone on vacation.

7. ADJOURNMENT OF REGULAR MEETING: Upon completion of the posted agenda, Acting Chair Bruce Clark adjourned the meeting at 3:24 pm.

CITY OF PORT ARANSAS, TEXAS

Bruce Clark, Acting Chair

Planning and Zoning Secretary