



**CITY OF PORT ARANSAS, TEXAS**

**MINUTES OF**

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
Monday, February 23<sup>rd</sup>, 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 3:02 pm on Monday, February 23<sup>rd</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 Commissioner Bruce Clark  
P&Z Commissioner Chuck Crawford  
P&Z Co-Chairman Mike Garlough  
P&Z Commissioner Wendy Moore  
P&Z Commissioner Nick Lorette  
P&Z Commissioner Randy D'Herde (3:05)

**STAFF MEMBERS PRESENT**

Development Services Director Rick Adams  
Planning Assistant Nicole Hammock

**PLANNING & ZONING MEMBERS ABSENT**

None

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. **ITEMS FOR DISCUSSION AND ACTION:**

- A. Discussion and take appropriate action on the Monday January 26<sup>th</sup>, 2015, Planning and Zoning Regular Meeting Minutes.

**MOTION: Commissioner Bruce Clark made the motion to approve minutes. Seconded by Commissioner Mike Garlough 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 BFDP 150035 is consistent with the City’s Coastal Management Plan. The dune permit seeks to establish that no Dune Permit is required for construction of improvements at Lot 2, Corder/Hall Subdivision, Port Aransas, Texas. Applicant: Bob Gullacher. Property Location: 136 Dunes Dr.

Director of Development Rick Adams presented the application for the “No” Dune Permit. He stated that it was pretty straightforward and obviously no dunes are present. Chairman Corder pointed out that when they come to get a building permit, that special attention needs to be paid to the engineering given how close this pool will be to the water table.

**MOTION: Commissioner Bruce Clark made the motion to approve BFDP 150035. 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. Discuss and take action on Final Plat Application FPLT#150067, Proposed lots 5R-10R, Block 78, Aransas Holding Company Section C, Nueces County, being a replat of Lots 4-10, Block 78, Aransas Holding Company Section C, City of Port Aransas, Texas according to the plat recorded in Volume 5, Page 34, Map Records of Nueces County Texas. Request by: Tenth Street Rentals, LTD (Nick Lorette). Property Location: Tenth St.

Development Director Rick Adams presented FPLT#150067. The reason it is coming to P&Z instead of a regular Building Department Public Hearing is that the replat involves more than 5 lots. The replat is pretty straightforward and the only comment was from the water department requesting a signature block since the development requires sewer utilities. The signature block has been added.

**MOTION: Commissioner Bruce Clark made the motion to approve FPLT 150067. 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			

D. Discuss and take action on proposed revisions to Port Aransas City Code, Chapter 25 with regards to off-site parking requirements.

Commissioner Bruce Clark mentioned that enforcement by the Port Aransas Police Department is fundamental in helping curtail the problem. Rick informed the Commission that both Carla Vanzant and Sandy Fuentes have both attended Code Enforcement Training and are beginning to take on some of those responsibilities. City staff is proposing “one parking space per sleeping area” based on previous discussions with the Commission. Commissioner Nick Lorette asked if PUD’s (like Kingstone Beach) would be exempt. Rick Adams said that while it is ultimately the Council and P&Z’s decision, he and David Parsons had discussed it and their thoughts were that since a PUD was typically created with some flexibility with city ordinances, and since a PUD’s parking issues are essentially contained within the PUD itself, the city should still work to ensure safety and emergency response access, but it would be acceptable for PUD’s to present different parking plan ideas. Commissioner Nick Lorette asked about people that are purchasing R-2 and above lots due to the lack of R-1 lots available and wanting to build permanent residences with no intention of short-term renting. Rick Adams mentioned that he spoke with a title company and they made it very clear that owners could deed restrict it to not allow short-term rentals and he believes that concessions could be made regarding parking requirements for properties that did this. Commissioner Bruce Clark asked if a property had an addition of two rooms, would they have to meet the additional parking requirements. The Commission agreed that a situation like that should be held to the parking requirement standards. Alternative Parking areas, such as schools and churches in the summertime, were also discussed as options for properties that don’t have enough parking on-site. Awareness Campaigns that begin letting visitors of vacation rentals know about limited parking when they rent a property was mentioned as another good idea to help combat parking issues. Commissioner Nick Lorette questioned the need for a maximum limit on the number of parking spaces. The consensus was to remove the language about the

maximum limit. Short-term rental registration was discussed as an important step forward to knowing how many rental units we have and would provide us with data to help combat many of our issues, including parking. The leftover area at the new ferry stacking lanes was discussed as a good spot for a “city” parking lot for additional off-site parking. Commissioner Randy D’Herde told the commission that the “one per bedroom, plus one” was even a better idea for the parking requirements. The commission for the most part agreed but it was decided that a requirement that high was probably going to be a lot harder to defend and pass than what is being presented.

**MOTION: Commissioner Bruce Clark made the motion to pass the parking requirements with the striking of “and a maximum not to exceed the number of sleeping areas plus one”. 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			

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

A. Sustainable Storm Water Drainage will be on next month’s agenda.

**7. ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 4:20 pm.

**CITY OF PORT ARANSAS, TEXAS**

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Bruce Clark, Acting Chair

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Planning and Zoning Secretary