



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

**PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
Monday, March 30th, 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 Acting Chair Bruce Clark at 3:02 pm on Monday, March 30th, 2015 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 Chuck Crawford
P&Z Commissioner Wendy Moore
P&Z Commissioner Nick Lorette
P&Z Commissioner Randy D'Herde

PLANNING & ZONING MEMBERS ABSENT

P&Z Chairman Becky Corder
P&Z Co-Chairman Mike Garlough

CITY COUNCIL MEMBERS PRESENT

Charles Bujan

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Nicole Hammock

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.*

Greg Smith addressed the commission regarding GLO's proposed new rules about dune walk-over permitting and the moving of dune walk-overs after a storm. Greg Smith is the Chairman of the Nueces County Beach Management and Advisory Committee, who will hold a meeting to discuss these issues and will properly address the GLO regarding their proposed rules.

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

A. Discussion and take appropriate action on the Monday, February 23rd, 2015, Planning and Zoning Regular Meeting Minutes.

MOTION: Commissioner Randy D’Herde made the motion to approve minutes. 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			

- B. Discuss and take appropriate action on the Monday, February 23rd, 2015, Planning and Zoning and City Council Regular Joint Meeting.

MOTION: Commissioner Wendy Moore made the motion to approve minutes. 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. Discussion and take appropriate action on the Thursday, February 19th, 2015 Planning and Zoning and City Council Regular Joint Meeting.

MOTION: Commissioner Chuck Crawford made the motion to approve minutes. 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			

- D. Discuss and take action to confirm that the “No” Dune Permit BFDP 150134 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 3, Corder/Hall Subdivision, Port Aransas, Texas. Applicant: Larry Hall. Property Location: 144 Dunes Dr.

Director of Development Services Rick Adams presented this “NO” Dune Permit as a lot that was previously determined as an area where no critical dunes would be impacted and remains flattened. Staff recommends approval.

MOTION: Commissioner Chuck Crawford made the motion to confirm that BFDP 150134 is consistent with the City’s Coastal Management Plan. 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			

- E. Review and discuss Recreational Vehicle Ordinances

Director of Development Services Rick Adams informed the Commission that Agenda Items E thru H were brought to P&Z from Councilman Bujan’s Sustainable Community Taskforce which was put together to address the need for attainable housing for the workforce of Port Aransas. The objective of P&Z should be to see if there are any changes or relaxations of current ordinances that would be appropriate to work towards the goal of helping with the affordable housing issues.

Commissioner Wendy Moore mentioned that the Housing Surveys that will be returned on April 10th will provide quite a bit of information that will help in making a lot of these decisions. Commissioner Bruce Clark questioned how the commission would be able to come up with the “proper” size for lots for RV’s and Mobile Homes. Dormitory-style housing was also discussed as an option with employers needing to have a little “skin in the game.” Short-term Rental Registration was discussed to help combat the issues that happen in

neighborhoods in hopes that vacation rental neighborhoods might be conducive to long-term rentals as well. Councilman Bujan addressed the commission explaining the goals of his taskforce and the need for a comprehensive solution for the issues Port Aransas face. General discussion about the housing issues in Port Aransas was had. The housing survey and its distribution was discussed and how important that information was to have before coming to any decisions about these agenda items. It was decided that Agenda items E thru H would be discussed at greater length at the April P&Z meeting.

F. Review and discuss Mobile Home Park Ordinances

G. Review and discuss Townhome definition in Ordinances

Rick Adams discussed concepts that have stretched the definition of townhouse and is asking P&Z to determine what the definition in the ordinance should truly be. The IBC & IRC definitions were given to commissioners. Nick Lorette mentioned “detached townhomes” (similar to condos) as a solution to affordable housing, which would allow more density and a better living environment. Rick Adams asked why “detached townhomes” would be more advantageous than a CUD, and Nick Lorette explained that you could get much denser without feeling denser.

H. Review and discuss Lot size and minimum dwelling unit size in R-1.

I. Review and discuss action related to the “Guidance for Sustainable Stormwater Drainage on the Texas Coast” Report and Presentation.

City Engineer Jim Urban will be invited to attend and give presentation about the impact of implementing some of these practices.

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

A. Further discussion and review of Recreational Vehicle Ordinances, Mobile Home Park Ordinances, Townhome definitions, lot size and minimum dwelling unit size in R-1 and Sustainable Stormwater Drainage will continue at April’s meeting.

7. ADJOURNMENT OF REGULAR MEETING: Upon completion of the posted agenda, Acting Chair Bruce Clark adjourned the meeting at 4:34 pm.

CITY OF PORT ARANSAS, TEXAS

Bruce Clark, Acting Chair

Planning and Zoning Secretary