



## CITY OF PORT ARANSAS, TEXAS

### MINUTES OF PLANNING AND ZONING COMMISSION PUBLIC HEARING/REGULAR MEETING Monday, April 27, 2015 @ 3:00pm Port Aransas City Hall, 710 W. Avenue A Port Aransas, Texas 78373

Notice is hereby given of the Regular Meeting of the Planning and Zoning Commission of Port Aransas to be held on Monday, April 27, 2015 beginning at 3:00 pm at: City Hall – Council Chamber, 710 W. Avenue A, Port Aransas, Texas, for the purpose of considering the following agenda items.

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 Becky Corder at 3:00 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 Chairman Becky Corder  
P&Z Co-Chairman Mike Garlough  
P&Z Commissioner Bruce Clark  
P&Z Commissioner Chuck Crawford  
P&Z Commissioner Wendy Moore (3:05pm)  
P&Z Commissioner Nick Lorette  
P&Z Commissioner Randy D'Herde

#### **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.*

**No one 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 150295, Final Plat of Beachside, Lot 1, Block 1, City of Port Aransas, Nueces County, Texas being a tract of land out of Lot 1, Island Worship Center as recorded in Volume 63, Page 170, Map records of Nueces County, Texas and Lot 9, Mustang Island, as recorded in document No. 2010031329, deed records of Nueces County, Texas and containing 2.73 Acres of Land. Applicant: Western Ocean, Ltd. Property Location: 1800 S Eleventh St.

**No one asked to address the commission.**

- B. Public hearing to receive comments on Preliminary and Final Replat request # PPLT & FPLT 150300, Cinnamon Shore PUD Northwest Corner, being a replat of Lot 5, Block 9, Cinnamon Shore, PUD, Unit 3B, a map of which is recorded in Volume 68, Pages 263-264, Map Records of Nueces County, Texas. Applicant: Cinnamon Shore, LLC. Property Location: Cinnamon Shore, Hwy 361.

**No one asked to address the commission.**

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

- C. Discussion and take appropriate action on the Monday, March 30, 2015, Planning and Zoning Regular Meeting Minutes.

**Item 4C was pushed to the May meeting.**

- D. Discuss and take action to confirm that Dune Permit BFDP 150221 is consistent with the City’s Coastal Management Plan. The dune permit applicant seeks to construct a wire fence at the northwest property lines of Lots 1&2, Block 15, Mustang Island State Land Survey, Port Aransas, Texas. Applicant: James Worth. Property Location: 2829 & 2906 On the Beach.

**Director of Development Rick Adams explained that a previous dune permit for the relocation of utility lines on this property has been passed by P&Z. The unintended consequences of that line relocation is that until the dune revegetates, it looks very much like an access path, and has been used by vacationers in that neighborhood. This dune permit seeks to construct a wire fence to prevent further trampling of the dunes.**

**MOTION: Commissioner Bruce Clark made the motion to approve Dune Permit BFDP 150221 as presented. 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   |    |         |        |

- E. Discuss and take action to confirm that the “No” Dune Permit BFDP 150329, 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 Unit 108 of Gulf Waters Beach Front Resort Condos, Port Aransas, Texas. Applicant: Lisa Mitchell. Property Location: 5601 Hwy 361 Unit 108.

**Director of Development Rick Adams explained that this is a previously mitigated, flat lot and that staff recommends approval.**

**MOTION: Commissioner Bruce Clark made the motion to approve that Dune Permit BFDP 150329 as presented. 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   |    |         |        |

- F. Discussion and take appropriate action on Preliminary and Final Replat request # PPLT & FPLT 150295, Final Plat of Beachside, Lot 1, Block 1, City of Port Aransas, Nueces County, Texas being a tract of land out of Lot 1, Island Worship Center as recorded in Volume 63, Page 170, Map records of Nueces County, Texas and Lot 9, Mustang Island, as recorded in document No. 2010031329, deed records of Nueces County, Texas and containing 2.73 Acres of Land. Applicant: Western Ocean, Ltd. Property Location: 1800 S Eleventh St.

**Naismith Engineer Craig Thompson presented this Plat request to the commission and explained that it would be a townhome project. He explained the corrections that were made to the plat request based on the comments from the reviewing engineer. Commissioner Bruce Clark questioned the NCWCID4 comment about easements done through a separate instrument. Craig Thompson clarified that they would be working with Mark Young on the placement of those utility lines as construction continued. Rick Adams informed the commission that this was pretty standard language that was often used in the utility review process and it could be included in any motion that is made. Chair Becky Corder asked how much parking was to be created. Craig Thompson answered that there were 47 proposed units and 107 proposed parking spaces. Rick Adams said that staff recommends approval. Alex Harris addressed the council and let them know that additional carport parking spaces may be included on each lot. Commissioner Mike Garlough asked if the property would be fenced off from 11<sup>th</sup> Street. Alex Harris said that it is designed in such a way that the HOA can always decide to put one up.**

**MOTION: Commissioner Bruce Clark made the motion to approve PPLT & FPLT 150295, Final Plat of Beachside, Lot 1, Block 1 subject to the utility requirements by a separate instrument. 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   |    |         |        |

- G. Discussion and take appropriate action on Final Replat request # FPLT 150300, Cinnamon Shore PUD Northwest Corner, being a replat of Lot 5, Block 9, Cinnamon Shore, PUD, Unit 3B, a map of which is recorded in Volume 68, Pages 263-264, Map Records of Nueces County, Texas. Applicant: Cinnamon Shore, LLC. Property Location: Cinnamon Shore, Hwy 361.

**Urban Engineer Stephen Grunewald presented FPLT 150300 and explained that the concept has changed from residential/mixed use area to a residential use, keeping the mixed/commercial use to Market Street. Commissioner Bruce Clark asked if this was consistent with the city’s vision of that area, knowing that when it first came to P&Z the mixed use “work-below/live-above” was being pushed. Rick said the PUD has the flexibility to change based on the market and that other areas have added more mixed use areas. Staff recommends approval.**

**MOTION: Commissioner Bruce Clark made the motion to approve FPLT 150300, Final Plat of Cinnamon Shore PUD Northwest Corner as stated. 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   |    |         |        |

- H. Discuss and take possible action on Beach Camping.

**Rick Adams told the Commission about the new Beach Camping Ordinances that were passed at Council, namely the new RV parking permits required and the shift on the wording from “3 day camping” to “3 night camping” in any 3 week period and that tent camping would not be allowed further south than the last port-a-potty (but port-a-potties will be added all the way south to city limits). Staff explained the process of enforcement. The Commission asked staff to come back after a month or two to discuss how it is progressing and to see if any changes or additions need to be made. Requiring perpendicular parking was discussed as a possibility of an addition needed.**

- I. Review and discuss Recreational Vehicle Ordinances

**Will be discussed at the workshop meeting.**

- J. Review and discuss Mobile Home Park Ordinances

**Will be discussed at the workshop meeting.**

- K. Review and discuss Townhome definition in Ordinances

**Rick Adams explained that our CUD ordinance covers any “detached product.” He further explained that our ordinances don’t specify how much of a structure needs to be a common wall. After discussion, a 50% sharing of the common wall was determined to be what was wanted in an ordinance. Staff was instructed to create the language of an ordinance that could be passed along to Council.**

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

**Will be discussed at the workshop meeting.**

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

**Jim Urban will be invited to speak on this topic at a future meeting.**

- N. Review and discuss Parking/Standing/Storing on the Public Right of Way.

**Will be discussed at the workshop meeting.**

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

- 5. ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 4:56 pm.

**CITY OF PORT ARANSAS, TEXAS**

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Becky Corder, Chair

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Planning and Zoning Secretary