



CITY OF PORT ARANSAS, TEXAS

**AGENDA
PLANNING AND ZONING COMMISSION &
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
PUBLIC HEARING/SPECIAL JOINT MEETING
Monday, February 29th, 2016 @ 3:00pm
Port Aransas City Hall, 710 W. Avenue A
Port Aransas, Texas 78373**

Notice is hereby given that the Port Aransas Planning and Zoning Commission and the Port Aransas Capital Improvements Advisory Committee will conduct a special joint meeting on Monday, February 29th, 2016 beginning at 3:00 pm at the regular meeting place in 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 (also acting as Capital Improvements Advisory Committee) present, the Joint Meeting of the Port Aransas Planning & Zoning Commission and Capital Improvements Advisory Committee was called to order by Chair Becky Corder at 3:02 pm on Monday, January 25th, 2016 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 Chuck Crawford
P&Z Commissioner Nick Lorette
P&Z Commissioner Randy D’Herde (3:05p.m.)
P&Z Commissioner Craig Scott
P&Z Commissioner Mike Garlough

PLANNING & ZONING MEMBERS ABSENT

P&Z Commissioner Bruce Clark

STAFF MEMBERS PRESENT

Development Services Director Rick Adams
Planning Assistant Nicole Boyer

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.*

Mark Grosse, 155 W Cotter, spoke in favor of lowering the minimum size of single-family dwellings and reducing the RV Park lot size. He also recommended removing the 14 day RV occupancy restrictions and allowing people to permanently occupy RV’s to help with affordable housing.

Brandon Stiewig, 1820 S Eleventh St, asked the Commission to consider only allowing RV’s on smaller acreage by application only, to help keep them targeted to the Port Aransas workforce, rather than tourists.

Willy Dailey, 619 Avenue B, wanted to reserve comment for later in the meeting.

Roger Powers, 902 S, Eleventh St, suggested that an impact study should be done on lots surrounding smaller RV Parks to determine the long-term effects. He mentioned that affordable housing for teachers, police, EMS and service workers is needed.

Charles Bujan, 507 S Tenth St, spoke in favor of reducing Minimum dwelling unit size and RV Park size.

3. ITEMS FOR CONSIDERATION:

- a) Review and recommend future road projects focused on increasing capacity.

Director of Development Rick Adams presented roads projects that were already in the thoroughfare plan that staff was recommending be included in the projects to increase capacity in the coming five years. The Glover to Sixth Street extension, Access Rd 1B, and Eskridge through Howard to Glover. There might be a future plan for a road connecting Hwy 361 to Eleventh St through the "GLO tract" owned by the Myers.

MOTION: Commissioner Chuck Crawford made the motion for the Capital Improvements Advisory Committee to recommend the discussed improvements be included in future projects focused on increasing capacity. Seconded by Commissioner Mike Garlough and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford	x			
Commissioner Scott	x			
Commissioner D'Herde	x			
Commissioner Clark				x
Commissioner Lorette	x			
Commissioner Garlough	x			

4. CAPITAL IMPROVEMENTS ADVISORY COMMITTEE COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

Staff might bring additional land uses for the impact fee study.

5. **ADJOURNMENT OF THE PORT ARANSAS CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING:** Upon completion of the agenda items regarding the Capital Improvements Advisory Committee, Chair Becky Corder adjourned the Committee.

6. ITEMS FOR DISCUSSION AND ACTION:

- A. Discussion and take appropriate action on the Monday, January 25th, 2015, Planning and Zoning Regular Meeting Minutes.

MOTION: Commissioner Nick Lorette made the motion to approve the Monday, January 25th, 2015 Planing and Zoning Regular Meeting Minutes. Seconded by Commissioner Randy D’Herde and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford	x			
Commissioner Scott	x			
Commissioner D’Herde	x			
Commissioner Clark				x
Commissioner Lorette	x			
Commissioner Garlough	x			

- B. Discuss and take action to confirm that (revised) Dune Permit application BFDP 151150 is consistent with the City’s Coastal Management Plan. The proposed construction includes mitigation and reestablishment of critical dunes impacted by subdivision construction. Construction activities include excavation/fill and grading of lots, construction of streets, installation of utilities, landscaping, construction of community facilities, as well as residences and residential improvements. Applicant: Sea Oats Investments II, LLC. Property Location: 5800 Hwy 361.

Director of Development Rick Adams presented this Dune Permit. It follows the “No” Dune Permit brought forward at the previous month’s meeting, but is a completely new submission. Daniel Mazoch explained what the permit included and why the permit was being converted to a full dune permit. Rick Adams stated that the dune permit met standards set by the Coastal Management Plan and the city recommends approval.

MOTION: Commissioner Mike Garlough made the motion to confirm that BFDP 151150 is consistent with the City’s Coastal Management Plan. Seconded by Commissioner Randy D’Herde and carried with the following vote:

Name	Yes	No	Abstain	Absent
Chairman Corder	x			
Co-Chairman Crawford			x	
Commissioner Scott	x			
Commissioner D’Herde	x			
Commissioner Clark				x
Commissioner Lorette	x			
Commissioner Garlough	x			

- C. Discuss and take action on the key elements of the proposed RV/Mobile Home Park ordinance changes.

The key elements that were discussed were reducing the allowable size from 2 acres to 20,000 square feet, remove the Piper Blvd/Access Rd 1A restriction, to only allow in zones R2 and below, to provide screening on all sides, and to ONLY allow for long-term use, with the possibility of limiting to only long-term residency. City Staff was directed to write an ordinance which would include these key elements for the Commission to review.

- D. Discuss and take action on the key elements of the proposed minimum dwelling unit size ordinance changes.

Discussion on minimum dwelling unit size ranged from some suggesting that no limitation be placed, others suggesting that the example given to the Commission by a member of the audience of a 220 sq ft dwelling was adequate and should be the minimum, and other members offering a 400 sq ft limit. City Staff was directed to propose changes to the ordinance that reflected the 220sq ft minimum and discussion could continue at the following meeting.

- E. Review proposed changes to the Contractor Licensing ordinances.

Director of Development Rick Adams presented, for information only, the newly written ordinance clarifying the City's ability to revoke/deny/suspend contractor licenses.

PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

- Discussion of Coastal Overlay Zone
 - Discussion of the current 14 day out of any 60 day period regarding RV occupancy on lots
7. **ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 5:00pm.

CITY OF PORT ARANSAS, TEXAS



Becky Corder, Chair



Planning and Zoning Secretary