



CITY OF PORT ARANSAS, TEXAS

**MINUTES
PLANNING AND ZONING COMMISSION &
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
PUBLIC HEARING/REGULAR MEETING
Monday, March 28th, 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 meeting on Monday, March 28th, 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 Commissioner Nick Lorette
P&Z Commissioner Randy D’Herde
P&Z Commissioner Mike Garlough
P&Z Commissioner Bruce Clark

PLANNING & ZONING MEMBERS ABSENT

P&Z Commissioner Craig Scott
P&Z Co-Chairman Chuck Crawford

STAFF MEMBERS PRESENT

City Manager David Parsons
Development Services Director Rick Adams
Planning Assistant Nicole Boyer

CITY COUNCIL MEMBERS PRESENT

Mayor Keith McMullin
Councilman Charles Bujan
Councilwoman Beverly Bolner

2. **CITIZEN COMMENTS AND REPORTS:** *In accordance with the Open Meeting Act, Capital Improvements Advisory Committee 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.*
3. **ITEMS FOR CONSIDERATION:**
 - a. **Discuss and take action to receive and review the Capital Improvements Advisory Committee’s Land Use Assumptions and Capital Improvements Plan.**

Eddie Haas, or Freese and Nichols presented the Land Use Assumptions report and explained how they came to the figures that were included.

MOTION: Commissioner Bruce Clark made the motion to recommend advancing the Land Use Assumptions forward with the presented calculations. Seconded by Commissioner Nick Lorette 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			

Eddie Haas presented the Capital Improvements Plan. He explained how the capacity needed for the next ten years was determined. The projects that add capacity were recommended to be Access Road 1B and the Sixth Street extension. Parks projects were updated to add phase four of the skate park, a splash park, and the rec center. Actual costs of completed projects (i.e. dog park, skate park) were added in to the report. There was discussion about inviting Parks and Rec director to give a report to P&Z regarding on-going projects.

MOTION: Commissioner Bruce Clark made the motion to recommend of the Capital Improvements Plan as presented. Seconded by Commissioner Nick Lorette 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:**
5. **ADJOURN:** Port Aransas Capital Improvements Advisory Committee

6. **CALL TO ORDER:**

- Planning and Zoning Commission

7. **CITIZEN COMMENTS AND REPORTS:** *In accordance with the Open Meeting Act, Capital Improvements Advisory Committee 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.*

8. **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. Partial Street Closing Request VC#160206. The partial street closing is the unimproved right-of-way portion adjacent to State Highway 361 adjacent to the applicant's property Blue Bayou Business Park II, Block 1, Lots 1 & 2. Request by: Julia Shodrok and Bryan Richter. Property Location: 2233 Hwy 361.

No citizens spoke during the public hearing.

9. ITEMS FOR CONSIDERATION:

- A. Discussion and take appropriate action on the Monday, February 29th, 2016, Planning and Zoning Regular Meeting Minutes.

A change was made to mark Bruce Clark as absent.

MOTION: Commissioner Nick Lorette made the motion to approve the Monday, February 29th, 2016 planning and Zoning Regular Meeting Minutes with the discussed change. 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 "No" Dune Permit application BFDP 160212 is consistent with the City's Coastal Management Plan. The dune permit applicant proposes to construct a single family residence and typical residential improvements. Construction shall not adversely affect any critical dunes. Applicant: Rollins Bros. LLC. Property Location: 5601 Hwy 361 Unit 105.

Director of Development Rick Adams presented the "No" Dune Permit as a lot in the Gulf Waters park that had been previously flattened and mitigated. He stated that the City recommends approval.

MOTION: Commissioner Bruce Clark made the motion to find that BFDP 160212 is consistent with the City's Coastal Management Plan . 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			

- C. Discuss and take action on Partial Street Closing Request VC 160206. The partial street closing is the unimproved right-of-way portion adjacent to State Highway 361 adjacent to the applicant's property Blue Bayou Business Park II, Block 1, Lots 1 & 2. Request by: Julia Shodrok and Bryan Richter. Property Location: 2233 Hwy 361.

Director of Development Rick Adams presented the request and stated that the closing of the right-of-way in that area affects only the three adjacent properties. The vacation would have no effect on the city or utilities and therefore staff recommends approval, subject to the property owners replatting. Commissioner Clark asked if the vacation would limit the City's ability to place street signs in that area. Rick assured him that there would still be room, but that the City doesn't sign on the highway.

MOTION: Commissioner Bruce Clark made the motion to approve Partial Street Closing Request VC 160206 subject to the replat. 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			

- D. Discuss and take action on reducing dwelling and accessory dwelling unit minimum size for properties/projects that prohibit transient rental.

Director of Development Rick Adams presented the revisions of the ordinances that were discussed at the previous Planning and Zoning Meeting, but explained that staff thought there might be some unintended consequences with limiting allowances meant to help with

long-term occupancy. Staff was worried that codifying something might inhibit the creative projects that could come forth.

- E. Discuss and take action to create a position statement for presentation to council encouraging any interested party, including builders and developers, to submit conforming or non-conforming projects designed to provide for greater long-term housing solutions. The statement should support the use of any available special permitting or, if appropriate, the creation of a new streamlined process to facilitate the aforementioned objectives.

Discussion carried on from previous agenda topic. Commissioner Randy D’Herde stated that he felt that moving in this direction felt like doing nothing. City Manager David Parsons spoke about previous additions to the code, like the ADU, that had been written in order to help with affordable housing. He explained that the ordinance had been “on the books” for about seven years now, but not many were built, and a majority of those that were built are in the rental pool instead of the workforce housing pool that the ordinance intended them to be. He was fearful that changing codes on things like dwelling unit size and RV park size could create some unintended consequences that the city did not want to see. He, too, supports promoting people to bring forth solutions that are more creative to P&Z and Council and that staff would never be able to draft enough ordinances to cover every possibility. David mentioned that there are many ways to present this as a public education/outreach to help promote. Charles Bujan spoke on behalf of the Sustainable Community Taskforce and supported staff’s idea to invite creative solutions. Chairman Becky Corder read the draft statement into the record: “ We the members of Planning and Zoning recommend that Council encourage and promote interested parties, including builders and developers, to submit innovative conforming or non-conforming projects designed to provide for more affordable, obtainable, long-term housing solutions. We encourage the use of any available special permitting or, if appropriate creating a new streamlined process to facilitate the aforementioned objectives. While we encourage innovation, careful consideration should be given to any non-conforming development to ensure such development does not undermine the integrity or values of existing and or adjoining properties and neighborhoods. Considerations we have discussed might include a reduction in dwelling unit size, new housing types, a reduction in the area needed to develop an RV or MH park/subdivision, a higher density allowance, a non-conforming mixed use (commercial w/ residential), unique apartment/townhouse development, etc.”

MOTION: Commissioner Bruce Clark made a motion to forward the statement to Council request for innovative ideas for affordable housing. Seconded by Commissioner Nick Lorette 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			

- F. Discuss and take action on creating or amending existing RV/Mobile Home ordinances for properties/projects that prohibit transient rental.

Discussion was included in previous agenda topic.

- G. Discuss and take possible action on issues related to construction and development of properties with beach access only and what (if any) changes need to be made to existing regulations.

Director of Development Rick Adams discussed the properties with beach access only and the difficulty that EMS or Fire Department has getting to those properties. He explained the proposal that staff is recommending which includes limiting number of dwelling units that could be constructed and prohibiting transient rentals. Staff also is recommending the grandfathering of current properties that conduct transient rentals. Commissioner Bruce Clark mentioned dune cuts and Rick suggested requiring shared access drives and possibly not allowing sub-division of lots. Chairman Corder wanted to ensure that affected property owners were notified and Rick assured her that in the process of the zoning change, they would be. The Commission directed staff to write ordinances to cover the proposals discussed for an overlay zone.

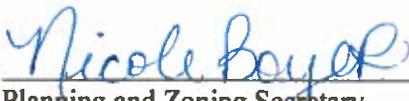
PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

10. **ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 4:50p.m..

CITY OF PORT ARANSAS, TEXAS



Becky Corder, Chair



Planning and Zoning Secretary