



CITY OF PORT ARANSAS, TEXAS

**AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
Monday, April 25th, 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 will conduct a meeting on Monday, April 25th, 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 present, Regular Meeting of the Port Aransas Planning & Zoning Commission was called to order by Chair Becky Corder at 3:01 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
P&Z Commissioner Craig Scott
P&Z Commissioner Bruce Clark

PLANNING & ZONING MEMBERS ABSENT

P&Z Commissioner Mike Garlough

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.*

Sally Ploeger, PO Box 173, San Marcos, TX 78667, commended Planning and Zoning on their work and spoke in favor of the Coastal Protection Overlay Zone.

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. Final Plat #FPLT160317 Plat of Memories at Cinnamon Shore, Unit 1, being a replat of Lots 14 through 17, Mustang Island, a map of which is recorded in Volume 38, Pages 130-131, Map Records of Nueces County, Texas. Request by: Mustang Island Development, Inc (Developer).
Property Location: 5800 Hwy 361.

No citizens spoke.

4. **ITEMS FOR CONSIDERATION:**

- A. Discussion and take appropriate action on the Monday, March 28th, 2015, Planning and Zoning Regular Meeting Minutes.

The minutes were inadvertently left out of the packet, and will be taken up at the next meeting. A draft will be forwarded to council.

- B. Discuss and take action to confirm that Dune Permit application BFDP 160325 is consistent with the City's Coastal Management Plan. The dune permit applicant proposes to construct a single family residence and residential improvements. Applicant: Peggy Gaffney. Property Location: 284 Beachwalk Lane.

Rick Adams, Director of Development, presented this Dune Permit. The property previously had a "No" Dune Permit, but the property owner would like to move the limits of construction and mitigate accordingly. Chairman Becky Corder pointed out the usefulness of the pictures and exhibits that the engineer included.

MOTION: Commissioner Bruce Clark made the motion to find that Dune Permit application BFDP 160325 is consistent with the City's Coastal Management Plan and recommend approval. 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

- C. Discuss and take action on Final Plat #FPLT160317 Plat of Memories at Cinnamon Shore, Unit 1, being a replat of Lots 14 through 17, Mustang Island, a map of which is recorded in Volume 38, Pages 130-131, Map Records of Nueces County, Texas. Request by: Mustang Island Development, Inc (Developer). Property Location: 5800 Hwy 361.

Rick Adams, Director of Development, presented the Cinnamon Shore II plat. Stephen Grunewald, Urban Engineering, discussed that all comments from reviewing engineer have been addressed. This plat is the first portion of the plat for the Cinnamon Shore II PUD that has been approved by both the Planning and Zoning Commission and the City Council. Naismith's approval letter was a handout to the Commission. Mitch Ortiz, Gas Department Director, wanted to attend the meeting, but was unable. Stephen Grunewald stated that they were aware of the requirement to install gas services in new developments. City Staff recommends approval.

PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

- Director of Development Rick Adams discussed the Flexible Development Ordinance changes that contain the items that P&Z had previously discussed regarding long-term occupancy.
 - Rick mentioned calls we have gotten about an amusement park, a residence built from con-ex boxes, and yurts as a long-term residence.
 - Capital Improvements Advisory Committee items will be on next month's agenda, as well as the Beach Advisory Committee items
5. **ADJOURNMENT OF REGULAR MEETING:** Upon completion of the posted agenda, Chair Becky Corder adjourned the meeting at 4:25pm.

CITY OF PORT ARANSAS, TEXAS



Becky Corder, Chair



Planning and Zoning Secretary