

**PLANNING & ZONING COMMISSION MINUTES
JANUARY 11, 2016**

STATE OF TEXAS	§
COUNTIES OF ARANSAS	§
SAN PATRICIO AND NUECES	§
CITY OF ARANSAS PASS	§

On this the 11th day of January, 2016 the Planning and Zoning Commission convened in a Regular Called Meeting being open to the Public at the special meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum:

<u>PRESENT:</u>	RANDALL FREEZE	CHAIRPERSON
	LISA BARKER	COMMISSIONER
	ELIZABETH DORRIS	COMMISSIONER
	PAT FENTON	COMMISSIONER
	SHIRLEY GALLAGHER	COMMISSIONER
	DAN MOORE	COMMISSIONER
	CAROL SALINAS	COMMISSIONER
	KATHLEEN SWEATT	COMMISSIONER

<u>ABSENT:</u>	RICHARD (Sandy) KUBEK	VICE CHAIRPERSON
-----------------------	-----------------------	------------------

<u>STAFF PRESENT:</u>	Miguel S. Saldaña, AICP	Development Services Director
	Amanda Torres	Planner

OTHERS PRESENT:

I. CALL TO ORDER

Chairperson Freeze opened the meeting at 5:15 p.m. and stated there was a quorum with Vice Chairperson Kubek absent.

II. APPROVAL OF MINUTES

A. Regular Called Meeting of November 9, 2015

Director Saldaña explained that the minutes could not be approved because the agenda item did not indicate the approval of the December meeting minutes.

III. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. TEXT AMENDMENT

- a. Amend Zoning Ordinance, Part III, Sections 11-R16, 11-R10, 11-R7A, 11-D, 11-A2, 11-A3, 11-NS, 11-SC, 11-GB, 11-CA, and 11-HC, by removing reference to minimum floor area and minimum masonry requirements.

Chairman Freeze opened the public hearing at 5:19 p.m. Director Saldaña explained that staff was recommending changes to the Zoning Ordinance by removing the reference to minimum floor area and minimum masonry requirements. Commissioners Dorris and Barker vocalized their concerns about removing the floor area requirements. Director Saldaña replied that typically cities do not dictate floor area in their zoning requirements. Floor area is typically by lot size. Commissioner Barker was also concerned about removing the masonry requirement, which might allow unsuitable building materials to be used such as T1-11. Commissioner Gallagher supported reducing regulations but not removing them.

Helen Nagel, citizen, commented that it should be the right of people to build the size of residence or building that they want. The public hearing was closed at 5:40 p.m.

Commissioner Sweatt made a motion to table the item to the February 8, 2016 meeting in order to answer commissioners' questions on masonry requirements. Commissioner Fenton seconded the motion and the motion carried unanimously with Vice Chairperson Kubek absent.

- b. Amend Zoning Ordinance, Part III, Section 12, Off-Street Parking Requirements, Subsections 110 and 501 by modifying the standard parking space and loading space requirements.

Chairman Freeze opened the public hearing at 5:41 p.m. Director Saldaña explained that the item is being brought before the Commission because there had been several developments with developers complaining about parking regulations. Many cities have a parking stall requirement of 9 feet wide by 18 feet deep, which is what staff is proposing as an ordinance amendment. Additionally, staff recommended a minimum drive aisle width being a two-way drive aisle width of not less than 24 feet. The drive aisle would be exclusive of drive-through aisles. Also, staff recommended increasing the off-street loading space requirement to a minimum width of twelve (12') feet and a minimum depth of thirty-five (35') feet, which would not be required unless the building is greater than 3,000 square feet.

Commissioners vocalized that they thought the proposed size amendment would be too small for the vehicles driven in Aransas Pass, particularly pickup

trucks. Commissioners were supportive of the other proposed changes. The public hearing was closed at 6:00 p.m.

Commissioner Salinas made a motion to recommend the zoning ordinance as presented with the exception of Section 12, subsection -110, which would keep the parking stall requirement as 10' x 20'. Commissioner Barker seconded the motion and the motion carried unanimously with Vice Chairperson Kubek absent.

Director Saldaña recommended that the Commission nominate one person represent them at the City Council meeting. Commissioner Barker recommended that Chairperson Freeze represent the Commission.

IV. DISCUSSION AND POSSIBLE ACTION

A. Set yearly meeting schedule and deadline calendar for 2016

Director Saldaña presented the proposed yearly meeting schedule and deadline calendar for 2016. Commissioner Barker made a motion to approve the calendar with a correction to the year of the February Planning & Zoning date and deadline from 2015 to 2016. Commissioner Dorris seconded the motion and the motion carried unanimously with Vice Chairperson Kubek absent.

V. DIRECTOR'S REPORT

Director Saldaña commented that he was still researching zoning possibilities for short-term rentals. Commissioner Salinas also asked about the possibilities of zoning to accommodate cottage-style developments.

VI. ITEMS TO BE SCHEDULED ON NEXT AGENDA

Director Saldaña reminded the commission that the tabled item regarding square footage and masonry requirements would be brought back at the February regular meeting.

VII. ADJOURNMENT OF MEETING

Commissioner Barker made a motion to adjourn. Commissioner Dorris seconded the motion and the motion carried with Vice Chairperson Kubek absent.

The meeting was adjourned at 6:13 p.m.


Randall Freeze, Chairperson

ATTEST:



Miguel S. Saldaña, A.I.C.P.
Planning & Zoning Commission Secretary