

**PLANNING & ZONING COMMISSION MINUTES
MARCH 14, 2016**

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

On this the 14th day of March, 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:

PRESENT:

RANDALL FREEZE	CHAIRPERSON
LISA BARKER	COMMISSIONER
ELIZABETH DORRIS	COMMISSIONER (Late arrival 5:35)
PAT FENTON	COMMISSIONER
CAROL SALINAS	COMMISSIONER
KATHLEEN SWEATT	COMMISSIONER

ABSENT:

RICHARD (Sandy) KUBEK	VICE CHAIRPERSON
SHIRLEY GALLAGHER	COMMISSIONER
DAN MOORE	COMMISSIONER

STAFF PRESENT:

Miguel S. Saldaña, AICP	Development Services Director
Amanda Torres	Planner

OTHERS PRESENT:

I. CALL TO ORDER

Chairperson Freeze opened the meeting at 5:16 p.m. and stated there was a quorum with Vice Chairperson Kubek and Commissioners Dorris, Gallagher and Moore absent.

II. APPROVAL OF MINUTES

A. Regular Called Meeting of February 8, 2016

Commissioner Salinas made a motion to approve the minutes as written for February 8, 2016 regular called meetings. Commissioner Barker seconded the motion and the motion carried with Vice Chairperson Kubek and Commissioners Dorris, Gallagher and Moore absent.

III. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action

A. PLATS

a. **1603001-P01 (Public Notice Plat)**

WILKE ESTATES, LOTS 1-4, BLOCK 1 (FINAL – 5.809 ACRES)

Located north of Beasley Avenue and west of Saunders Street.

b. **1603002-NP01 (Non-Public Notice Plat)**

HARBOR HEIGHTS SUBDIVISION O.C.L. (PRELIMINARY – 83.65 ACRES)

Located north of W. Highland Avenue and west of S. Avenue A.

Director Saldaña explained the developer of item A, sub-item b asked that it be tabled to the April regular meeting. Commissioner Sweatt made a motion to table item A, sub-item b. Commissioner Fenton seconded the motion and the motion carried with Vice Chairperson Kubek and Commissioners Dorris, Gallagher and Moore absent.

Chairman Freeze opened the public hearing for item A, sub-item a at 5:22 p.m. Director Saldaña said that the plat met subdivision regulations and that staff recommended approval.

Mr. Emmett Chiles commented that he was unclear about what zoning was being requested and needed a clearer picture. Director Saldaña replied that the applicant was not changing zoning but subdividing land. Mr. Richard Zuniga commented that residential structures in that area were required to have a minimum square footage of 1,600 square feet. Mr. David Picou affirmed Mr. Zuniga's statement and had been living at his residence at 1845 S. Saunders for nearly 32 years. Mrs. Rosita Gonzales was concerned about the recent proposed changes to the residential square footage requirements and how it would affect property values of the surrounding lots. Mr. Daniel Jimenez commented that according to the City Charter, an ordinance only takes one reading to take effect.

Mr. Zuniga commented again that he was displeased that he was not notified about the proposed changes to square footage requirements and that when he built his home in the Country Estates subdivision, he was required to build a 1,600 square foot home minimum. Mrs. Gonzales asked what could be done to keep people from building the smaller homes. Staff and commissioners advised attendees to attend next Monday's council meeting. Mrs. Carolyn Chiles commented that she thought the City was not protecting property values of residents in the area. Mrs. Helen Nagel asked if there was an error in the "R-10" zoning in the middle of "R-16" zoning and if it could be reviewed.

Chairman Freeze closed the public hearing at 6:07 p.m. Commissioner Sweatt made a motion to accept the plat of Wilke Estates, Lots 1-4, Block 1 as it meets minimum requirements of state law and city subdivision regulations. Commissioner Salinas seconded the motion and the motion carried unanimously with Vice Chairperson Kubek and Commissioners Gallagher and Moore absent.

B. TEXT AMENDMENT

- a. Amend Zoning Ordinance, Part II, Section 10, Subsection 200 – Schedule of Uses, by removing RV (Recreational Vehicle) as a permitted use in all residential districts

Chairman Freeze opened the public hearing at 6:08 p.m. Director Saldaña commented that the discussion had initially started from removing Manufactured Home conditional uses but there were still Recreational Vehicle conditional uses in single-family residential zoning districts. The item had been brought up by the Commission.

The commission discussed keeping the conditional use allowances in residential areas due to the hardship clause within the zoning ordinance (Section 400 Conditional Use Permits, Subsection -419).

Mr. Daniel Jimenez affirmed that the commission's discussion that allowing RVs in a hardship condition was correct but was concerned that removing RVs from residential zoning would affect Southern Oaks, which is a planned development.

Mrs. Grace Chapa asked if she would have to remove her RV that was parked on her property. The commission replied no. She also voiced her support to keeping the RV conditional use.

Commissioner Barker made a motion to deny the recommendation. Commissioner Sweatt seconded the motion, and the motion carried unanimously with Vice Chairperson Kubek and Commissioners Gallagher and Moore absent.

IV. DIRECTOR'S REPORT

Chairman Freeze designated time to hear public comments from the audience. Daniel Jimenez commented that the discussion in the previous items led to the subjects on which he had wanted to comment. Paul Harrison at 2034 Hwy 35 Bypass commented that he wanted to make sure that City staff recommended "HI" heavy industrial zoning for his property when the Sherwood Forest initial zoning area.

Director Saldaña mentioned that the Harbor Heights plat was being changed by the developer, and it would be completed between now and the next regular Commission meeting.

V. ITEMS TO BE SCHEDULED ON NEXT AGENDA

Director Saldaña said that the following items would be scheduled:

- Amending the zoning ordinance to remove manufactured homes as a conditional use in the "R7-B" zoning district.

VI. ADJOURNMENT OF MEETING

Commissioner Barker made a motion to adjourn. Commissioner Fenton seconded the motion and the motion carried with Vice Chairperson Kubek and Commissioners Gallagher and Moore absent.

The meeting was adjourned at 6:24 p.m.



Randall Freeze, Chairperson

ATTEST:



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