

MINUTES
ZONING BOARD OF ADJUSTMENT
DECEMBER 09 , 2020 - 5:00 P.M.

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

On this the 9th day of December, 2020 the Zoning Board of Adjustment convened in a Called Meeting being open to the Public at Aransas Pass City Hall 600 W. Cleveland Aransas Pass, Texas and notice of said meeting giving the time, place, date and subject thereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum:

PRESENT:

Carol Salinas (Chair)
Richard “Sandy” Kubek
Myron Schroeder

ABSENT:

Lisa Barker
Dr. Lawrence Bailey
Michael Moore (Alternate Member)

STAFF PRESENT:

Osei Amo-Mensah, AICP, City Planner
Laura Harris, Planning Technician

I. CALL TO ORDER:

Chair Salinas called the meeting to order at 5:05 pm

II. APPROVAL OF MINUTES:

A motion was made by Board Member Kubek to approve the minutes of August 18, 2020, and November 11, 2020, seconded by Commissioner Schroeder, and the motion carried.

III. PUBLIC HEARINGS:

Case No. 2012-09: A variance request by Thomas M. Furlow of San Antonio, TX, to approve of land 526,335 SF (12.083 acres) lot ID: 42527, 15544, 69920, 13642, 20775, 71141, 8809934, 8810326, 69921, and 14871 in lieu of the required maximum size of ten (10) acres at southwest corner of W. Gile and N. Commercial Street for an RV (Recreational Vehicle) Park in Aransas Pass, TX.

Chair Salinas declared the public hearing open. Osei Amo-Mensah, City Planner stated that this case for an RV park has previously been reviewed by the Planning Commission and approved by the City Council, and the issue before the Board today pertains to the size. This proposed RV Park is 12.083 acres and the city’s ordinance allows up to 10 acres, and would require approval by the ZBA to allow the 12.083 acres. Mr. Mensah stated that the applicant was present at this meeting and would like to address the Board. Applicant Furlow stated to the Board that the first issue they wanted to address was that the footprint of the proposed Park needs to be such that it would allow for a sufficient buffer for the residential properties located to the west behind the property. The other issue is to allow sufficient

room for a quality product with very good visual appearance that can be a grand gateway to the harbor and to the city along the coast highway 35 from the north. In order to have a well-managed, well maintained, and safe Park, it needs to be large enough to generate the revenue needed to support all that upkeep and greenspace and to make this Park a destination of which everyone can be proud. He then introduced Glen Winship who was attending the meeting remotely by phone. He told the Board that Mr. Winship was a co-owner in this and would be available for any technical questions the Board might have. Board Member Schroeder asked how they planned to avoid people living in the park full-time. Mr. Winship responded that the Park will enforce a policy for a 6-month maximum stay and a minimum age requirement of occupants. Mr. Furlow added that this was something that would be in the best interest of the Park as well and would definitely be enforced. Board member Schroeder then asked about maintenance of the buffer zone and how it would be maintained. Mr. Winship and Mr. Furlow both responded that the buffer would be professionally landscaped and maintained. Chair Salinas asked for clarification about approval of the RV Park plans. Mr. Mensah clarified that, if the Board wants to review any technical aspects of the plans, they could request it of the Building Department and provisions for that could be arranged, but that an RV Park will not come before the Board again for technical review of the plans. Board Member Schroeder commented that maximum size limits of RV Parks might need to be reviewed in the Zoning Ordinance for possible revision. Board Member Kubek commented that the size of an RV Park shouldn't matter if the Park is quality and done right. Mr. Mensah stated that the Planning Department will do some research on that topic.

There being no further comments, Chair Salinas declared the public hearing closed and called for a motion. A motion was made by Board Member Schroeder to approve the variance request submitted by Thomas Furlow. The motion was seconded by Board Member Kubek and the motion carried - VARIANCE GRANTED.

IV. ITEMS SCHEDULED ON NEXT AGENDA

Mr. Mensah stated that, at this time, there are no items scheduled on next month's agenda.

IV. ADJOURNMENT

There being no further business to come before the Board, Chair Salinas adjourned the meeting at 5:22 pm.

- Carol Salinas, Chairperson

Date Approved