

MINUTES
Planning & Zoning Commission
March 22, 2021

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

A Special Meeting of the Planning & Zoning Commission was held on Monday, March 22, 2021 in the Aransas Pass City Hall, 600 W. Cleveland, Aransas Pass, Texas. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, of the Texas Government Code. Present at the meeting were Chairperson Randall Freeze and Commissioners Richard “Sandy” Kubek, Lisa Barker, Elizabeth Dorris, Myron Schroeder, Rebecca Sparks, Rene Thakor and Herb Lancaster. Commissioner Carol Salinas was absent.

1. CALL TO ORDER

Chairperson Freeze verified that a quorum was present and called the meeting to order at 5:17 pm.

2. APPROVAL OF MINUTES

A motion was made and seconded to approve the February 8, 2021 Regular Meeting minutes, and the motion passed unanimously.

3. PUBLIC HEARINGS

3.1.1 Public Hearing on Case No. 2103-01: A request by Kenneth Cortines for a 6-month Conditional Use Permit to allow Vickie Longoria to temporarily reside in an RV on his property until permanent housing can be obtained. The RV is parked at 860 S. McCampbell Street (Block 423, Lot 17) in Aransas Pass, TX. This property is located in zoning district R-7A.

Chairperson Freeze declared the public hearing open at 5:20 pm. Osei Amo-Mensah, City Planner stated that notices were mailed and no negative comments were received by staff. He then provided the Commission with a summary of the case and stated that the applicant and Ms. Longoria were present at the meeting. Chairperson Freeze then invited Mr. Cortines up to the podium and asked the Commissioners if they had any questions for him or Ms. Longoria. A commissioner asked how long Ms. Longoria had been living in the RV and Ms. Longoria stated that they sold their house on January 6th and moved it to the property at that time. The question was raised by one of the commissioners about the nature of the hardship, and Mr. Mensah clarified that there were two types of hardships one being a medical hardship and the other being more general in nature to include situations that would not normally be permitted without special consideration and deliberation. Chairperson Freeze then asked if there were any other questions from the commissioners and there being none, he asked if there were any comments from the public to speak in favor or against this item. There being none, he then closed the public hearing at 5:24 pm.

3.1.2 Consider and act on Case No. 2103-01: A request by Kenneth Cortines for a 6-month Conditional Use Permit to allow Vickie Longoria to temporarily reside in an RV on his property until permanent housing can be obtained. The RV is parked at 860 S. McCampbell Street (Block 423, Lot 17) in Aransas Pass, TX. This property is located in zoning district R-7A.

Chairperson Freeze then asked for the disposition of the Commission. Commissioner Kubek made a motion to approve the 6-month Conditional Use Permit; then when further discussion was made as to the length of time it was actually needed, he amended the motion to approve the conditional use permit until April 10, 2021. Then another commissioner suggested it be approved for 30 days. The 30-day motion was seconded and passed with a vote of 5 in favor and 2 opposed.

3.2.1 Public hearing on Case No. 2103-02: A request by Gregg Farrar for renewal of a 6-month Conditional Use Permit, due to delays caused by COVID-19, to continue the placement of an (8x40) shipping container for storage purposes on his property during construction. The property is located at 1304 N. McCampbell Street and is currently zoned R-7B.

Chairperson Freeze declared the public hearing open at 5:33 pm and asked Mr. Mensah if any comments were received by staff. Mr. Mensah reported there were none. Chairperson Freeze then asked if the Commissioners had any questions for the applicant or staff. Commissioner Kubek asked if 6 months would be long enough. Mr. Farrar, who was attending the meeting by phone, stated that he actually would need it a total of 9 months and asked if a year would be possible rather than a 6-month period.

Chairperson Freeze then asked if there was anyone from the public who wished to speak for or against this item. There being no one, Chairperson Freeze then closed the public hearing at 5:36 pm.

3.2.2 Consider and act on Case No. 2103-02: A request by Gregg Farrar for renewal of a 6-month Conditional Use Permit, due to delays caused by COVID-19, to continue the placement of an (8x40) shipping container for storage purposes on his property during construction. The property is located at 1304 N. McCampbell Street and is currently zoned R-7B.

Chairperson Freeze then asked for the disposition of the Commission. A motion was made and seconded to approve renewal of the Conditional Use Permit for a period of 1-year. The vote was unanimously in favor of approval of a 1-year renewal period.

4. COMPREHENSIVE PLAN REVIEW

City Planner Mensah read to the Commission Section 11 Subdivision Ordinance of the Comprehensive Plan. He then asked if there were any questions and there were no questions at this time. There was one comment that the

5. DIRECTOR'S REPORT

5.1. TCWP RV Park Project Update: City Planner Mensah summarized for the Commission the first of the three workshops of the stakeholders pertaining to the RV Park Project. He stated that it was attended by three Commissioners: Carol Salinas, Rebecca Sparks, and

Myron Schroeder. There was also one RV Park developer/owner present at the meeting: Wesley Denney, owner of Freedom RV. Tom Furlow was also invited, but he was unable to attend. Commissioner Sparks said that the workshop was very informative and much more involved than she had anticipated. She also said that she had taken screenshots of the slides from the workshop in case anyone wanted to view them. Commissioner Schroeder said that the information received in that workshop will be very helpful when developing the sections in the Zoning Ordinance pertaining to RV Park Development.

6. ITEMS TO BE SCHEDULED ON NEXT AGENDA:

There were no items on the agenda for next month at this time.

7. ADJOURNMENT:

There being no further business to come before the board, Commissioner Dorris made the motion to adjourn and Commissioner Sparks seconded the motion. Chairperson Freeze declared the meeting adjourned at 5:55 pm.

Randall Freeze, Chairperson

Approved on: _____