



CITY OF ARANSAS PASS

AGENDA MEMORANDUM

for the City Council Meeting of February 18, 2019

Date: February 13, 2019

To: Honorable Mayor and Council

From: Miguel S. Saldaña, A.I.C.P., Interim City Planner

Public Hearing on proposed text amendments to the City of Aransas Pass Zoning Ordinance, Part I, Section 10-200 – Schedule of Uses and Section 10-300 – Definition and Explanations Applicable to Use Schedule to define and designate zoning regulations for "home occupation," and "Conex box as an accessory structure" land use within the Aransas Pass Zoning Ordinance.

PURPOSE:

To consider and act on proposed text amendments to the City of Aransas Pass Zoning Ordinance, Part I, Section 10-200 – Schedule of Uses and Section 10-300 – Definition and Explanations Applicable to Use Schedule to define and designate zoning regulations for "Conex box as an accessory structure" land use within the Aransas Pass Zoning Ordinance.

BACKGROUND AND FINDINGS:

The proposed amendment to the "home occupation" is not ready to move forward with discussion and action.

The use of shipping containers, or "Conex boxes," as accessory structures has recently become more prevalent. Especially since the hurricane, City staff have received increasingly more questions regarding allowing the use of shipping containers as permanent accessory structures. Likewise, staff have received an increase in questions regarding regulating home occupations. Staff is presenting these text amendments in order to more clearly define these uses and to provide for more regulation more consistent with the City's Zoning Ordinance.

STAFF ANALYSIS:

The proposed text amendment would define “Shipping Container Accessory Building” using the definition from *A Planner’s Dictionary*, published by the American Planning Association in Planning Advisory Service Report 521/522:

A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, or (2) designed for or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

The proposed amendment would allow shipping containers to be permitted in the Heavy Industrial, Light Industrial, and Heavy Commercial Zoning Districts. The amendment would further allow the use in R-16, R-10, R-7A, R-7B, GB, and PD Zoning Districts under the condition that the property owner go before the Planning & Zoning Commission and City Council to obtain a Conditional Use Permit.

UPDATE: At the Planning and Zoning Commission meeting, discussion was held regarding whether to allow these “boxes” to locate in residential areas. During the discussion, Commissioners agreed that these “boxes” were not an appropriate accessory structure in a residential area.

PLANNING & ZONING RECOMMENDTION (02/11/2019):

Approval of the proposed text amendment to allow the shipping containers as accessory structures in “HI” Heavy Industrial District, “LI” Light Industrial District and “HC” Heavy Commercial District by-right and in the “GB” General Business District subject to a conditional use permit.

PUBLIC NOTICE

MAILING DATE(S): NOT APPLICABLE
NEWSPAPER PUBLICATION DATE(S): December 26, 2018

ATTACHMENTS

Proposed Text Amendment Ordinance