

**MINUTES**

Planning and Zoning Commission  
December 2, 2019

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

A Regular Meeting of the Planning and Zoning Commission was held on Tuesday, September 10, 2019 in the Aransas Pass City Hall, 600 W. Cleveland Blvd., Aransas Pass, Texas. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, of the Texas Government Code. Chairman Randall Freeze, and Commissioners Richard Kubek, Lisa Barker, Myron Schroeder, Rebecca Sparks, and Rene Thakor were present; Commissioners Carol Salinas and Kathleen Sweatt were absent.

**I. CALL TO ORDER**

Chairman Freeze verified that a quorum was present and called the meeting to order at 5:00 pm.

**II. APPROVAL OF MINUTES**

Approval of July 1, 2019 Meeting Minutes

A motion was made by Commissioner Barker to approve the July 1, 2019 minutes, seconded by Commissioner Sweatt, and the motion carried; Commissioners Dorris and Schroeder abstained.

Approval of July 8, 2019 Meeting Minutes

A motion was made by Commissioner Kubek to approve the July 8, 2019 minutes, seconded by Commissioner Schroeder, and the motion carried; Commissioners Dorris and Sweatt abstained,

Approval of August 13, 2019 Meeting Minutes

A motion was made by Commissioner Schroeder to approve the August 13, 2019 minutes, seconded by Commissioner Kubek, and the motion carried; Commissioners Dorris and Sweatt abstained.

**III. PUBLIC HEARINGS**

3.I. ZONING – Case No. 1202-20

- 1. Public hearing on request by Clarence L. Moss and Kristy Jackson to rezone 4.20 acres tract out of the North ½ of Lot 9, Block 72, T.P. of the McCampbell

Subdivision, recorded in Volume 1, Page 2, Map Records of Aransas County, Texas and Volume 11, Pages 21-22, Map Records of San Patricio County, Texas, located at 2175 W. Wheeler Avenue, from RV – Recreational Vehicle to GB – General Business to construct 80 Units Apartment Complex.

Chairman Freeze read the item and declared the public hearing open. Mr. Mensah stated this request is to rezone property at 2175 W. Wheeler from RV – Recreational Vehicle to GB – General Business to construct and develop an 80 unit apartment complex. He then referred to a powerpoint presentation depicting an aerial view of the location, zoning district map, rendering of the apartment complex and a floor plan. He stated the property is located across the car dealership to the north, to the south it is behind an RV park, to the east is another section of the RV park; and to the west there is less density. Mr. Mensah stated that staff recommends approval of the request.

Matt Higgins, Project Manager, stated that they applied for funding of this project and received notice of award this past Spring. He stated that it will be an 80 unit apartment complex with a clubhouse, civic center and upscale amenities and will have a coastal theme. He then referred to a powerpoint presentation and discussed the following: development overview and site plan, exterior building elevations, interior of the residential units, clubhouse and interior amenity areas, pool area amenities, with a total planned development of 70,000 square feet.

He then discussed the development unit mix and stated the units will be 1, 2 and 3 bedroom, the current area median income is \$55,300; 41% of the units (approximately 33 units) will be leased to families earning up to 80% of the AMI; 10% of the units (approximately 8 units) will be leased to families earning up to 30% AMI; 49% of the units (39 units) will be unrestricted "Market Rate".

Russ Michael, represents Owner, stated that they want to bring Class A housing to the Aransas Pass area; adding the award totaled to approximately \$9 million but the project will cost approximately \$14 million to \$15 million. He added that they are targeting people earning between \$50,000 and \$60,000 and will be helping Veterans with first floor ADA accessible units, they are non-profit and will be bring resident services to empower the residents.

There being no further comments, Chairman Freeze declared the public hearing closed.

2. Consider and Act on request by Clarence L. Moss and Kristy Jackson to rezone 4.20 acres tract out of the North ½ of Lot 9, Block 72, T.P. of the McCampbell Subdivision, recorded in Volume 1, Page 2, Map Records of Aransas County, Texas and Volume 11, Pages 21-22, Map Records of San Patricio County, Texas located at 2175 W. Wheeler Avenue, from RV – Recreational Vehicle to GB – General Business to construct 80 Units Apartment Complex.

Commissioner Sweatt asked for clarification if the action is only to rezone the land or rezone and approve the apartments, and Chairman Freeze responded the request is just for re-zoning.

A motion was made by Commissioner Barker to grant the request from RV – Recreational Vehicle to GB – General Business, seconded by Commissioner Thakor, and the motion carried; Commissioner Sweatt voting No.

**IV. DISCUSSION ITEM(S):**

1. Text Amendment: Revise Zoning Ordinance: Section 11-CA Central Area District – Residential Uses – 201 to add –Residential Uses Not Permitted on First Floor.

Mr. Mensah stated that purpose of the text amendment is the allow for an organized mixed use development in the Central Area district, to have commercial and retail on first floor, and not allow residential uses on the first floor.

Commissioner Barker stated that it was her believe that residential uses would not be limited to second floor only and above, but rather require a minimum of the frontage to remain as commercial use and the remainder could be residential use. Commissioner Kubek stated that as the City works on revitalizing downtown, there is limited space, limited buildings in the downtown area on Commercial Street, adding that if buildings are converted to apartments on the ground floor it further reduces the availability for businesses to come downtown. Commissioner Barker commented that apartment parking would fall under a difference requirement.

Commissioner Thakor commented that he supports mixed use of commercial and residential in the same area but there needs to be restrictions on the location, possibly with commercial on the frontage, what is considered essential area, and the downtown area needs the day to day businesses. He further added that we should not mandate that we will not have residential uses on the first floor, and if the City moves forward the city restrict how many floors a building will have, and that the city should not have one floor buildings in the downtown area. Lastly, there should be incentives for developers for the downtown area.

Chairman Freeze called for public comments.

Charles Newland commented that he supports mixed use.

Olivia McCall commented that she does not support removing residential uses adding that residents in the downtown area will frequent downtown businesses.

Commissioner Barker offered her recommendation stating that she would support Commercial in the frontage and a percentage for residential use. There was a consensus for this item to come back to the board.

**V. COMPREHENSIVE PLAN REVIEW:**

None.

**VI. ITEMS TO BE SCHEDULED ON NEXT AGENDA:**

**6.I. NEW ORDINANCES:**

1. A request to rezone property at 2000 Johnson Road
2. Mr. and Mrs. Schade of 1108 S. Houston Street, Aransas Pass request for a Conditional Use Permit for Temporary Multiple Family Dwelling
3. A request from Aransas Pass Brewing Company, LLC to renew their Conditional Use Permit and Time Extension

Mr., Mensah stated that the items listed will be on the next meeting agenda. Chairman Freeze asked for an update on the Conditional Use Permit approved for Mr. Ramirez.

**6.II. TEXT AMENDMENT: DISCUSSION ITEMS**

1. Update on Rezoning of Annexed Areas
2. Beekeeping Farm: Provision into the Zoning Ordinance
3. Naming of a Street after a parent

Mr. Mensah stated that the text amendments listed will be placed on the next meeting agenda.

**VII. ADJOURNMENT OF MEETING**

There being no further business, Chairman Freeze declared the meeting adjourned at 5:46 pm.

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Randall Freeze, Chairman

Approved on: \_\_\_\_\_