



CITY OF JAMAICA BEACH

16628 San Luis Pass Road in City Council Chambers
5264 Jamaica Beach
Jamaica Beach, Texas 77554
PH (409) 737-1142 FAX (409) 737-5211
www.ci.jamaicabeach.tx.us



CITY COUNCIL/BOARD OF ADJUSTMENTS PLANNING & ZONING COMMISSION JOINT PUBLIC HEARING MINUTES

OCTOBER 7, 2019
6:00 P.M.

CALL TO ORDER

Mayor Steve Spicer called the Public Hearing to order.

PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

MPT Sherwood Green led Pledges to the U.S. and Texas Flags.

ROLL CALL OF ALDERMEN/BOARD OF ADJUSTMENTS AND PLANNING & ZONING COMMISSION

The following City Council/Board of Adjustments was present:

*Mayor Steve Spicer
MPT Sherwood Green
Alderman Clay Morris
Alderman Russell Rupertus
Alderman Terry Rizzo
Alderman Marci Kurtz*

The following Planning & Zoning Commission was present:

*Gilbert Madray
Gene Montgomery
Donald Towner
Orus Mooney
Rhonda Cameron*

The following staff was present:

*City Administrator Hutchison
City Secretary Rushing*

PUBLIC HEARING:

1. THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF JAMAICA BEACH WILL HOLD A JOINT PUBLIC HEARING ON OCTOBER 7, 2019 AT 6:00 P.M. IN THE COUNCIL CHAMBERS, 16628 SAN LUIS PASS RD., JAMAICA BEACH, TX 77554, GIVING ALL INTERESTED PARTIES THE RIGHT TO APPEAR AND BE HEARD ON THE FOLLOWING ITEM: AMENDMENTS TO THE ZONING ORDINANCE OF THE CITY OF JAMAICA BEACH, AS AMENDED, TO CHANGE THE QUORUM REQUIREMENTS FOR THE PLANNING AND ZONING COMMISSION, TO MAKE VARIOUS TEXTUAL CHANGES, TO ADD AND DEFINE SECTION 11-550 COMMERCIAL/RETAIL DISTRICT, AND TO UPDATE THE SCHEDULE OF PERMITTED USES IN DESIGNATED DISTRICTS IN SECTION 11-700.

Mayor Spicer read the above caption before explaining the change to the quorum requirement. City Administrator Hutchison clarified that although 3 members of the Planning and Zoning Commission will constitute a quorum an affirmative vote of 4 members would be required for recommendations to City Council. Mayor Spicer opened the item for public comment.

Ginger Jones, 16612 Curlew, asked for clarification regarding the Section amendments.

City Administrator Hutchison noted that most of the proposed textual changes and amendments were previously approved by City Council, but were never updated in the Zoning Ordinance; he noted the main textual change is to reference the Zoning Commission as the Planning and Zoning Commission as approved by Council in Ordinance 93-1; he also noted the City has always had a Commercial/Retail District, but it was never defined in the Ordinance, this proposed Ordinance will add a Section for Commercial/Retail District; another update that was previously approved by Council but never updated in the Ordinance was the schedule of permitted uses to include the designated district for a carwash.

2. **THE CITY COUNCIL SITTING AS THE BOARD OF ADJUSTMENTS OF THE CITY OF JAMAICA BEACH WILL HOLD A PUBLIC HEARING ON OCTOBER 7, 2019 AT 6:00 P.M. IN THE COUNCIL CHAMBERS, 16628 SAN LUIS PASS RD, JAMAICA BEACH, TX 77554, GIVING ALL INTERESTED PARTIES THE RIGHT TO APPEAR AND BE HEARD ON THE FOLLOWING ITEM: CONSIDER A REQUEST FOR A SPECIAL EXCEPTION TO SECTION 11-800(1) OF THE ZONING CODE, WHICH STATES THE MINIMUM AREA OF LOTS SHALL BE FIVE THOUSAND (5,000) SQUARE FEET. THE CITY OF JAMAICA BEACH RECEIVED A REQUEST FROM THE OWNER OF LOTS 49 & 50 SECTION 26 TO REPLAT LOTS 49 & 50 AND TO CONSIDER A SPECIAL EXCEPTION REQUEST TO REPLAT LOT 49 TO A NONCONFORMING LOT SIZE OF 4,520 SQUARE FEET, WHICH MAY BE USED FOR A PERMITTED SINGLE-FAMILY DWELLING.**

Mayor Spicer read the above caption. City Administrator Hutchison noted the above Special Exception request was brought before the Planning and Zoning Commission for their consideration; Planning and Zoning Commission voted on the recommendation to approve the Special Exception request; the vote was 4-in favor with 1-abstaining; the City also notified the property owners within 200 feet of Lot 49 to give them an opportunity to comment on the request; the property owner of Lot 48 sent a response opposing the Special Exception request noting his concerns that reducing the lot size could have a negative impact on the neighborhood. The Special Exception request was openly discussed between City Council, City Staff and the Planning and Zoning Commission before the Mayor opened the item for public comment.

Ginger Jones, 16612 Curlew, inquired about the original size of the lots (49 & 50); she questioned the approval of the original building permit.

ADJOURN

The Joint Public Hearing was adjourned at 6:15 p.m.



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CITY COUNCIL WORKSHOP MEETING MINUTES

OCTOBER 7, 2019
6:00 P.M.

CALL TO ORDER

Mayor Steve Spicer called the meeting to order.

ROLL CALL OF ALDERMEN

The following Councilmember's were present:

*Mayor Steve Spicer
MPT Sherwood Green
Alderman Clay Morris
Alderman Russell Rupertus
Alderman Terry Rizzo
Alderman Marci Kurtz*

The following staff was present:

*City Administrator Hutchison
City Secretary Rushing*

PUBLIC COMMENTS (LIMITED TO THREE (3) MINUTES PER PERSON)

No requests to address Council.

ITEMS FOR DISCUSSION:

1. **DISCUSS APPROVING THE FOLLOWING MINUTES:**
 - a. **PUBLIC HEARING, WORKSHOP & REGULAR MEETING – SEPTEMBER 16, 2019**
No discussion.
2. **DISCUSS DIRECTING THE CITY STAFF TO CONSULT WITH TXDOT CONCERNING THE DRAINAGE AT THE BEACH ACCESS AREA.**
Council discussed directing the City Administrator to consult with TXDOT concerning the drainage at the beach access area.
3. **DISCUSS APPROVING THE CITY TO USE RESERVE PARK FUNDS TO HOST THE HOLIDAY EVENTS AT THE CITY PARK, IN AN AMOUNT NOT TO EXCEED \$5,000.**
Alderman Kurtz noted the reserve funds would be used to host the Halloween and Christmas events at the City Park; she also noted a majority of the requested funds would be used towards the installation of the Christmas lights at the pavilion.
4. **DISCUSS APPROVING THE CITY'S CONTRIBUTION TO THE EMPLOYEE RETIREMENT PLAN, FUNDING FROM THE BUDGET RETIREMENT ACCOUNTS.**
Mayor Spicer noted this agenda item is an annual budgeted request; the city contributions 10% of a full-time employee's annual base salary to the city's employee retirement plan.

5. DISCUSS APPROVING A RESOLUTION SUPPORTING THE 2ND EDITION OF THE CONSERVATION AND MANAGEMENT PLAN FOR THE GALVESTON BAY ECOSYSTEM.

No discussion.

6. DISCUSS APPROVING A RESOLUTION ESTABLISHING REGULATIONS FOR SUBMITTING, RECEIVING, AND PROCESSING REQUESTS FOR PUBLIC INFORMATION (OPEN RECORDS); AND PROVIDING FOR RULES AND PROCEDURES.

City Secretary Rushing noted House Bill 944 enacted various amendments to the Public Information Act; the proposed Resolution is to comply with the new laws and the Public Information Policy is to provide rules and procedures for requesting public information.

John Grow, 16631 John Silver, asked where the information to request public information will be published/posted.

City Secretary Rushing replied the information will be updated/posted on the city's website upon Council's approval.

7. DISCUSS AMENDMENTS TO THE ZONING ORDINANCE OF THE CITY OF JAMAICA BEACH, AS AMENDED, TO CHANGE THE QUORUM REQUIREMENTS FOR THE PLANNING AND ZONING COMMISSION, TO MAKE VARIOUS TEXTUAL CHANGES, TO ADD AND DEFINE SECTION 11-550 COMMERCIAL/RETAIL DISTRICT, AND TO UPDATE THE SCHEDULE OF PERMITTED USES IN DESIGNATED DISTRICTS IN SECTION 11-700.

Discussed during the Public Hearing. No further discussion.

8. DISCUSS A REQUEST FOR A SPECIAL EXCEPTION TO REPLAT LOT 49 SECTION 26 TO A NONCONFORMING LOT SIZE OF 4,520 SQUARE FEET AND ALLOWING IT TO BE USED FOR A PERMITTED SINGLE-FAMILY DWELLING AND UPON APPROVAL OF THE SPECIAL EXCEPTION CONSIDER THE REQUEST TO REPLAT LOTS 49 & 50 SECTION 26. (THIS AGENDA ITEM WILL HAVE COUNCIL ACTING AS THE BOARD OF ADJUSTMENTS.)

Discussed during the Public Hearing.

CITY ADMINISTRATOR'S REPORT

City Administrator Hutchison reported on the following: he will be meeting with the County Engineer to review the cost to complete the Street Improvement Projects listed under the County Mobility Fund Program, the estimated construction timeline is November 2020 to June 2021; Planning and Zoning Commission will be meeting on October 14th to finalize the zoning amendments and to review Al Fichera's proposed construction plan for a restaurant at the former carwash site, Mr. Fichera is no longer considering the short term rental project; the City has received 6 applications for the Laborer position, the recruitment will be open for another week or two; he will be seeking bids to insulate the JBFVD ceiling during the month of October.

MAYOR'S REPORT

Mayor Spicer reported the following information for the November Election: the local voting location is Seaside Baptist Church; Early Voting is October 21st-25th between 8:00am-5:00pm; October 28th-November 1st between 7:00am-7:00pm; Election Day is November 5th between 7:00am-7:00pm.

ALDERMEN REPORTS

Alderman Kurtz reported on the following: she noted that she misspoke on the date for the Halloween event during her report at the previous Council Meeting; the correct date for the Halloween and National Night Out joint event is October 31st; the Annual Christmas Events (golf cart parade, Santa and the boat parade) will all be conducted on December 7th; she thanked the Mayor for signing a letter to support the Sea Turtle research.

MPT Green, Alderman Rizzo, Alderman Rupertus and Alderman Morris – No Reports

POLICE REPORT – No Report

FIRE REPORT

JBVFD Chief Baden reported the JBVFD quarterly stats.

ADJOURN

Meeting adjourned at 6:35 p.m.