PUBLIC NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE CITY OF PORT LAVACA, TEXAS WILL HOLD A REGULAR MEETING MONDAY, NOVEMBER 5, 2018, BEGINNING AT 5:15 P.M., AT THE REGULAR MEETING PLACE IN CITY HALL, 202 NORTH VIRGINIA STREET PORT LAVACA, TEXAS, TO DISCUSS THE FOLLOWING ITEMS

CERTIFICATION BY THE PLANNING BOARD THAT DUE NOTICE WAS GIVEN IN ACCORDANCE WITH THE TEXAS OPEN MEETING LAW

APPROVAL OF FOLLOWING MINUTES:
  • REGULAR MEETING HELD ON OCTOBER 15, 2018

AGENDA:

1. CONSIDER AND DISCUSS A VARIANCE REQUEST FROM MR. CHARLES SAMAH FROM 1821 ALGEE OF THE BUILDING SET BACK LINES AND TAKE ANY ACTION DEEMED NECESSARY.

2. CONSIDER AND DISCUSS PRELIMINARY CONCEPTUAL PLAN FOR A COMMERCIAL DEVELOPMENT ON CORNER OF AUSTIN & SEADRIFT STREET AND TAKE ANY ACTION DEEMED NECESSARY.

3. CONSIDER AND DISCUSS APPROVAL OF FINAL PLAT OF THE COTHRON SUBDIVISION (COASTAL TOOL & NAIL) AND TAKE ANY ACTION DEEMED NECESSARY.

4. REVIEW AND DISCUSS THE CITY’S COMPREHENSIVE ACTION PLAN AND UNIFIED DEVELOPMENT PLAN.

5. GENERAL DISCUSSION, REPORTS AND HEAR STATEMENTS FROM CITIZENS.

ADJOURN

CERTIFICATION OF POSTING NOTICE

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF A REGULAR MEETING OF THE PLANNING BOARD OF THE CITY OF PORT LAVACA TO BE HELD MONDAY, NOVEMBER 5, 2018, BEGINNING AT 5:15 P.M., WAS POSTED AT CITY HALL, EASILY ACCESSIBLE TO THE PUBLIC AS OF 5:00 P.M., FRIDAY, NOVEMBER 2, 2018.

MARICELA GONZALES,
BUILDING/PLANNING DEPARTMENT
SECRETARY

BY:
STATE OF TEXAS  §
COUNTY OF CALHOUN  §
CITY OF PORT LAVACA  §

On this the 15th day of October, 2018, the Planning Board of the City of Port Lavaca, Texas, convened in Regular Session at 5:15 p.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

Mike Elgin            Chairman
Chad Dowell           Board Member
Mark Howell           Board Member
Clay Coffey           Vice Chairman
Justin Weaver         Board Member

And with the following Board Members absent:

Pastor Joseph Jones   Board Member
Tiney Browning        Board Member

Constituting a quorum for the transaction of business, at which time the following business was transacted:

Chairman Mike Elgin called the meeting to order and presided.

PUBLIC NOTICE:

Board Member Justin Weaver made a motion

    THAT the Planning Board hereby finds and determines that due notice of the meeting was given in accordance with Texas Open Meetings Law, as evidenced by a certified copy of the notice which is made a part of the Minute Records of this meeting.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES:   Elgin, Coffey, Howell, Dowell & Weaver

NAYS:   None
MINUTES:

Board Member Justin Weaver made a motion

    THAT the Planning Board hereby approves the minutes of the Regular meeting held on September 17, 2018.

Board Member Mark Howell seconded the motion.

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS RE-PLAT OF LOT 1, BLOCK 2 OF THE BROOKHOLLOW ESTATES SUBDIVISION BY PROPERTY OWNERS EARLENE MUIENSTER AND JOCELYN FALL AND TAKE ANY ACTION DEEMED NECESSARY

City Engineer Jody Weaver presented the Planning Board Member a Property Exchange Agreement and Party Wall Agreement drawn up by Attorney Firm Rcberts, Odefey, Witte, & Wall, LLP

Board Member Justin Weaver made a motion

    THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve Re-Plat of Lot 1, Block 2 of the Brookhollow Estates Subdivision by property owners Earlene Muenster and Jocelyn Fall.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None
CONSIDER AND DISCUSS THE NFPA 1194 STANDARD FOR RECREATIONAL VEHICLE PARKS AND TAKE ANY ACTION DEEMED NECESSARY

No action taken.

REVIEW AND DISCUSS THE CITY’S COMPREHENSIVE ACTION PLAN

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to City Council to approve proposed multi-family development on Lot 6 and part of Lot 2 of the Lavaca Bay Center Subdivision by the Lavaca Bay Retail Partnership, LTD to include corrected drainage easement.

Board Member Chad Dowell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS RE-PLAT OF LOT 1, BLOCK 2 OF THE BROOKHOLLOW ESTATES SUBDIVISION BY PROPERTY OWNERS EARLEN MUESNTER AND JOCELYN FALL AND TAKE ANY ACTION DEEMED NECESSARY

Item tabled

CONSIDER AND DISCUSS A PROPOSED 10 ACRE COMMERCIAL DEVELOPMENT CONCEPT PLAN BY MR. WILKENSON WITHIN A 28.5 ACRES TRACT, PID 39930, ON THE SOUTHWEST SIDE OF ALCOA DRIVE NEAR MAIN STREET, AS PER SECTION 42-159 OF THE SUBDIVISION ORDINANCE AND TAKE ANY ACTION DEEMED NECESSARY
Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve proposed 10 acre commercial development concept plan by Mr. Wilkenson within a 28.5 acres tract, PID 39930, on the Southwest side of Alcoa Drive near Main Street, as per Section 42-159 of Subdivision ordinance.

Board Member Chad Dowell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS A PROPOSED CONCEPT PLAN BY MR. MICHAEL IVY FOR DEVELOPMENT OF A 7 ACRE TRACT, PID 50839 SITUATED BETWEEN CORPORATION DITCH AND THE RAILROAD, AS PER SECTION 42-159 OF THE SUBDIVISION ORDINANCE AND TAKE ANY ACTION DEEMED NECESSARY

Board Member Justin Weaver made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to deny “man camp” type structures but would consider multi-family rental similar to Seagreens.

Board Member Mark Howell seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

CONSIDER AND DISCUSS CONCEPTUAL PLAN OF LOT 1, BLOCK 4 OF THE PRELIMINARY PLAT OF THE ERIC HO SUBDIVISION AND TAKE ANY ACTION DEEMED NECESSARY
Board Member Mark Howell made a motion

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to approve conceptual plan of Lot 1, Block 4 of the Preliminary Plat of the Eric Ho Subdivision

Board Member Justin Weaver seconded the motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Howell, Dowell & Weaver

NAYS: None

**RECEIVE AND DISCUSS A DRAFT COPY OF A PROPOSED “UNIFIED DEVELOPMENT CODE” FROM CITY MANAGER BILL DILIBERO**

City Manager presented the Planning Board Members with the start of a draft Code Ordinance for Planning Board to review.

**GENERAL DISCUSSION, REPORTS AND HEAR STATEMENTS FROM CITIZENS**

No action.

**ADJOURN**

Board Member Justin Weaver made a motion to adjourn the meeting.

Board Member Chad Dowell seconded this motion.

Motion passed by the following vote:

AYES: Elgin, Coffey, Browning, Howell, Dowell & Weaver

NAYS: None
Meeting Adjourned.

ATTEST:

Jody Weaver, City Engineer/Economic Development

________________________
CHAIRMAN
CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

DATE: 11.01.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: VARIANCE REQUESTS FOR TO PLACE PORTABLE BUILDINGS ON CONCRETE SLABS 2 FT FROM PROPERTY LINE

Background: Mr. Charles Samaha has made two requests for variance.

1. A variance request to Section 12-24 – Building setbacks to construct a new 10’x16’ portable metal building on a concrete slab and locate it 2 ft from the property line along 7th street and 2 ft from the utility easement in the rear. *(Ordinance requires 5 ft in both instances)*

2. A variance request to Section 12-24 – Building setbacks to construct a new 12’ x 20’ concrete slab positioned 2 ft from the rear utility easement and 2 ft from the northeast property line and move an existing portable building in his yard to this new slab. *(Ordinance requires 5 ft in both instances)*

City Code references:

Sec. 12-24 – Building setbacks:

(2) Rear setback lines. Minimum rear setback lines shall be five feet from the edge of a utility easement or no less than five feet in case where no utility easement exists

(3) Side setback line. Minimum side setback line shall be five feet from the edge of a utility easement or no less than five feet in cases where no utility easement exists, except on corner lots which require a ten-foot setback on the side street.

Existing conditions

- There is a 6 ft wide utility easement along his rear property line;
- There is an existing 8” sewer line in the utility easement, located approximately 3 ft from the fence, and the gas line is another 2 feet +/- from the sewer line (away from fence)
- The existing power lines run right along the rear fence line (note location of power poles)

Things to consider for approval

- The City has allowed a building to be placed closer than 5 feet from an easement, only IF the slab was already existing and it was determined that utility maintenance would not be hindered.
- The building code would require that the 12’x20’ building have a 1-hr fire rated wall on the side that is closer than 5 ft to a property line. The 10’x16’ is under 200 sf and would not trigger this requirement.

Attachments:

- Googlemaps image
  - https://www.google.com/maps/@28.5998144,-96.6345437,111a,53.8y,23.46h.5.17t/data=!3m1!1e3
- Variance request
- Site Plan provided by applicant
Picture of rear fenceline. Note the location of gas meter and power poles

Picture of backyard – notice existing storage building proposed to be moved.
City of Port Lavaca
Request for Variance

Date: 10/30/2018

Name: Charles Samaha

Address: 1821 Algee st

Variance being requested: place 2 portable buildings on concrete slabs 2 feet from my chainlink fence

Reason for request: I need to replace my existing building that was damage by tree limb and replace it away from the trees and set on slab to increase the life of building and I have a bigger portable building i want to relocate to the other side after I remove the old building and dispose of it drawing are provided by Bearfoot construction

Signature

361-746-0483

Phone number

Date of Planning Board:

Received by:
CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

DATE: 11.02.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: PRELIMINARY COMMERCIAL DEVELOPMENT CONCEPT – STORAGE UNITS AT THE CORNER OF SEADRIFT AND AUSTIN ST. – MR. RAY OVALLE

Background:

Mr. Ray Ovalle is looking at purchasing the 0.586 acre tract of land at the corner of Seadrift and Austin Streets and develop a “Rent-a-Shop” type commercial development.

Per Sec. 42-159. - Approval of planning commission required.

- No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission,

Mr. Ovalle is seeking approval of the concept before moving ahead with expenses involved in a survey and subdivision plat and purchasing the property.

Attachments:

- Googlemaps image https://www.google.com/maps/@28.6065548,-96.6310192,135m/data=!3m1!1e3
- Concept Plan and other data submitted by Mr. Ovalle
Sherry Cothron owns the Coast Nail and Tool located at 747 W. Main Street in Port Lavaca. She has purchased the property next door (southwest) and is working on plans for an expansion to the business.

- Sec. 42-5(b) of the Subdivision Ordinance states: Neither a street number nor a building permit shall be issued for the erection of any new building on any piece of property, within the jurisdictional area of this chapter that has not been established in a duly approved and recorded subdivision, in accordance with this chapter, without the written approval of the planning commission.

- A minor subdivision is defined as: the division of land into not more than four lots, tracts, sites, parcels, or areas on an existing city, state, or federal highway or road dedicated or deeded to the public prior to the adoption of the ordinance from which this chapter is derived; provided that the proposed subdivision of land:
  1. Does not include any new streets, easements, rights-of-way, utility mains, etc.; and
  2. Conveys any right-of-way necessary for road widening and maintenance of city roads, where the granting of such right-of-way can be given without due hardship.

- Sec 42-6 (b)(1) states: If the preliminary plat of a minor subdivision also satisfies the additional requirements for a final plat listed in article IV of this chapter, then the planning commission will consider the plat as the final plat if approved

Ownership: The Calhoun County Appraisal District lists Sherry Cothron, 747 W. Main Street, Port Lavaca, Texas as the owner of the land included in this subdivision plat.

Things to consider for approval
- This is considered a Minor Plat because it only one lot and does not require dedication of any new streets, easements, etc.
- The information contained on and the format of the Minor Plat submittal is consistent with the requirements of the Subdivision Ordinance.

Attachments:
- Googlemaps image https://www.google.com/maps/@28.6115226,-96.6315972,161m/data=!3m1!1e3
- Minor Plat
- Boundary and Topographic Survey
CITY OF PORT LAVACA

PB MEETING: NOVEMBER 5, 2018

DATE: 11.02.18

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY ENGR/DIR. COMMUNITY & ECONOMIC DEV.

SUBJECT: COTHRON SUBDIVISION – MINOR PLAT

Background:

Sherry Cothron owns the Coast Nail and Tool located at 747 W. Main Street in Port Lavaca. She has purchased the property next door (southwest) and is working on plans for an expansion to the business.

- Sec. 42-5(b) of the Subdivision Ordinance states: Neither a street number nor a building permit shall be issued for the erection of any new building on any piece of property, within the jurisdictional area of this chapter that has not been established in a duly approved and recorded subdivision, in accordance with this chapter, without the written approval of the planning commission.

- A minor subdivision is defined as: the division of land into not more than four lots, tracts, sites, parcels, or areas on an existing city, state, or federal highway or road dedicated or deeded to the public prior to the adoption of the ordinance from which this chapter is derived; provided that the proposed subdivision of land:
  (1) Does not include any new streets, easements, rights-of-way, utility mains, etc.; and
  (2) Conveys any right-of-way necessary for road widening and maintenance of city roads, where the granting of such right-of-way can be given without due hardship.

- Sec 42-6 (b)(1) states: If the preliminary plat of a minor subdivision also satisfies the additional requirements for a final plat listed in article IV of this chapter, then the planning commission will consider the plat as the final plat if approved

Ownership: The Calhoun County Appraisal District lists Sherry Cothron, 747 W. Main Street, Port Lavaca, Texas as the owner of the land included in this subdivision plat.

Things to consider for approval

- This is considered a Minor Plat because it only one lot and does not require dedication of any new streets, easements, etc.
- The information contained on and the format of the Minor Plat submittal is consistent with the requirements of the Subdivision Ordinance.

Attachments:

- Googlemaps image https://www.google.com/maps/@28.6115226,-96.6315972,161m/data=!3m1!1e3
- Minor Plat
- Boundary and Topographic Survey
This is a Preliminary Concept Plan of the proposed addition. Sherry has contracted with Lynn & Assoc. to prepare the civil site plan design and work with TxDOT for driveway access and drainage.
2.01.15 WB Waterfront Business

This district provides for commercial retail, wholesale, and warehouse businesses that cater to waterfront industries, e.g. fishing, food processing, etc. It is intended as a "working waterfront" meaning that it may include a combination of commercial retail, entertainment, and open-to-the-public wholesale activities.

2.01.16 WC Waterfront Commercial

This district provides for a broad range of professional office, personal services, and commercial retail uses, together with public assembly facilities. The district includes minimum standards to enhance the character and appearance of development along this gateway corridor.

Subsection 2.02 Development Review Bodies:

2.02.01 City Council

A. Zoning Related Responsibilities.

*Table 1. City Council's Responsibilities*

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<tr>
<th>Zoning-Related Responsibilities</th>
<th>Do/Decide</th>
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<td>Modified Area Regulations and Standards</td>
<td>Appeal</td>
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<tr>
<td>Zoning Upon Annexation</td>
<td>Decide</td>
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<tr>
<td>Zoning Text and Map Amendments</td>
<td>Decide</td>
</tr>
<tr>
<td>Site Plan associated to Special Use Permit (SUP)</td>
<td>Decide</td>
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<tr>
<td>Planned Unit Development (PUD) Establishment</td>
<td>Decide</td>
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<tr>
<td>Minor PUD Amendment and Adjustment</td>
<td>Decide if Deferred</td>
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<td>SUP Regulations and Procedures</td>
<td>Decide</td>
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<td>SUP Extensions</td>
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<td>Designation/Development in Historic Overlays</td>
<td>Decide</td>
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<tr>
<td>District or Historic Landmark Certificate of Appropriateness</td>
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<td>Amortization of Nonconforming Uses</td>
<td>Initiate</td>
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<tr>
<td>Alternative Compliance</td>
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<table>
<thead>
<tr>
<th>Subdivision-Related Responsibilities</th>
<th>Do/Decide</th>
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<tbody>
<tr>
<td>Plat Vacation</td>
<td>Decide</td>
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<tr>
<td>License to Encroach</td>
<td>Decide</td>
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<td>Authorization of Development Agreement</td>
<td>Decide</td>
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<tr>
<td>Traffic Impact Analysis</td>
<td>Decide</td>
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<td>Petition for Subdivision Waiver</td>
<td>Decide</td>
</tr>
<tr>
<td>Subdivision Vested Rights Petition</td>
<td>Decide</td>
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</tbody>
</table>
Unified Development Code Chapter 2.

Subsection 2.01 Zoning District Definitions:

2.01.01 Low Density Residential
The Low Density Residential district is a residential district that includes land subdivided for single family residential purposes and associated uses. The lots are generally the largest size permitted within the City Limits (no smaller than 10,000 square feet), and are intended to retain a rural character. All lots within the Low Density Residential District

2.01.02 R-2 Medium Density Residential
The Medium Density Residential District is to provide a residential district which permits single-family attached dwellings (duplexes) and single-family detached dwellings in a moderate density setting.

2.01.03 R-3 High Density Residential
High Density Residential zone shall consist of one to 10 and above dwelling units per acre. The purpose of this zone is to establish areas for higher residential densities within easy pedestrian access to commercial areas, public facilities and employment centers of the City.

2.01.04 R-4 Multi Family Residential
The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

2.01.05 M-1 Manufactured Home Park
The purpose of the Manufactured home park district (MHP district) is to provide a district for mobile homes with the necessary facilities that include mobile home spaces or lots that may, but need not be, owned by different persons.

2.01.06 MU Mixed Use
The purpose of the mixed use district is to create an environment having urban characteristics within a relatively small area of land through the close proximity of activities and increased social and cultural opportunities. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential.
2.01.07 C-1 Commercial

The purpose of the local commercial district is to provide a district designed for administration and professional services, local employment and services, and a small local retail district designed for smaller retail shopping and personal service areas.

2.01.08 I-1 Light Industrial

The purpose of the light intensity industrial district is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.

2.01.09 I-2 Industrial

The purpose of the general industrial zone is to provide sites for industrial activities requiring large land areas, and which have generally greater impacts on the community, and which may be incompatible with other uses. Proximity to highway and railroad transportation is considered important.

2.01.10 OT-CBD Olde Town Central Business District

The OT-CBD is established to recognize the historic central retail and service center of the City. Front setbacks are not common and lot coverage may approach or be one hundred percent. On-street parking serves many of the businesses. Office and residential uses are encouraged on the upper floors of the downtown buildings.

The CBD Zone is intended to be located only in the central core area of the City and to be expanded out from that central area in an orderly and progressive manner as the demand for additional commercial land is generated. The CBD Zone is to be characterized by wide, clean, well-lighted streets, ample pedestrian ways, and vehicular parking lots for the convenience and safety of the public. Attractive, inviting, and well-maintained shops, stores, offices, and other buildings are also characteristic of this zone. Signing of shops and business establishments should be simple and attractive with signs mounted flat against the building to reduce the sign clutter and enhance the aesthetics of the downtown area. Blade signs that are placed between eleven (11) feet and sixteen (16) feet above sidewalk are allowed in the right-of-way as approved by City Engineer.

The uses characteristic of this zone are retail stores, banks, office buildings, theaters, hotels, and a wide variety of specialty shops and retail outlets. Conversely, uses which tend to create business dead spots, cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose have been excluded from the zone.

This zone will tend to encourage an architectural theme which will strengthen the continuity of the downtown area and give it a "character" with which the citizens of Port Lavaca can identify.

The CBD Zone is a mixed-use zone and residential uses are encouraged.

2.01.11 PUD Planned Unit Development District
The purpose of the planned unit development district is to allow projects of innovative design and layout that would not otherwise be permitted under this land development code because of the strict application of zoning district or general development standards. Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts.

The PUD district shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district is further intended to:

(a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;

(b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development.

(c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and

(d) Allow for innovative development projects that assist in the implementation of the comprehensive plan and not as a device to circumvent development regulations, standards, and good planning practice.

2.01.12 OS Parks and Open Space

The purpose of the public zone district is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.

2.01.13 WR Waterfront Residential

This district provides for various types of housing in a waterfront neighborhood setting, which includes provisions for infill housing and redevelopment on combined lots. Additionally, there are provisions to regulate commercial uses of the home, e.g. home occupations, day care, etc.

2.01.14 WMU Waterfront Mixed-Use

This district provides for a broad range of professional office, personal services, and commercial retail uses, together with public assembly facilities. The district includes minimum standards to enhance the character and appearance of development along this gateway corridor. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential
Other Responsibilities

- Impact Fee/ Fee in Lieu
- Park Land and Trail
- Dedication
- Appeal to Stop Work Order
- Waiver Procedures for Floodplain Dev.

Decide

2.02.02 Planning and Zoning Board Related Responsibilities

A. Planning and Zoning Board Related Responsibilities.

Table 2. Planning and Zoning Board Responsibilities

Zoning-Related Responsibilities

- Modified Area Regulations and Standards
- Preliminary/Final Plan Approvals
- Zoning Upon Annexation
- Zoning Text and Map Amendments
- Site Plan associated to Special Use Permit (SUP)
- Planned Unit Development (PUD) Establishment
- Minor PUD Amendment and Adjustment
- SUP Regulations and Procedures
- SUP Extensions
- Designation/Development in Historic Overlays
- District or Historic Landmark
- Alternative Compliance

Decide
Recommend

Subdivision-Related Responsibilities

- Preliminary Plat
- Final Plat
- Replat
- Petition For Development Agreement
- Traffic Impact Analysis
- Petition for Subdivision Waiver
- Subdivision Vested Rights Petition

Decide
Recommend
Decide

Other Responsibilities

- Fee in Lieu/ Impact Fee
- Park Land/ Trail Dedication
- Waiver Procedures for Floodplain Dev.

Decide
Decide
Recommend
2.02.03 Board of Adjustment Related Responsibilities

A. Board of Adjustment Related Responsibilities.

**Table 3. Board of Adjustment Responsibilities**

<table>
<thead>
<tr>
<th>Responsibility</th>
<th>Decision</th>
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<td>Reinstatement of Nonconforming Use</td>
<td>Decide</td>
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<tr>
<td>Authorization of Nonconforming Use</td>
<td>Decide</td>
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<tr>
<td>Appeal of City Administrative Decision</td>
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<tr>
<td>Zoning Variance</td>
<td>Decide</td>
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<tr>
<td>Zoning Special Exception</td>
<td>Decide</td>
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</table>

2.02.04 Director of Planning Related Responsibilities

A. Director of Planning Related Responsibilities.

**Table 4. Director of Planning's Responsibilities**

**Zoning Related Responsibilities**

<table>
<thead>
<tr>
<th>Responsibility</th>
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<td>Recommend</td>
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<tr>
<td>Minor PUD Amendment and Adjustment</td>
<td>Approve/Defer</td>
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<tr>
<td>SUP Regulations and Procedures</td>
<td>Recommend</td>
</tr>
<tr>
<td>SUP Extensions</td>
<td>Recommend</td>
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<td>Zoning Vested Rights Petition</td>
<td>Decide</td>
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**Subdivision-Related Responsibilities**

<table>
<thead>
<tr>
<th>Responsibility</th>
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<tbody>
<tr>
<td>Waiver of right to 30 Day Action</td>
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<tr>
<td>Preliminary Plat</td>
<td>Recommend</td>
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<td>Preliminary Plat Extension</td>
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<td>Final Plat</td>
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<tr>
<td>Minor Plat</td>
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<tr>
<td>Ammending Plat</td>
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<tr>
<td>Plat Vacation</td>
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<tr>
<td>Petition for Development Agreement</td>
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<tr>
<td>Petition for Subdivision Waiver</td>
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**Other Responsibilities**

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<th>Item</th>
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<td>Subdivision Vested Rights Petition</td>
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<td>Sign Permit</td>
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<tr>
<td>Common Signage Plan</td>
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<tr>
<td>Impact Fee / Fee in Lieu</td>
<td>Recommend</td>
</tr>
<tr>
<td>Park Land and Trail Dedication</td>
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</tr>
<tr>
<td>Waiver Procedures for Floodplain Development</td>
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