

**MINUTES
PLANNING COMMISSION
CITY OF NASSAU BAY
APRIL 2, 2013
6:00 PM**

MEMBERS OF PLANNING COMMISSION PRESENT: Chairman Roscoe Lee and Commissioners John Nugent, Louis Nguyen, Arlene Phillips, Don Johnson, Kirk Walker, and Miguel Zamora.

OTHER CITY OFFICIALS PRESENT: Community Development Director Mary Chambers, Building Official Larry Boles, and Planning Commission Secretary Kathy George.

Also in attendance was Gary Mitchell, Vice President of Kendig Keast Collaborative.

PRESIDING: Roscoe Lee

CALL TO ORDER AND ROLL CALL OF MEMBERS

Chairman Lee called the meeting to order at 6:00 pm and announced a quorum of the Planning Commission was present.

APPROVAL OF MINUTES

The minutes of the regular meeting of March 5, 2013 were presented for approval. A motion was made by Commissioner Nguyen, seconded by Commissioner Phillips, to approve the minutes as written.

Motion passed 7 – 0.

CHANGE IN THE ORDER OF BUSINESS

NEW BUSINESS

Discussion and Input Regarding Proposed Changes to the City's Zoning Ordinance

The Planning Commission discussed inputs from Kendig Keast Collaborative on proposed zoning ordinance amendments. The focus of the discussion was on the areas highlighted in yellow in the package provided to the Planning Commission by Mr. Mitchell and written comments from Chairman Lee. (A copy of the handout is attached to these minutes.)

Gary Mitchell pointed out where the yellow highlighting appears in the ordinance amendments packet, it is to indicate changes made since the original drafts reviewed by the Commission.

Action if any, Regarding Planning Commission's Recommendation to the City Council on Changes to the City's Zoning Ordinance

No action was taken at this time. It was the consensus of the Commission that Mr. Mitchell will bring a final package to the next meeting on May 7, 2013.

PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

PLANNING COMMISSION'S RECOMMENDATIONS TO CITY COUNCIL ON ADOPTING 2012 BUILDING CODES

Public Hearing on the Adoption of the International Code Council Building Codes

No one was present to speak, and no public hearing was conducted.

Action, if any, to Make Recommendation to City Council Regarding Adoption of Above Building Codes

Building Official Boles read from the City Charter Section 10.04, which states "The Commission shall recommend to the council, amendments, extensions or revisions of the building code, which shall include the minimum standards of construction for building, plumbing, and wiring."

The Planning Commission did not review the 2012 codes, but relied on a report from Mr. Boles on the contents and major changes within these updated codes. The Planning Commission acknowledged the expertise of City Staff with respect to the codes.

It was moved by Miguel Zamora, seconded Louis Nguyen, that recommendations be made to City Council to adopt the 2012 International Code Council Building Codes.

Motion passed 6 – 1, with Commissioner Nugent voting no.

The following report reflects the Commission's thoughts regarding the adoption of the Building Codes:.

Factors in Favor of Adoption of the 2012 Codes

1. Will keep the City up- to-date with building standards and practices.
2. Support favorable insurance ratings for home insurance and flood insurance.
3. Result in safer structures.

4. Result in more energy efficient structures.

Factors Against Adoption of the 2012 Codes

1. Remodeling and/or repairs which exceed 50% of the cost of the structure could result in significant costs to comply with codes (e.g., electrical, plumbing, energy efficiency, flood elevation, fire sprinkler systems).

ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:18 pm.

Minutes approved as submitted and/or corrected this ____ day of _____, A.D., 2013.

CITY OF NASSAU BAY, TEXAS

Roscoe Lee
Planning Commission Chairman

ATTEST:

Kathy George
Planning Commission Secretary