

THE STATE OF TEXAS §
COUNTY OF CAMERON §
CITY OF PORT ISABEL §



Notice of a Workshop & Special Meeting of the City of Port Isabel Planning & Zoning

Notice is Hereby Given

THAT, the Planning & Zoning Commission of the City of Port Isabel, Texas will hold a Workshop & Special Meeting at the City Commission Chambers Meeting Room, located at 305 E. Maxan, on Thursday, August 11, 2011 at 6:00 p.m. for the purpose of discussing the following items:

This facility is A.D.A accessible. Request for accommodations must be made forty-eight (48) hours prior to this meeting. Please contact the City Secretary's office at (956)943-2682.

Commission Members

James R. Elium III., Chairman
Michael Cateora, Vice Chairman
Ramona Kantack Alcantara, Secretary

Victor Chavez, Commissioner
Adam Hancock, Commissioner
Samuel Infante, Commissioner

Order of Business

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Open Forum: Items or matters not listed below [No Action Taken]**
- IV. Approval Of Minutes for Meeting held on July 13, 2011**
- V. OLD BUSINESS [Discussion Only; No Action to be Taken]**

Workshop on proposed changes to the following Sections of the Zoning Ordinances:

- A. Section 160.003 – Deletion of the Definition of "Bulkhead" and Change the "Seawall" Definition to "Seawall/Bulkhead"

Notes for Workshop:

"Bulkhead" and "Seawall(s)" appear in the following Ordinances:

- Chapter 160 – other than Definition, "bulkhead" appears only in 160.018, noting that riprap "does not qualify as a seawall or bulkhead"
 - several references in Chapter 160 to seawallDifference between definition of Bulkhead and Seawall is that the Bulkhead does not necessarily have the ability to withstand the normal wave and tidal action from the seaward side. A Seawall does have to have the ability [in addition to the ability to withstand the force and weight of the elevated earth on the landward side, which a Bulkhead must have].
- Chapter 156: Subdivision Regulations
 - BULKHEAD:** A retaining wall along a waterfront.
 - but could not find any usage of the term in Chapter 156
 - Seawall not used
- Chapter 92: Beach Access and Dune Protection Plan
 - BULKHEAD:** A structure or partition built to retain or prevent the sliding of land. A secondary purpose is to protect the upland against damage from wave action.
 - SEAWALL:** An erosion response structure specifically designed to or which will withstand wave forces
 - both terms used in the Definition of EROSION RESPONSE STRUCTURE, but not elsewhere. Erosion Response Structure appears in several places with Chapter 92.

- B. Section 160.016 – Adding additional language to the Definition of "Condominium," which currently simply reads as "A dwelling unit" and thus is not an accurate definition of what is a condominium

Workshop Proposed Language (from Sections 81.002 and 82.003, Texas Property Code):

CONDOMINIUM: The form of real property ownership under which portions of the property (individual apartments or units) are designated for separate ownership or occupancy, and the remainder of the real property is designated for common ownership or occupancy solely by the owners of the individual apartments or units. Real property is a condominium only if one or more of the common elements are directly owned in undivided interests by the unit owners. Real property is not a condominium if all of the common elements are owned by a legal entity separate from the unit owners, such as a corporation, even if the legal entity is owned by the unit owners.

- C. Section 160.018 (H) – Adding additional language to the last sentence of this Ordinance regulating fences to require an opening that permits access to the property through any front yard fence.

Workshop Proposed Language: All front yard fences or corner fences must have a gated or other opening sufficient to permit access from the street for emergency personnel and equipment.

- D. Section 160.018(K) – Deleting the words “steel” and “treated lumber” and the phrase “by the Building Official” from the regulations applying to seawalls.
The consensus at the July 13, 2011 meeting was to make this an action item at a future meeting.
- E. Section 160.016(B) R-1-A and Section 160.045(B) – Further study of proposal to not allow replacement of mobile homes and HUD-Code manufactured homes in the Modern Venice Subdivision. Commissioner Alcántara report on the following:
 - 1. Article 5221f
 - 2. Brownsville ordinances on non-conforming uses

VI. NEW BUSINESS

- A. Process for setting Public Hearing to implement the foregoing recommended amendments to the designated Ordinances.
- B. Other New Business

VII. ADJOURNMENT

Certification

I certify that the above notice of a Workshop & Special Meeting of the Port Isabel Planning & Zoning is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 5th day of August , 2011 at 5:00 p.m., in accordance with the Texas Open Meeting Act (Tex. Gov't. Code §551-041 - §551.050).



Larry Ellis
Building Inspector
City of Port Isabel