



# CITY OF JAMAICA BEACH

16628 SAN LUIS PASS  
5264 JAMAICA BEACH  
JAMAICA BEACH, TEXAS 77554  
PH (409) 737-1142 FAX (409) 737-5211



PLANNING & ZONING COMMITTEE MEETING  
AGENDA  
MEETING WILL BE CONDUCTED AT CITY HALL

NOVEMBER 17, 2020  
6:00 P.M.

CALL MEETING TO ORDER

ATTENDANCE

ITEMS OF BUSINESS:

1. PUBLIC COMMENTS (LIMITED TO THREE (3) MINUTES PER PERSON)
2. REVIEW AND APPROVAL OF MINUTES.
3. PUBLIC HEARING – RE-PLAT OF LOTS NINETY-FIVE (95) AND NINETY-SIX (96) OF JAMAICA BEACH SECTION 23 INTO ONE LOT BEING LOT (R96) OF JAMAICA BEACH SECTION 23 COMMONLY KNOWN AS 16704 CORMORANT ROAD.
4. DISCUSS AND CONSIDER FOR ACTION RE-PLAT OF LOTS NINETY-FIVE (95) AND NINETY-SIX (96) OF JAMAICA BEACH SECTION 23 INTO ONE LOT BEING LOT (R96) OF JAMAICA BEACH SECTION 23 COMMONLY KNOWN AS 16704 CORMORANT ROAD.

ADJOURN

THE CITY HALL IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 72 HOURS PRIOR TO THIS MEETING. CONTACT THE CITY SECRETARY AT 409-737-1142 FOR FURTHER INFORMATION.

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.

## CERTIFICATION

I CERTIFY THAT A COPY OF THE **NOVEMBER 17, 2020** AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY OF JAMAICA BEACH PLANNING & ZONING COMMISSION WAS POSTED ON THE CITY HALL BULLETIN BOARD ON **NOVEMBER 12, 2020 BY 2:00PM.**

SEAN HUTCHISON, CITY ADMINISTRATOR

I CERTIFY THAT THIS AGENDA WAS REMOVED BY ME FROM THE CITY HALL BULLETIN BOARD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
TITLE: \_\_\_\_\_



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## PLANNING & ZONING COMMITTEE MEETING MINUTES

### NOTICE OF MEETING VIA TELEPHONE CONFERENCE

In accordance with Order of the Office of the Governor issued March 16, 2020, the City Council of the City of Jamaica Beach, Texas, will conduct the meeting scheduled at 6:00 p.m. on Thursday, October 22, 2020 in the City Hall Conference Room, located at 16628 San Luis Pass Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

The meeting agenda and agenda packet are posted online at [www.ci.jamaicabeach.tx.us](http://www.ci.jamaicabeach.tx.us).

The public toll-free dial-in number to participate remotely in the telephonic meeting is (888) 453-4395 and enter the code 284654#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

Public Comments: All individuals (Council, City Staff and/or Public) who attend the open meeting remotely will need to press \*6 to unmute their phone and must identify themselves by name prior to speaking.

## MINUTES

OCTOBER 22, 2020

6:00 P.M.

### CALL MEETING TO ORDER

### ATTENDANCE

Present Chair Madray, Vice Chair Montgomery, Commissioner Towner, Commissioner Cameron, Commissioner Mooney

### ITEMS OF BUSINESS:

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

*No Public Comments.*

2. REVIEW AND APPROVAL OF MINUTES.

*Motion made by Commissioner Towner to approve the October 14 minutes. Motion seconded by Vice Chair Montgomery. Motion passed.*

3. **DISCUSS AND CONSIDER FOR ACTION RECOMMENDATION ON VARIANCE REQUEST FOR BOAT DOCK LOCATED ON PARCEL NUMBER 125682 (VACANT LOT IN CENTER OF CUL DE SAC ON FLOUNDER WAY).**  
*Architect Cate Black provided an explanation for the variance along with a large plan for the boathouse show the boathouse protruding 15'10" from the lot line and the same boat house protruding slightly less than 13' from the edge of the bulkhead.*

*Vice Chair Montgomery explained that Council has approved bulkheads extending 13' into canals.*

*Commissioner Cameron asked Commissioner Towner why he is opposed to granting the variance. Commissioner Towner mentioned the building guidelines state that boathouse can extend 13 feet from the lot line. If we don't follow this, then the next person can extend even further into the canal.*

*Chair Madray call for a vote to consider for action recommendation to Council to approve a variance request for boat dock located on parcel number 125682 (vacant lot in center of cul de sac on flounder way).*

*Motion made by Vice Chair Montgomery. Motioned seconded by Commissioner Mooney.*

*Madray-Aye, Montgomery-Aye, Mooney-Aye, Cameron-Aye, Towner-Nay. Motion passed with four concurring votes to recommend approval of variance request to City Council.*

## **ADJOURN**

*Motion by Commissioner Mooney seconded by Commissioner Cameron. Motion passed.*

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**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.**

## CERTIFICATION

I CERTIFY THAT A COPY OF THE **OCTOBER 22, 2020** AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY OF JAMAICA BEACH PLANNING & ZONING COMMISSION WAS POSTED ON THE CITY HALL BULLETIN BOARD ON **OCTOBER 15, 2020 BY 2:00PM.**

SEAN HUTCHISON, CITY ADMINISTRATOR

I CERTIFY THAT THIS AGENDA WAS REMOVED BY ME FROM THE CITY HALL BULLETIN BOARD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TITLE: \_\_\_\_\_

November 4, 2020

RE: Public Hearing – Consider Re-Plat of lots Ninety-Five (95) and Ninety-Six (96) of Jamaica Beach Section 23 into One Lot Being Lot (R96) of Jamaica Beach Section 23 Commonly Known as 16704 Cormorant Road.

Dear Resident:

As per Local Government Code, we must notify all property owners within 200 feet of said property, in which the Planning and Zoning Commission and City Council will consider the Re-Plat of a piece of property within the City of Jamaica Beach. The 200 foot requirement is a radius of the property in question. The Jamaica Beach Planning & Zoning Commission and City Council will be considering the Re-plat of lots Eighty-One (81) and Eighty-Two (82) of Jamaica Beach Section 26 into one lot being lot (81A) of Jamaica Beach Section 26, commonly known as 4227 Spanish Main. The Re-platted lot will continue to have a zoning designation of F-1 Single Family Dwelling District.

**HEARING BEFORE THE PLANNING AND ZONING COMMISSION - REVIEW FOR RECOMMENDATION OF RE-PLAT REQUEST:**

You are encouraged to make comment, either in writing or in person to the Re-plat request. If you wish to comment in writing, please submit your comments to the City Offices by 4:00 pm, November 17, 2020. If you desire to appear in person before the Jamaica Beach Planning & Zoning Commission, the hearing will take place at 6:00 pm, November 17, 2020 in the City Council Chambers located in Jamaica Beach City Hall.

**PUBLIC HEARING BEFORE THE CITY COUNCIL-CONSIDERATION OF APPROVAL OF RE-PLAT REQUEST:**

As an area property owner, you have the right to make comment, either in writing or in person to the Re-plat request. If you wish to comment in writing, please submit your comments to the City Offices by 4:00 pm, December 7, 2020. If you desire to appear in person before the City Council, the Public Hearing will take place at 6:00 pm, December 7, 2020 in the City Council Chambers located in Jamaica Beach City Hall.

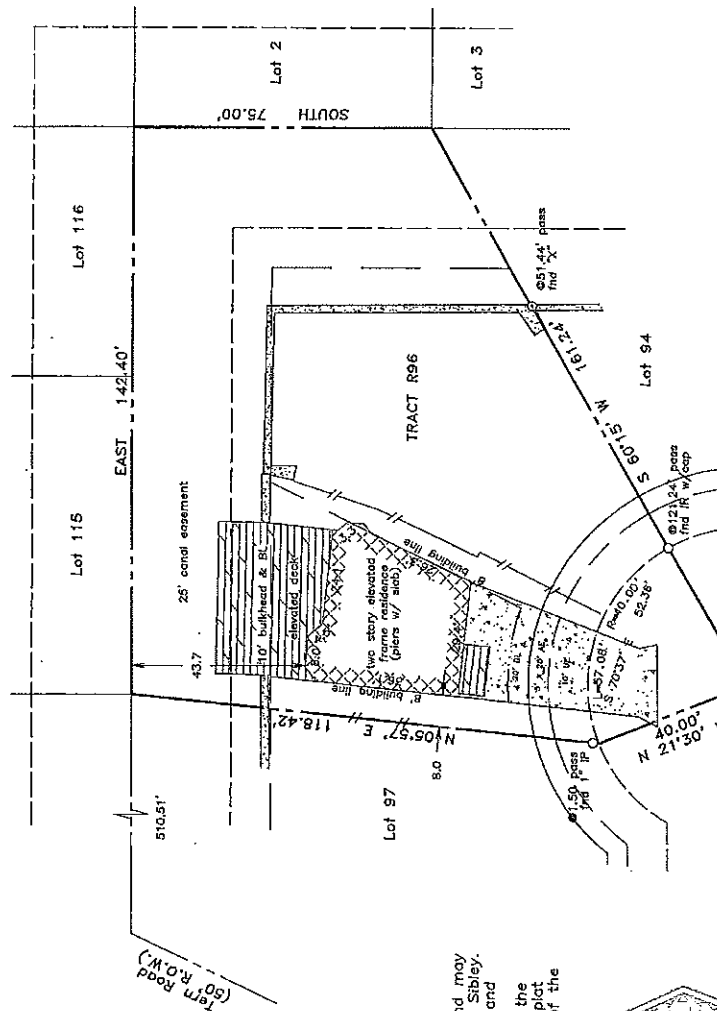
If you are no longer the property owner of the property in question, please contact this office, so we can make the correction.

**THIS IS A NOTICE OF A PUBLIC HEARING - NO ACTION IS REQUIRED, UNLESS YOU DESIRE TO MAKE COMMENT AT THE ABOVE STATED DATE AND TIME.**

Respectfully,

Sean L. Hutchison, CPM  
Zoning Administrator  
City Administrator

SITE PLAN OF "SIBLEY'S COVE" a proposed replat of Lots 95 and 96, of JAMAICA BEACH, SECTION 23, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 57 and transferred to Plat Record 7, Map No. 93 in the Office of the County Clerk of Galveston County, Texas.



NOTES:  
 - RESEARCH, RECORD, CONTRACT, RECORD EASEMENTS, RESTRICTIONS, ETC.  
 - RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC.  
 - CLIENT HOLDS TITLE, INC. HARMLESS FROM RESPONSIBILITY FOR SAME  
 - Restrictions as per recorded plat unless otherwise noted  
 - True ground distances shown  
 - Bearings assumed as plotted  
 - H&L&P easmt. over roads  
 - Survey monuments rechecked w/numerous previous surveys

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