

## PLANNING & ZONING UPDATE

May 6, 2019

The Jamaica Beach Planning & Zoning Commission convened in open session on April 30, 2019 to receive an initial plan concept brief from Al Fichera of Fichera Builders, Inc.

Mr. Fichera approached the City regarding a commercial bungalow building concept to replace the now shuttered car wash on the south side FM 3005 at the east entry into Jamaica Beach. The proposed project will consist of eighteen (18) 15'x32' bungalows with a living space of 390 Sq. Ft. Sixteen (16) units will be used for rentals with the two (2) remaining units used for on-site management and storage/cleaning services respectively. Parking will be available under each unit. A minimum of ten (10) feet of green space will be provided between all units with 2 - thirty (30) foot driveways/drive lanes coming off of FM 3005. A Cabana area with refreshments is also proposed. The value of the proposed project is estimated to be \$1.6M. Annual rental fees are estimated to be \$500,000. The units will be rented out for a minimum of three (3) days over the weekend (Fri-Sun), and a minimum of two days during the week.

Mr. Fichera was informed that the proposed site is located in Reserve F within the City of Jamaica Beach. The Reserve F designation will require any building project other than residential construction to go through a Special Use permitting process which will involve at least one public hearing. Additionally, Mr. Fichera was advised of a court judgement from August of 1990 regarding access to Reserve F (proposed project site) can only come off of FM 3005. Vehicles are prevented from accessing the proposed site from Jamaica Beach Road.

The Jamaica Beach Planning & Zoning Commission anticipates that a series of Planning & Zoning meetings will likely take place with Fichera Builders, Inc. to move from the concept stage to a point in which the Planning & Zoning Commission is able to make recommendations advocating either for or against said proposal to the City Council. All future Planning & Zoning meetings will be posted at least 72 hours prior to meeting. Agendas will also be placed on the city website.

Respectfully,

Sean L. Hutchison, CPM  
Zoning Administrator