

**The Village of Tiki Island
Planning & Zoning Committee Meeting Minutes – July 7, 2016**

The Village of Tiki Island Planning & Zoning (P&Z) Committee conducted a meeting on July 7, 2016, at 6 PM in the Public Safety Building at 747 Tiki Drive, Tiki Island, TX 77554.

Establish Quorum Call to Order:

Members Present – Ray Dell’Osso, Natalie Malphrus, Jody Larriviere, Jim Sandy, Barry Hailey

Advisory Members Present – Tom Fisher (Aldermen rep)

Members absent – None

The Planning and Zoning Committee reviewed the Plat Application, dated June 17, 2016 from Premier Tierra Holdings, Inc. for Premier Tiki Island Marina also known as the Marina and Marina/Condo District as defined in the Village of Tiki Island Zoning Map.

The plat application was presented and reviewed by the P & Z Committee. The primary issues with the plat drawing involved all the notes that were attached to the application. Several of these notes were in direct violation of existing Tiki Island Ordinances. The committee stated the following issues with the Plat notes:

1. Note # 2 states – Village of Tiki Island has no Zoning Ordinance – Committee response: The Village has an approved Zoning Ordinance.
2. Note # 9 states – Property Plat can be used for up to 400 dry stack enclosed boat slips, hotel, residential units may be rental, timeshare, fractional ownership, resident club. Boats may have “live aboard’s”. – Committee response: All these statements violate Tiki Island Zoning Ordinances.
3. Note # 10 states – Height of structures on the property shall be up to 135 feet – Committee response: Maximum height of buildings in the Marina District is 45 ft. and Condominium District height is limited to 75 ft. The proposed height violates Tiki Island Zoning Ordinance.
4. Note # 14 states – The GCFWSD #6 has no requirements for plats. Committee response: The GCFWSD #6 signs all plats to insure easements are identified.
5. Note # 18 states – No easements are contemplated at this time. Committee response: All plats require the designation of easements both front and side property lines and drainage.
6. Note # 19 states – The plat does not attempt to amend or remove restrictions. Committee response: Notes # 2, 9, 10, 14 and 18, attempt to amend or remove Zoning or Plat restrictions.

In summary, the Board members recommended that these notes be removed from the application.

Following the Board comments to the Plat Application the Plat Surveyor stated that he was not aware that the utility easement and drainage easement must be shown on the plat. The Surveyor will submit a revised Plat that removes all notes that violate any Tiki Island Ordinances and include the appropriate easements.

After all discussions, the Planning and Zoning Committee conducted a vote to approve or disapprove the Plat Application. The vote was 5-0 to disapprove the Plat Application.

It was stated that the Planning and Zoning Committee will convene another meeting to review a revised Plat Application when it is submitted to the Village of Tiki Island.

With no further discussion the meeting was adjourned at approximately 6:20pm.

Ray Dell'Osso
Chairman
Zoning & Planning Commission
Village of Tiki Island, Texas