
PLANNING AND ZONING COMMISSION MINUTES

On this the 30TH day of July 2018, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Edward Bellion – Vice Chairman
Diana Severino-Saxon – Secretary
G Maynard Green
Dudley McDaniel
Kim Hesley

Members Absent

Ruth Davis – Chair (EX)
Kent Howard (EX)

Staff Members Present

Mike Donoho, Director
Amanda Torres, Community Planner
Mary Bellinger, Assistant to Director

Guest(s) Present

Fifteen (15)

Open Meeting

1. Meeting called to order at 5:30 p.m.

Public Hearing

Vice Chairman Bellion opened the public hearing at 5:30 p.m.

2. Conduct a public hearing on the establishment of a moratorium on the submission, acceptance, processing, and approval necessary for the creation for development plats, construction or facilities related to recreational vehicle (RV) parks for land within the City of Rockport.

Vice Chairman Bellion asked if any citizen would like to speak.

Doug Webb spoke for a moratorium.
Anna Robertson spoke against a moratorium.
Ron Young spoke.
April Clark spoke for a moratorium.

Vice Chairman Bellion asked if there were any more questions or comments from the citizens. Hearing none, Vice Chairman Bellion closed the public hearing at approximately 5:40 p.m.

Regular Agenda

3. Deliberate and act on the June 28, 2018 regular meeting minutes.

Vice Chairman Bellion asked for a motion to accept the June 28, 2018 minutes as presented.

Secretary Severino-Saxon moved to accept the June 28, 2018 minutes as written. Member Green seconded the motion. All voted for, motion carried unanimously.

4. Deliberate and act on staff's decision on replat application filed for property located at 1110 Wood Street; also known as Lots 12-14, Block 249, Rooke Addition, Rockport Aransas County, Texas.

Community Planner Amanda Torres spoke.

Property owner's Ron and Ronda Jacobs presented.

After a brief discussion, Vice Chairman Bellion asked for any additional comments. Hearing none, Vice Chairman Bellion asked for a motion.

MOTION:

Secretary Severino-Saxon moved to accept the replat application filed for property located at 1110 Wood Street. Member McDaniel seconded the motion. Vice Chairman Bellion voted for, Member Hesley voted for, Member Green voted for, with all voting in favor - motion carried unanimously.

5. Deliberate and act on a request to rezone property located at 2010 Tule Park Drive; also known as part of Lots 1-5, Tule Unit 1, Rockport, Aransas County, Texas, to B-1 (General Business District) to develop a bookstore on the property; currently zoned R-2 (2nd Single Family Dwelling District).

Community Planner Amanda Torres spoke regarding opposition to the request.

After a brief discussion, Vice Chairman Bellion asked for any additional comments. Hearing none, Vice Chairman Bellion asked for a motion.

MOTION:

Member Green moved to deny the request to rezone property located at 2010 Tule Park Drive; Rockport, Aransas County, Texas, to B-1 (General Business District). Secretary Severino-Saxon seconded the motion. Member Hesley abstained, Vice Chairman Bellion voted to deny, Member McDaniel voted to deny, with four (4) voting to deny, and one (1) abstaining- motion carried.

6. Deliberate and act on a request for a Conditional Use Permit to allow a RV park for property located at 1810 W. Market Street; also known as 6 acres out of the J. G. Smith Survey, Rockport, Aransas County, Texas, currently zoned B-1 (General Business District).

Community Planner Amanda Torres presented.

Property owner Edwin Greiner presented.

After a brief discussion, Vice Chairman Bellion asked for any additional comments. Hearing none, Vice Chairman Bellion asked for a motion.

MOTION:

Member Green moved to accept the request for a Conditional Use Permit on property located at 1810 W. Market Street; Rockport, Aransas County, Texas, Member Hesley seconded the motion. Vice Chairman Bellion voted for, Secretary Severino-Saxon voted for, Member McDaniel voted for, with all voting in favor - motion carried unanimously.

7. Deliberate and act on a request to rezone and a Conditional Use Permit to allow a RV park on property located at 3401-3547 State Highway 35 Bypass; also known as Lots 2 & 3, 13.3079 acres out of the T.T. Williamson Survey, Rockport, Aransas County, currently zoned B-1 (General Business District).

Community Planner Amanda Torres spoke.
Property owner Jim Guidry spoke for.
Sarah Solis spoke against.
Carol Matthews spoke.

After a brief discussion, Vice Chairman Bellion asked for any additional comments. Hearing none, Vice Chairman Bellion asked for a motion.

MOTION:

Secretary Severino-Saxon moved to deny the request for a Conditional Use Permit on property located at 3401-3547 State Highway 35 Bypass, Rockport, Aransas County, Texas, Member Hesley seconded the motion. Vice Chairman Bellion voted to deny, Member McDaniel voted to deny, Member Green voted to deny, with all voting to deny - motion carried unanimously.

8. Deliberate and act on a request to rezone and a Conditional Use Permit to allow a RV park on property located at 110-130 Lamar Drive; also known as 12.016 acres out of the C.S. Zenn Survey, Rockport, Aransas County, currently zoned R-1 (1st Single Family Dwelling District).

Community Planner Amanda Torres presented.
Property owner Doug Webb presented.
Candace Sargent spoke against.
Georgette Harris spoke against.
April Clark spoke against.

After a lengthy discussion, Vice Chairman Bellion asked for any additional comments. Hearing none, Vice Chairman Bellion asked for a motion.

MOTION:

Member Green moved to accept the request for a Conditional Use Permit on property located at 110-130 Lamar Drive, Rockport, Aransas County, Texas, Secretary Severino-Saxon seconded the motion. Vice Chairman Bellion voted no, Member McDaniel voted no, Member Hesley voted no, with all two (2) voting for and 3 voting no – request was denied.

9. Deliberate and act on a request to rezone property located at 2430-2454 FM 1781; also known Farm Lot 1, Coleman-Fulton Pasture, Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District) to place a manufactured home on the site; currently zoned R-1 (1st Single Family Dwelling district).

Property owner Jim Guidry presented.
Amanda Torres spoke.

After a brief discussion, Vice Chairman Bellion asked for any additional comments. Hearing none, Vice Chairman Bellion asked for a motion.

MOTION:

Member McDaniel move to accept the request to rezone property located at 2430-2454 FM 1781, Rockport, Aransas County, to R-2M (Manufactured Housing District), Member Green seconded the motion, Vice Chairman Bellion voted for, Secretary Severino-Saxon voted for, Member Hesley voted for, with all voting in favor – motion carried unanimously.

10. Deliberate and act on the establishment of a moratorium on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle (RV) parks for land within the City of Rockport.

Community Planner Amanda Torres presented.

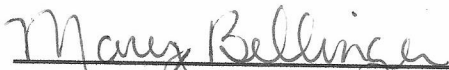
MOTION:

Secretary Severino-Saxon move to accept the moratorium for recreational vehicle (RV) parks with corrections, Member McDaniel seconded the motion. Vice Chairman Bellion voted for, Member Hesley voted for, Member Green voted for, with all voting in favor – motion carried unanimously.

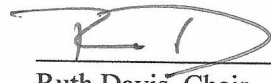
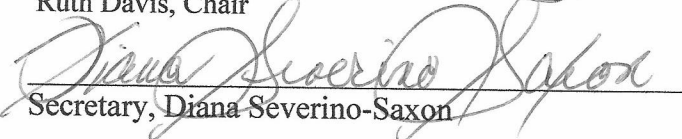
Adjournment

There being no further business, Vice Chairman Bellion adjourned the meeting at approximately 7:24 pm.

Prepared by:


Mary Bellinger, Assistant to Director

Approved by:


Ruth Davis, Chair

Secretary, Diana Severino-Saxon