
PLANNING AND ZONING COMMISSION MINUTES

On this the 19th day of August 2019, 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

Ruth Davis – Chair
G Maynard Green - Vice Chairman
Diana Severino-Saxon – Secretary
Kim Hesley
Warren Hassinger

Members Absent

Kent Howard (EX)

Staff Members Present

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

Guest(s) Present

Thirty-one (31)

Open Meeting

1. Meeting called to order at 5:35 p.m.

Regular Agenda

2. Deliberate and act on the July 1, 2019 regular meeting minutes.

Chair Davis asked for a motion to approve the July 1, 2019 meeting minutes as presented. Member Hesley moved to accept the minutes with corrections. Member Hassinger seconded the motion. All voted in favor, motion carried. Vice Chairman Green did not attend this portion of the meeting.

3. Deliberate and act on a Concept Plan/Preliminary Plat by Ocean Reef, LLC, for development of a new planned unit development subdivision to be known as Ocean Reef P.U.D. - located at 4102-4112 highway 35 South.

Brandi Karl spoke.

After a brief discussion Chair Davis asked if there were any more questions, hearing none, Chair Davis asked for a motion.

MOTION:

Member Hassinger moved to accept Concept Plan/Preliminary Plat for a new planned unit development for property located at 4102-4112 Highway 35 South, Secretary Severino-Saxon

seconded the motion. Chair Davis voted for, Member Hesley voted for, with all voting, motion carried unanimously. Vice Chairman Green did not attend this portion of the meeting.

4. Deliberate and act on a Final plat submitted by Ocean Reef, LLC, for development of a new planned unit development subdivision to be known as Ocean Reef P.U.D. – located at 4102-4112 Highway 35 South.

After a brief discussion Chair Davis asked if there were any more questions, hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Severino-Saxon moved to accept Final Plat for a new planned unit development for property located at 4102-4112 Highway 35 South, Member Hesley seconded the motion. Chair Davis voted for, Member Hassinger voted for, with all voting, motion carried unanimously. Vice Chairman Green did not attend this portion of the meeting.

5. Deliberate and act on a request for an extension of a Conditional Use Permit allowing an RV park with commercial land uses on properties located at 177 & 181 Kluge Trail; also known at 3.533 acres out of Lot 58 and 4.823 acres out of Lot 59, Paul McCombs survey; currently zone B-1 (General Business District).

Amanda Torres presented.

After a brief discussion Chair Davis asked if there were any more questions, hearing none, Chair Davis asked for a motion.

MOTION:

Member Hassinger moved to accept request for extension of a Conditional Use Permit allowing an RV park and commercial land use on properties located at 177 & 181 Kluge Trail, Secretary Severino-Saxon seconded the motion. Chair Davis voted for, Member Hesley voted for, with all voting, motion carried unanimously. Vice Chairman Green did not attend this portion of the meeting.

Vice Chairman Green joined this portion of the meeting and recused himself due to conflict of interest.

6. Deliberate and act on a request for a Planned Unit Development located at 3250-3330 State Highway 35 Bypass; also known as 42.54 acres of land out of a 84.118 acres tract, out of the George K. Taggart, III, Trustee, 1108.79 acre tract, in the Joseph Fessenden Survey, Abstract 65, Aransas County, Texas, according to the deed of said 1108.79 acre tract recorded in Volume 248, Pages 363-426, Deed Records of Aransas County, Texas, to develop property as a mixed-use subdivision consisting of single-family residential and commercial parcels; currently zoned R-1 (1st Single family Dwelling district) and B-1 (General Business District).

Paul Lippke project developer presented.

Ralph Chiuminatta, 461 Augusta Dr. spoke regarding drainage/sewer concerns.

Charles Blount, 459 Augusta Dr. spoke regarding drainage concerns.
Paul Lindsey, 455 Augusta Dr. spoke regarding tree removal concerns.
Daniel Carpenter, 445 Augusta Dr. spoke regarding drainage concerns.
Katrina Brown, 205 Forest Hills spoke regarding drainage concerns.
Amanda Torres spoke.
Adelaide Marlatt, 456 Augusta Dr. spoke regarding drainage concerns.
Dan Pugh, 3102 Traylor Blvd. spoke regarding common areas and lot size concerns.
Jennifer Kilpatrick Shaw, 442 Augusta Dr. spoke regarding drainage concerns.
Mat Dysarz, 464 Augusta Dr. spoke regarding drainage concerns.
John Marlatt, 456 Augusta Dr. spoke regarding drainage concerns.
Jim Guidry, 302 Olympic Dr. spoke.
Robert Dayton, 426 Champions Dr. spoke regarding drainage concerns.
Karen Mella, 207 Royal Oaks Dr. spoke.
Alissa Spears, 106 Barcelona Dr. spoke.
Mike Donoho spoke.

After a lengthy discussion Chair Davis called for a five (5) minute recess at 7:00 pm.

Chair Davis re-opened the meeting at 7:05 pm.

After a brief discussion Chair Davis asked if there were any more questions, hearing none, Chair Davis asked for a motion.

MOTION:

Member Hassinger moved to deny the request for a Planned Unit Development located at 3250-3330 State Highway 35 Bypass, Member Hesley seconded the motion. Chair Davis voted to deny, Secretary Severino-Saxon voted to deny, 4 voting to deny, motion carried.

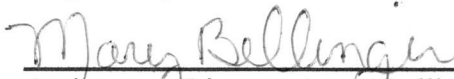
7. Staff Reports – Updates to Subdivision/Platting Ordinance, HB 3167.

Amanda Torres presented.

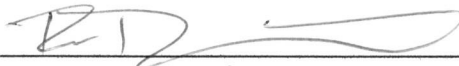
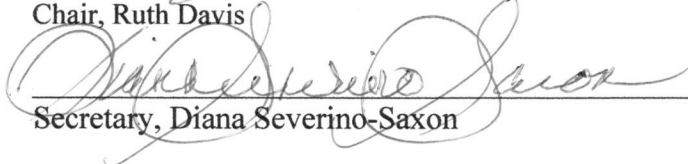
Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 7:15 pm.

Prepared by:


Assistant to Director, Mary Bellinger

Approved by:


Chair, Ruth Davis

Secretary, Diana Severino-Saxon