
PLANNING & ZONING COMMISSION MINUTES

On this the 1st day of March 2021, the Planning and Zoning Commission of the City of Rockport held a meeting at 5:30 p.m. The meeting was held using the video conferencing application ZOOM. No in-person meeting was held at the Rockport Service Center. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members Present

Ruth Davis – Chair
Maynard Green – Vice Chairman
Kim Hesley
Warren Hassinger
Ric Young

Members Absent

Kent Howard – (EX)
Diana Severino-Saxon – (EX)

Staff Members Present

Mike Donoho, Director Building and Development
Amanda Torres, Community Planner
Mary Bellinger, Assistant to Director
J D Villa – Liaison

Guest(s) Present

Ten (10)

Call to Order

1. Called meeting to order at approximately 5:45 p.m.
2. Deliberate and act on approval of the regular meeting minutes of February 15, 2021.

Chair Davis asked for a motion to accept the February 15, 2021 regular meeting minutes. Commissioner Hassinger moved to accept the February 15, 2021 minutes as presented. Commissioner Young seconded the motion. All voted in favor- motion carried unanimously.

3. Deliberate and act on a request to rezone property located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345-acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acres tract being described in a

deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas, to B-1 (General Business District) to serve as a buffer between housing development, known as Pearl Street Square, Currently zoned R-1 (1st Single Family Dwelling District).

Property owner Donnie Garcia spoke.

Paul Lippke spoke regarding drainage.

Andrew Oliver spoke.

Amanda Torres spoke.

Mike Donoho spoke.

After a some discussion regarding rezoning property R-7 (Residential and Office District) instead of B-1 (General Business District), Chair Davis asked if there were any other questions or comments. Hearing none, Chair Davis asked for a motion.

MOTION:

Commissioner Hassinger moved to recommend rezoning property located at 1802 FM 2165, R-7 (Residential and Office District). Commissioner Young seconded the motion. A roll call vote was taken; Chair Davis voted for, Vice Chairman Green voted for, Commissioner Hesley voted for, Commissioner Hassinger voted for, Commissioner Young voted for, with all Commissioners voting in favor and none opposed - motion carried unanimously.

4. Deliberate and act on a request to rezone property located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) to develop an over 55-years-of-age gated community, currently zoned R-1 (1st Single Family Dwelling District).

Property owner Donnie Garcia spoke.

J D Villa spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments. Hearing none, Chair Davis asked for a motion.

MOTION:

Commissioner Hassinger moved to recommend rezoning property located at 1802 FM 2165, R-2 (2nd Single Family Dwelling District) Commissioner Hesley seconded the motion. A roll call vote was taken; Chair Davis voted for, Vice Chairman Green voted for, Commissioner Young voted for, Commissioner Hassinger voted for, Commissioner Hesley voted for, with all Commissioners voting in favor and none opposed - motion carried unanimously.

5. Deliberate and act on a Concept Plan/Preliminary Plat submitted by Morey & Pamela Harper/Griffith & Brundrett Surveying for development of a new single-family residential subdivision in the City's Extraterritorial Jurisdiction to be known as Harper's Landing—located at 3601-3699 Loop 1781, Rockport, Texas.

Amanda Torres spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments. Hearing none, Chair Davis asked for a motion.

MOTION:

Vice Chairman Green moved to accept the Concept Plan/Preliminary Plat as submitted for property located at 3601-3699 Loop 1781. Commissioner Young seconded the motion. A roll call vote was taken; Chair Davis voted for, Vice Chairman Green voted for, Commissioner Young voted for, Commissioner Hassinger voted for, Commissioner Hesley voted for, with all Commissioners voting in favor and none opposed - motion carried unanimously.

6. Discuss updating or changing sections of the Zoning Ordinance regarding manufactured homes (Section 118-9) and recreational vehicle/manufactured housing parks (Section 24.2.13).

Amanda Torres introduced Bryce Cox.
Bryce Cox with Urban Dynamics presented.
J D Villa spoke.

Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 7: 30 p.m.

Prepared By:


Mary Bellinger, Assistant to Director

Approved By:


Ruth Davis, Chair