
PLANNING AND ZONING COMMISSION MINUTES

On this the 7th day of February 2022, 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
Warren Hassinger – Vice Chairman
Kim Hesley – Secretary
Tom Blazek
Ric Young

Members Absent

W Kent Howard (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison

Guest(s) Present

Eleven (11) in person
None via ZOOM

Open Meeting

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

Regular Agenda

2. Deliberate and act on approval of Regular Meeting Minutes of October 25, 2021, and November 1, 2021.

Chair Davis asked for a motion to accept the October 25, 2021, and November 1, 2021, regular meeting minutes.

Vice Chairman Hassinger moved to accept the October 25, 2021, and the November 1, 2021, regular meeting minutes as presented. Secretary Hesley seconded the motion. All voted in favor, motion carried.

3. Deliberate and act on a request of a Conditional Use Permit for development of an RV park locate at 1411 West twelfth Street; also known as 12,832 acres being a 9.50-acre tract out of Tract H and the remaining 2.33 acres out of Tract 43, Block 251, Foor & Swickheimer

Subdivision, City of Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Mark Uhr presented
Property owner Jerry Beckwith spoke.
Katie Jackson spoke against.
Building and Development Director Mike Donoho spoke.

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

MOTION:

Member Blazek moved to accept the request for a Conditional Use Permit for property located at; 1411 West Twelfth Street. Chair Davis seconded the motion. A roll call vote was taken, Member Blazek voted for, Chair Davis voted for, Vice Chairman Hassinger voted for, Secretary Hesley voted for, Member Young voted against, with four (4) voting for and one (1) voting against motion carries.

4. Deliberate and act on a request to rezone property located at 1315 South Church Street: also known as part of Out-lot 14, Doughty & Mathis Out Lots, Doughty & Mathis division, being 2.526 acres, City of Rockport, Aransas County, Texas, to R-6 (Hotel Motel District) to allow individual beach style housed; currently zoned R-6/R-2 (Hotel Motel District/2nd/Single Family Dwelling District).

Property owner's representee John Berlet spoke.
Property owner Bill Overton spoke.
Mary Lou Eckerdt spoke against.
Sandy Pfeiffer spoke against.
Property owner Hilaria Overton spoke.

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

MOTION:

Member Young moved to accept the request to rezone property located at 1315 South Church to R-6 (Hotel Motel District). Secretary Hesley seconded the motion. A roll call vote was taken; Secretary Hesley voted for, Member Blazek voted for, Vice Chairman Hassinger voted for, Member Young voted for, Chair Davis voted for, with all voting for- motion carried unanimously.

5. Deliberate and act on modifications of the City of Rockport Comprehensive Plan recommended by Planning & Zoning Commission at the Regular P & Z Meeting of July 19, 2021, "to remove any mention of "Mix Use" and "Co-Living" form the Comprehensive Plan" in order to determine the recommendations have been followed.

Building and Development Director Mike Donoho spoke.

MOTION:

Chair Davis moved to recommended to City Council the approval of the 2022-2042 Comprehensive Plan and the Comprehensive Use Map as corrected. Vice Chairman Hassinger seconded the motion. A roll call vote was taken; Secretary Hesley voted for, Member Blazek voted for, Vice Chairman Hassinger voted for, Member Young voted for, Chair Davis voted for, with all voting for- motion carried unanimously.

6. Staff Reports

Community Planner Carey Dietrich spoke.

There being no further business, Chair Davis adjourned the meeting at approximately 6:35 pm.

Prepared by:




Mary Bellinger, Assistant to Director

Approved by:



Ruth Davis, Chair



Kim Hesley, Secretary