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## **ROCKPORT HERITAGE DISTRICT BOARD MINUTES**

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On this the 24<sup>th</sup> day of February, 2014 the Rockport Heritage District Board of the City of Rockport held a Meeting at 10:00 a.m. at the Rockport City Hall, 622 E. Market Street, 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.

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### **Members Present**

Lee Copeland – Chairman  
Jim Godfrey – Vice-Chairman  
Janie White

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### **Members Absent**

Penny Hong – (EX.)  
Loretta J. Schindler – Secretary – (EX.)

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### **Staff Members Present**

Mike Henry, Director Building and Development  
Angie West, Assistant to Director

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### **Guest(s) Present**

One (1)

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### **Opening Agenda**

1. Call meeting to order.

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### **Public Hearing**

2. N/A.

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### **Regular Agenda**

3. Deliberate and act on January 13, 2014 regular meeting minutes.

Chairman Copeland asked for a motion to accept minutes from meeting held January 13, 2014. Member White moved to accept minutes as written. Vice-Chairman Godfrey seconded the motion. All voted in favor – motion carried unanimously.

4. Deliberate and act on a presentation identifying historic structures in the Overlay District.

Chairman Copeland stated; we have a list of the historic structures in our district. Please tell us about them. Member White stated; what you have is the actual text from each marker, the address, the year the marker was placed and this (information) is all from the State Historical Commission website. The pictures added. What this points out is that we actually do not have enough structures identified as historic in the Heritage District. We have eight actual structures and the rest of them are what they call subject markers which just tell you what was there. What

the ordinance says is a “*Historic Building*: is a building that has been designated as a historic landmark by local, state, or federal government”. Member White listed the eight existing structures within the Heritage District Overlay. Historically, we don’t have many historic structures to protect in the Heritage District. After some discussion, Member White stated; we can come up with a local designation that would help with that inventory. Chairman Copeland stated; what I am proposing is that we begin to keep a legend on chart to hard copy that we can begin to start identifying all historic structures. Member White stated; I would suggest that we take this map (Appendix A-Overlay Regulating Plan map) and then do additions to that. In closing, even though this document makes it seem like there are several historic structures in the area, many of them are just subject markers, not actual structures. I would like for us in the future to encourage either the city or the county to have a local marker program.

**MOTION:**

Vice-Chairman Godfrey moved to accept the presentation by Janie White on the historic structures in the district. Chairman Copeland seconded the motion. All voted in favor – motion carried unanimously.

5. Hear and deliberate on a presentation regarding recent FEMA flood map information as it relates to the Heritage District.

Chairman Copeland stated; if you will go to page 26 of your ordinance and get your map. This is the current FEMA map. We are expecting a new one which will be changing a lot of these flood plan elevations. The way I interpret the flood zoning on the map is that if I have a property on Austin Street, which I do, and it is in the A-8 (elev. 7) I wasn’t able to figure out what the A-8 meant but I know that your base flood elevation has to be seven (7) feet above mean high tide. Mr. Henry stated; the zones that are most affected by this are the “A” zones. There are different “A” zones but for A-8 the elevation is seven feet. I think in another “A” zone like A-7 or A-5 then the elevation is five feet. Chairman Copeland stated; how this relates to the ordinance, if you go to page 6, they have different approaches to this. This is confusing to me. After a lengthy discussion, Chairman Copeland moved to the next agenda item.

6. Presentation by staff to review a test development plan in relation with the Heritage District Code.

Mr. Henry stated; in your packet there is a drawing showing a site plan. The second drawing in your packet is a foldout showing the plan showing the site location of the building in relationship to the street and parking area. If this was a standalone building, what we should look at and what we should do in order to see if it complies with the Heritage District Code. There are several reference pages in here on design issues and design standards. If you will relate to the definition on page 19, *Rockport Heritage District Zoning Overlay Regulating Plan (Regulating Plan)*: is a regulatory set of maps that is adopted for Rockport Heritage District in addition to the Zoning map and shows the Character Districts, Civic Spaces, location of specific Frontages, and Streets Types applicable to the area, subject to the standards in this Code”. If you will go to page 22 in your Code, paragraph 5, Heritage District Zoning Overlay Regulating Plan, 5.1 follows the different districts that have been designed into this code. This particular building sets in 5.1.3 which is Neighborhood Mixed Use District. The Neighborhood Mixed Use District is intended to

encourage the redevelopment of the area immediately west of the Austin Street Corridor into a smaller scale mixed use neighborhood with retail, office, and residential uses. Development within the Neighborhood Mixed Use District shall meet the Building Form and Development Standards in Section 6.4 of this Code. 6.4 are your various maps and tables for the zoning district. It starts on page 36, is the map, and page 37 is the various technical descriptive information that we go through to look at a plan. If this plan meets these requirements we keep on going down the list. You go down through a checklist and if the plan meets all the conditions, we feel that it may meet the conditions with certain modifications that the ordinance allows us to be able to make, then that plan gets permitted. Now for any reason, if we feel like it doesn't comply with things on this plan or the developer has another method for wanting to something else, we send it to the board, no questions asked. This is what we use to go through a set of plans. After much discussion, Mr. Henry stated; where the verbiage shows a discrepancy to the maps, the words will supersede the maps. That is all I have for this test development plan.

7. Adjournment.

There being no further business, Chairman Copeland adjourned the meeting at approximately 10:55 a.m.

Prepared By:



Angie West, Assistant to Director

Approved By:



Lee Copeland, Chairman