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## **PLANNING & ZONING COMMISSION MINUTES**

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On this the 14th day of July, 2014, the Planning and Zoning Commission of the City of Rockport held a Meeting at 5:30 p.m. at the 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**

Ruth Davis – Vice Chairman  
Diana Severino-Saxon – Secretary  
Edward Bellion  
Brian Olsen  
Graham Wilson

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### **Members Absent**

David Lynch – (EX)  
Shawn Johnston- (EX)

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### **Staff Members Present**

Kevin Carruth, City Manager  
Mike Donoho, Director of Public Works  
Kristi Petty, Assistant to Building Director

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

Two (2)

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### **Call to Order**

1. **Called meeting to order at approximately 5:30 p.m.**
2. **Public hearing-N/A.**
3. **Deliberate and act to approve the April 14, 2014 meeting minutes as presented.**

Vice Chairman Davis asked for a motion to accept minutes from meeting held April 14, 2014. Secretary Severino-Saxon moved to accept minutes as written. Member Olsen seconded the motion. All voted in favor – motion carried unanimously.

4. **Deliberate and act on a request from Triumph Builders, LLP, to amend the current PUD overlay zone to property, located at 601 Traylor Boulevard, from townhomes to a mixture of townhomes and single family homes. Legal description: 2.629 Acres, Tract A48T – Crocoline Survey, Deed Page 280740, Map Page A-4. Underlying zoning is R-2 2<sup>nd</sup> Single-Family Dwelling District).**

Member Bellion asked to be abstained from this agenda item, as he is a property owner in this agenda item. Staff member Donoho, introduced himself to the committee.

Mr. Donoho stated: I am currently overseeing the building department at this time. Mr. Donoho continued: I have been working with Urban Engineering and Mr. Gimler to modify the current approved PUD plan. Mr. Donoho stated: the original approval was given, July 8<sup>th</sup>, 2008, for attached town homes, only. It's my (Donoho) understanding Mr. Gimler is requesting a change from the original request of attached town homes, to un-attached single family homes within the PUD. Mr. Donoho stated: Urban Engineering is recommending that the Planning and Zoning Committee approve this change and let it be clear in this action that any future development consist of single family-detached homes, which will meet the current side yard requirements listed in the R-2 Zoning Districts homes for the remaining lots.

Member Wilson stated: I feel there are too many unresolved questions that need to be answered by Mr. Gimler to allow this agenda item to pass.

**MOTION:**

Member Wilson made a motion that the board tables any action until more questions were answered. Secretary Severino-Saxon seconded the motion. Four members in favor with one member abstaining.

**5. Deliberate and act on a request to amend the Final Plat of the Coral Reef PUD Subdivision, located at 3401 - 3409 S. Highway 35 business, for revised street names.**

Mr. Donoho stated: at the Planning and Zoning meeting on April 14, 2014 the final plat was approved by the Planning and Zoning Board. After this meeting, it was discovered that some of the street names in the PUD had been changed. The Appraisal District and Aransas County 911 reviewed and found "duplication of street names". As advised, the Coral Reef PUD changed the duplicated street names. Staff Member Donoho advised the board that the new/corrected street names were listed on the final plat, included in board members packet. Donnie Garcia, the project manager for the Coral Reef PUD, explained these street changes to the board.

**MOTION:**

Secretary Severino-Saxon made a motion to approve the Coral Reef PUD. Member Bellion seconded the motion. All voted in favor. Motion carried unanimously.

**6. Deliberate and act on a request from the Aransas County Independent School District (ACISD) and the City of Rockport for a Conditional Use Permit (CUP) at property located on Stadium Drive near Sunny Watkins Drive for a public fueling station for compressed natural gas. Current zoning is R-1 (1<sup>st</sup> Single-Family Dwelling District).**

Mr. Donoho summarized the CUP request. Member Bellion asked how close in distance was the nearest home to this project. City Manager Carruth stated these streets are Enterprise St, Colorado St., and the back side of Whistlers Cove. Member Bellion asked if there were any requirements to follow, as far as distance for the safety of nearby property owners. City Manager Carruth stated: the CUP has complied with all Texas Railroad Commission requirements. Locations of these pumps were identified by City Manager Carruth.

After additional discussion, Vice Chairman Davis opened the floor for questions or comments. Hearing none, asked for a motion.

**MOTION:**

Member Bellion moved to accept the Conditional Use Permit (CUP). Secretary Severino-Saxon seconded the motion. All voted in favor. Motion carried unanimously.

**7. Staff presentation of a new city zoning map as prepared by Griffith & Brundrett, Surveying and Engineering.**

Mr. Donoho went over the updates done to the zoning map, and stated the map will be placed on the City website for public viewing, along with two posted maps at the Service Center.

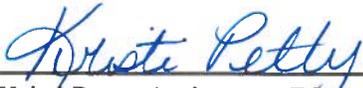
Vice Chairman Davis opened the floor for questions or comments. There were none. Motion not needed.

**Adjournment**

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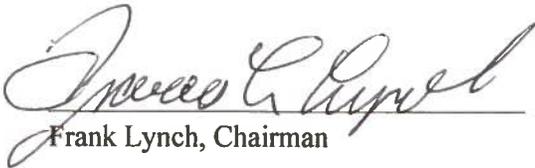
There being no further business, Vice Chairman Davis adjourned the meeting at approximately 5:56 p.m.

Prepared By:



Kristi Petty, Assistant to Director

Approved By:

  
Frank Lynch, Chairman  
Diana Severino-Saxon, Secretary.