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## **ROCKPORT HERITAGE DISTRICT BOARD MINUTES**

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On this the 7<sup>th</sup> day of October, 2013 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  
Loretta J. Schindler – Secretary

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### **Members Absent**

Penny Hong – (EX)  
Janie White – (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**

None (0)

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### **Opening Agenda**

1. Call to order by Chairman Copeland.

Chairman Copeland called the meeting to order at approximately 10:00 a.m.

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### **Regular Agenda**

2. Deliberate and act on minutes from September 17, 2013 meeting.

Chairman Copeland stated; we are going to defer until such time as they are delivered.

#### **MOTION:**

Vice-Chairman Godfrey moved to defer approval of the September 17, 2013 minutes. Member Schindler seconded the motion. All voted unanimously – motion carried.

3. Hear and deliberate on review of 2006 Rockport Heritage District Master Plan and 2012 Rockport Heritage District Zoning Overlay Code.

Chairman Copeland stated; I asked for this item to be on the agenda. We have two members not present who have been involved in the process from the get go, so I think this is really important for the two members here today. What I would like to do is just a quick overview of the master plan and the significance of it is our road map for future development downtown. All this started

with a vision Rockport 2020 that started in 2002 which was to revitalize our downtown as well as protect it during growth and development. We did have some big developers on the table at one point in time that had the old H.E.B. and the harbor front in mind. At that time we were not prepared for that type of development and could have affected connectivity and building style and form etc. So this road map, if you will, helped us to establish good traffic patterns. He quoted from the Master Plan; “the vehicular circulation and traffic flow, existing land uses, undeveloped and transitional properties, street character, building form, signs, murals, arts, awnings and access to the waterfront.”

Some of the elements in this development were building form, but one that really resonates with me is the corridors of view. No matter who comes in to develop in this property, all existing streets running west to east would remain as either paseos or actual streets to the waterfront. So that people would always have a vision of what was happening down here. The other big issue was in connectivity. We need to make sure that whatever is built becomes a part of the downtown and not some sort of a separate entity that stands on its own.

After additional review and discussion on the Master Plan and the Zoning Overlay Code, Chairman Copeland moved to the next agenda item.

4. Hear and deliberate on orientation for new Rockport Heritage District Board members.

Mr. Henry stated; I put this on there as a separate item. The City Manager attempted to do some fine tuning to the Code. Basically what you have done in item 3 covers the orientation. I just want to follow up on last week’s situation and tell you that this set of standards we have before you, read through them carefully. If you have questions call me, or we can discuss it at another board meeting. It’s going to take a learning curve process to go through all of this stuff. Fortunately time is on our hands but we haven’t had any major development come through to test the ordinance. As it does, the ordinance will be tested. There will be changes and amendments can be made as time goes on.

Chairman Copeland asked; we have appointments of one member for a term of one year, two members for two and two for three years. How do we establish that? Is that by volunteer agreement or is somebody going to establish that? Mr. Henry stated; that has been established. I’ve got the roster for the Rockport Heritage District Board and it has your ward that you are in, your original appointment date and your expiration date here. I will make copies and pass them out to you now.

After some additional discussion, Chairman Copeland moved to the next item.

5. Deliberate and act on recommendation to City Council for amending the Rockport Heritage District Zoning Overlay Code to include alternate Rockport Heritage District Board Members.

Chairman Copeland stated; now we are all assigned based on our association with the community. Janie is our historic preservationist. I am with development and construction. Jeannie is our community representative. Penny Hong is our Heritage District business

owner/representative. Jim is our resident Heritage District representative. So you can choose an alternate. Mr. Henry stated; let me make a recommendation. The City Manager and I discussed this and there is only one board that has alternate members in the city and it's the Zoning Board of Adjustments. The only reason they do is because they operate as a quasi-judicial board. The need for alternate members, should someone be absent, is greater for that board because someone is asking for a variance or waiver and as the case may be, time is of the essence. We feel like we need to let the board operate and get some issues coming before it to see if there is a need for alternate members. We don't feel like there is a need for having alternate members because the boards are made up with their representatives and if for some reason they can't function then they need to weigh their options very carefully as to whether they can be of value to the board. I say this without Penny being here. As we all know she is out six months out of the year which means she won't be here and should we have need for a quorum, she can't fulfill that obligation. That may be something to address later on. The manager and I feel like for right now until there is a need for alternate members that we not really worry about it at this time.

**MOTION:**

Member Schindler moved to not take action on amending the Rockport Heritage District Zoning Overlay Code to include alternate members. Vice-Chairman Godfrey seconded the motion. All voted unanimously – motion carried.

**6. Hear and deliberate on tractor trailer traffic in Rockport Heritage District.**

Chairman Copeland stated; this item was put on the agenda by Secretary Schindler. Would you (Schindler) explain to us what you know and have seen? Member Schindler stated; on Austin St. the 18 wheelers I have seen come down have a hard time especially if they are making a turn from one of the side streets onto Austin St. in the width that is allowed for them without running over the curb. The curbs look so pretty when they are painted white. Then the second day an 18 wheeler comes down the street and messes them all up. On the south end down by the barber shop I've actually seen 18 wheelers pull up on the extended part and park on top of it and go with all their freight in the front door but they all have back doors so why couldn't they go on the back streets or the side streets and walk down the sidewalk with their freight.

Vice-Chairman Godfrey stated; when we first did the bulb-outs downtown, that was brought up in one of the council meetings and one of the merchants said she does not have a back door. Chairman Copeland stated; some of them don't (have a back door). Member Schindler stated; okay so it's half a block for them to walk and get it in the front door if they parked on the side streets. They can back into the side streets and park in the middle of the street and still have room for cars to have room for cars to go by on the side street.

Chairman Copeland stated; I have always thought it was appropriate that thru-truck traffic be diverted to Magnolia St. but there are no signs stating such. Member Schindler asked; can we ask for that to be done? Mr. Henry stated; we can always present your case before the City Council and if there is enough data to warrant specific action the City will look into it.

After some additional discussion, Chairman Copeland moved on to the next item.

7. Hear and deliberate on announcement of the retirement of the Building & Development Department Director.

Mr. Henry stated; As the back-up brief states I will be retiring at the end of January 31, 2014, so that means I will be with the city for about another 4 months. There is not a replacement for me at this time but advertisement for my position should be soon. I have given a recommendation to the city manager to hire a planner to head the department up.

8. Deliberate and act on date for next Rockport Heritage District Board meeting.

Chairman Copeland stated; as Mike said there is no true urgency to this group right now other than getting our feet on the ground and deciding how we are going to function. If a case came before us right now, it sure would give us a crash course. Rockport will develop. We want it to move as they should. Mr. Henry stated; you need to take action on this. Your meeting times are on the first and third Monday of each month. But, we have a ZBA meeting on the 21<sup>st</sup> and even though it is in the evening I will need most of the day to devote to it and I would recommend that November 4<sup>th</sup> be the next meeting, if you wish.

MOTION:

Vice-Chairman Godfrey moved to accept November 4<sup>th</sup> as the next scheduled meeting date. Member Schindler seconded the motion. All voted unanimously – motion carried.

9. Adjournment.

There being no further business, Chairman Copeland adjourned the meeting at approximately 10:52 a.m.

Prepared By:

  
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Angie West, Assistant to Director

Approved By:

  
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Lee Copeland, Chairman