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## **PLANNING & ZONING COMMISSION MINUTES**

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On this the 16th day of February, 2015, 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.

### **Members Present**

Frank Lynch – Chairman  
Ruth Davis – Vice Chairman  
Diana Severino-Saxon – Secretary  
Edward Bellion  
Brian Olsen  
Shawn Johnston

### **Members Absent**

Graham Wilson- (EX)

### **Staff Members Present**

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Mike Donoho, Director of Public Works  
Kristi Petty, Assistant to Building Director

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

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Eight (8)

### **Call to Order**

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- 1. Called meeting to order at approximately 5:30 p.m.**
- 2. Deliberate and act to approve the November 24, 2014 meeting minutes as presented.**

Chairman Lynch asked for a motion to accept minutes from meeting held November 24, 2014. Secretary Severino-Saxon moved to accept minutes as written. Member Olsen seconded the motion. All voted in favor – motion carried unanimously.

- 3. Deliberate and act on a request to rezone property located at 1903 Mathis Street: also known as parts of Lots 5-13 (1.525 acres) of the John Kettle Survey A-91-92, Block 103, Manning Addition, Rockport, Aransas County, Texas, from R-2 (2<sup>nd</sup> Single-Family Dwelling District) to B-1 (General Business District).**

Chairman Lynch opened with: this area was annexed into the City as an R-1 (1<sup>st</sup> Single Family Dwelling District). Chairman Lynch continued: if you look at the surrounding areas you will see it is all zoned B-1 (General Business District). City staff agrees with the request and as you all heard at the Joint Public Hearing, no one in the surrounding area has any objections to the request. Chairman Lynch asked if there were any comments by the Planning and Zoning members.

Hearing none Chairman Lynch asked for a motion.

**MOTION:**

Secretary Severino-Saxon moved to accept the request for rezone at 1903 Mathis Street. Vice Chairman Ruth Davis seconded the motion. All voted in favor. Motion carried unanimously.

- 4. Deliberate and act on a request to rezone property located at 1124 Patton Street; also known as 1130-1150 Patton Street (0.801 acres) out of the TT Williamson Survey A-221, Rockport, Aransas County, Texas, from R-1 (1<sup>st</sup> Single Family Dwelling District) to R-2 (2<sup>nd</sup> Single Family Dwelling District).**

Chairman Lynch stated: we all heard this request at the Joint Public hearing and at that meeting there was one person against the request. The main concern was drainage. Chairman Lynch reminded the members that their duties were to consider zoning only. Chairman Lynch continued: the drainage issues will be addressed at the time of plan submittal and is the responsibility of the developer and the City's Building Department. One citizen in the attendance stated: I am not just concerned with the drainage, but the number of homes going on the property. Chairman Lynch indicated: the difference between an R-1(1<sup>st</sup> Single Family Dwelling District) and an R-2 (2<sup>nd</sup> Single Family Dwelling District) is lot sizes and dwelling sizes, set backs are the same. Vice Chairman Davis asked: how many homes do you intend on building? Mr. Lee Copeland responded: six (6) homes, three (3) on Patton and three (3) on Linden. After a lengthy discussion, Chairman Lynch asked if there were any other comments. Hearing none Chairman Lynch asked for a motion.

**MOTION:**

Secretary Severino-Saxon moved to accept the request for rezone at 1124 Patton Street. Member Olsen seconded the motion. All voted in favor. Motion carried unanimously.

- 5. Deliberate and act on a request for a Conditional Use Permit on property located at 2501 San Antonio Street; also known as Lot 5, being the Northeast Corner of Tract 71, Block 250 (0.452 acres), Foor and Swickheimer Subdivision, Rockport, Aransas County, Texas.**

Chairman Lynch stated: this request is a temporary request to help and assist with health care of a critically ill daughter. This area has been annexed into the city and is an area that mostly consists of mobile homes. Chairman Lynch continued: I (Lynch) feel that this request would not have a negative impact on the area. In addition, if for some reason the young lady is curded or moves away the permit goes away and the mobile home would be removed. We (P&Z) have a recommendation from the City Attorney, that the applicant notify the Building and Development once (1) a year to indicated a continue need for the Conditional Use Permit. This is more a humanitarian issue, than a zoning issue. City Staff does not have an issue with the request. Chairman Lynch asked if there any more questions or comments. Hearing none Chairman Lynch asked for a motion.

**MOTION:**

Member Brian Olsen moved to accept the request for Conditional Use Permit at 2501 San Antonio St. Vice Chairman Davis seconded the motion. All voted in favor. Motion carried unanimously.

**6. Adjournment**

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There being no further business, Chairman Lynch adjourned the meeting at approximately 5:51 p.m.

Prepared By:

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Kristi Petty, Assistant to Director

Approved By:



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Frank Lynch, Chairman  
Ruth Davis, Vice-Chairman



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Diana Soverino-Saxon, Secretary