
PLANNING & ZONING COMMISSION MINUTES

On this the 15th day of June, 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
Diana Severino-Saxon – Secretary
Edward Bellion
Brian Olsen
Shawn Johnston
Graham Wilson

Members Absent

Ruth Davis – Vice Chairman - (EX)

Staff Members Present

Mike Donoho, Director of Public Works
Angie West, Assistant to Building Director

Guest(s) Present

Three (3)

Call to Order

1. **Called meeting to order at approximately 5:30 p.m.**
2. **Deliberate and act on a request for rezoning from R-1 (1st Single family Dwelling District) to R-6 (Hotel/Motel District) on property located at 3404 Highway 35 South; also known as Lot 1 (18.733 acres) of Bays of Rockport, Rockport, Aransas County, Texas. Purpose of the request is to build cottages for rental.**

Chairman Lynch opened with: Mr. Coleman brought this before City Council at their last meeting. Mr. Coleman indicated his desire is to build small cottages (500 square feet). Chairman Lynch continued; our concern is not what the property is used for, but the changing of zoning from an R-1 (1st Single family Dwelling District) to R-6 (Hotel/Motel District). This area was annexed several years back and was annexed in as R-1 (1st Single family Dwelling District). Most of the improvements on the east side are homes. A citizen from the audience (Mr. Richard Rock) asked to speak. Mr. Rock asked the P&Z if they had considered where the sewage is going to be taken care of. Will it be tied into the City sewer system? Chairman Lynch responded: we (P&Z) are only here to make recommendation for a zoning change. When the developer submits his development plan to the City is when the issue of water and sewage drainage will be addressed.

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 from R-1 (1st Single Family Dwelling District) to R-6 (Hotel/Motel District) for property located at 3404 Highway 35 South. Member Olsen seconded the motion. All voted in favor. Motion carried unanimously.

- 3. Deliberate and act on a request for a Concept Plan and Final Plat for Phase One construction to property located east of Texas State F.M. Road 1781, west of Texas State HWY 35 Relief Route and south of Texas State F.M. road 3036; also known as Wandering Oaks Subdivision, Rockport, Aransas County, Texas. Purpose of the request is to build a 160 single family residential subdivision to be constructed in three phases. Phase one will consist of 54 homes constructed on 11.02 acres along with 4.076 acres of public street right-of-way, one park/open space on 2.275 acres and 2 other land uses for drainage right-of-ways on 7.737 acres.**

Chairman Lynch stated: this is a Final Plat, which has been reviewed by the Fire Chief, City Engineers, Building and Development Department, Department of Public Works, and AEP (American Electric Power). All have accepted and approved the plan.

Chairman Lynch asked if there were any other comments. Hearing none Chairman Lynch asked for a motion.

MOTION:

Member Wilson moved to accept the Concept Plan and Final Plat for Phase One construction to property located east of Texas State F.M. Road 1781, west of Texas State HWY 35 Relief Route and south of Texas State F.M. road 3036; also known as; Wandering Oaks Subdivision, Rockport, Aransas County, Texas. Secretary Severino-Saxon seconded the motion. All voted in favor. Motion carried unanimously.

Adjournment

There being no further business, Chairman Lynch adjourned the meeting at approximately 5:39 p.m.

Prepared By:



Angie West, Assistant to Director

Approved By:



Frank Lynch, Chairman
vice Chairman, Ruth Davis



Diana Severino-Saxon, Secretary