
ROCKPORT HERITAGE DISTRICT BOARD WORKSHOP MINUTES

On this the 24th day of March, 2014 the Rockport Heritage District Board of the City of Rockport held a workshop meeting at 10:30 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.

Members Present

Lee Copeland – Chairman
Jim Godfrey – Vice-Chairman
Loretta J. Schindler – Secretary
Janie White

Members Absent

Penny Hong - (EX.)

Staff Members Present

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

Guest(s) Present

None (0)

Opening Agenda

1. Meeting was called to order at approximately 10:33 a.m.

Public Hearing

2. N/A.

Regular Agenda

3. Hear and deliberate on a presentation regarding a draft public hearing information notice.

Chairman Copeland stated he has fabricated a letter for presentation to submit to The Rockport Pilot, and possibly be included in the utility bills. Chairman Copeland also stated he included a history at the end of the letter. The Board discussed some changes in the wording of the letter. Member Godfrey suggested the history be placed at the beginning of the letter as an opening statement.

After additional discussion about changes to the letter, Chairman Copeland stated he will make revisions to the letter and prepare it for the next regular meeting.

4. Hear and deliberate on the definition of “Major Street Frontages” from the Heritage District Zoning Overlay Code, Section 118-262, subsection 3.11.5.

Chairman Copeland stated; I went page by page in my copy and noted changes I felt needed to be made to the code. Member White stated; I was using my online copy of the ordinance and what I could not find was a definition of what a “Major Street Frontage” is. Mr. Henry stated; there is the definition of “Building Frontage” on page 16. Member White recommended placing “see Type A and Type B” streets in parentheses will work.

After some additional discussion about changes to the definition of “Major Street Frontages”, Chairman Copeland stated; we will propose an amendment for action at the next general meeting.

5. Hear and deliberate on the definition of “Contributing Building” from the Heritage District Zoning Overlay Code, Section 118-264.

Chairman Copeland stated; on page 17 there were issues about demolition. I think that “Contributing Building” should mean any building or structure in existence at the time of the ordinance was established. After much discussion Chairman Copeland stated this issue is for the board to discern whether it is a contributing building.

After additional discussion about changes to the definition of “Contributing Building”, Chairman Copeland stated; we will not make any changes at this time.

6. Hear and deliberate on the definition of “Dry Flood Proofing” and “Exterior Ramps and Stairs” from the Heritage District Zoning Overlay Code, Section 118-264, subsection 6.1.

Chairman Copeland asked if someone could build below the FEMA standard. Mr. Henry advised only if they flood proof the building. Chairman Copeland questioned if an exterior ramp is required in order to accommodate access to a raised Base Flood Elevation. Mr. Henry stated that is why The Heritage District Board can review plans such as this. If the plans don’t meet this standard, then it goes before this Board to make a determination. On existing structures, you will have to take that into consideration. There is nothing wrong with you (as the Board) saying yes. One thing I want to bring to your attention whenever the new FEMA flood maps come out, there is going to be a lot of changes. Not only to other areas in the city but downtown in particular. Downtown is already in the flood zone. With new regulations, it may be higher. This will come under scrutiny again.

After additional discussion about changes to the definitions of “Dry Flood Proofing” and “Exterior Ramps and Stairs”, Chairman Copeland stated; we will not make any changes at this time.

7. Hear and deliberate on the definition of “Type A Streets” from the Heritage District Zoning Overlay Code, Section 118-265, subsection 5.2.

Chairman Copland stated; this reference runs all through the code from front to back. I think we need to discuss what a “Type A Street” is. There are discrepancies between the front map, the back map, our definitions and the verbiage contained within the ordinance. Due to possible future development, I suggest Water Street be used as “Type A Streets” street. I recommend that all North-South streets be listed as “Type A Streets” as well as the entirety of Market Street and

Liberty Street, that we know as Highway 35 Business, within the overlay code. Chairman Copeland asked Mr. Henry to discuss the issue with the consultant. Chairman Copeland also suggested that both maps be corrected on subsection 5.2.1. Mr. Henry stated; I will discuss establishing a "General Streets" statement in this section with the consultant.

After some additional discussion Chairman Copeland concluded deliberation of the definition of "Type A Streets" and moved to the next agenda item.

8. Hear and deliberate on a possible amendment to Heritage District Zoning Overlay Code, Section 118-266, subsection 6.5.2-M, regarding "Ceiling Height."

Chairman Copeland stated; I think there is a discrepancy here from a builder's standpoint on the ceiling height on page 39 which are a little out of standard. Mr. Henry stated he will discuss changing recommended ceiling heights in this section with the consultant.

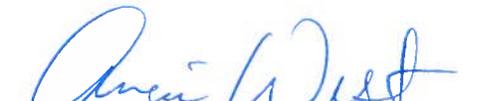
9. Hear and deliberate on the requirement for a Quarterly Report to the City Council as required by the Heritage District Zoning Overlay Code, Section 118-263, subsection 3.8.6.

Chairman Copeland stated; the 3rd and 4th Quarter Report that has been prepared by Secretary Schindler looks fine. After some discussion a recommendation was made that Member White will present the quarterly reports to City Council.

Adjournment

There being no further business, Chairman Copeland adjourned the meeting at approximately 11:47 a.m.

Prepared By:



Angie West, Assistant to Director

Approved By:



Lee Copeland, Chairman