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## **ROCKPORT HERITAGE DISTRICT BOARD WORKSHOP MINUTES**

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On this the 12<sup>th</sup> day of May, 2015 the Rockport Heritage District Board of the City of Rockport held a Workshop at 1:30 p.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**

### **Members Absent**

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

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### **Staff Members Present**

Mike Donoho, Public Works Director  
Angie West, Assistant to Building Director  
Kimber Clark, City Planner

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

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### **Opening Agenda**

1. Call meeting to order, approximately 1:33 p.m.

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### **Regular Agenda**

2. Deliberate on April 20, 2015, letter by Chairperson Lee Copeland concerning a request for the city Council to review the duties of the Rockport Heritage District Board and facilitate the ability of the Board to fulfill their duties as described in the Rockport Heritage District Zoning Overlay Code.

Chairman Copeland opened with: the reason for this letter was for us (RHD) to communicate to the City the duties and responsibility of the Rockport Heritage District Zoning Board. Chairman Copeland continued: myself (Copeland) and Janie White worked for over a year and met with other communities to determine how they manage developed. Based on the meetings we developed standards and guidelines which we submitted to Gate Way. Gate Way developed the Rockport Heritage District Overlay Code Ordinance.

Chairman Copeland continued: the problem this committee is having is, when an application is received at the building department and that application meets the Overlay Code then a permit is

issued. If the application does not meet the Overlay Code then it is given to the City Manager for review.

A member of the audience asked: who has the authority to approve the plans? Mr. Donoho responded: the City Manager. A member of the audience then asked: whose codes? Mr. Donoho responded: the City of Rockport's. Mr. Donoho continued: it will be the City Manager's or his (Manager) appointed designee's responsibility to review all applications to determine if the applications meets the code or not.

Member Penny Hong stated: I think the major problem is with "Appendix B" which states: Unlike the Civic/Public side that designates the RHDB as the decision maker of compliance, the private side leaves the decision maker of compliance undeclared. Ms. Hong stated: actually as Mr. Donoho has indicated, it is the responsibility of the City Manager or his designees. In my (Hong) opinion the review process for both Civic/Public and private residences should fall to the RHDB in order for the whole process to flow smoothly.

After a lengthy discussion, Chairman Copeland stated: for the sake of time let's move to the next items.

3. Deliberate on Sec. 118-265.3.1 of the Code of Ordinances concerning Rockport Heritage District Zoning Overlay Code administration.

Chairman Copeland stated: Basically what this is say is; all new construction requires, Building Form; frontages placement, height, parking & services, street screen, encroachments, residential transition, design standards, landscaping, streetscaping, signage, and Civic/Open space and private open space, when submitting plans.

4. Deliberate on Sec. 118-265.3.2 of the Code of Ordinances concerning application of development standards to the Rockport Heritage District Zoning Overlay Code.

Chairman Copeland stated: because we (city) have so many different zones within the Heritage District, this particular Sec. is referring to design standards within the Heritage areas.

5. Deliberate on Sec. 118-265.3.3 of the Code of Ordinances concerning application of sign standards to the Rockport Heritage District Zoning Overlay Code.

Chairman Copeland stated: I am not sure what this section is referring to. I (Copeland) feel this is a City Ordinance. Member White stated: I am not sure I (White) can comment on this, unless I have test case in which I can compare.

6. Deliberate on Sec. 118-265.3.4 of the Code of Ordinances concerning basics steps to determine development standards to the Rockport Heritage District Zoning Overlay area.

Chairman Copeland stated: I feel this section is too hard for a layperson to understand, and this is why the applicant should be directed to the RHDB, so we can clarify the section for them.

Member Hong stated: I agree. Member White stated: this is why we (RHDB) need to write something that is clarified for understanding.

7. Deliberate on Sec. 118-265.3.5 of the Code of Ordinances concerning the City Manager's responsibilities in the Rockport Heritage District Zoning Overlay Code.

Member Hong stated: again, I (Hong) feel that the City Manager needs to be the first one to know what is coming down the line, however I (Hong) feel that this committee needs to be the first stop in the review process so we (RHDB) can guide the applicant in the right direction. Member Hong continued: by allowing us (RHDB) to review the plans, it will take the burden off the City Staff.

8. Deliberate on Sec. 118-265.3.6 of the Code of Ordinances minor modifications to the Rockport Heritage District Zoning Overlay Code.

Chairman Copeland stated: this section is very lengthy but basically what it is saying is, no building can increase in height or size without the approval of this Board (RHDB).

9. Deliberate on Sec. 118-265.3.7 of the Code of Ordinances concerning application requirements for applications for development in the Rockport Heritage District Zoning Overlay area.

Chairman Copeland stated: the applicant shall prepare a site plan demonstrating compliance with the Overlay district Standards and the RHDZO Regulating plan for administrative review. Chairman Copeland continued: this is no different from the City Ordinances for residential plan submittal. There is still a need for a site plan, to scale drawings, engineered foundation, etc.

Member White: stated I (White) notice on the City of Rockport's web site there is a section indicating what is needed for plan submittal. I (White) feel this committee needs something very similar so the applicant knows what the RHDB is requiring to development in the Heritage District.

10. Deliberate on Sec. 118-265.3.8 of the Code of Ordinances concerning the duties and responsibilities of the Rockport Heritage District Board.

Chairman Copeland stated: The duties and responsibilities of the RHDB shall have the following duties and responsibilities:

To coordinate, if necessary, with both the Aransas County Historical Commission and the Aransas County Historical Society regarding studies of historic residences, buildings, properties, or landmarks and support the dealings of the Texas Historical commission and/or the Nation Register of Historic Places.

Member White stated: the congregation of Saint Peter's is moving to a piece of land located between the Post Office and First Baptist Church. There are several members of the church that would like to save the current St. Peter's church and keep the building within the Heritage District.

Both the Aransas County Historical Commission and the Aransas County Historical Society are interested in preserving this building.

Mr. Donoho asked: does the church own the building? Member White replied; the Diocese of West Texas owns the building. Mr. Donoho asked: are you the Heritage District approaching the Diocese to purchase? Member White responded: no, the Diocese of West Texas is willing to selling the building in order for Saint Peter's church to utilize the proceeds to build their new building. We (RHDB) would like to see the building remain in the Heritage District.

11. Deliberate on Sec. 118-265.3.9 of the Code of Ordinances concerning appeals of decisions and design exceptions to the Rockport Heritage District Zoning Overlay Code.

Chairman Copeland stated: we (RHDB) have already discussed this, and if there are no other comments I (Copeland) will move to the next item.

12. Deliberate on Sec. 118-265.3.10 of the Code of Ordinances concerning variances to dimensional standards for setbacks and heights to the Rockport Heritage District Zoning Overlay area.

Chairman Copeland stated: again we have touched on this just a little and there are dimensional, setback and height standards within the Code of Ordinances.

13. Deliberate on Sec. 118-265.3.11 of the Code of Ordinances concerning approval of public and civic buildings within the Rockport Heritage District Zoning Overlay area.

Chairman Copeland stated: in addition to standards in Section 6.6, all public/civic buildings within the RHDO may only be approved by City Council; after a recommendation has been made on the application by the RHDB.

14. Deliberate on Sec. 118-265.3.12 of the Code of Ordinances concerning development of the Harbor Destination District in the Rockport Heritage District Zoning Overlay area.

Member Hong asked: is the Harbor Destination and the Water Front Destination one and the same? Member White stated: no, if you look at the map the Harbor Destination is shaded in grey and the Water Front Destination is shaded in blue. Member Hong then asked: however both fall under the Heritage District right? Member White stated: yes.

15. Deliberate on Sec. 118-265.3.13 of the Code of Ordinances concerning review considerations to be used by the Rockport Heritage District Board.

Chairman Copeland stated: again this is a guideline for when the committee is reviewing a request.

16. Deliberate on Sec. 118-265.3.14 of the Code of Ordinances concerning demolition of buildings within the Rockport Heritage District Zoning Overlay area.

Chairman Copeland read: All applications for demolition of buildings or portions of buildings within the RHD Zoning Overlay shall require the approval of a demolition permit by the City after a recommendation has been made on the application by the RHDB.

17. Deliberate on Sec. 118-265.3.15 of the Code of Ordinances concerning non-conforming building use and non-conforming signs in the Rockport Heritage District Zoning Overlay area.

Chairman Copeland stated: that if the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than the greater of either \$50,000 or a total of fifty (50) % of the assessed value of the improvements in the most recently certified tax rolls; or any building facade on a designated Type "A" Street is changed. These may include changes to architectural elements, sidewalks, window, doors, or any other feature that alters that façade (excluding façade colors, window/glass replacement and maintenance of existing signage). Only sections of the RHDZO code that affect the façade designs of a building in Section 7 of this code shall apply when Type "A" Street facades are modified.

18. Deliberate on Sec. 118-265 Appendix B of the Code of Ordinances concerning the development review process.

Chairman Copeland stated: We (RHDB) have been told by the City Attorney that all text supercedes all visuals. Member White and myself took a look at the flow chart in this section of the Code of Ordinances from the aspect of a developer and realized it really didn't tell you much. So what we did is added the section number where you can find that part of the review process. Example; the first part of the flow chart; Submittal of Site Development Plan applications, page 9 of Sec 3.7.1. This will help the applicant know exactly where it is found without having to go through the whole Ordinance.

19. Deliberate on Sec. 118-265 through Sec. 118.270, Appendix A – Overlay Regulating Plan, and Appendix B – Development Review Process of the Code of Ordinances concerning the Rockport Heritage District Zoning Overlay Code.

Chairman Copeland stated: we (RHDB) haven't made any changes to Appendix A; which talks about the maps and the different zones, and we just finished talking about Appendix B. Are there any other comments? Hearing none Chairman Copeland moved to item 20.

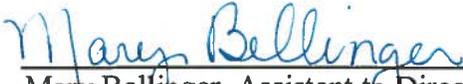
20. Discuss and recommend agenda topics for next meeting and set meeting date.

Member White stated: section 3.5 which is where Appendix B is located, I would like to have this on the agenda. Chairman Copeland wants to look at section 3.8.1 which describes the duties and responsibilities. Member Hong wants to look at Harbor Destination, Water Front Destination (Bass Property) and the Mater Plan. Set next meeting date for June 8<sup>th</sup>, 2015.

## **Adjournment**

There being no further business, Chairman Copeland adjourned the meeting at approximately 2:53 p.m.

Prepared By:

  
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Mary Bellinger, Assistant to Director

Approved By:

  
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Lee Copeland, Chairman