
PLANNING & ZONING COMMISSION MINUTES

On this the 18th day of January, 2016, 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

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

Members Absent

Graham Wilson - (UN-EX)
Kent Howard - EX

Staff Members Present

Mike Donoho, Director of Public Works
Mary Bellinger, 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 the October 5, 2015, regular meeting minutes.**

Chairman Olsen asked if there were any comments by the Planning and Zoning members. Hearing none Chairman Olsen asked for a motion.

MOTION:

Vice-Chairman Davis moved to accept meeting minutes from the October 5, 2015, regular meeting as written. Secretary Severino-Saxon seconded the motion. All voted in favor. Motion carried unanimously.

- 3. Deliberate and act on a request for a zoning change from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) on property located at 104 Woodland Drive: also known as .678 acres out of 1.51 acres at the northwest corner of FM 2165 & entry road, Rockport Country Club Estates, Unit 2, Rockport, Aransas County, Texas. Reason for request: to allow construction of two storage units for personal property, RV, home office, and shop space.**

Chairman Olsen asked Mr. Black to present. Mr. Black stated: we want to construct two metal buildings with a possible third wood frame building for the purpose of personal storage of an RV, work space, office space and space to accommodate Mr. Strunk's and my (Black) tools and decorations, etc. Mr. Black continued: as with any metal building within the City Limits the exterior of the building must have a façade that consist of a material other than metal.

Vice Chairman Davis asked; so you (Black) are showing the access to be off of Woodland? Mr. Black responded: yes, that is correct. Vice Chairman Davis asked: so that is a problem? Secretary Severino-Saxon stated: yes, access to the property would be on a residential district road. Mr. Black stated: because of the narrow size of the entrance on FM 2165, TXDOT (Texas Department of Transportation) would never allow us access from FM 2165.

Mr. Black stated: this is the desire of the property owner and myself to have this property rezoned to a General Business District to utilize the property for personal storage. With that said if down the road we (Strunk and Black) sell the property I can't tell this committee what the new owners intended use would be. Several Planning and Zoning members indicated: that is where the problem lies.

Secretary Severino-Saxon asked: Have you considered a zone of R-7 (Residential & Office)? Mr. Black responded: "yes". The reason we (Strunk/Black) did not ask for the R-7 zone is because of the restriction of merchandise that can be stored. Member Bellion asked: so the only problem with an R-7 zoning, is the storage of merchandise? Mr. Black responded: yes and the fact that the ordinance doesn't address RV storage or the type of merchandise that can be stored.

A member of the audience stated: my name is Karina Brown, and I am the treasure of the Rockport Country Club Home Owners Association. I would like to ask Mr. Black a question. You mentioned a fence on the back side of the property, how high would the fence be and what material would be used?

Mr. Black responded: it will be an eight (8) foot fence and would be made out of wood.

After a brief discussion Chairman Olsen asked if there were any other comments. Hearing none Chairman Olsen asked for a motion.

MOTION:

Secretary Severino-Saxon moved to deny the request for the request for a zoning change from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) on property located at 104 Woodland Drive: also known as .678 acres out of 1.51 acres at the northwest corner of FM 2165 & entry road, Rockport Country Club Estates, Unit 2, Rockport, Aransas County, Texas. No second to the motion was made.

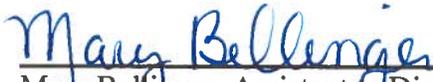
After some discussion, Vice Chairman Davis moved to **table** the request for a zoning change from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) and recommended the applicant to consider a R-7 (Residential & Office District) zone on property located at 104 Woodland Drive: also known as .678 acres out of 1.51 acres at the northwest corner of FM 2165

& entry road, Rockport Country Club Estates, Unit 2, Rockport, Aransas County, Texas. Member Bellion seconded the motion. All voted in favor. Motion carried unanimously.

Adjournment

There being no further business, Chairman Olsen adjourned the meeting at approximately 6:15 p.m.

Prepared By:

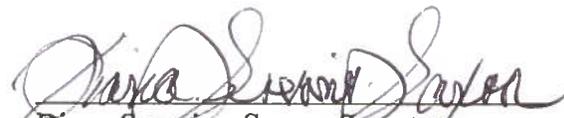


Mary Bellinger, Assistant to Director

Approved By:



Brian Olsen, Chairman



Diana Severino-Saxon, Secretary