
PLANNING & ZONING COMMISSION MINUTES

On this the 15th day of February, 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

Ruth Davis – Vice Chairman
Diana Severino-Saxon – Secretary
Edward Bellion
Shawn Johnston
Graham Wilson

Members Absent

Brian Olsen-Chairman (EX)

Staff Members Present

Mike Donoho, Director of Public Works
Mary Bellinger, Assistant to Building Director

Guest(s) Present

Several

Call to Order

1. **Called meeting to order at approximately 5:30 p.m.**
2. **Deliberate and act on the January 18, 2016, regular meeting minutes.**

Vice Chairman Davis asked for a motion to accept January 18, 2016, regular meeting minutes. Secretary Severino-Saxon moved to accept the minutes with corrections. Member Bellion second the motion. All voted in favor. Motion carried unanimously.

3. **TABLED 1/18/16: 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.**

Member Bellion moved to take item three (3) off the table. Member Wilson second the motion.

Vice Chairman Davis asked; is there anyone in the audience that would like to speak. Hearing none Member Bellion stated; I went over to the property to take another look. It is clear to me (Bellion) that this is a residential area with a residence adjacent to the proposed development.

Member Bellion continued; given the fact this is a residential area and the fact that the purposed entrance to the property is coming off a residential street and we (P & Z) having given the applicant another option to do somewhat what they (applicant) want to do, I (Bellion) recommend we deny the request.

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

MOTION:

Member Bellion moved to deny 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. Secretary Severino-Saxon second the motion. All voted in favor. Motion carried unanimously.

4. Deliberate and act on a request for a Conditional Use Permit on property located at 3021-3099 Loop 1781; also known as A76 Joseph Hollis Survey, being 47,981 acres, also includes Lago Vista Village Lot B, Rockport, Aransas County, Texas, currently zoned B-1 (General Business District) to Conditional Use Permit Overlay to allow development of an RV Resort Park.

Chairman Davis asked Mr. Gimler to present. Mr. Gimler stated: the reason I purchased the property is because it is zoned B-1 (General Business District) which allows for many uses. Mr. Gimler continued; there is currently city water and city sewer available to the property, and as a developer these are the things you look for. With that said, there are not too many RV parks in the City of Rockport that have city sewer. There currently is an RV park to the right of my property and a mobile home village to the left. So, I (Gimler) do not see why this would not fit in this area.

Vice Chairman Davis asked if there were any comments from audience. Ms. Wanderscheid stated: I live in Lago Vista; I can't see why you (P & Z) would deny this request because it will bring in business to the city. I do have a couple of requests though, I am requesting a ten foot (10') easement between your RV site and Lago Vista. I am also requesting an eight foot (8') privacy fence between your (Gimler) property and Lago Vista. I am requesting you (Gimler) put the RV's that are here just for the weekend up front near the office. The last request is that you (Gimler) would provide a water run off plan so that the rain run off would not run into Lago Vista, but run off elsewhere.

Ms. Swanson indicated she felt this would benefit the city to allow an RV Park. Mr. Simmons stated; I agree with an eight-foot fence; however, I do have a question; what percentage of impervious surface will be in the development? Mr. Gimler responded; until we (Gimler) do the final study I will not know. Mr. Simmons asked: how far above the road elevation will this be built? Mr. Gimler responded: I will have an engineer shoot a topo to determine that, it will certainly be above the road. Mr. Simmons had several other questions for Mr. Gimler at which time Vice Chairman Davis suggested; for the sake of time could Mr. Gimler and Mr. Simmons get together to discuss the questions.

Ms. Gonzales stated: I only see one entrance and one exit, as an Emergency Response member my (Gonzales) concern is; with that many people inside this park having only one way in and one way out could be detrimental to the safety of the guests of the park. Ms. Gonzales continued; also in the event we have to evacuate during a hurricane or fire it would be dangerous to get the RV's out of the park with a one lane road.

Mr. Smith stated; I live in Lago Vista and my property backs up to the property in question, my concern is the wild life in and around the wetlands and the traffic this proposed development is going to create. I (Smith) would go for a smaller park, but not a two hundred and seventy (270) space park.

Ms. Monte asked: has there been any studies done regarding the impact on the eco system and the impact on the wetlands? Has there been a traffic study done to determine if a two (2) lane road with a speed limit of fifty-five (55) plus miles per hour speed would handle the additional vehicles?

Mr. Donoho asked: you (Gimler) stated you have a study from Bellaire? Mr. Gilmer responded: yes, sir. Mr. Donoho asked: do you (Gimler) plan on getting a study from the Army Core of Engineers? Mr. Gilmer responded: yes, sir. Mr. Donoho continued; staff's recommendation is to deny this request until such time we (City) receive the report and permit from the Army Core of Engineers in regards to the development in and around the wetlands.

After a lengthy discussion, Vice Chairman Davis asked if there were any other comments. Hearing none Vice Chairman Davis asked for a motion.

MOTION:

Secretary Severino-Saxon moved to deny the request from Mr. Gimler for a Conditional Use Permit on property located at 3021-3099 Loop 1781; also known as A76 Joseph Hollis Survey, being 47,981 acres, also includes Lago Vista Village Lot B, Rockport, Aransas County, Texas. Member Bellion second the motion. All voted in favor. Motion carried unanimously.

Adjournment

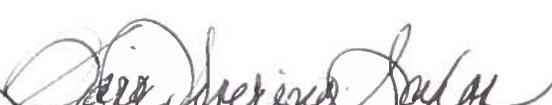
There being no further business, Vice Chairman Davis adjourned the meeting at approximately 6:35 p.m.

Prepared By:


Mary Bellinger, Assistant to Director

Approved By:


Ruth Davis, Vice-Chairman


Diana Severino-Saxon, Secretary