
PLANNING & ZONING COMMISSION MINUTES

On this the 18th day of July, 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
Shawn Johnston
Graham Wilson

Members Absent

Edward Bellion (EX)

Staff Members Present

Mike Donoho, Director of Public Works
Amanda Torres, Community Planner
Mary Bellinger, Assistant to Building Director

Guest(s) Present

Two (2)

Call to Order

- 1. Called meeting to order at approximately 5:30 p.m.**
- 2. Deliberate and act on the February 15, 2016, regular meeting minutes.**

Chairman Olsen asked for a motion to accept February 15, 2016, regular meeting minutes. Vice Chairman Davis moved to accept the minutes as written. Secretary Severino-Saxon second the motion. All voted in favor. Motion carried unanimously.

- 3. Deliberate and act on a request for a Conditional Use Permit for bed and breakfast/multi-family ranch with farm animals on property located at 1515 Sixteenth Street; also known as Lot 76, Block 250, Swickheimer Subdivision (10 acres), Rockport, Aransas County, Texas, currently zoned R-1 (1st Single Family Dwelling District)**

Chairman Olsen opened with; I would like to give some back ground to this request. Caleb and Kimberly Moralez have submitted a request for a Conditional use permit (CUP) on behalf of the owner for the above listed property. A letter from the owner's agent has been provided authorizing their representation. Mr. and Mrs. Moralez are interested in purchasing the property and building a multi-family ranch on ten (10) acres that would serve as an occasional bed and breakfast.

Per Article 23.10 of the Zoning Ordinance, bed and breakfast accommodations require CUP (Conditional Use Permit). Additionally, the CUP would allow for multiple structures to be served by a common septic system on the property. Their conditions for the CUP are indicated in the staff recommendation below.

The property meets the CUP Review Criteria s outlined in Article 23.4 of the Zoning Ordinance, as well as the Future Land Use Map of the City's Comprehensive Plan of low-density residential by keeping a base zone of "R-1" 1st Single family Dwelling District.

A Public notice regarding this item was published in the Rockport Pilot in the Saturday June 18, 2016 edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters in support or opposition were received. This item was also heard at the Joint Public Hearing with City Council on July 12, 2016. There was no public input on this request.

Chairman Olsen continued; staff's recommendation to City Council is, pursuant to Article 23 "Conditional Use Permit" (CUP), Rockport Zoning ordinance number 1027, a CUP is hereby granted to property located; for the purpose of building a multi-family ranch with a shard septic system on land located 1515 Sixteenth Street, Rockport, Aransas County, Texas, subject to compliance with the following conditions as well as those conditions stipulated under Article 23, Rockport Zoning Ordinance Number 1027, which states;

1. Dwellings on the parcel must comply with required dwelling square footage, yard areas, building setbacks, building heights, parking regulations, and accessory use regulations as outline in Article 6, "R-1" 1st Single Family Dwelling District, Rockport Zoning Ordinance Number 1027.
2. All access driveways must meet standards as listed in Article 21.4.1, Paving Standards for Driveways and Parking Space of one and two family dwellings, must be paved with and all-weather surface, and able to support load -bearing vehicles.
3. The conditional use permit will be granted solely to the applicant and current owner and cannot be transferred to a new property owner and/or tenant.
4. Any future sale of any segment of the property to a new property owner other than the applicant and current owner will be required to adhere to the City of Rockport Subdivision Regulations and Zoning Ordinance, and any common utilities or access easements must be abandoned.
5. Applicant and owner will be allowed to use the property as a Bed and Breakfast operation, if desired.
6. Any use other than that granted herein shall be treated as an amendment to the Conditional Use Permit and shall be required to re-submit a Conditional Use Permit request as outlined in the Zoning Ordinance.

Staff member Amanda Torres asked if she may present a power point presentation, at which time Chairman Olsen stated: please do. Ms. Torres continued; the property located at 1515 Sixteenth Street is currently zoned "R-1", 1st Single Family Dwelling District, and is currently an undeveloped piece of property. As you (P & Z) can see by the pictures most of the surrounding area consist of large undeveloped tracts of land. Adjacent to the proposed CUP is storage barns and everything around the property is zoned "R-1", 1st Single Family Dwelling District.

Ms. Torres reiterated; a CUP is required for a Bed and Breakfast and all the conditions mentioned earlier must be met and that staff is recommending to City Council to grant the CUP provided all the conditions mentioned are met.

Vice Chairman Davis asked: how many buildings will be on the property? Ms. Morales stated at first three with more being developed as my (Morales) sons get older. Chairman Olsen asked: is there a limit to the number of buildings placed on a ten (10) acre property? Ms. Torres stated: we (staff) did not place a limit to the number of buildings, however if that is something this committee wants to add, you may certainly do so. Ms. Torres continued; we (P & Z) need to keep in mind that when the owner starts to develop they will need to meet all the setback requirements and building requirement for an "R-1", 1st Single Family Dwelling District.

After a brief discussion Chairman Olsen asked; are there any more questions or comments. Hearing none Chairman Olsen asked for a motion.

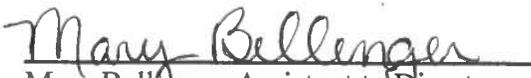
MOTION:

Vice Chairman Davis moved to accept a request for a Conditional Use Permit for bed and breakfast/multi-family ranch with farm animals with conditions that, Article 23.4 of the Zoning Ordinance are met, on property located at 1515 Sixteenth Street. Secretary Severino-Saxon second the motion. All voted in favor. Motion carried unanimously.

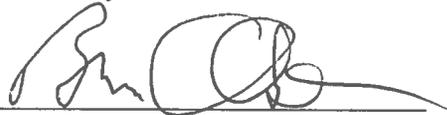
Adjournment

There being no further business, Chairman Olsen adjourned the meeting at approximately 6:00 p.m.

Prepared By:


Mary Bellinger, Assistant to Director

Approved By:


Brian Olsen, Chairman


Diana Severino-Saxon, Secretary