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## **PLANNING AND ZONING COMMISSION MINUTES**

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On this the 20<sup>th</sup> day of May 2019, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, 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**

Ruth Davis – Chair  
G Maynard Green - Vice Chairman  
Diana Severino-Saxon – Secretary  
Kim Hesley  
Kent Howard

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### **Members Absent**

Russ Roberts – (EX)  
Larry Reese – (EX)

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### **Staff Members Present**

Mike Donoho, Director  
Amanda Torres, Community Planner  
Mary Bellinger, Assistant to Director

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

Eleven (11)

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### **Open Meeting**

1. Meeting called to order at 5:30 p.m.

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### **Regular Agenda**

2. Deliberate and act on the January 28 and February 4, 2019 regular meeting minutes.

Chair Davis asked for a motion to approve the January 28 and February 4, 2019 meeting minutes as presented. Member Howard moved to accept the minutes as presented. Vice Chairman Green seconded the motion. All voted in favor, motion carried.

3. Deliberate and act on a Concept Plan/Preliminary Plat submitted by Rockport G2K Development, LLC., for development of a retail store to be legally described as Rockport G2K Family Dollar – located at 1001 W. Market Street.

Property owner's representative Ken Dirksen presented.  
Amanda Torres spoke.

After a brief discussion Chair Davis asked if there were any more questions, hearing none Chair Davis asked for a motion.

**MOTION:**

Vice Chairman Green moved to accept the Concept Plan/Preliminary Plat submitted by Rockport G2K Development, LLC. Member Hesley seconded the motion. Secretary Severino Saxon voted for, Chair Davis voted for, Member Howard voted for, with all voting for, motion carried unanimously.

4. Deliberate and act on a request to rezone property located at 1001 W. Market Street; also known as a subdivision of 0.86 acres severance tract located in the John Smith Abstract 187, Aransas County and being a portion of a 5.489-acre tract described in conveyance document to Christopher J. Crowley, ETUX, recorded in Document Number 340659 of the Aransas County Official Public Records, Aransas County, Texas; to B-1 (General Business District) to build a retail store on the premises; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

Secretary Severino-Saxon recused herself.  
Peggy Friebele spoke against.  
Property owner’s representative Ken Dirksen spoke.

After some discussion Chair Davis asked if there were any more questions or comments, hearing none Chair Davis asked for a motion.

**MOTION:**

Vice Chairman Green moved to accept the request to rezone property located at 1001 W. Market Street from R-1 (1<sup>st</sup> Single Family Dwelling District) to B-1 (General Business District). Member Howard seconded the motion. Chair Davis voted for, Member Howard voted for, with 4 of the 5 members voting for, motion carried.

5. Discussion with American Planning Association’s Community Planning Assistance Team (CPAT) about Rockport Heritage District planning project.

Amanda Torres spoke.  
CPAT Team members Carol Barrett, Eugene Henry, Eugene Aleci, Richard Amore, Kerrie Tyndall, and Ryan Scherzinger spoke.

**Adjournment**

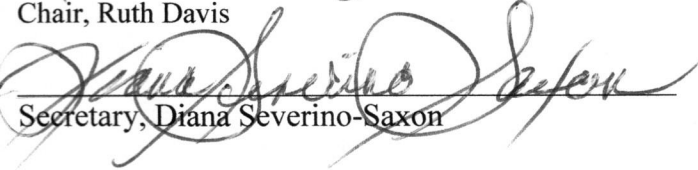
There being no further business, Chair Davis adjourned the meeting at approximately 6:35 pm.

Prepared by:

  
Assistant to Director, Mary Bellinger

Approved by:

  
Chair, Ruth Davis

  
Secretary, Diana Severino-Saxon