

## PLANNING AND ZONING COMMISSION MINUTES

On this the 19th day of February, 2024, 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  
Warren Hassinger-Vice Chairman  
Kim Hesley – Secretary  
Rocky Gudim  
Josh Dowling  
Tom Blazek

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### Members Absent

Ric Young

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### Staff Members Present

Mike Donoho, Director  
Carey Dietrich, Community Planner  
Bob Argetsinger, IT  
Belinda Garcia, Administrative Coordinator

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### Guest(s) Present

Ten (10)

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### Open Meeting

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

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### Public Hearing

**Open 5:30pm.**

2. Conduct a Public Hearing to consider a request to rezone property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9 Block13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2<sup>nd</sup> Single Family Dwelling District).

Community Planner Carey Dietrich spoke.

3. Conduct a Public Hearing to consider a request to replat property previously platted located at 502 Baywatch Dr; also know as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

Bridget Brundrett spoke in representation of owner, Christian Pham.

Dale Martinets spoke against, Russel Jackson spoke against, and Chairperson Ruth Davis read a statement from Edward Botello against. Other statements against and made part of the record were Cynthia Cooper, Howard & Kathy Cruse, Keith & Donna Cruse.

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### Regular Agenda

**Close Public Hearing and Open Regular Meeting 5:45 pm.**

4. Deliberate and act on approval of the regular meeting minutes of February 5, 2024.

Community Planner Carey Dietrich stated she found a mistake in the date of meeting and made correction.

**Motion:** Member Dowling made a motion to approve the February 5, 2024 minutes as corrected. Member Gudim seconded. **Motion Passed Unanimously.**

5. Deliberate and act on a request to rezone property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2<sup>nd</sup> Single Family Dwelling District).

**Motion:** Vice Chair Hassinger made a motion to recommend approval. Secretary Hesley seconded. **Motion passed unanimously.**

6. Deliberate and act on the Final Re-Plat of property located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

Discussion regarding the lack of availability of utilities for the additional lots as well as accessibility from unimproved public r-o-w.

**Motion:** Vice-Chair Hassinger made a motion to Deny. Member Dowling seconded. **Motion passed unanimously.**

7. Discussion regarding training provided by Halff to determine available dates. Four dates provided by Halff Consulting being March 20<sup>th</sup>, 21<sup>st</sup>, 27<sup>th</sup>, or 28<sup>th</sup>. After some discussion the Board felt March 27<sup>th</sup> was the best date.

8. Adjournment 6:06 pm

**Motion:** Secretary Hesley made a motion to adjourn. Member Gudim seconded.

**Motion passed unanimously.**

Prepared by:

Belinda Garcia  
Belinda Garcia, Administrator Coordinator

Approved by:

Ruth Davis  
Ruth Davis, Chair

Kim Hesley  
Kim Hesley, Secretary