

## PLANNING AND ZONING COMMISSION MINUTES

On this the 18<sup>th</sup> day of September 2023, 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.

### Members Present

Ruth Davis – Chair  
Kim Hesley – Secretary  
Tom Blazek  
Patty Impens  
Ric Young

### Members Absent

Warren Hassinger-Vice Chairman

### Staff Members Present

Mike Donoho, Director  
Carey Dietrich, Community Planner  
Tommy Saucedo, IT  
Belinda Garcia, Administrative Coordinator  
Tara Doyle, Building & Development Technician  
Danielle Hale, Council Liaison

### Guest(s) Present

(12)

### Open Meeting

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

### Regular Meeting                      Open 5:30 pm.

2. Deliberate and act on approval for the regular meeting minutes of September 5, 2023.

**MOTION:** Member Blazek motion to approve minutes for September 5, 2023. Member Impens seconded the motion. **Motion passed unanimously.**

3. Deliberate and act on a Major Subdivision Conceptual Plan/Preliminary Plat submitted by Hamed Mostaghassi and Hossein Mostaghassi, for development of 431 lots single-family residential and 3 commercial lots subdivision to be known as Lakeway Estates, property located at 3250-3330 State Highway 35 Bypass, otherwise known as JW Paup Survey ABC 179, 152.582 acres & 6.887 acres, City of Rockport, Aransas County, Texas.

Allen Byers representing Lakeway Estates presented the Conceptual Plan.

Dan Conner, Tom Bennet, Donna Bennet, Adelaide Marlette, Robert Dalton, Jason Johns expressed concerns about the drainage and traffic.

Patrick Kane (Read by Chairperson Davis) was concerned about the impact fees and who's responsible for paying those fees. "Taxpayers should not have to subsidize the extension of public facilities to any new development in town".

**MOTION:** Member Impens made a motion to approve the Conceptual Plan. Chairperson Davis seconded the motion. Chairperson Davis called for a Vote:

**Member Impens – Aye**

**Member Blazek – Aye**

**Member Hesley – Nay**

**Chairperson Davis – Aye**

**Member Young – Nay**

**Motion carried with a 3-2 Vote**

4. Discussion regarding the Impact Fee Study and responsibilities of the Advisory Committee.

Community Planner, Carey Dietrich described for the Commission the duties and responsibilities that will be expected of Board Members who may be appointed by City Council to the Advisory Committee regarding the Impact Fee Study being conducted by Freese & Nichols. No appointments have been made at this time; however, it is standard for the P&Z Commission to fill that role.

Council Liaison Danielle Hale reiterated the duties of the Advisory Committee and the length of time the Advisory Committee will have to commit to.

5. Adjournment 6:31 pm.

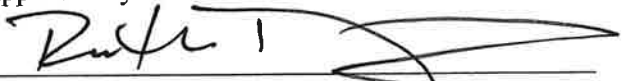
Member Blazek made a motion to adjourn the meeting. Member Young seconded the motion.


**Motion passed unanimously.**

Prepared by:

  
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Belinda Garcia, Assistant to Director

Approved by:

  
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Ruth Davis, Chair

  
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Kim Hesley, Secretary