



PLANNING & ZONING PACKET

April 17, 2023

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, April 17, 2023, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Public Hearing

2. Conduct a Public Hearing to consider a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of April 3, 2023.
4. Deliberate and act on a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).
5. Adjournment

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361) 790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Thursday, April 13, 2023, by 5:00 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich,
Asst Director Building & Development
Community Planner

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, April 17, 2023

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D, City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).

SUBMITTED BY: Asst Director Bldg & Planning / Community Planner - Carey Dietrich

BACKGROUND: The property known as LaSalle Estates was a PUD approved for single-family townhouses originally; however, after Harvey, the PUD was revised to allow R5 (2nd Multi Family Dwelling District) instead of Townhouses but was never utilized and building of townhouses continued. The owners wish to revert back to the original PUD allowed in Ordinance No. 1385 (attached) to be compliant with future development.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 1, 2023 edition and mailed out to eighty four (84) property owners within a 200-foot radius of the property. Fifty Three (53) letters For and none Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-23 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public hearing only.



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday April 17, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, April 25, 2023, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of April 17, 2023, and the City Council Agenda of April 25, 2023, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 28th day of March 2023 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, April 1, 2023, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

Building & Development Services | Carey Dietrich, Community Planner
 2751 SH 35 Bypass, Rockport, TX 78362
 Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com

**PROPERTY ADDRESS/LOCATION**

1724 FM 3036

APPLICANT/PROPERTY OWNER

Key Allegro Development, LLC, Owner

PUBLIC HEARING DATE

P&Z - Monday, Monday, April 17, 2023
 CC - Tuesday, April 25, 2023

P&Z DATE

Monday, April 17, 2023

CITY COUNCIL DATE(S)

1st Reading - Tuesday, April 25, 2023
 2nd Reading - Tuesday, May 9, 2023

BRIEF SUMMARY OF REQUEST

Property owner, Key Allegro Development, LLC represented by Joe Hancock wishes to rezone the property located at 1724 FM 3036, otherwise known as LaSalle Estates PUD, from PUD with R5 (2nd Multi Family Dwelling District) to PUD with 80 detached single family dwellings (townhouses) converting back to the original PUD zoning as per Ordinance No. 1385.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 1, 2023 edition and mailed out to eighty four (84) property owners within a 200-foot radius of the property. 53 letters For and none Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD with R-5 – 2 nd Multi-Family Dwelling District use	Currently Single Family Townhomes	N – B-1 (General Business District) S – R-5 (2 nd Multi Family Dwelling District) E – R-5 (2 nd Multi Family Dwelling District) and B-1 (General Business District) W – B-1 (General Business District)	Single Family Homes (Townhomes)	

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The property known as LaSalle Estates was a PUD approved for single-family townhouses originally; however, after Harvey, the PUD was revised to allow R5 (2nd Multi Family Dwelling District) instead of Townhouses but was never utilized and building of townhouses continued. They wish to revert back to the original PUD allowed in Ordinance No. 1385 (attached) to be compliant with future development.

ATTACHMENTS (CIRCLE)**SUBMITTED PLANS****PUBLIC HEARING PETITION/ APPLICATION FORM****LEGAL NOTICE****LEGAL DESCRIPTION****PUBLIC COMMENTS****AGENCY COMMENTS****RESPONSE TO STANDARDS****OTHER (DESCRIBE)**

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, April 17, 2023

AGENDA ITEM: 3

Deliberate and act on approval of the regular meeting minutes of April 3, 2023.

SUBMITTED BY: Asst Director Bldg & Planning / Community Planner - Carey Dietrich

BACKGROUND: N/A

FISCAL ANALYSIS: N/A

RECOMMENDATION: N/A

PLANNING AND ZONING COMMISSION MINUTES

On this the 3rd day of April 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

Warren Hassinger-Vice Chairman
Tom Blazek
Kim Hesley – Secretary
Ric Young
Patty Impens

Members Absent

W. Kent Howard
Ruth Davis-Chair

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Tommy Saucedo, IT
Katy Jackson, Council Liaison

Guest(s) Present

Five (5)

Open Meeting

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

Public Hearing

2. Conduct a Public Hearing to consider a request for rezone property located at 102 Saint Francis Circle; also known as Lot 2, Block1, Domasco Subdivision, 3.445 acres, City of Rockport, Aransas County, Texas to B-1 (General Business District) to allow the use of monitored outdoor parking; currently zoned R-1 (1st Single Family Dwelling District)

Owner Brian Phillips spoke in favor

James Riley spoke in opposition,

John Lucas spoke in opposition.

Vice-Chairperson Hassinger closed Public Hearing at 5:39 pm

Regular Agenda

Open 5:39 pm.

3. Deliberate and act on approval for the regular meeting minutes of March 20, 2023.

Member Young made a motion to approve the minutes.

Secretary Hesley seconded.

Motion passed unanimously.

4. Deliberate and act on a request to rezone property located at 102 Saint Francis Circle; also known as Lot 2, Block 1, Domasco Subdivision, 3.445 acres, City of Rockport, Aransas

County, Texas to B-1 (General Business District) to allow the use of monitored outdoor parking; currently zoned R-1 (1st Single Family Dwelling District).

Owner Brain Phillip Spoke.

Director of Building & Development Mike Donoho spoke.

MOTION:

Member Impens made a motion to recommend to City Council to Deny the request for rezone property located at 102 Saint Francis Circle; also known as Lot 2, Block1, Domasco Subdivision, 3.445 acres, City of Rockport, Aransas County, Texas to B-1 (General Business District). Member Young seconded. Motion passed 4 (For) 1 (oppose)

5. Deliberate and act on a request to rezone property located at 1806 Highway 35 North; also known as Villa Del Palmas, Unit A, B, C and D, City of Rockport, Aransas County, Texas to R-6 (Hotel/Motel District) to allow the use of short-term rentals; currently zoned R-5 (2nd Multi-Family Dwelling District).

Owner Caleb Glomb Spoke.

Vice-Chairman Hassinger read Linda Collins' Statement in opposition.

Mary Ritter spoke in opposition.

MOTION:

Vice-Chairman Hassinger motion to recommend to City Council to Approve a request to rezone property located at 1806 Highway 35 North; also known as Villa Del Palmas, Unit A, B, C and D, City of Rockport, Aransas County, Texas to R-6 (Hotel/Motel District). Secretary Hesley seconded. Motion passed. 3 (For) 2 (oppose)

6. Adjournment 6:30 pm.

Prepared by:

Approved by:

Belinda Garcia, Administrative Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, April 17, 2023

AGENDA ITEM: 4

Deliberate and act on a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D, City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).

SUBMITTED BY: Carey Dietrich- Asst. Director Building & Development/ Community Planner

BACKGROUND: The property known as LaSalle Estates was a PUD approved for single-family townhouses originally; however, after Harvey, the PUD was revised to allow R5 (2nd Multi Family Dwelling District) instead of Townhouses but was never utilized and building of townhouses continued. The owners wish to revert back to the original PUD allowed in Ordinance No. 1385 (attached) to be compliant with future development.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 1, 2023 edition and mailed out to eighty four (84) property owners within a 200-foot radius of the property. Fifty Three (53) letters For and none Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-13 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D, City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

- A. REQUESTING: Rezoning ☒ Conditional Permit ☐
Planned Unit Development (P.U.D.) by Conditional Permit ☐
- B. ADDRESS AND LOCATION OF PROPERTY 1724 FM 3036
ROCKPORT TX 78382
- C. CURRENT ZONING OF PROPERTY: PUD w/ R-5 Use
- D. PRESENT USE OF PROPERTY: Single Family Units (Townhomes)
- E. ZONING DISTRICT REQUESTED: PUD w/ detached Single family (Townhome)
- F. CONDITIONAL USE REQUESTED: N/A
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 445 Block 16
 - Tract A 219 T.T. Williams of the T.T. Williams Survey
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) LaSalle Townhomes
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 7 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Revert to original PUD as described in
Ordinance 1385

STAFF REPORT

Building & Development Services | Carey Dietrich, Community Planner
 2751 SH 35 Bypass, Rockport, TX 78362
 Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com

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<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
70025	Key Allegro Development LLC	1724 FM 3036	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70034	Key Allegro Development LLC	117 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70035	Key Allegro Development LLC	115 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70033	Key Allegro Development LLC	113 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70032	Key Allegro Development LLC	111 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70031	Key Allegro Development LLC	107 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70030	Key Allegro Development LLC	109 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70029	Key Allegro Development LLC	105 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70028	Key Allegro Development LLC	103 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70027	ROBERT BRIGMAN	101 LA BELLE AVE	101 LA BELLE AVE	ROCKPORT	Tx	78382
70026	DAVID ETUX DIANA M CASAS	103 LA BELLE AVE	7970 FREDERICKSBURG RD #101-28	SAN ANTONIO	Tx	78229
70105	Key Allegro Development LLC	102 LA BELLE AVE	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70104	Key Allegro Development LLC	104 LA BELLE AVE	1798 BAY SHORE DR	ROCKPORT	TX	78382
70103	Key Allegro Development LLC	187 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70102	Key Allegro Development LLC	189 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70101	Key Allegro Development LLC	185 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70100	Key Allegro Development LLC	183 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70099	Key Allegro Development LLC	179 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70098	Key Allegro Development LLC	181 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70097	Key Allegro Development LLC	177 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70096	Key Allegro Development LLC	175 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70094	Key Allegro Development LLC	174 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70095	Key Allegro Development LLC	176 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70093	Key Allegro Development LLC	172 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70092	Key Allegro Development LLC	170 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70091	Key Allegro Development LLC	168 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70090	Key Allegro Development LLC	166 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70089	Key Allegro Development LLC	164 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70088	Key Allegro Development LLC	162 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70087	Key Allegro Development LLC	160 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70086	Key Allegro Development LLC	158 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70082	Key Allegro Development LLC	114 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382

70083	Key Allegro Development LLC	116 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70084	Key Allegro Development LLC	154 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70085	Key Allegro Development LLC	156 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70065	ALEXIS BRACHT	144 LAVACA CIR	P O BOX 262	ROCKPORT	Tx	78381
70066	JD YAR INC	146 LAVACA CIR	P O BOX 16504	GALVESTON	TX	77552
70074	Key Allegro Development LLC	103 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70073	Key Allegro Development LLC	105 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70072	Key Allegro Development LLC	107 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70071	Key Allegro Development LLC	109 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70070	Key Allegro Development LLC	111 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70069	Key Allegro Development LLC	152 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70056	BURNIS N ETUX MARGARET C SMITH	102 FRONTENAC LN	34 SAINT ANDREWS PL	ROCKPORT	Tx	78382
70057	AMY MCINTOSH	104 FRONTENAC LN	P O BOX 1706	FULTON	Tx	78358
70059	DANA E & KEVIN S DRAKE	108 FRONTENAC LN	2116 WENNECA AVE	FORT WORTH	TX	76102
70060	CHRISTOPHER & SARA CAMPE	110 FRONTENAC LN	219 SOUTHGATE DR	SAINT PAUL	MN	55115
70061	PATRICIA MOZLEY & DAVID BUSH & CANDY	112 FRONTENAC LN	643 ROYAL SAGE DR	SEGUIN	Tx	78155
70055	KELLY LUDVIGSON	101 FRONTENAC LN	712 DIVISION ST E	FARIBAULT	MN	55021
70054	BRIAN & SHALONN SIMMONS	103 FRONTENAC LN	103 FRONTENAC	ROCKPORT	Tx	78382
70053	DANA E & KEVIN S DRAKE	105 FRONTENAC LN	1927 BURKETT CT	CLEBURNE	Tx	76033
70052	CHRISTOPHER & SARA CAMPE	107 FRONTENAC LN	219 SOUTHGATE DR	SAINT PAUL	MN	55115
70051	CHRISTOPHER & SARA CAMPE	109 FRONTENAC LN	219 SOUTHGATE DR	SAINT PAUL	MN	55115
70050	PATRICIA MOZLEY & DAVID BUSH & CANDY	111 FRONTENAC LN	643 ROYAL SAGE DR	SEGUIN	Tx	78155
70049	Key Allegro Development LLC	113 FRONTENAC LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70048	JAMES CLARKSON & TOMMY VALDEZ	115 FRONTENAC LN	115 FRONTENAC	ROCKPORT	Tx	78382
70047	Key Allegro Development LLC	136 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70037	JEAN LEWIS	116 LAVACA CIR	1724 FM 3036 UNIT 103	ROCKPORT	Tx	78382
70036	RICHARD & WANDA WEBER	114 LAVACA CIR	105 RED OAK CIR	CUERO	Tx	77954
70038	SUSIE LEE	118 LAVACA CIR	P O BOX 478	FULTON	Tx	78358
70039	JOHN & DANA PRATOR	120 LAVACA CIR	112 LIVE OAK DR	CEDAR CREEK	Tx	78612
70040	THOMAS C JR ETUX & CYNTHIA D DOVEY	122 LAVACA CIR	1047 RANGER RDG	NEW BRAUNFELS	Tx	78132
70041	JAMES YARBROUGH	124 LAVACA CIR	P O BOX 16504	GALVESTON	Tx	77552
70042	Key Allegro Development LLC	126 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70043	WILBUR & NICHOLE SAMESHIMA	128 LAVACA CIR	7586 S DETROIT ST	CENTENNIAL	CO	80122
700						

70045	JAMES YARBROUGH	132 LAVACA CIR	P O BOX 16504	GALVESTON	Tx	77552
70081	Key Allegro Development LLC	112 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70080	Key Allegro Development LLC	110 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70079	Key Allegro Development LLC	108 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70078	Key Allegro Development LLC	106 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70077	Key Allegro Development LLC	104 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
70076	Key Allegro Development LLC	102 LAFAYETTE LN	1798 BAY SHORE DR	ROCKPORT	Tx	78382
65974	OAKS AT BENTWATER OWNER LLC	1702 FM 3036	30 S WACKER DR #2855	CHICAGO	IL	60606
66577	CHAD CHAPMAN	434 OLYMPIC DR	3108 LOOP 1781	ROCKPORT	Tx	78382
66576	SANDEEP PATEL	432 OLYMPIC DR	355 BUNKER HILL RD	HOUSTON	Tx	77024
64305	ROCKPORT CLUB ESTATES LP	429-433 OLYMPIC DR	3001 TRAYLOR BLVD	ROCKPORT	Tx	78382
35402	OAK CREST NURSING HOME #1221	1902 FM 3036	101 W GOODWIN STE 600	VICTORIA	Tx	77901
19819	SHORTLINE MHP LLC	1907 FM 3036	4801 RICHMOND AVE	HOUSTON	Tx	77027
44343	GEORGE JR & MARY HIME	1901 FM 3036	1901 FM 3036	ROCKPORT	Tx	78382
62235	MARY SHERMAN	1801 FM 3036	P O BOX 641	FULTON	Tx	78358
19827	RICHARD HOWLETT	1721 FM 3036	P O BOX 1816	ROCKPORT	Tx	78381
70067	JD YAR INC	148 LAVACA CIR	P O BOX 16504	GALVESTON	Tx	77552
70068	Key Allegro Development LLC	150 LAVACA CIR	1798 BAY SHORE DR	ROCKPORT	Tx	78382



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday April 17, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, April 25, 2023, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to revert back to original Planned Unit Development (P.U.D) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas, to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D with R-5 use (Second Multi-Family Dwelling District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of April 17, 2023, and the City Council Agenda of April 25, 2023, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

CITY OF ROCKPORT, TEXAS
/s/ Teresa Valdez, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: KEVIN S. DRAKE
Address: 108 FRONTENAC LN City/State: Rockport, TX
(☒) IN FAVOR () IN OPPOSITION Phone: 817-401-8790

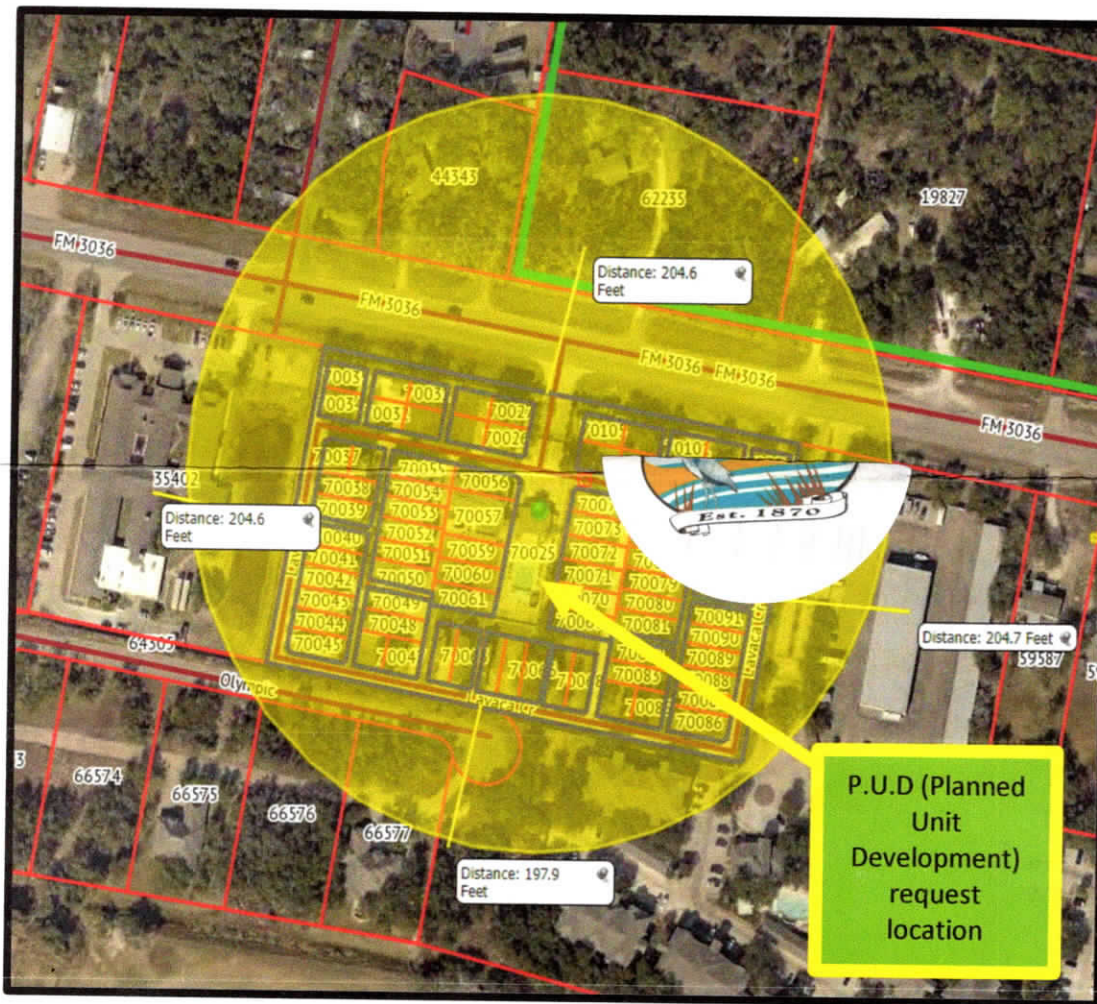
REASON:

K. S. Drake
Signature

See map on reverse side.

Location Map of Proposed Change of Zoning Request

(Subject property indicated by a blue border. Notice area indicated in yellow.)



FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

ATTN:
Building Department
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

COMPLAINT

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DANA E & KEVIN S DRAKE
2116 WENNECA AVE
FORT WORTH, TX 76102

SITUS ADDRESS: 108 FRONTENAC LN

7610234324



Joe Bruce Hancock



PUBLIC HEARING
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Address: 105 FRONTENAC LN

City/State: Rockport, TX

(☒) IN FAVOR () IN OPPOSITION

Phone: 817-401-8790

REASON:

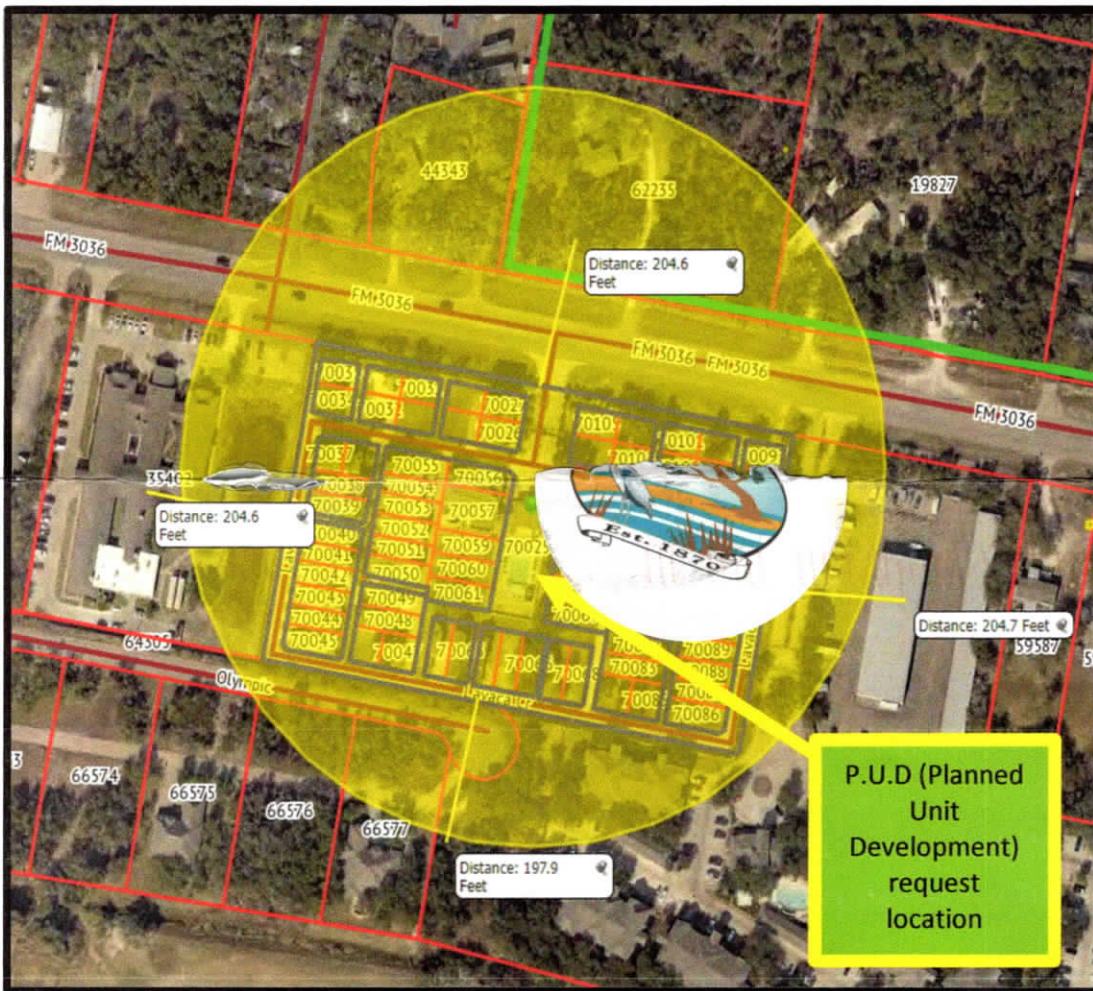
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City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

CORPUS CHRISTI
TX 78411
30 MAR 2023 PM



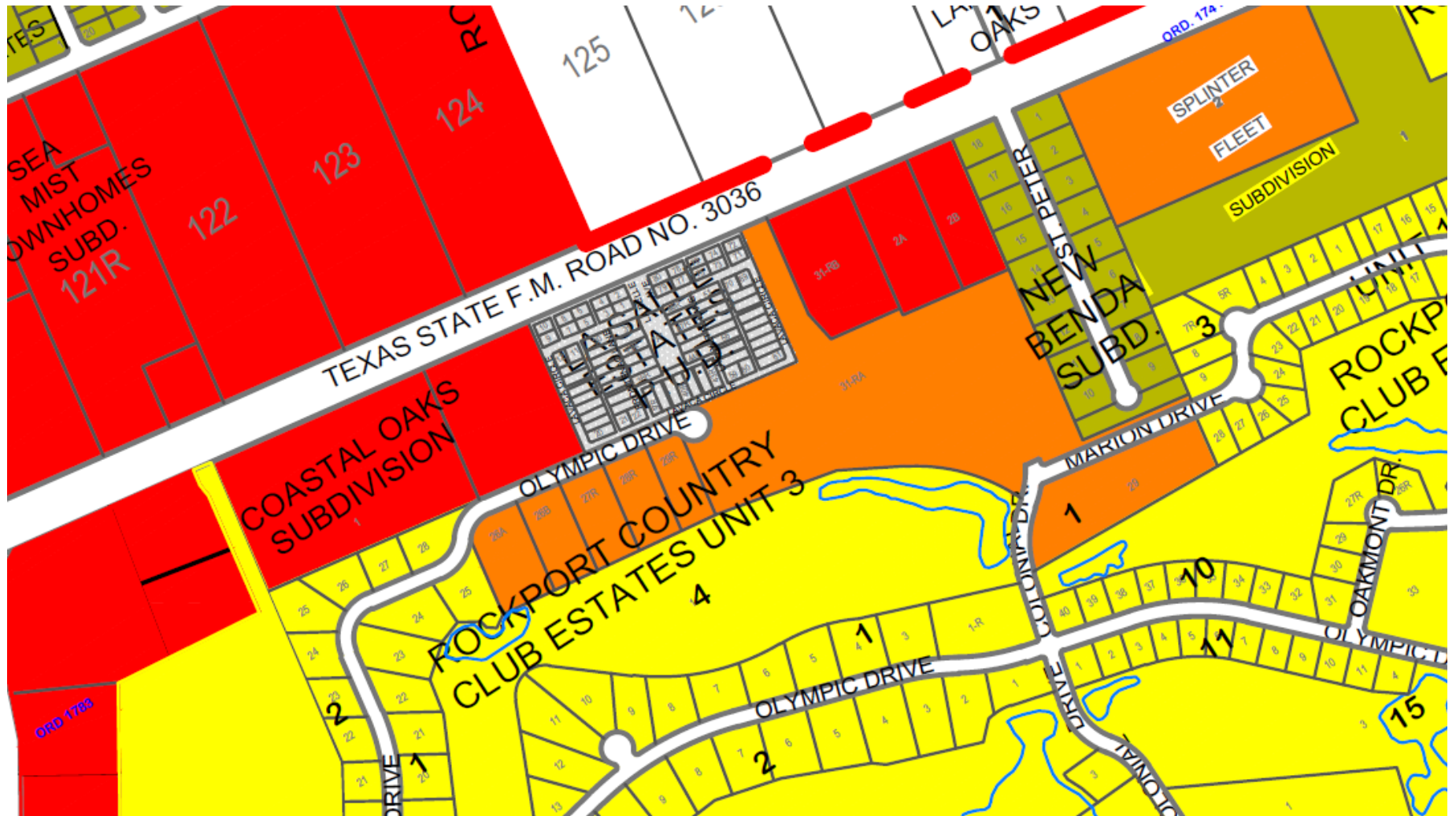
DANA E & KEVIN S DRAKE
1927 BURKETT CT
CLEBURNE, TX 76033

SITUS ADDRESS: 105 FRONTENAC LN

7603381169



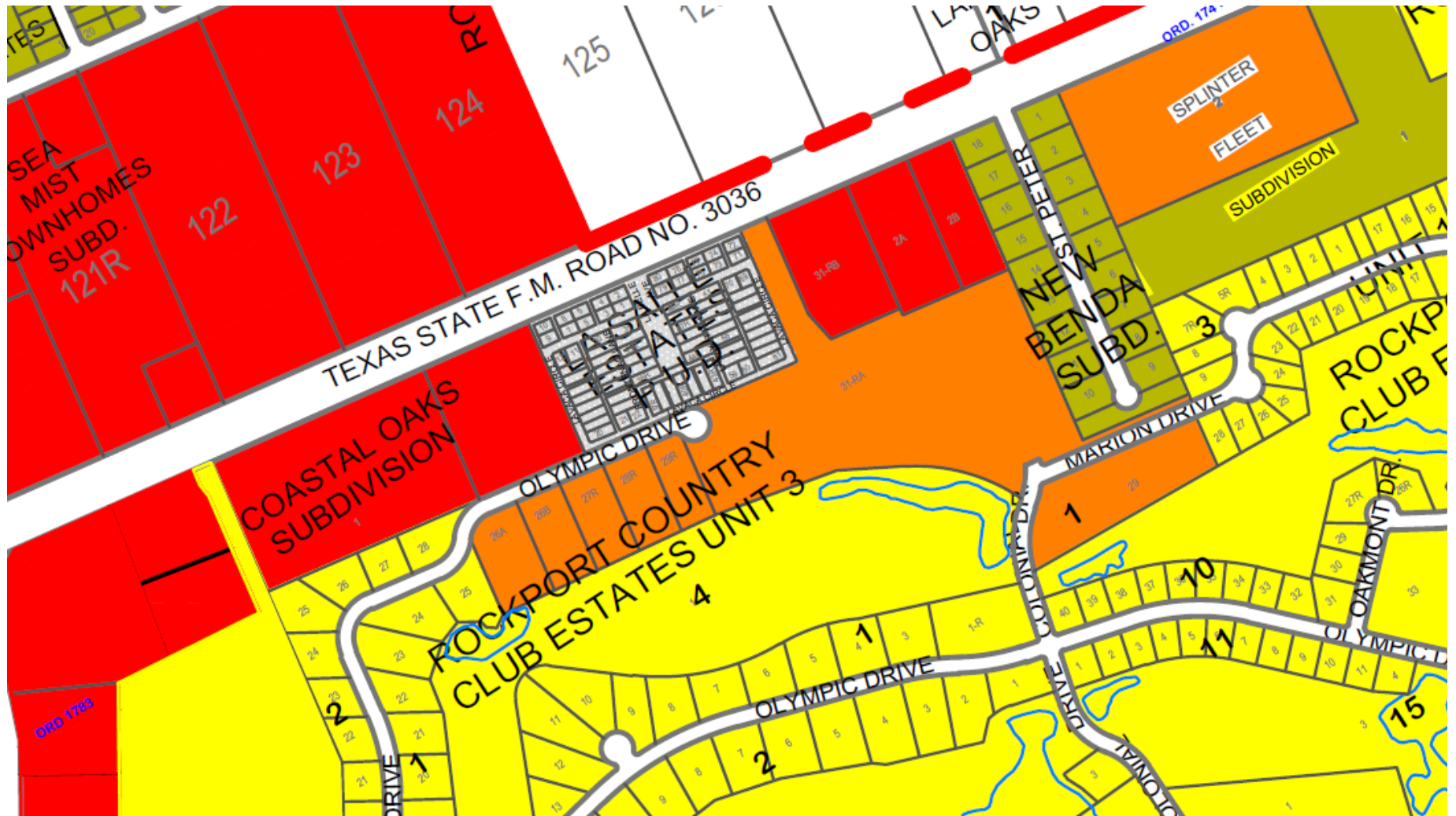
ZONING MAP



FUTURE LAND USE MAP



ZONING MAP



FUTURE LAND USE MAP

