



PLANNING & ZONING PACKET

July 17, 2023

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, July 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 rezone property located at 607 Sunset Drive; also known as J Smith Survey, .3078 acre, City of Rockport, Aransas County, Texas, to R -2 (2nd Single Family Dwelling District); currently zoned R-1 (1st Single Family Dwelling District).

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of June 19, 2023.
4. Deliberate and act on a request to rezone property located at 607 Sunset Drive; also known as J Smith Survey, .3078 acre, City of Rockport, Aransas County, Texas, to R -2 (2nd Single Family Dwelling District); currently zoned R-1 (1st Single 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 email 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 Friday, July 14 2023, at 10:45 a.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*.


Teresa Valdez, City Secretary

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

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to rezone property located at 607 Sunset Drive; also known as J Smith Survey, Acres .3078, City of Rockport, Aransas County, Texas, to R -2 (2nd Single Family Dwelling District) currently zoned R-1 (1st Single Family Dwelling District).

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

BACKGROUND: Property owners, April and Nathan Clark wish to rezone their property located at 607 Sunset, from R1 (1st Single Family Dwelling District) to R2 (2nd Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 1, 2023 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. No letters For and Two (2) Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-7 of the Code of Ordinances for detailed 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, July 17, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, July 25, 2023 at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone property located at 607 Sunset Drive; also known as J. Smith Survey, .3078 acres, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District); currently zoned R-1 (1st Single 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 July 17, 2023, and the City Council Agenda of July 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 at 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 27th day of June 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, July 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**

607 Sunset

APPLICANT/PROPERTY OWNER

April & Nathan Clark, Owner

PUBLIC HEARING DATE

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

P&Z DATE

Monday, July 17, 2023

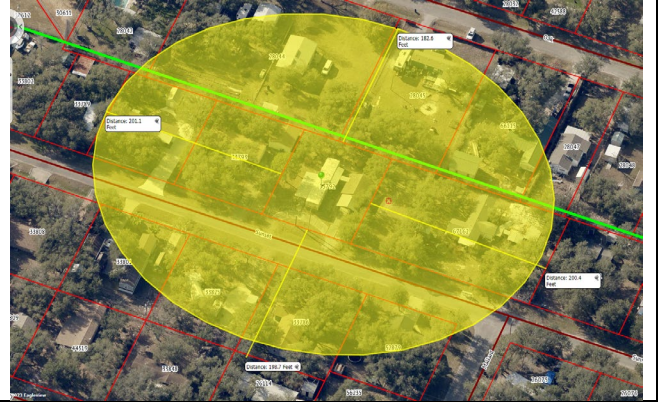
CITY COUNCIL DATE(S)

1st Reading - Tuesday, July 25, 2023
 2nd Reading - Tuesday, August 8, 2023

BRIEF SUMMARY OF REQUEST

Property owners, April and Nathan Clark wish to rezone their property located at 607 Sunset, from R1 (1st Single Family Dwelling District) to R2 (2nd Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 1, 2023 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. No letters For and Two (2) 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
R-1 – 1 st Single Family Dwelling District	Currently unoccupied	N – R-1 (1st Single Family Dwelling District) S – R-1 (1st Single Family Dwelling District) E – R-1 (1st Single Family Dwelling District) W – Not in City Limits	Manufactured Home demolished Garage/Carport gutted in preparation of remodel	.3078 acres Lot Size: 100X134.07

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

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

The manufactured home was damaged by Harvey and subsequently demolished. The garage/carport has been gutted in preparation of remodel

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

PLANNING AND ZONING COMMISSION MINUTES

On this the 19th day of June 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
Tom Blazek
Patty Impens
Kim Hesley – Secretary

Members Absent

W. Kent Howard
Warren Hassinger-Vice Chairman
Ric Young

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Bob Argetsinger, IT
Belinda Garcia, Administrative Coordinator
Andrea Hattman, Council Liaison

Guest(s) Present

Seven (7)

Open Meeting

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

Public Hearing

Open 5:31 pm.

2. Conduct a Public Hearing to consider a request for rezone property located at 607 Sunset Drive; also known as J Smith Survey, Acres .3078, City of Rockport, Aransas County, Texas to R-5 (2nd Multi-Family Dwelling District) in order to construct two (2) dwelling units for long-term rentals; currently zoned R-1 (1st Single Family Dwelling District).

Nathan and April Clark spoke in favor, Larry Hill spoke in opposition, Patti Smith spoke in opposition. Chairperson Davis closed Public Hearing at 5:49 pm

Regular Agenda

Open 5:49 pm.

3. Deliberate and act on approval for the regular meeting minutes of May 1, 2023.

MOTION: Member Blazek 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 607 Sunset Drive; also known as J Smith Survey, Acres .3078, City of Rockport, Aransas County, Texas to R-5 (2nd Multi-Family Dwelling District) in order to construct two (2) dwelling units for long-term rentals; currently zoned R-1 (1st Single Family Dwelling District).

Community Planner Carey Dietrich Spoke, Director of Building & Development Mike Donoho spoke, Nathan and April Clark spoke, Patti Smith spoke, James Murray spoke.

Applicants stated they would like to withdraw rezone request.

MOTION: Secretary Henley made a motion to approve the applicants withdrawal of their rezone request, Member Impens seconded **Motion passed unanimously.**

6. Adjournment 6:19 pm.

MOTION:

Prepared by:

Approved by:

Belinda Garcia, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, July 17, 2023

AGENDA ITEM: 3

Deliberate and act on a request to rezone property located at 607 Sunset Drive; also known as J Smith Survey, Acres .3078, City of Rockport, Aransas County, Texas, to R -2 (2nd Single Family Dwelling District) currently zoned R-1 (1st Single Family Dwelling District).

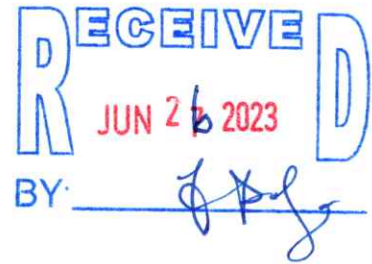
SUBMITTED BY: Carey Dietrich- Asst. Director Building & Development/ Community Planner

BACKGROUND: Property owners, April and Nathan Clark wish to rezone their property located at 607 Sunset, from R1 (1st Single Family Dwelling District) to R2 (2nd Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 1, 2023 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. No letters For and Two (2) Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-7 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of a request to rezone property located at 607 Sunset Drive; also known as J Smith Survey, Acres .3078, City of Rockport, Aransas County, Texas, to R -2 (2nd Family Dwelling District); currently zoned R-1 (1st Single 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 607 1/2 Sunset
Rockport, Tx. 78382

C. CURRENT ZONING OF PROPERTY: R1

D. PRESENT USE OF PROPERTY: Under construction

E. ZONING DISTRICT REQUESTED: (2) R2 properties

F. CONDITIONAL USE REQUESTED: N/A

G. LEGAL DESCRIPTION: (Fill in the one that applies)

- Lot or Tract 0.31 Acres lying south of Block lot N0.105
large acres subdivided out of outlot NO. 30
- Tract _____ of the _____
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) N/A

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 0.31 acres

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

We purchased the abandoned property in March and removed the Hurricane-damaged ~~trailer~~ mobile home. We will be renovating the 670+ sqft garage into a 2/1 cottage on (1) R2 & Building a 3/2 ≈ 1,100 sqft cottage-style home on the 2nd R2.

K. OWNER'S NAME: (Please print) April + Nathan Clark
ADDRESS: 207 Portia Ave.
CITY, STATE, ZIP CODE: Rockport TX, 78382
PHONE NO 361-232-3836

L. REPRESENTATIVE: (If Other Than Owner) Owner
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NO _____

NOTE: Do you have property owner's permission for this request?
YES ✓ NO _____

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport, 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: April K. Clark
(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (_____ accepted) (_____ rejected) by: _____

If rejected, reasons why: _____

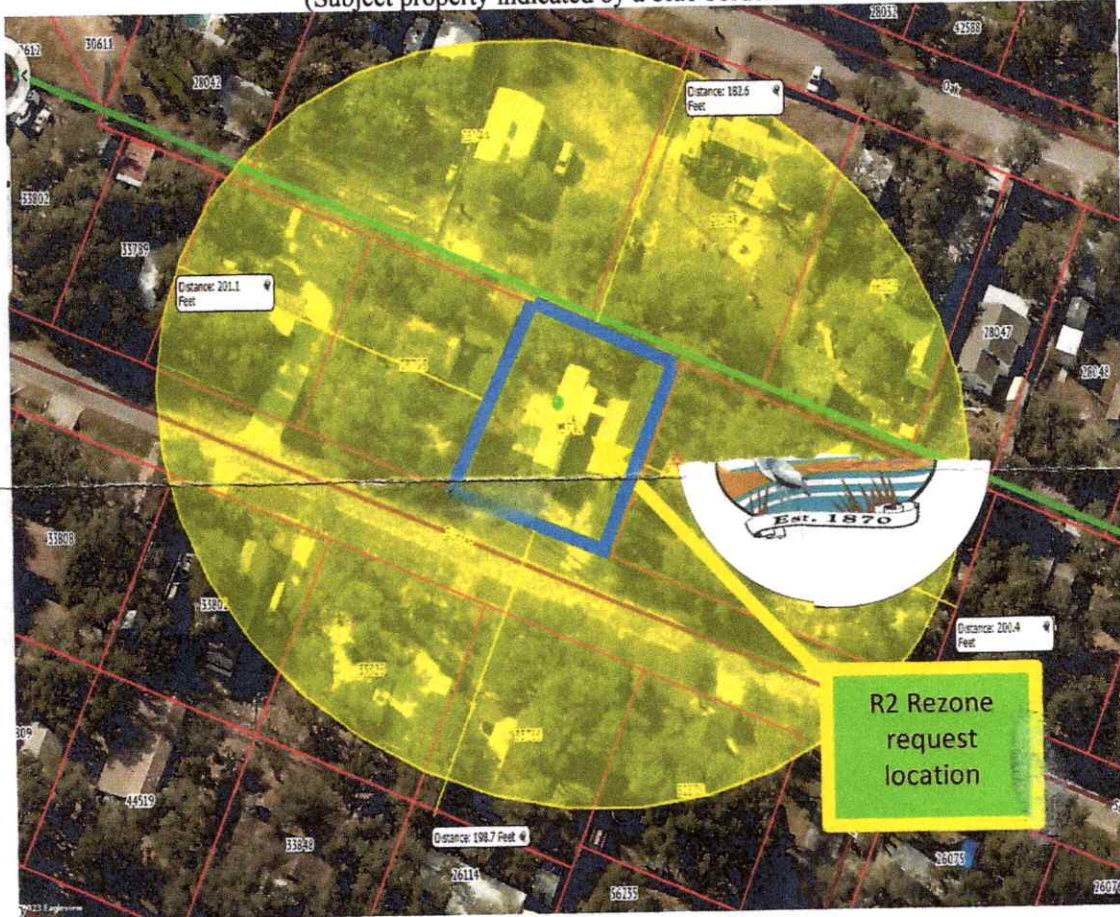
Receipt No. _____



<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>
33792	April & Nathan Clark	607 Sunset Dr	207 Portia	Rockport	Tx	78382
33793	Gene & Patricia	613 Sunset Dr	163 Diamond J South	Pipe Creek	Tx	78063
33828	Larry & Donna Hill	615 Sunset Dr	27215 Kentoaks Dr	San Antonio	Tx	78260
67162	Miguel Gonzales Jr	525 Sunset Dr	525 Sunset Dr	Rockport	Tx	78382
52879	Cayla Martinez	2015 Mallard Dr	2015 Mallard Dr	Rockport	Tx	78382
33786	Adam Sprague	604 Sunset Dr	604 Sunset Dr	Rockport	Tx	78382
33825	Martin & Mary Lugo	608 Sunset Dr	8310 Real Dr	San Antonio	Tx	78263
33801	Berry Rowden	614 Sunset Dr	614 Sunset DR	Rockport	Tx	78382
33808	Herman & Peggy Dabbs	616 Sunset Dr	PO Box 675	Rockport	Tx	78381

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

Larry & Donna Hill
27215 Kentoaks Dr
San Antonio, Tx 78260

SITUS ADDRESS: 615 Sunset Dr

7826085128 R010



FIRST CLASS



US POSTAGE
ZIP 78382
02 7H
0006090064
\$ 000.60
JUN 30 2023



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday July 17, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, July 25, 2023, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, , to consider a request to rezone property located at 607 Sunset Drive; also known as J Smith Survey, Acres .3078, City of Rockport, Aransas County, Texas, to R -2 (2nd Single Family Dwelling District) currently zoned R-1 (1st Single 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 July 17, 2023, and the City Council Agenda of July 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.

Please see attached - We say "No"

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: Larry & Donna Hill

Address: 615 Sunset

City/State: Rockport, TX

() IN FAVOR (✓) IN OPPOSITION

Phone: 210-213-5636

REASON: Please See Attached

Larry & Donna Hill
 Signature

See map on reverse side.

Members of Planning and Zoning Commission,

My wife and I own the home and double lot at 615 Sunset. To go on record to the Commission, we are in strong opposition to any and all rezoning attempts within our neighborhood.

Approximately (1) month ago, we stood in front of the Planning & Zoning Commission to discuss, as I remember a plea to rezone the double lot at 607 Sunset to be used to construct multi-family dwellings.

That proposal was dropped after the strong opposition to any rezoning that could result in the possibility of having short term rentals placed in a family oriented neighborhood.

Now we stand before the commission once again to attempt another rezoning, now to build a 2nd Single Family Dwelling on said lot.

We still have deep concerns and suspicions as to why it is necessary to rezone a double lot to build a 2nd Single Family Dwelling. We continue to be in opposition to any rezoning.

Rezoning for any reason that can be avoided only sets precedent, doubt, and mistrust. There is an option for avoiding any rezoning. There are single family dwellings up and down Sunset that are on single lots. This double lot at 607 Sunset could be re-surveyed into (2) single lots, also have separate Electric, Water, and Gas Meters installed as do other single lots currently have and with the correct building permits from the City of Rockport, a separate Single Family Dwelling structure can be squeezed onto each of them, built vertically on each re-surveyed lot. This would avoid any rezoning and alleviate any fears of such rezoning creating any opening to future detriment to a now very quiet, family setting we now enjoy.

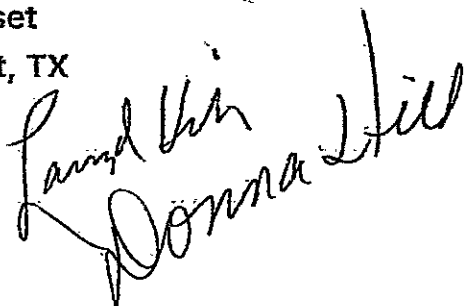
At the same time, each structure will have separate utility meters so that in the future, if individually sold, there wouldn't be any issue.

Thank you for hearing our concerns and alternative options. Our strongest apologies for not being able to attend this hearing in person,

Larry & Donna Hill

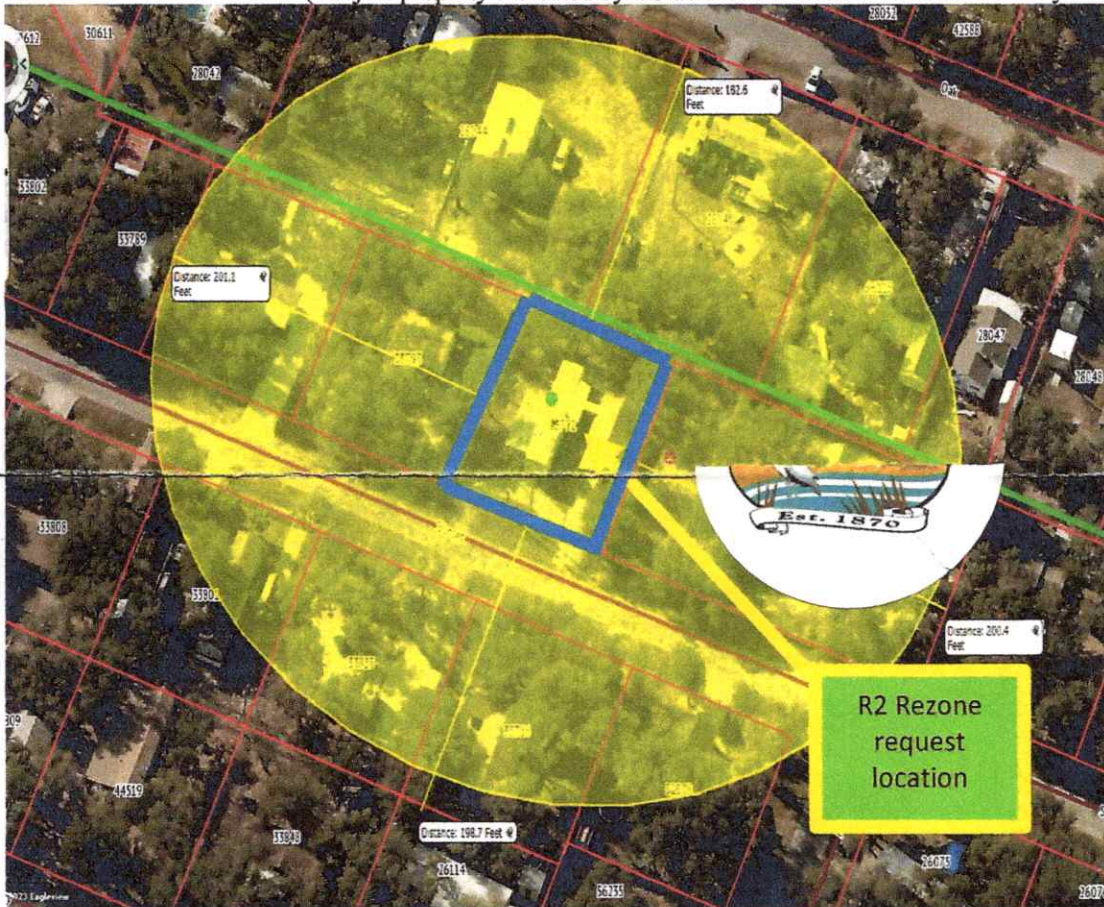
615 Sunset

Rockport, TX

A handwritten signature in black ink, appearing to read "Larry and Donna Hill", is written over the printed name and address. The signature is written in a cursive, flowing style.

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



Gene & Patricia
163 Diamond J South
Pipe Creek, Tx78063

SITUS ADDRESS: 613 Sunset Dr

7806335418 H005





PUBLIC HEARING
Planning & Zoning Commission
and City Council

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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: Patricia Smith

Address: 613 Sunset City/State: _____

() IN FAVOR (X) IN OPPOSITION

Phone: 210 508 3875

REASON:

see attached

Signature

See map on reverse side.

City of Rockport
Building and Development Department
2751 S.H. 35 Bypass
Rockport, Texas 78382

RE: Proposed rezoning of property located at 607 Sunset Drive, Rockport, Texas

Dear Sir or Madam:

Here we are again. What I heard from the Planning and Zoning commission at the last meeting about a month ago was that they were not in favor of SPOT REZONING. It sets a bad precedent and could lead to others requesting a similar requests. It would change the current character of the neighborhood.

Please accept this letter as a formal opposition to the proposed rezoning of the above referenced property from "1st Single Family Dwelling District" to "2nd Single Family Dwelling District". For identification purposes, we are the owners of properties that either adjoin the above referenced property, or are located within close proximity of the above referenced property.

We oppose the proposed rezoning of the above referenced property for the following reasons:

1. We fear that the use of the subject property will add an unnecessary impact to the traffic on Sunset Drive, a narrow street with multiple existing residences;
2. No mistakes were made when the neighborhood was initially zoned as single family dwelling use, and there have been no changes in circumstances that would justify the rezoning of the above referenced property;
3. There is sufficient land within the City of Rockport for higher density residential use, and there is no need to rezone a single tract within a neighborhood that is otherwise zoned as single family use;
4. It is likely that the proposed rezoning of the subject property will lead to the construction of small duplexes on the property (it is only .30 acre in size) that will be occupied by transients who are vacationing in the area, with no consistent and steady occupants. This will change the character of the neighborhood from one in which the residents are familiar with and accustomed to one another (thereby providing a sense of security), to one in which there is a flow of visitors in and out of the neighborhood; and
5. We are concerned that the proposed rezoning of the subject property will negatively impact the value of our properties.
6. Additional flooding could occur in an area that already floods due to additional cover of property

I don't understand the urgency of rezoning Why don't they just subdivide the property into two single lots from this double lot. Then rezoning would not be necessary and could have two single family lots with water, sewer, garbage and electric connections, just like all the other properties. The city would loose money if only one connection is allowed for two residences.

It took 7 years after HARVEY to clean up lot and get rid of red tagged mobile home. For that we are thankful. When fences were down we put up new fence dividing property and did not ask Ms Betty to contribute. We knew her situation and had mowed her grass many times after the passing of Mr Marvin, as did other neighbors.

We are completely AGAINST rezoning the lot in question, if renting out the property is the end game, build one larger dwelling or move in a mobile home and rent it out.

The current makeup of the neighborhood should not change due one property owners desires. We were not crazy about being annexed by the city, but the city should provide the continuity of same zoning for all residents

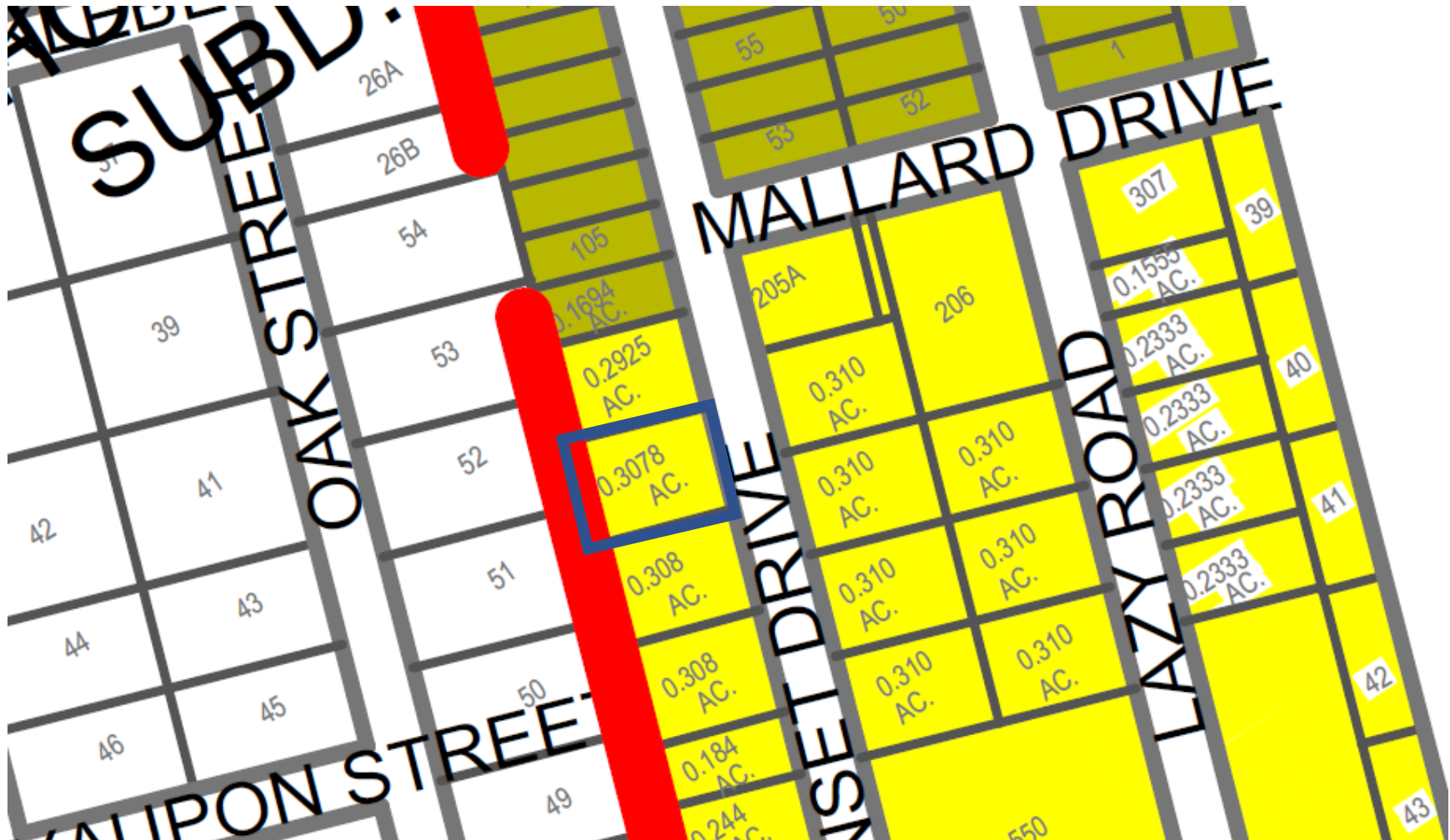
No matter who you are, SPOT REZONING should not be an available option.

For the above reasons, we ask that the request to rezone the above referenced property be denied.
Thank you for your time and for you serving on this committee.

Patricia Smith
Gene Smith

Patricia Smith
Gene Smith

ZONING MAP



FUTURE LAND USE MAP

