



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, DECEMBER 2, 2024 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Ruth Davis, Chair
Warren Hassinger, Vice Chair
Kim Hesley
Ric Young

Thomas Blazek
Rocky Gudim
Josh Dowling

Notice is hereby given that the Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, December 2, 2024, at 5:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

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 [the Citizen Participation Form](#). Using the same form, citizens can also provide written comments to the Community Planner by 3:00 p.m. on the day of the meeting. The Chair will read the comments, which will be summarized in the meeting minutes.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

2. Conduct a Public Hearing to consider a request to rezone the property located at 2231 SH 35 Bypass; also known as West Terrace Unit 2, Block 1, Lot 41 (150' X 55') to B1 (General Business District), currently zoned R1 (1st Single Family Dwelling District). ()
3. Conduct a Public Hearing to consider a request to rezone the property located at 317 E Liberty, also known as Lot 2-A, Kimmons Acres Subdivision, to R-1 (1st Single Family Dwelling District), currently zoned B-1 (General Business District). ()

III. Regular Agenda

4. Deliberate and act on approval of the regular meeting minutes of November 4, 2024. ()
5. Deliberate and act on a request to rezone the property located at 2231 SH 35 Bypass; also known as West Terrace Unit 2, Block 1, Lot 41 (150' X 55') to B1 (General Business District), currently zoned R1 (1st Single Family Dwelling District). ()
6. Deliberate and act on a request to rezone the property located at 317 E Liberty; also known as Lot 2-A, Kimmons Acres Subdivision, to R-1 (1st Single Family Dwelling District), currently zoned B-1 (General Business District). ()

7. Deliberate and act regarding the Planning & Zoning Commission 2025 Calendar with meetings restricted by holidays or other foreseen events. ()
8. Adjourn ()

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 11/27/2024, at 10:00 am 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.

A handwritten signature in black ink that reads "Carey Dietrich". The signature is written in a cursive, flowing style.

Carey Dietrich
Director Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

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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 8th day of November 2024 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 Thursday, November 7, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst. Director Building & Development

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
 2231 SH 35 Bypass

APPLICANT/PROPERTY OWNER
 Rauzlin Ybarra, Owner

PUBLIC HEARING DATE
 P&Z – Monday, December 2, 2024
 CC – Tuesday, December 10, 2024

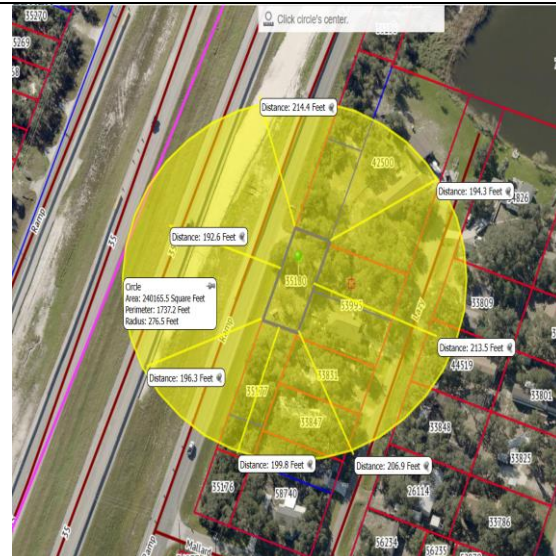
P&Z DATE
 P&Z – Monday, December 2, 2024

CITY COUNCIL DATE(S)
 1st Reading – Tuesday, December 10, 2024
 2nd Reading – Tuesday, January 14, 2025,

BRIEF SUMMARY OF REQUEST

Property owner Rauzlin Ybarra wishes to rezone the property located at 2231 SH 35 Bypass to B1 (General Business District) in order to develop rental cottages consisting of two (2) structures due to the size of the lot not being sufficient to develop a single family dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 7, 2024 edition and mailed out to twelve (12) property owners within a 200-foot radius of the property. No letters For and five (5) Letters 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
R1 –1 st Single Family Dwelling District		N – R1 (1 st Single Family Dwelling District) S – R1 (1 st Single Family Dwelling District) E – SH 35 Bypass W – R1 (1 st Single Family Dwelling District)	Site has water well and a small shipping container home	.19 acres 8,250 sq ft Lot Size: 55 X 150

STAFF RECOMMENDATION

APPROVE	APPROVE WITH CONDITIONS	DENY
COMPATIBILITY with the ZONING ORDINANCE The Current Future Land Use Map suggests Commercial Use	PROPERTY HISTORY Ms. Ybarra is purchasing the property from Mr. Melega as an owner finance. The lot size is insufficient to build a single family home and meet required setbacks.	

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



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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.

CITY OF ROCKPORT, TEXAS
/s/ Shelley Goodwin, 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: Joan Zerula
Address: 308 Lazy Road City/State: Rockport TX

() IN FAVOR (X) IN OPPOSITION

Phone: 210-508-0948

REASON: This property is visible from my back yard. I do not want to worry about the business' customers noise, trash or possibly trespassing into my or my neighbor's property. The lot also seems small for a business to build a structure plus a parking lot.
See map on reverse side.

Signature



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Printed Name: Karen Ploetz Reagan Ploetz
Address: 310 Lazy Rd City/State: Rockport TX

() IN FAVOR (X) IN OPPOSITION

Phone: 210.508.9297

REASON:

- Disrupting neighborhood character, noise
- Impacting traffic flow
- Reduced property values of nearby homes
- Parking & waste management issues

Signature

See map on reverse side.



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Printed Name: Karen Lee Rystad

Address: 1915 Mallard Dr

City/State: Rockport TX

() IN FAVOR (X) IN OPPOSITION

Phone: 361-229-9076

REASON: ① I pursued my

home in a residential zone Karen Lee Rystad

because I don't want to live near a business.

2. The lot in ? is wide but not deep enough to provide adequate separation for the neighboring homes.

3. Busy service road where the property is could create traffic

See map on reverse side.

issues (dangers) w/ entering or exiting a business.

② Similar lot on same stretch of properties was denied zone change because deemed inappropriate for business district in conflict with the character of district.

From: noreply@civicplus.com
Sent: Tuesday, November 26, 2024 11:46 AM
To: Shelley Goodwin; Carey Dietrich
Subject: Online Form Submittal: Board and Commission Comment Participation Form

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Board and Commission Comment Participation Form

BOARD AND COMMISSION CITIZEN COMMENT FORM

Citizens wishing to speak at a meeting must sign up prior to start of the meeting.

All online submissions must be received by 3:00 p.m. the date of the meeting (unless otherwise noted on the agenda).

Date of the Meeting:	12/02/2024
Agenda Item number:	?
Name (First and Last Name):	Paul Bearden
Address (including street, city and state):	1915 Mallard Dr
Do you wished to be contacted?	Yes
If yes, please provide an email or phone number:	Prbearden@gmail.com
Your statement:	I am opposed to rezoning 2231 Hwy 35 Bypass from R1 to B1. This is a residential neighborhood and I do not want a business right beside my property. Please do not allow this rezoning. Thank you!

These comments will not be read but will be uploaded to the agenda meeting and distributed to the Commissioners. All comments will be retained in accordance with the Texas State Library Archives Retention Schedules.

Email not displaying correctly? [View it in your browser.](#)



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and City Council

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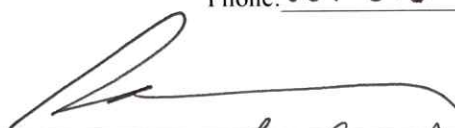
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Printed Name: PAUL BEARDEN & Karen Lee Rystad
Address: 1915 MALLARD DR. City/State: ROCKPORT, TX
Phone: 361-816-5666

() IN FAVOR ☒ IN OPPOSITION

REASON:

THIS IS A RESIDENTIAL
NEIGHBORHOOD AND WE
DO NOT WANT A BUSINESS
RIGHT NEXT TO OUR PROPERTY.
THANK YOU!


Signature of Karen Lee Rystad

See map on reverse side.



PUBLIC HEARING
Planning & Zoning Commission
and City Council

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POSTED the 14th day of November 2024 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 Thursday, November 14, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



PROPERTY ADDRESS/LOCATION
 317 E Liberty

APPLICANT/PROPERTY OWNER
 Selarith Pich, Owner

PUBLIC HEARING DATE
 P&Z – Monday, December 2, 2024
 CC – Tuesday, December 10, 2024

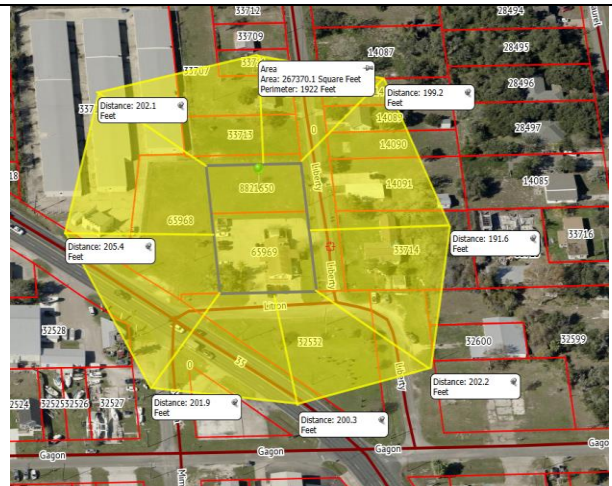
P&Z DATE
 P&Z – Monday, December 2, 2024

CITY COUNCIL DATE(S)
 1st Reading – Tuesday, December 10, 2024
 2nd Reading – Tuesday, January 14, 2025,

BRIEF SUMMARY OF REQUEST

Property owner Selarith Pich wishes to rezone the property located at 317 E Liberty to R1 (1st Single Family Dwelling District) in order to build a single family dwelling for himself and his family.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 14, 2024 edition and mailed out to eighteen (18) property owners within a 200-foot radius of the property. No letters For or 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
B1 –General Business District	N/A	N – B1 (General Business District) and R2 (2 nd Single Family Dwelling District) S – B1 (General Business District) E – B1 (General Business District) W – R2 (2 nd Single Family Dwelling District)	No Improvements	.2715 acres 11,827 sq ft Lot Size: 111.39 X 110.51

STAFF RECOMMENDATION

APPROVE	APPROVE WITH CONDITIONS	DENY
COMPATIBILITY with the ZONING ORDINANCE The Current Future Land Use Map suggests Commercial Use	PROPERTY HISTORY	

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 4th day of November 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.

Members Present

Ruth Davis – Chair
Warren Hassinger – Vice Chair
Kim Hesley – Secretary
Ric Young
Rocky Gudim

Members Absent

Josh Dowling
Tom Blazek

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Robert Argetsinger, IT Director

Guest(s) Present

One (1):

Open Meeting

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

Public Hearing

Open 5:30pm.

2. Conduct a Public Hearing to consider the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lots 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas.

Brandi Karl spoke.

3. Conduct a Public Hearing, to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lot 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Parts of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

Carey Dietrich spoke

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:36 pm.

4. Deliberate and act on approval of the regular meeting minutes of September 16, 2024.

Motion: Secretary Hesley made a motion to approve the September 16, 2024, minutes as presented. Member Young seconded. **Motion Passed Unanimously.**

5. Deliberate and act on the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills: also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas.

Motion: Vice-Chair Hassinger made a motion to approve the Final Plat. Member Gudim seconded. **Motion Passed Unanimously.**

6. Deliberate and act on the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH Bypass; also known as McCampbell, Block 20, Pt of Lots 3, All of Lots 4 Thru 8 & Parts of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lot 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

Discussion regarding the Urban Engineering review and the need for corrections on the Conceptual Plan and Preliminary Plat

Motion: Secretary Hesley made a motion to Deny the Conceptual Plan and Preliminary Plat. Member Young seconded. **Motion Passed Unanimously.**

7. Adjournment 5:45 pm

Motion: Member Young made a motion to adjourn. Chair Davis seconded.
Motion passed unanimously.

Prepared by:

Approved by:

Belinda Garcia Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, December 2, 2024

AGENDA ITEM: 5

Deliberate and act on a request to rezone the property located at 2231 SH 35 Bypass; also known as West Terrace Unit 2, Block 1, Lot 41 (150' X 55') to B1 (General Business District), currently zoned R1 (1st Single Family Dwelling District).

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

BACKGROUND: Property owner Rauzlin Ybarra wishes to rezone the property located at 2231 SH 35 Bypass to B1 (General Business District) in order to develop rental cottages consisting of two (2) structures due to the size of the lot not being sufficient to develop a single family dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 7, 2024 edition and mailed out to twelve (12) property owners within a 200-foot radius of the property. No letters For and five (5) Letters Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-15 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of a request to rezone the property located at 2231 SH 35 Bypass; also known as West Terrace Unit 2, Block 1, Lot 41 (150' X 55') to B1 (General Business District), currently zoned R1 (1st Single Family Dwelling District) given that the Future Land Use Map recommends commercial use.



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 2231 SH 35
BYPASS ROCKPORT TX

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: VACANT LOT

E. ZONING DISTRICT REQUESTED: B-1

F. CONDITIONAL USE REQUESTED: _____

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

• Lot or Tract West Terrance Unit + 2 Block 1 Lot 41 (150'x55')

• 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) _____

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 150'x55'

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

Request to put 2 Rental Cottages
change from Residential to B-1 to allow
sq footage of Cottages ~~1100~~ + 194 sqft
1100 sqft

K. OWNER'S NAME: (Please print) Christopher Melaga
ADDRESS: 420 Glenmore St
CITY, STATE, ZIP CODE: CORPUS CHRISTI TX 78412
PHONE NO 361 904 3003

L. REPRESENTATIVE: (If Other Than Owner) Rauzin Ybarra
ADDRESS: 420 Glenmore St
CITY, STATE, ZIP CODE: CORPUS CHRISTI TX 78412
PHONE NO 361 904 3003
Rauzinybarra@yahoo.com

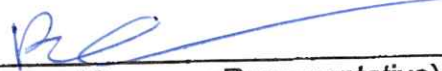
NOTE: Do you have property owner's permission for this request?
YES ☒ NO ☐

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: 
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

2231 SH 35 Bypass
Rockport TX

Fence

Septic

Container
08
160 sqft

Cottage
08
192 sqft

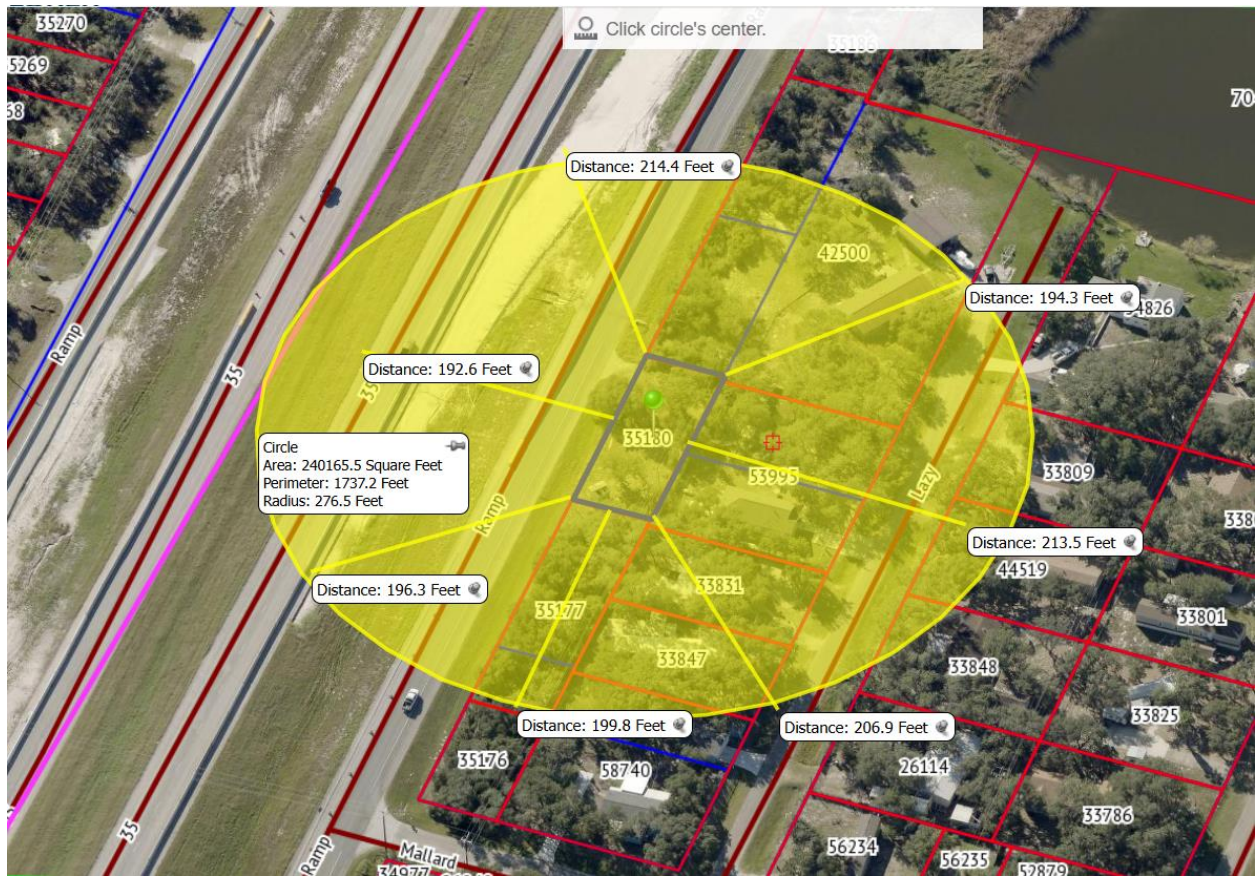
Well
Water

Ditch

Bypass

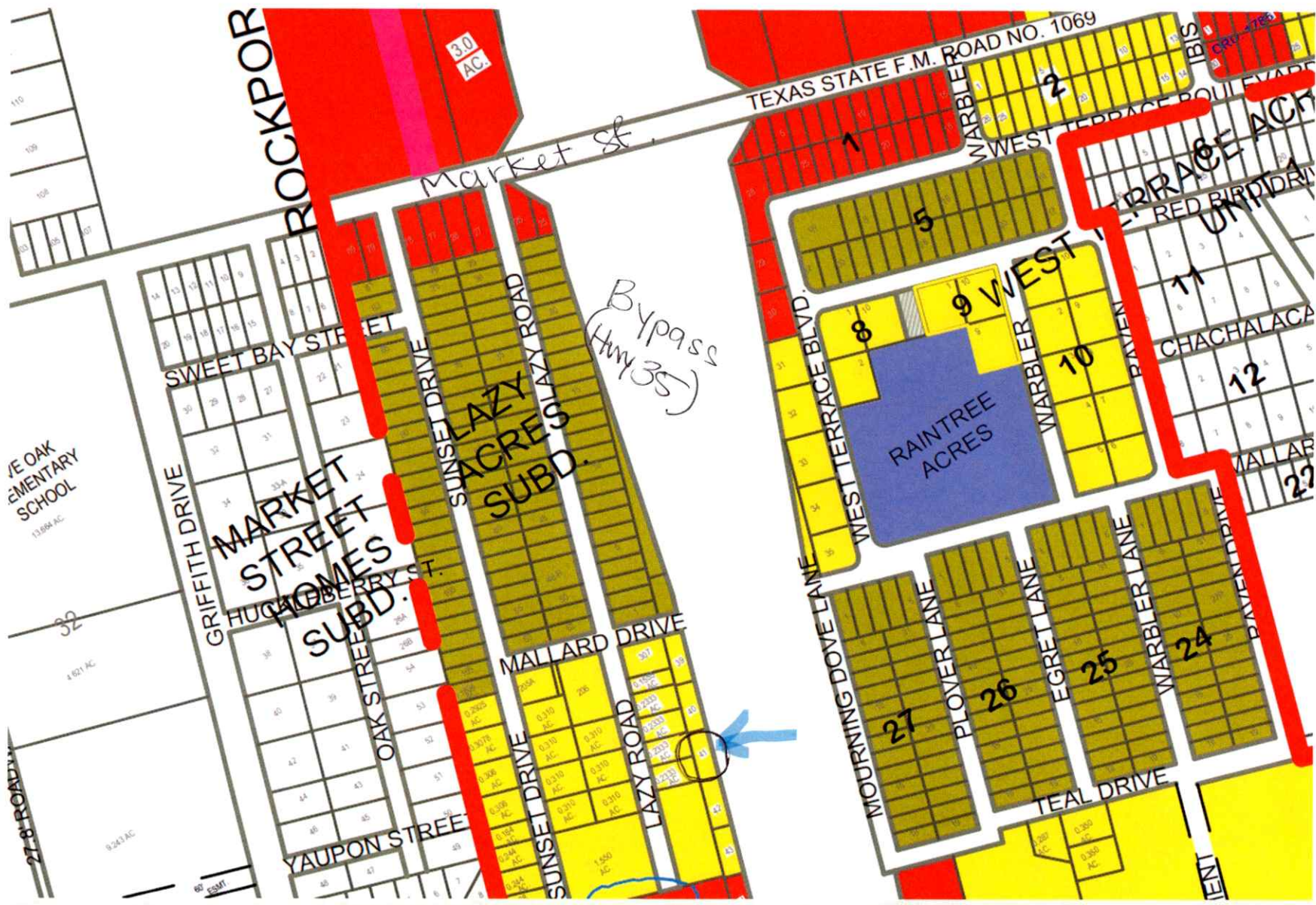
Electric

Fence



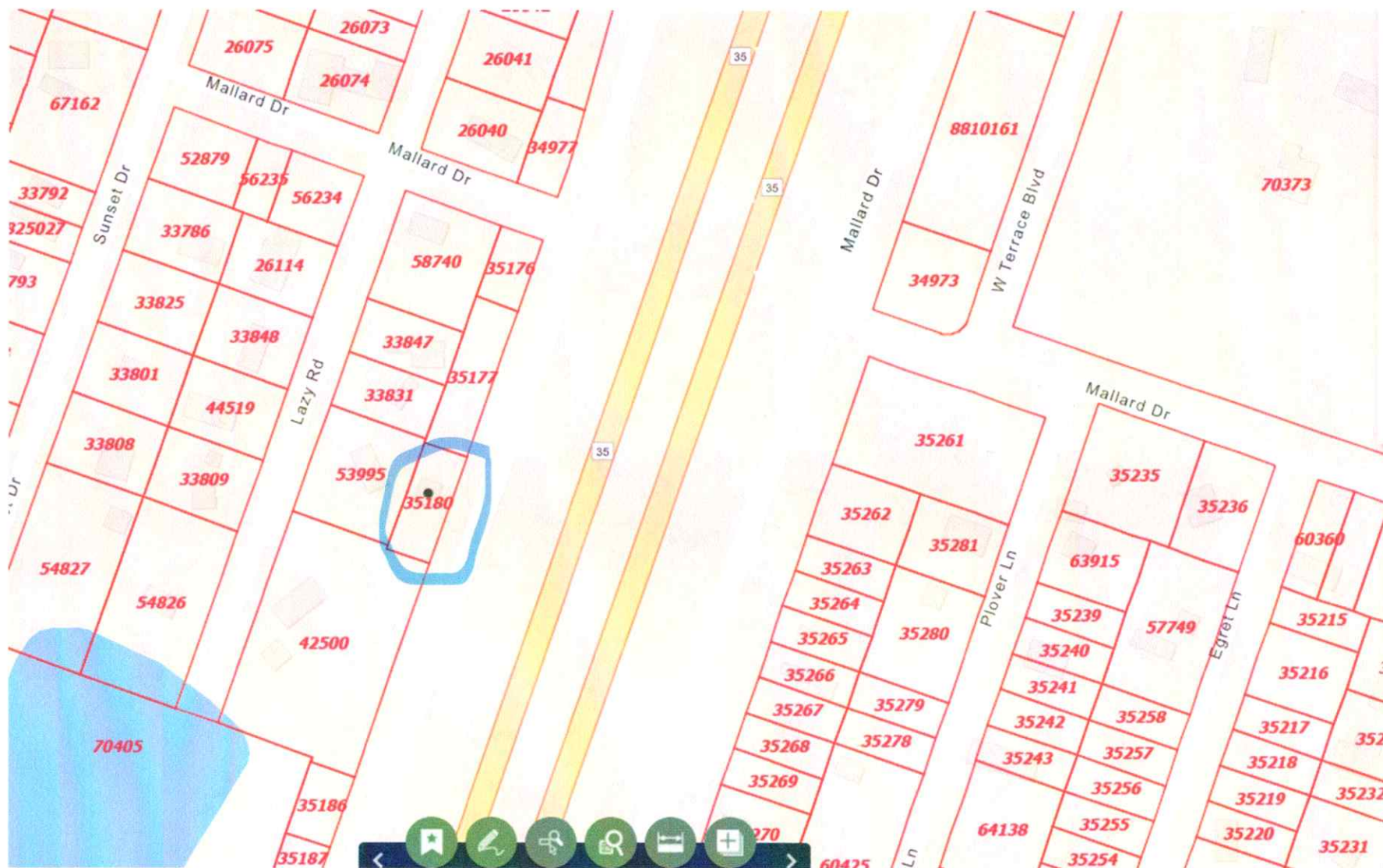
<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
35180	Christopher Melaga	2231 SH 35 Bypass	420 Glenmore St	Corpus Christi	TX	78412
35177	Paul Bearden & Karen Lee Rystad	2261 SH 35 Bypass	1915 Mallard Dr	Rockport	TX	78382
35176	Fredia Hester	1901 Mallard Dr	221 Marion Dr B105	Rockport	TX	78382
42500	Jimmy Clark & Cheryl	326 Lazy Rd	P O Box 442	Rockport	TX	78381
53995	Roland Herrera	316 Lazy Rd	316 Lazy Rd	Rockport	TX	78382
33831	Reagan & Karen Ploetz	310 Lazy Rd	4449 Ploetz Rd	Seguin	TX	78155
33847	Michael & Joan Zezula	308 Lazy Rd	14006 Old Tree St	San Antonio	TX	78247
58740	Karen Lee Rystad	1915 Mallard Dr	1915 Mallard Dr	Rockport	TX	78382
54826	Michael White	333 Lazy Rd	333 Lazy Rd	Rockport	TX	78382
33809	Ronald Wiskur	315 Lazy Rd	3572 US Route 30	Lee	IL	60530
44519	Mary Ann Kosub	313 Lazy Rd	313 Lazy Rd	Rockport	TX	78382
33848	Mildred F Parker	311 Lazy Rd	14917 Schooner Dr	Corpus Christi	TX	78418
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	P.O. Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	TX	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	TX	78382

Zoning Map



FUTURE LAND USE MAP





Legal Description: WEST TERRACE UNIT 2, BLOCK 1, LOT 41 (150' X 55')

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, December 2, 2024

AGENDA ITEM: 6

Deliberate and act on a request to rezone the property located at 317 E Liberty; also known as Lot 2-A, Kimmons Acres Subdivision, to R-1 (1st Single Family Dwelling District), currently zoned B-1 (General Business District).

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

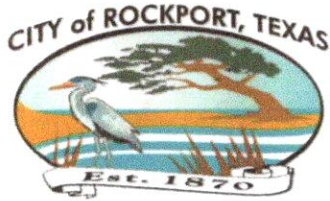
BACKGROUND: Property owner Selarith Pich wishes to rezone the property located at 317 E Liberty to R1 (1st Single Family Dwelling District) in order to build a single family dwelling for himself and his family. Mr. Pich states he was informed by the ACAD that he would be taxed as commercial since the Lot is zoned Commercial.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 14, 2024 edition and mailed out to eighteen (18) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-6 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of a request to rezone the property located at 317 E Liberty; also known as Lot 2-A, Kimmons Acres Subdivision, to R-1 (1st Single Family Dwelling District), currently zoned B-1 (General Business District).



**CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION**

RECEIVED
OCT 25 2024

BY: _____
RECEIVED
NOV 06 2024

BY: _____

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 317 E. Liberty

C. CURRENT ZONING OF PROPERTY: B1

D. PRESENT USE OF PROPERTY: _____

E. ZONING DISTRICT REQUESTED: R1

F. CONDITIONAL USE REQUESTED: _____

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

• Lot or Tract 2A Block _____

• Tract Smith & Wood 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): 0.2715

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

Wants to build residential dwelling

K. OWNER'S NAME: (Please print) Selarith Dich
ADDRESS: 5020 Loop 1781
CITY, STATE, ZIP CODE: Rockport, TX 78382
PHONE NO 361-229-2991

L. REPRESENTATIVE: (If Other Than 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: Selarith Dich
(Owner or Representative)

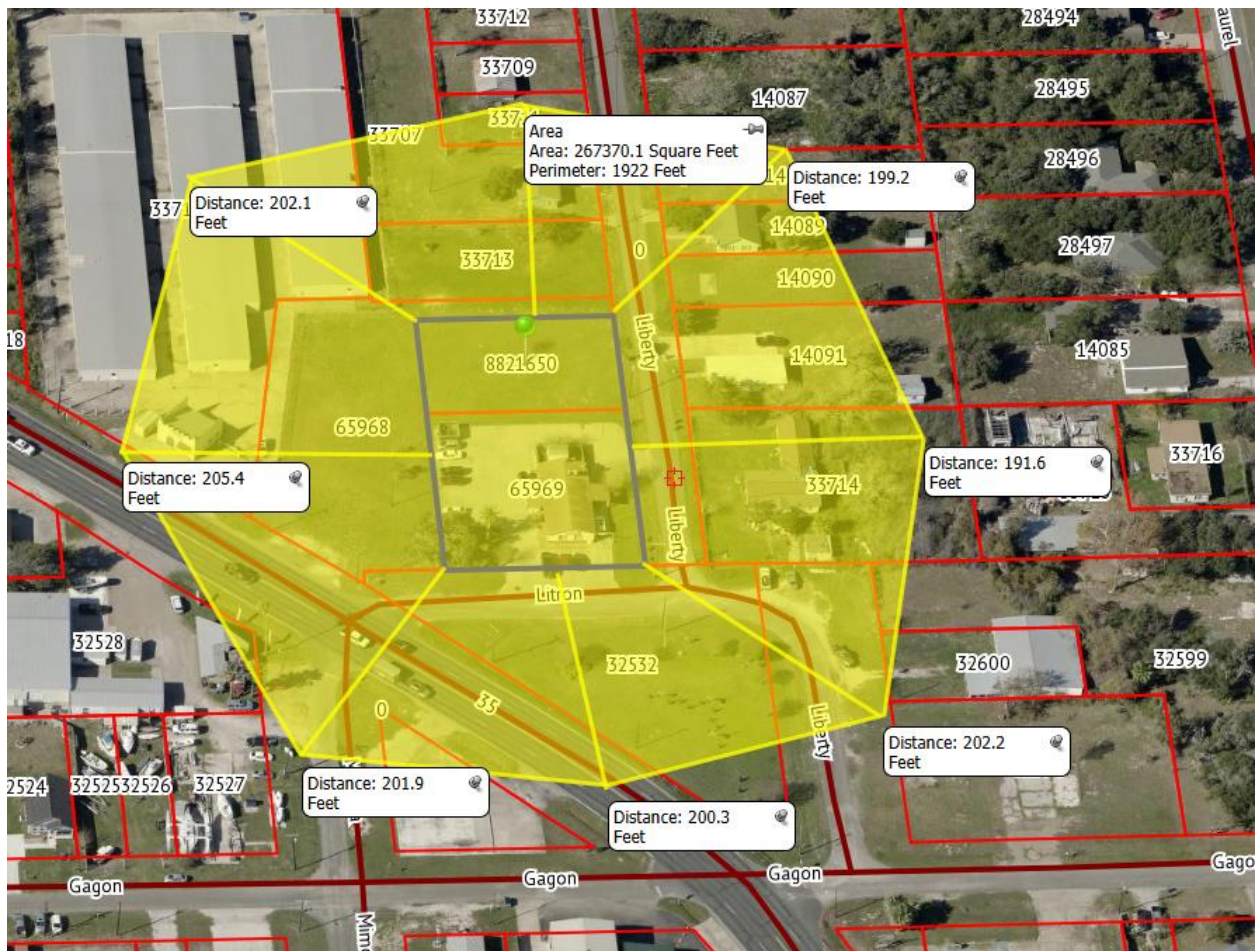
(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____



Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
65968	Selarith Sayhuoy Pich	417 Litron St	5020 Loop 1781	Rockport	Tx	78382
8821650	Selarith Sayhuoy Pich	317 E. Liberty St	5020 Loop 1781	Rockport	Tx	78382
33710	Herman N Hartsfield jr	205 Hwy 35 S	P O Box 4987	Victoria	Tx	77903
65698	Herman N Hartsfield jr	201 Hwy 35 S	P O Box 4987	Victoria	Tx	77903
32532	City of Rockport	101 Hwy 35 S	2751 State Highway 35 Bypass	Rockport	Tx	78382
32531	Sergio Rodriguez	102 Hwy 35 S	420 E Concho St	Rockport	Tx	78382
32528	William Coxwell	202 Hwy 35 S	206 Hwy 35 S	Rockport	Tx	78382
33713	Efrain & Alba Camacho	305E. Liberty St	972 Lee Rd	Aransas Pass	Tx	78336
33707	Gloria Barrera	217 E. Liberty St	111 Poquito	Rockport	Tx	78382
33711	Omar Gonzalez	215 E. Liberty St	217 E. Liberty St	Rockport	Tx	78382
14087	Jackie McGary	218 E. Liberty St.	701 East St	Hutto	Tx	78634
14088	Santiago Camacho & Tina Hernandez	302 E. Liberty St	516 Stanley St	Rockport	Tx	78382
14089	Roger & Amelinda Carrasco	306 E. Liberty St	1632 Strait Lane	Pleasanton	Tx	78064
14090	Roger & Amelinda Carrasco	310 E. Liberty St	1632 Strait Lane	Pleasanton	Tx	78064
14091	James Haynes	316 E. Liberty St	316 E. Liberty St	Rockport	Tx	78382
33714	Richard and Barbara Cassel	503 Litron St	P O Box 319	Rockport	Tx	78381
32599	Teresa Jill Adams	401 E. Laurel St	12450 Squirrel Tree Rd	Willis	Tx	77318
32600	Kevin Tambra Curcio	404 E. Liberty St	1131 E. Adelaide Dr	Tucson	Az	85719
	Josh Dowling	Planning and Zoning Commission	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commission	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commission	P.O. Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commission	123 Royal Oaks Dr	Rockport	TX	78382
	Kim Hesley	Planning and Zoning Commission	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commission	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commission	102 St Andrews St	Rockport	TX	78382



Box

Search

Search by Address -

317 e liberty

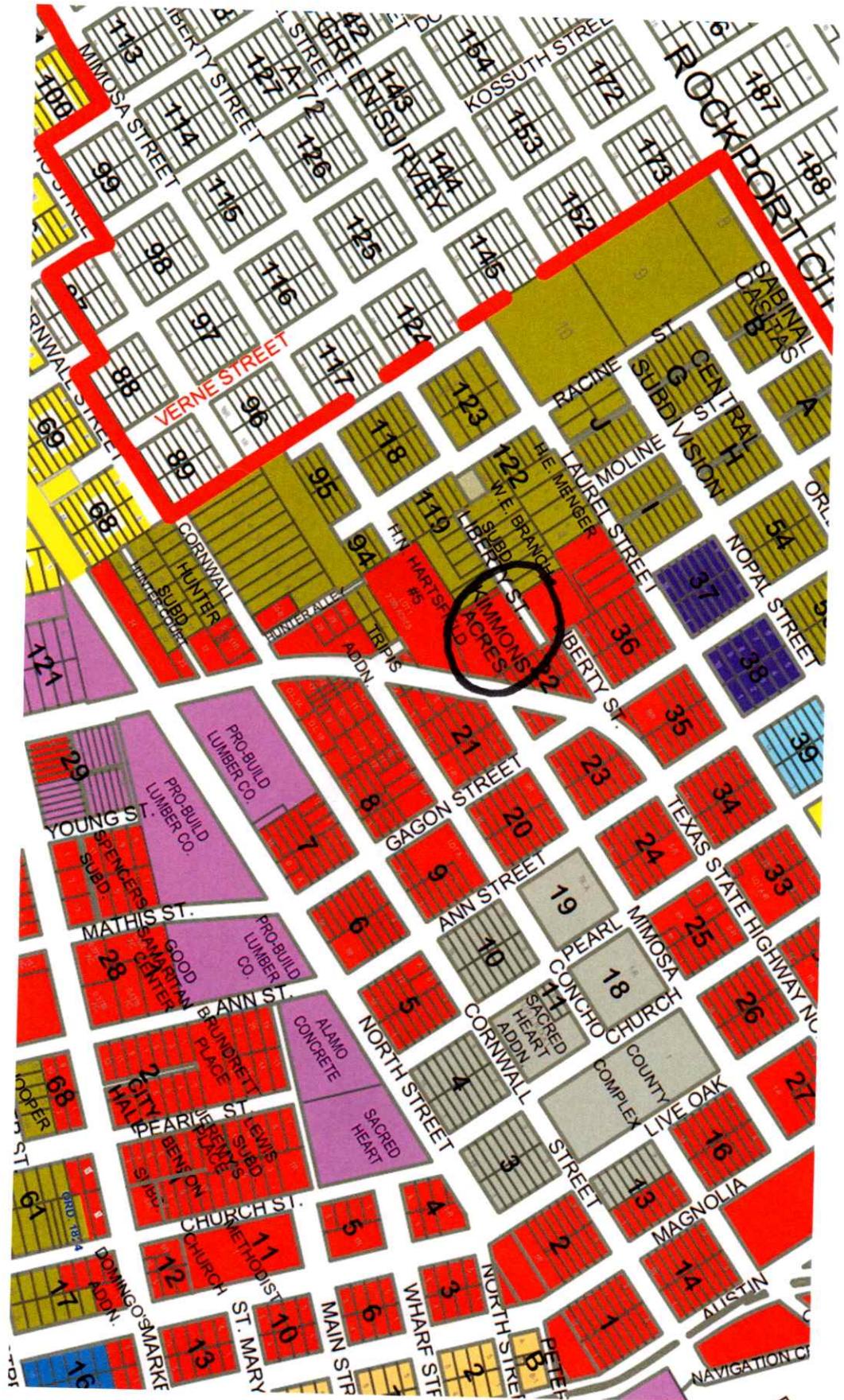
Search results (1)

Options -

317 E Liberty St, Rockport, TX 78382



Zoning map



Legal Description: Kimmons Acres, Lot 2-A, ACRES 0.2715

Page 30 of 43

317 E liberty



Show search results for 317 ...

50612

50613

69846

14087

14088

14089

14090

14091

33714

32599

32600

32598

32927 E Liberty St

32928

32929

32930

32931

33712

33709

33711

33707

33713

8821650

65969

65968

N Litron St

32532

E Liberty St

32531

E Mimosa St

32845

32846

33710

34831

34818

32528

32527

32526

32525

Map Cont

Click in the bo

Par

Abs

Sut

Sch

City

Lot

JAN 2025

SUN	MON	TUE	WED	THU	FRI	SAT
31 Week 1			City Holiday: New Years Day 01 Day 01	02 Day 02	03 Day 03	04 Day 04
	P & Z Meeting					
05 Week 2/Day 05	06 Day 06	07 Day 07	08 Day 08	09 Day 09	10 Day 10	11 Day 11
		City Council			Cutoff for Feb 3rd P&Z PH	
12 Week 3/Day 12	13 Day 13	14 Day 14	15 Day 15	16 Day 16	17 Day 17	18 Day 18
	City Holiday: Martin Luther King Day					
19 Week 4/Day 19	P & Z Meeting 20 Day 20	21 Day 21	22 Day 22	23 Day 23	24 Day 24	25 Day 25
		City Council			Cutoff for Feb 17th P&Z PH	
26 Week 5/Day 26	27 Day 27	28 Day 28	29 Day 29	30 Day 30	31 Day 31	

NOTES

FEB

2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 5						01 Day 32
	P & Z Meeting				Cutoff for March 3rd P&Z PH	
02 Week 6/Day 33	03 Day 34	04 Day 35	05 Day 36	06 Day 37	07 Day 38	08 Day 39
		City Council				
09 Week 7/Day 40	10 Day 41	11 Day 42	12 Day 43	13 Day 44	14 Day 45	15 Day 46
	P & Z Meeting				Cutoff for March 17th P&Z PH	
16 Week 8/Day 47	17 Day 48	18 Day 49	19 Day 50	20 Day 51	21 Day 52	22 Day 53
		City Council				
23 Week 9/Day 54	24 Day 55	25 Day 56	26 Day 57	27 Day 58	28 Day 59	

NOTES

MAR

2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 9						01 Day 60
	P & Z Meeting				Cutoff for April 7th P&Z PH	
02 Week 10/Day 61	03 Day 62	04 Day 63	05 Day 64	06 Day 65	07 Day 66	08 Day 67
		City Council				
09 Week 11/Day 68	10 Day 69	11 Day 70	12 Day 71	13 Day 72	14 Day 73	15 Day 74
	P & Z Meeting				Cutoff for April 21st P&Z PH	
16 Week 12/Day 75	17 Day 76	18 Day 77	19 Day 78	20 Day 79	21 Day 80	22 Day 81
		City Council				
23 Week 13/Day 82	24 Day 83	25 Day 84	26 Day 85	27 Day 86	28 Day 87	29 Day 88
30 Week 14/Day 89	31 Day 90					

NOTES

APR

2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 14		01 Day 91	02 Day 92	03 Day 93	04 Day 94	05 Day 95
	P & Z Meeting	City Council			Cutoff for May 5th P&Z PH	
06 Week 15/Day 96	07 Day 97	08 Day 98	09 Day 99	10 Day 100	11 Day 101	12 Day 102
Week 16/Day 103					City Holiday: Good Friday	
	14 Day 104	15 Day 105	16 Day 106	17 Day 107	18 Day 108	19 Day 109
Week 17/Day 110	P & Z Meeting	City Council			Cutoff for May 19th P&Z PH	
	21 Day 111	22 Day 112	23 Day 113	24 Day 114	25 Day 115	26 Day 116
Week 18/Day 117						
	28 Day 118	29 Day 119	30 Day 120			
		NOTES				

MAY

2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 18				01 Day 121	02 Day 122	03 Day 123
	P & Z Meeting				Cutoff for June 2nd P&Z PH	
04 Week 19/Day 124	05 Day 125	06 Day 126	07 Day 127	08 Day 128	09 Day 129	10 Day 130
		City Council				
11 Week 20/Day 131	12 Day 132	13 Day 133	14 Day 134	15 Day 135	16 Day 136	17 Day 137
	P & Z Meeting				Cutoff for June 16th P&Z PH	
18 Week 21/Day 138	19 Day 139	20 Day 140	21 Day 141	22 Day 142	23 Day 143	24 Day 144
	City Holiday: Memorial Day	City Council				
25 Week 22/Day 145	26 Day 146	27 Day 147	28 Day 148	29 Day 149	30 Day 150	31 Day 151

NOTES

JUN 2025

SUN	MON	TUE	WED	THU	FRI	SAT
	P & Z Meeting				Cutoff for July 7th P&Z PH	
01 Week 22/Day 152	02 Day 153	03 Day 154	04 Day 155	05 Day 156	06 Day 157	07 Day 158
		City Council				
08 Week 23/Day 159	09 Day 160	10 Day 161	11 Day 162	12 Day 163	13 Day 164	14 Day 165
	P & Z Meeting				Cutoff for July 21st P&Z PH	
15 Week 24/Day 166	16 Day 167	17 Day 168	18 Day 169	19 Day 170	20 Day 171	21 Day 172
		City Council				
22 Week 25/Day 173	23 Day 174	24 Day 175	25 Day 176	26 Day 177	27 Day 178	28 Day 179
29 Week 26/Day 180	30 Day 181					
Week 27						

NOTES

JUL

2025

SUN	MON	TUE	WED	THU	FRI	SAT
					City Holiday: Independence Day	
Week 27		01 Day 182	02 Day 183	03 Day 184	04 Day 185	05 Day 186
	P & Z Meeting	City Council			Cutoff for Aug 4th P&Z PH	
06 Week 28/Day 187	07 Day 188	08 Day 189	09 Day 190	10 Day 191	11 Day 192	12 Day 193
13 Week 29/Day 194	14 Day 195	15 Day 196	16 Day 197	17 Day 198	18 Day 199	19 Day 200
	P & Z Meeting	City Council			Cutoff for Aug 18th P&Z PH	
20 Week 30/Day 201	21 Day 202	22 Day 203	23 Day 204	24 Day 205	25 Day 206	26 Day 207
27 Week 31/Day 208	28 Day 209	29 Day 210	30 Day 211	31 Day 212		

NOTES

AUG 2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 31					01 Day 213	02 Day 214
	P & Z Meeting				Cutoff for Sept 1st P&Z PH	
03 Week 32/Day 215	04 Day 216	05 Day 217	06 Day 218	07 Day 219	08 Day 220	09 Day 221
		City Council				
10 Week 33/Day 222	11 Day 223	12 Day 224	13 Day 225	14 Day 226	15 Day 227	16 Day 228
	P & Z Meeting				Cutoff for Sept 15th P&Z PH	
17 Week 34/Day 229	18 Day 230	19 Day 231	20 Day 232	21 Day 233	22 Day 234	23 Day 235
		City Council				
24 Week 35/Day 236	25 Day 237	26 Day 238	27 Day 239	28 Day 240	29 Day 241	30 Day 242
		NOTES				
31 Week 36/Day 243						

SEP

2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 36	P & Z Meeting City Holiday - Labor Day 01 Day 244	02 Day 245	03 Day 246	04 Day 247	Cutoff for Oct 6th P&Z PH 05 Day 248	06 Day 249
07 Week 37/Day 250	08 Day 251	City Council 09 Day 252	10 Day 253	11 Day 254	12 Day 255	13 Day 256
14 Week 38/Day 257	P & Z Meeting 15 Day 258	16 Day 259	17 Day 260	18 Day 261	Cutoff for Oct 20th P&Z PH 19 Day 262	20 Day 263
21 Week 39/Day 264	22 Day 265	City Council 23 Day 266	24 Day 267	25 Day 268	26 Day 269	27 Day 270
28 Week 40/Day 271	29 Day 272	30 Day 273				
Week 41						

NOTES

OCT 2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 41			01 Day 274	02 Day 275	03 Day 276	04 Day 277
05 Week 42/Day 278	P & Z Meeting				Cutoff for Nov 3rd P&Z PH	
	06 Day 279	07 Day 280	08 Day 281	09 Day 282	10 Day 283	11 Day 284
		City Council				
12 Week 43/Day 285	13 Day 286	14 Day 287	15 Day 288	16 Day 289	17 Day 290	18 Day 291
	P & Z Meeting				Cutoff for Nov 17th P&Z PH	
19 Week 44/Day 292	20 Day 293	21 Day 294	22 Day 295	23 Day 296	24 Day 297	25 Day 298
		City Council				
26 Week 45/Day 299	27 Day 300	28 Day 301	29 Day 302	30 Day 303	31 Day 304	
		NOTES				

NOV 2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 46						01 Day 307
02 Week 45/Day 308	P & Z Meeting 03 Day 309	04 Day 310	05 Day 311	06 Day 312	Cutoff for Dec 1st P&Z PH 07 Day 313	08 Day 314
09 Week 46/Day 315	10 Day 316	City Holiday: Veterans Day City Council 11 Day 317	12 Day 318	13 Day 319	14 Day 320	15 Day 321
16 Week 47/Day 322	P & Z Meeting 17 Day 323	18 Day 324	19 Day 325	20 Day 326	Cutoff for Dec 15th P&Z PH 21 Day 327	22 Day 328
23 Week 48/Day 329	24 Day 330	City Council 25 Day 331	26 Day 332	City Holiday: Thanksgiving Day 27 Day 333	City Holiday: Day After Thanksgiving 28 Day 334	29 Day 335
30 Week 49/Day 336	NOTES					

DEC
2025

SUN	MON	TUE	WED	THU	FRI	SAT
Week 49	P & Z Meeting					
	01 Day 337	02 Day 338	03 Day 339	04 Day 340	05 Day 341	06 Day 342
Week 50/Day 343		City Council				
	07 Day 343	08 Day 344	09 Day 345	10 Day 346	11 Day 347	12 Day 348
Week 51/Day 350	P & Z Meeting					
	14 Day 350	15 Day 351	16 Day 352	17 Day 353	18 Day 354	19 Day 355
Week 52/Day 350		City Council	City Holiday: Christmas Eve	City Holiday: Christmas Day	City Holiday: Day After Christmas	
	21 Day 350	22 Day 351	23 Day 352	24 Day 353	25 Day 354	26 Day 355
Week 53/Day 357			City Holiday: New Year's Eve			
	28 Day 357	29 Day 358	30 Day 359	31 Day 360		

NOTES