



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, MARCH 3, 2025 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that the Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, March 3, 2025, 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 <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.

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 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District) ()

III. Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of February 17, 2025. ()
4. Deliberate and act on a request to consider a request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District) ()
5. Adjourn ()

CERTIFICATION

I certify that the above notice of the meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on 2/28/2025, at 11:30am 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, reading "Carey Dietrich". The script is fluid and cursive, with the first name "Carey" and last name "Dietrich" clearly distinguishable.

Carey Dietrich
Director of Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, March 3, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, March 11, 2025, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision 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 March 3, 2025, and the City Council Agenda of March 11, 2025, 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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> 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 7th day of February, 2025 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, February 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

PROPERTY ADDRESS/LOCATION
 1859 FM 2165

APPLICANT/PROPERTY OWNER
 James Shaw of Pearl Street Land Holdings, LLC, Owner

PUBLIC HEARING DATE
 P&Z – Monday, March 3, 2025
 CC – Tuesday, March 11, 2025

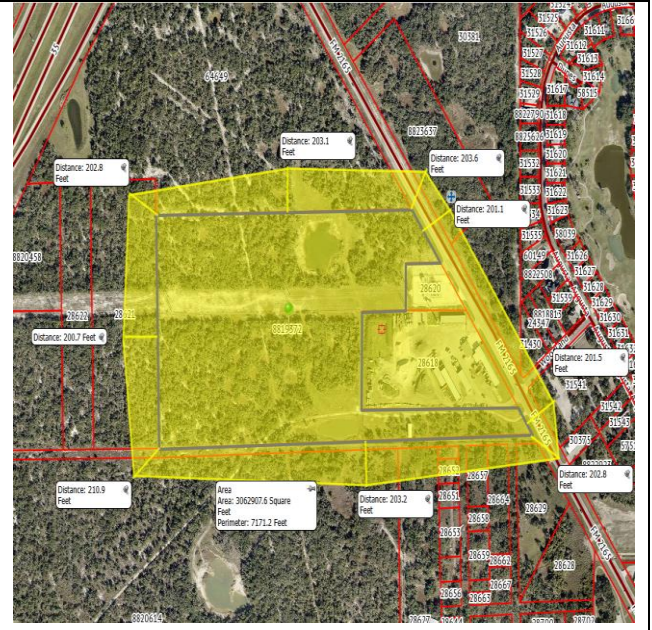
P&Z DATE
 P&Z – Monday, March 3, 2025

CITY COUNCIL DATE(S)
 1st Reading – Tuesday March 11, 2025
 2nd Reading – Tuesday, March 25, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, James Shaw of Pearl Street Land Holdings, LLC, proposes to construct public streets, drainage, and utilities for a single family residential subdivision with lots ranging in size from 5,700 SF to larger. An R2 zoning is required for lots less than 7,000 SF.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, February 6, 2025 edition and mailed out to fifteen(15) property owners within a 200-foot radius of the property. One letter For and No 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	Vacant Land	N – R5 (2nd Multi-Family Dwelling District) S – R1 (1st Single Family Dwelling District) E – R1 (1st Single Family Dwelling District) W – R1 (1st Single Family Dwelling District)	No Improvements	35.81 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE	PROPERTY HISTORY
The Current Future Land Use Map suggests Residential Use	Vacant Land

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 17th day of February 2025, 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

Members Absent

Ruth Davis - Chair
Warren Hassinger – Vice Chair
Kim Hesley – Secretary
Ric Young
Rocky Gudim
Tom Blazek
Josh Dowling

Staff Members Present

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

Guest(s) Present

Four (4)

Open Meeting

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

Public Hearing

Open 5:30pm.

2. Conduct a Public Hearing to consider a request to rezone the property located at 1711-1715 Sixteenth St; also known as W PT of Lot 83 & E/2 of Lot 84, Blk 250, Swickheimer Subdivision to B-1(General Business District), currently zoned R-1 (1st Single Family Dwelling.)

Phil Tyner spoke in favor. Leonard Nelson spoke Against.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:34 pm.

3. Deliberate and act on approval of the regular meeting minutes of January 6, 2025.

Motion: Vice-Chair Hassinger made a motion to approve the January 6, 2025, minutes as presented. Member Blazek seconded. **Motion Passed Unanimously.**

4. Deliberate and act on a request to rezone the property located at 1711-1715 Sixteenth St; also known as W PT of Lot 83 & E/2 of Lot 84, Blk 250, Swickheimer Subdivision to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling.)

Motion: Chair Davis made a motion to recommend Approval on the rezone. Vice-Chair Hassinger seconded.

Motion Passed Unanimously.

5. Discussion and action regarding setting dates for some workshop to consider updating the Commercial Zoning allowances, requirements, and rules when abutting residential properties.

Community Planner Dietrich spoke. The P&Z members agreed on March 17, 2025, at 6pm. for the Workshop after the P&Z Meeting to discuss recommendations to modify requirements for Commercially Zoned properties abutting Residentially Zoned properties. talk about the Comprehensive Plan and Future Land Use Map.

6. Discussion and action to discuss the process of updating the Comprehensive Master Plan and Future Land Use May.

Community Planner Dietrich spoke. The P&Z members agreed on March 24, 2025, at 5:30pm to discuss recommended updates to the Comprehensive Plan and Future Land Use Map.

7. Adjournment 6:00 pm

Motion: Member Young made a motion to adjourn. Member Gudim 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, March 3, 2025

AGENDA ITEM: 4

Deliberate and act on a request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District)

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

BACKGROUND: Property owner, James Shaw of Pearl Street Land Holdings, LLC, proposes to construct public streets, drainage, and utilities for a single family residential subdivision with lots ranging in size from 5,700 SF to larger. An R2 zoning is required for lots less than 7,000 SF.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, February 6, 2025 edition and mailed out to fifteen(15) property owners within a 200-foot radius of the property. One letter For and No Letters 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.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of the request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision to R-2 (2nd Single 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 [x] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY 1859 FM 2165, ROCKPORT

- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: UNDEVELOPED / AG USE
- E. ZONING DISTRICT REQUESTED: R-2
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract _____ Block _____
 - Tract 35.8 ACRES OUT OF TRACTS 1, 2, 3, 22 & 23 of the C.H. MOORE
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) _____
THE HIGHLANDS
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 35.81 ACRES

- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- LAND OWNER PROPOSES TO CONSTRUCT PUBLIC STREETS, DRAINAGE, AND UTILITIES
FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH LOTS RANGING IN SIZE FROM
5700 SF TO LARGER.
- _____

K. OWNER'S NAME: (Please print) PEARL STREET LAND HOLDINGS, LLC (JAMES SHAW)
ADDRESS: 630 BROADWAY
CITY, STATE, ZIP CODE: SAN ANTONIO, TX 78215
PHONE NO JSHAW@CARABINSHAW.COM

L. REPRESENTATIVE: (If Other Than Owner) MATT FARNSWORTH
ADDRESS: P.O. BOX 2367
CITY, STATE, ZIP CODE: ROCKPORT, TX 78381
PHONE NO 361-386-0295

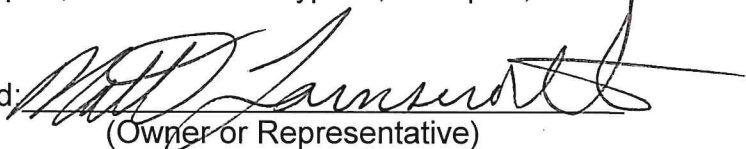
NOTE: Do you have property owner's permission for this request?
YES X NO

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: _____

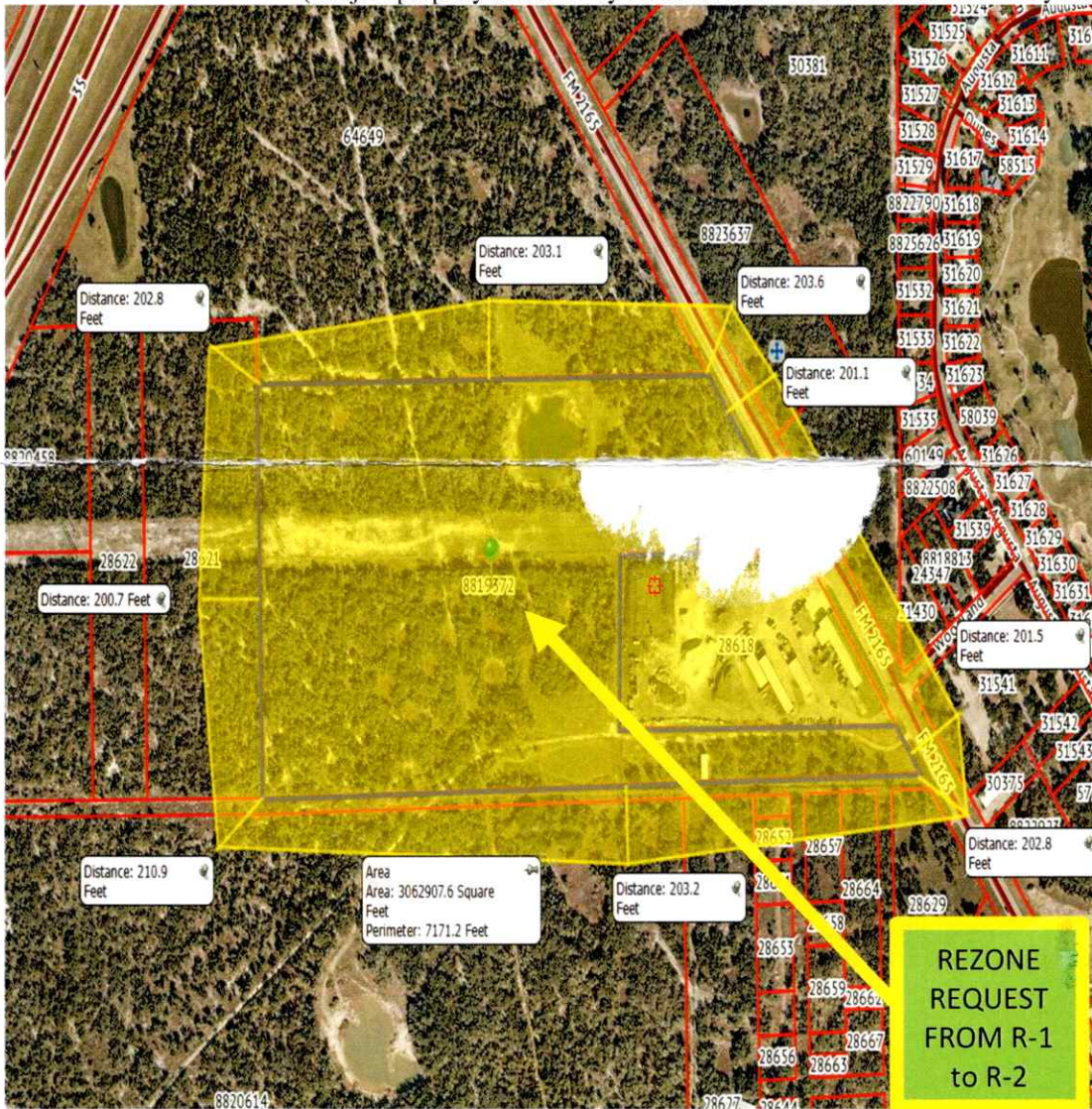
If rejected, reasons why: _____

Receipt No. _____

<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>
8819372	Pearl Street Land Holdings LLC ATTN	1859 FM 2165	875 E Ashby Ste 1100	San Antonio	Tx	78212
28620	AEP Texas Central CO ATTN: Tax De	1941 FM 2165	P O Box 16428	Columbus	OH	43216
28618	Aransas County	1931 FM 2165	2740 Highway 35 N	Rockport	Tx	78382
30381	Fabian Molina	2024 FM 2165	6001 Pinehurst Dr	Corpus Christi	Tx	78413
8823637	Hossein and Hamed Mostaghasi	1988 FM 2165	4833 Saratoga Blvd # 423	Corpus Christi	Tx	78413
64649	Christus Spohn Health System	2029 FM 2165	P O Box 3666	Corpus Christi	Tx	78404
28621	Julie Ivey	C H Moore Rd Rockport	P O Box 1501	Port O Conner	Tx	77982
8820614	Pearl Street Land Holdings LLC ATTN	1013 Rowe St	875 E Ashby Ste 1100	San Antonio	Tx	78212
28627	Michael Henderson	1857 - R FM 2165	1205 E Tern Ln	Rockport	Tx	78382
28652	Patrica Robins	W of FM 2165 Rockport	400 Georgia CT OFC	Towson	Md	21201
28657	Albert Johnson	W of FM 2165 Rockport	602 E Market St	Rockport	Tx	78382
28664	Alsulu Properties LLC	W of FM 2165 Rockport	602 E Market St	Rockport	Tx	78382
28629	Edward & Mischelle Sample	1853 FM 2165	5101 Royalton Dr	Corpus Christi	Tx	78413
31541	Church Of Jesus Christ	111 Woodland Dr	Tax Adm Div 546-3173 50 E Nort	Salt Lake City	Ut	84150
31430	Michael Geer Jr	104 Woodland Dr	112 Woodland Dr	Rockport	Tx	78382
	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	Po 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

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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 78382 \$ 000.69⁰
02 7H
0006090064 FEB 07 2025

Fabian Molina
6001 Pinehurst Dr
Corpus Christi, Tx 78413



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, March 3, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, March 11, 2025, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District)

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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.

APP. Stacy

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: FABIAN S. MOLINA
Address: _____ City/State: _____

☒ IN FAVOR () IN OPPOSITION

Phone: (361) 765-8618

REASON:

Fabian S. Molina
Signature

See map on reverse side.

Zoning Map - S4150 Moore Farm Tracts LOT PT OF 1 - 3 & 22 - 23 ACRES 35.81

