



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, APRIL 7, 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, April 7, 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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> 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. Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of March 17, 2025. ()
3. Deliberate and act on approval of the Workshop meeting minutes of March 17, 2025. ()
4. Discussion and action regarding Commercial Zoning allowances, requirements, and rules when abutting residential properties. ()
5. 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 April 4, 2025, at 10:00am 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
Director of Building & Development

PLANNING AND ZONING COMMISSION MINUTES

On this the 17th day of March 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

Ruth Davis - Chair
Kim Hesley – Secretary
Josh Dowling
Rocky Gudim
Tom Blazek

Members Absent

Warren Hassinger – Vice Chair
Ric Young (Moved out of State)

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Rober Decker, Building Official
Finn Klanica, Desktop Support Technician

Guest(s) Present

Four (4)
Vanessa Shrauner, City Manager

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 for a Conditional Use Permit (CUP) for the property located at 1701 Sixteenth St; also known as Pt of Lot 81, Block 250, Swickheimer Subdivision, currently zoned R-1 (1st Single Family Dwelling District)

Gerald Cooper spoke.

3. Conduct a Public Hearing to consider the Final Plat of The Oasis, PUD located at 2121, 2101, and 2111 FM 3036; also known as Oasis Blk 1, Lot 1, 7.572 Acres, Fulton Outlots, PT of Lot 122, acres 2.1812, Fulton Outlots, Pt of OL 122, acres 0.344, City of Rockport, Aransas County, Texas.

Kathaleen Lookadoo spoke.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:33 pm.

4. Deliberate and act on approval of the regular meeting minutes of March 3, 2025.

Motion: Member Dowling made a motion to approve the March 3, 2025 minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

5. Deliberate and act to consider a request for a Conditional Use Permit (CUP) for the property located at 1701 Sixteenth St; also known as Pt of Lot 81, Block 250, Swickheimer Subdivision, currently zoned R-1 (1st Single Family Dwelling District)

Motion: Secretary Hesley made a motion to recommend Approval. Member Gudim second motion.

Motion passed unanimously.

6. Deliberate and act to consider the Final Plat of The Oasis, PUD located at 2121, 2101, and 2111 FM 3036; also known as Oasis Blk 1, Lot 1, 7.572 Acres, Fulton Outlots, PT of Lot 122, acres 2.1812, Fulton Outlots, Pt of OL 122, acres 0.344, City of Rockport, Aransas County, Texas.

Motion: Member Gudim made a motion to Approve the Final Plat. Member Blazek seconded.

Motion Passed Unanimously.

7. Adjournment 5:48 pm

Motion: Secretary Hesley 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 AND ZONING WORKSHOP COMMISSION MINUTES

On this the 17th day of March 2025, the Planning and Zoning Workshop Commission held a Workshop at 6:00 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis - Chair
Kim Hesley – Secretary
Josh Dowling
Rocky Gudim
Tom Blazek

Members Absent

Warren Hassinger – Vice Chair
Ric Young (Moved out of State)

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Rober Decker, Building Official
Finn Klanica, Desktop Support Technician

Guest(s) Present

Four (4)

Vanessa Shrauner, City Manager

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

Open Agenda

1. Meeting called to order at 6:00 p.m.

Regular Agenda

2. Discussion, consideration, and action regarding updating the Future Land Use Map and Comprehensive Master Plan.

Properties fronting Bypass between FM 2165 and Market Street currently shown as Recommended Residential Use could be shown as Recommended Commercial Use;

Properties fronting Hwy 35 South of Cove Harbor currently shown as Recommended Residential Use could be shown as Recommended Commercial Use;

Recommended Industrial Use at corner of SH 188 and Hwy 35 Bypass needs to be changed to Recommended Commercial Use;

3. Adjournment 6:38 pm

Motion: Member Gudim made a motion to adjourn. Member Dowling seconded.

Motion passed unanimously.

Prepared by:

Approved by:

Belinda Garcia Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, April 7, 2025

AGENDA ITEM: 4

Discussion and action regarding the Commercial Zoning allowances, requirements, and rules when abutting residential properties.

SUBMITTED BY: Director Bldg & Development / Community Planner - Carey Dietrich
Planning & Zoning Secretary, Kim Hesley

BACKGROUND:

There has been discussion in the past regarding developing a Commercial Zoning District specifically for properties abutting Residential Districts in order to give some limitations on the type of commercial allowed abutting residential.

However, rather than create a new Commercial Zoning District, which will take a great deal of time and re-zoning of all properties abutting residential, Staff suggests we create some regulations specific to those commercial properties.

Please see the accompanying list of recommended regulations and Section 118-15 and 118-20 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends the Commission decide what regulations they want to see added to the Commercial Zoning Districts and do they want these regulations added to all Commercial Zoning Districts or just to B1 (General Business District). Once the Commission has decided on the list of regulations it will be sent for legal review prior to presenting an Ordinance Revision.

Commercial Zoning Abutting Residential Zoning:

- 1) The building setback from the adjoining property line between commercial and residential shall be 20’;
- 2) Must provide a sound buffer by way of a privacy fence or garden wall with a minimum height of 6’ and maximum height of 8’ prior to the beginning of construction;
- 3) A 10’ landscape barrier is required prior to issuance of the Certificate of Occupancy;
- 4) May not commence work, operate equipment, or create any noise prior to 7:00 am Monday through Friday and 8:00 am on Saturday and Sunday;
- 5) No work is to be performed on Sunday that requires the use of dirt moving equipment or equipment that creates a noise level that meets or exceeds ____ decibels;
- 6) Commercial properties abutting established residential neighborhoods may not have operating hours prior to 7:00 am opening time and after 9:00 pm closing time;
- 7) Food establishments must not allow the dumpster to be located within 100’ of the adjoining property line in addition to the conditions set forth in Section 82-34;
- 8) If the approved zoning district change is not utilized and a project started within one (1) year of the date of the Rezone Ordinance approval the property will revert back to the original zoning district.