



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, JULY 7, 2025 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, July 7, 2025, at 5:30 PM. The meeting will be held in person in the Training Room at the Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas 78382. 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>. 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 the Final Plat of property at 1601, 1605, 1607 & 1609 Sixteenth St. Swickheimer Block 250 Lot 78-D Acres 6.997/ Swickheimer Block 250 Lot 78-C Acres 1.005 / Swickheimer Block 250 Lot 78-B Acres 1.005 / Swickheimer Block 250 Lot 78-A Acres 1.004, City of Rockport, Aransas County, Texas. (Carey Dietrich, Director of Community Development & Building)

III. Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of May 19, 2025. (Belinda Garcia, Administrative Coordinator)
4. Deliberate and act to consider the Final Plat of property located at 1601, 1605, 1607 & 1609 Sixteenth St. Swickheimer Block 250 Lot 78-D Acres 6.997/ Swickheimer Block 250 Lot 78-C Acres 1.005 / Swickheimer Block 250 Lot 78-B Acres 1.005 / Swickheimer Block 250 Lot 78-A Acres 1.004, City of Rockport, Aransas County, Texas. (Carey Dietrich, Director of Community Development & Building)
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 July 3, 2025, before 5:00pm and on the City's website at

A handwritten signature in black ink that reads "Carey Dietrich". The signature is written in a cursive style with a large, stylized 'C' at the beginning.

Carey Dietrich
Director of Building & Development



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, July 7, 2025, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final Plat of property at 1601, 1605, 1607 & 1609 Sixteenth St. SWICKHEIMER BLOCK 250 LOT 78-D ACRES 6.997/ SWICKHEIMER BLOCK 250 LOT 78-C ACRES 1.005 / SWICKHEIMER BLOCK 250 LOT 78-B ACRES 1.005 / SWICKHEIMER BLOCK 250 LOT 78-A ACRES 1.004, City of Rockport, Aransas County, Texas.

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 7, 2025, and posted on the City's website <https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>.

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>, 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. 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 12th day of June 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, June 12, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, 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**

1601, 1605, 1607, 1609 Sixteenth St

APPLICANT/PROPERTY OWNER

Jow & Will Pierce & Nancy Pierce Nash, Owners

PUBLIC HEARING DATE

P&Z – Monday, July 7, 2025
 CC – N/A

P&Z DATE

P&Z – Monday, July, 2025

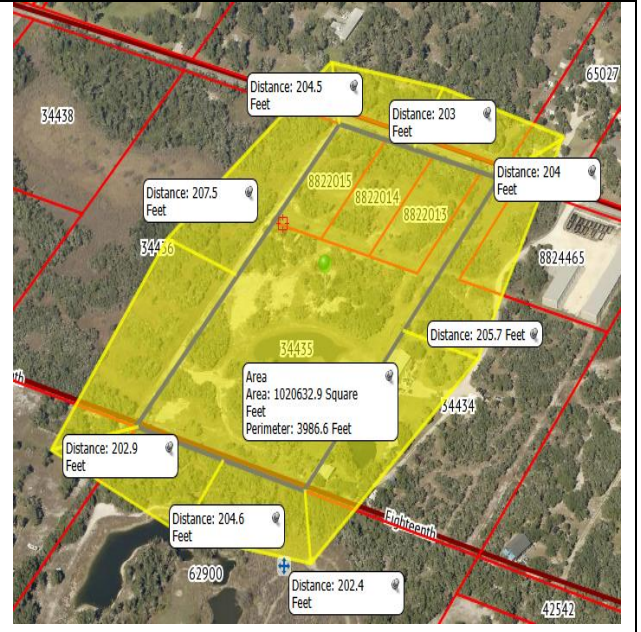
CITY COUNCIL DATE(S)

1st Reading – N/A
 2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owners, Jow & Will Pierce & Nancy Pierce Nash wish to combine four (4) lots into one (1) lot.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, June 12, 2025 edition and mailed out to eleven (11) 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
R1 – 1 st Single Family Dwelling District	Vacant Land	N – R1 – 1 st Single Family Dwelling District S – R1 – 1 st Single Family Dwelling District E – CUP W – R1 – 1 st Single Family Dwelling District	N/A	10.0 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

This property was re-platted into four (4) lots in April of 2020 but now the family wishes to revert back to one (1) large lot.

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 May 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
Ric Young
Tom Blazek

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Stacy Cantu, Bldg. & Dev Planning Technician
Robert Decker, Building Official
Finn Klanica, IT Desktop Support Technician

Guest(s) Present

Two (2)
Bridgett Brundrett
Brett Bohn

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 Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass: also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K Taggart, III, Trustee, 1108.79 Acre Tract in the J. W. Paup Survey, A-179, and Lots 65, Block 1, Kokomo Subdivision, Phase II, City of Rockport, Aransas County, Texas.

Bridgett Brundrett spoke in favor. Brett Bohn spoke For.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:31 pm.

3. Deliberate and act on approval of the regular meeting minutes of May 5, 2025.

Motion: Member Blazek made a motion to approve the May 5, 2025, minutes as presented. Member Young seconded. **Motion Passed Unanimously.**

4. Deliberate and act to consider the Final Plat of Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass: also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K Taggart, III, Trustee, 1108.79 Acre Tract in the J. W. Paup Survey, A-179, and Lots 65, Block 1, Kokomo Subdivision, Phase II, City of Rockport, Aransas County, Texas.

Motion: Member Young made a motion to recommend Approval on the rezone. Secretary Hesley seconded.

Motion Passed Unanimously.

5. Adjournment 5:36pm

Motion: Chair Davis made a motion to adjourn. Secretary Hesley seconded.

Motion passed unanimously.

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary



RECEIVED
MAY 21 2025

RECEIVED
MAY 07 2025

BY: Scantia **Plat Application & Checklist**
Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: ☐ Administrative ☒ Minor Subdivision ☐ Major Subdivision

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: ☐ Concept Plan & Preliminary Plat ☐ Final Plat ☒ Re-plat

GENERAL INFORMATION:

Address: 1601, 1605, 1607 & 1609 SIXTEENTH ST ACAD Property ID: 34435,8822013,8822014,882

Subdivision: FOOR & SWICKHEIMER TRACTS Block: 250 Lot:

Other Legal Description: LOTS 78-A, 78-B, 78-C, 78-D

PROPERTY OWNER OF RECORD:

Name: JOE & WILL PEIRCE / NANCY PEIRCE NASH

Company:

Mailing Address: 1521 SIXTEENTH ST, ROCKPORT, TX 782

Phone: 361.834.3553

Email: JOE@ROCKPORTROLLOFFS.COM

ENGINEER/PLANNER/SURVEYOR:

Name: J. L. BRUNDRETT, JR, PE, RPLS

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 78-R, BLOCK 250, FOOR & SWICKHEIMER TRACTS

- Present Zoning District: R-1 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? ☒ YES ☐ NO
- Do all proposed lots have access to existing public streets? ☒ YES ☐ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

EXISTING PROPERTY CONTAINS: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	4	9.991 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	4	9.991 ACRES	

Please describe below any other information unique or pertinent to the platting of the property.

PROPOSED SUBDIVISION/PLATS CONTAIN: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	9.991 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	9.991 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

- 1. Preliminary Plat: Two (2) copies of the preliminary plat drawn to a scale of not less than 1" = 100' plus ten (10) reduced copies (no smaller than 11'x17"). An electronic copy is requested but not required. Request a Concept Plan Checklist. This additional information and documentation should be submitted along with the Application & Preliminary Plat. A site plan or survey should be submitted showing any encroachments and improvements, existing and/or planned.
 - 2. Final Plat/Re-plat: One (1) original "Vellum", plus three (3) full size copies, and one (1) 11'x17' reduced copy. May require a prior Concept Plan. An electronic copy is requested but not required.
 - 3. Administrative Plats/ Minor Re-Plats: Only a final plat required. Submit in accordance with 2 above. An electronic copy is requested but not required.
- After official approval, the applicant's surveyor is responsible for coordinating the recording of all Final Plats and Re-plats at the Aransas County Court House and must then submit one (1) signed full scale Mylar and one (1) print for the City files.

FINAL PLAT/RE-PLAT CHECKLIST:

Pursuant to the City of Rockport Platting & Subdivision Ordinance the following items are required to be shown on the plat or submitted with the plat for consideration. Please use the boxes at the left to verify the completeness of the information submitted.

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	1. BASIC INFORMATION	YES	NO
X			A. Subdivision/ Project Name		
X			B. Name & Address of Owner		
X			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
X			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
X			E. Date		
X			F. Scale		
X			G. North Arrow		
X			H. Small Scale Location Map		
X			I. Names of Adjacent Subdivisions		

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	2. SURVEYING	YES	NO
X			A. Boundary Survey of Plat (Bearing & Distances)		
X			B. Reference to Original Survey or Previous Subdivision		
X			C. Monuments Shown on Plat		
X			D. Monuments Set in Field		
X			E. Legal Description of Subdivision Outer Boundary		

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	3. INTERIOR DETAILS	YES	NO
X			A. Dimension & Location of All Lots, Streets, Easements, Parks, etc.		
X			B. Name of Streets (New & Old)		
X			C. Lot & Block Numbers		
X			D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways		
		X	E. Detail Curve Information		
X			F. Building Lines, Exterior & Interior		
		X	G. Existing Natural Features, Watercourses & Other Physical Features		
X			H. Zoning District Designation		
		X	I. Tree Plan (Showing Significant Trees in Proposed R-O-W)		
		X	J. Flood Hazard Areas		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	4. CERTIFICATION	YES	NO
X			A. Licensed Surveyor's Signature Plate		
X			B. Planning & Zoning Commission Signature Plate		
X			C. Owner's Signature(s) Plate		
		X	D. Lien Holder(s) or Others' Signature Plate		
		X	E. City Engineer Signature Plate		
X			F. Aransas County Clerk Signature Plate		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	5. TAXES	YES	NO
X			A. Certificate of All Past & Current Taxes Paid on Property Being Platted		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	6. LEGAL STIPULATIONS	YES	NO
		X	A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		X	B. Copy of Condominium Regime		
X			C. Copy of Warranty Deed		

NOTE: 2 Sets of Construction Plans showing the following should be submitted:

- A. Utility Distribution System(s) (Off-site & On-site)
- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazard Map

FILING FEE: (Make check payable to the City of Rockport)

Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00

- Submit application and filing fee to the Department of Building & Development, Rockport Service Center, 2751 SH 35 Bypass, Rockport, TX 78382.

SIGNED

(Owner or Developer)

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>
34435	Joe Peirce	1601 Sixteenth st.	1521 16th st.	Rockport	TX	78382
8822015	Joe Peirce	1609 Sixteenth st.	1521 16th st.	Rockport	TX	78382
8822014	Joe Peirce	1607 Sixteenth st.	1521 16th st.	Rockport	TX	78382
8822013	Joe Peirce	1605 Sixteenth st.	1521 16th st.	Rockport	TX	78382
65027	JCJI LLC	1524 Sixteenth st.	424 W Overlook Mountain rd.	Buda	TX	78610
8824465	Joe Peirce	1521 Sixteenth st.	1521 16th st.	Rockport	TX	78382
34434	Will Peirce	1585 Sixteenth st.	1521 16th st.	Rockport	TX	78382
62900	Michael & Linda Adler	1566 Eighteenth st.	1526 18th st.	Rockport	TX	78382
34456	George Martin Polinard	1606 Eighteenth st.	1606 Eighteenth st.	Rockport	TX	78382
34436	Soodchit Moore	1611 Sixteenth st.	6108 Sawyer rd.	San Antonio	TX	78238
48570	Diane Dupnik	1614 Sixteenth st.	1129 Oak ave.	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

Surveyor Certification

State of Texas
County of Aransas

I, Bridget A. Brundrett, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 20th day of August, A.D., 2024.

BRIDGET A. BRUNDRETT
R.P.L.S.
Reg. No. 6073

Owner Certification

State of Texas
County of Aransas

JOE PEIRCE

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 16th day of May, A.D., 2024.

JOE PEIRCE

State of Texas
County of Aransas

This instrument was acknowledged before me by:

JOE PEIRCE

This the 16th day of May, A.D., 2024.

Notary Public in and for the State of Texas

Locator Map

FILE NAME: REPLATS/ROCKPORT/FOOR & SWICKHEIMER, B250, 78R

Planning & Zoning Commission

State of Texas
County of Aransas

This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the 26th day of JUNE, A.D. 2024.

Kim Husley
Secretary

Chair

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-729-6479
Fax: 361-729-7933
Email: jerryb@gsurveyor.com
Website: www.gsurveyor.com
TBPELS FIRM NO. F-414

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is (or) is not X located in a "Special Flood Hazard Area."

Flood Zone: "X", Base Elevation: N/A

Panel No.: 0350G

Community No.: 485504

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Notes

1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett" S5/8" = Set 5/8" Steel Rebar

2) Plat bearing of Foor & Swickheimer along the South R.O.W. line of Sixteenth St., used for directional control.

3) Total platted area contains 9.991 acres or 435,220 square feet of land.

4) Property falls within City Limits and must comply with all city codes, regulations and set backs. B.L. / Bldg. Line = Building Line 25' Front B.L., 20' Rear B.L., 5' Side Yard

5) 10' Easement for Roadway, Utility and Drainage Purposes dedicated to the City of Rockport by Vol. 7, Pg. 93, P.R.A.C.T.

County Clerk's Certification

State of Texas
County of Aransas

I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 2024, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2024, at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D. 2024, at _____ o'clock _____ in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

Misty Kimbrough

By: _____ Deputy

Clerk's File No. _____

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