



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, AUGUST 18, 2025 - 5:30 PM
ROCKPORT CITY HALL
212 N LIVE OAK
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, August 18, 2025, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The Planning and Zoning Commission welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Planning and Zoning to receive your handouts for the meeting, please provide 10 copies; if not, the Planning and Zoning will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. Opening Agenda

1. Call meeting to order. ()

II. Approval Of Minutes

2. Deliberate and act on approval of the regular meeting minutes of August 4, 2025. (Stacy Cantu, Building & Development Planning Tech.)

III. Public Hearing and Related Action

3. Consider a request for a Conditional Use Permit (CUP) for the property located at 1585 16th St; also known as Lot 77-A, , Block 250, Foor & Swickheimer Subdivision, being 7.18 acres, for the purpose of adding three (3) cabins, two (2) RV Spaces, and an equipment shop, for use by family members, currently zoned R-1 (1st Single Family Dwelling District).
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for Approval or Denial of the request (Robert Decker, Chief Building Offical)
4. Consider a request for a Conditional Use Permit (CUP) for the property located at 1601 16th St; also known as Lot 78R, , Block 250, Foor & Swickheimer Subdivision, being 9.991 acres, for the purpose of adding five (5) 1,200 square foot cabins, two (2) RV Spaces, and an equipment shop approximately 2,300 square feet, for use by family members, currently zoned R-1 (1st Single Family Dwelling District)
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider recommendation to City Council for Approval or Denial of the request (Robert Decker, Chief Building Offical)
5. Consider a request to rezone property located at 102 St Francis Circle; also known as Domasco Subdivision, Blk 1 Lot 2, 3.4446 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider recommendation to City Council for Approval or Denial of the request (Robert Decker, Chief Building Offical)

IV. Adjourn

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 5:00 pm on August 15, 2025, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382.

Stacy Cantu

Stacy Cantu
Building and Development Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 4th day of August 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
Tom Blazek
Ric Young
Rocky Gudim
Josh Dowling

Members Absent

Warren Hassinger – Vice Chair

Staff Members Present

Vanessa Shrauner, City Manager
Kimberly Henry, Assistant to City Manager
Belinda Garcia, Administrator Coordinator
Robert Decker, Building Official
Stacy Cantu, Building & Dev Planning Technician

Guest(s) Present (2)

Elizabeth Brundrett, Griffith and Brundrett
Kathaleen Lookadoo, Buttrum Construction

I. Open Meeting

1. Call Meeting to order at **5:30 p.m.**

II. Approval of Minutes

2. Deliberate and act on approval of the regular meeting minutes of July 7, 2025.

Motion: Member Dowling made a motion to approve the July 7, 2025, minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

III. Public Hearing

Open Public Hearing 5:31 pm.

3. Final Plat of property located at 404 E North st; also known as Smith and Wood, Block 7, Lot 15 & 16.
 - i. Applicant Presentation
 - ii. Staff Report
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider for approval or denial of the request (Robert Decker, Chief Building Official)

No Applicant Presentation, present.

We moved on to the Staff Report, where Robert Decker spoke on Final Plat. Robert went over the applicant wanting to subdivide the lot, into two lots. Making them Lot C, 3,718 sq ft. and Lot D, 4,419 sq

ft. Staff investigated Zoning and with it being zoned for B-1 but being used as a R-2. Which makes the lot sizes too small for the residential use. As the structures stand, they are considered existing non-conforming or grandfathered in their current locations. Meaning if the structures were ever demolished and/or moved, the new residential structures would be required to meet current R-1 standard setbacks. Leaving Staff to recommend Denial for the Final Plat of the two lots.

Chair- Ruth Davis then opened the Public Hearing for comments to be considered, Elizabeth Brundrett with Griffith and Brundrett spoke. She stated lots are existing and the homes that were built on lots are front facing North st. as the Plat shows. Brundrett did mention, if the owner's homes wanted to sale, in the future, this Final Plat would reflect the two homes on their individual lots. Secretary Hesley asked for clarification on if the homes were ever demolished, what setbacks they would then have to follow to rebuild or if they wanted to expand on these homes, could they? Building Official, R. Decker stated these homes are Legal Non-Conforming, so as they sit, they can remodel or make repairs. They cannot expand the footprint. And if they demolished and wanted to rebuild on the properties, they would have to follow the 25' setbacks for areas zoned R-2.

Moving on to consider approval or denial, Secretary K. Hesley was inclined to side with Staff stating the Lots would be too small if anyone was to ever rebuild, due to the 25' setbacks.

Motion: Member Young made a motion to deny the Final Plat for 404 E North. Secretary Hesley seconded. **Motion Passed Unanimously.**

4. Deliberate and act on a request for a Conditional Use Permit (CUP) for an RV Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, The Palms Subdivision currently zoned R-1 (1st Single Family Dwelling District

- i. Applicant Presentation
- ii. Staff Report
- iii. Public Hearing to receive comments for or against the request.
- iv. Consider for approval or denial of request (Robert Decker, Chief Building Official)

Kathaleen Lookadoo with Buttrum Construction was present to speak on the CUP request for The Palms located at 345 SH 35 Bypass in order to proceed with the RV Resort and Tiny Home Community.

Building Official, R. Decker went over the property being undeveloped at the moment, they have existing private roads that the City will not be taking over. The City will also install a water meter at the property line so internal lines ran will be private to maintain and repair and they will also be responsible for installing a back flow device. There is no municipal sewer, so they will have on site septic's that they are responsible for.

No one present for public comments or concerns. K. Lookadoo went over what qualifies as a Tiny Home – living area less than 500 sq ft. in the State of Texas and the RV's have axles.

Motion: Member Gudim motioned to approve the CUP for The Palms. Member Young seconded the motion. **Motion Passed Unanimously.**

5. Adjournment 5:47pm

Motion: Member Young made a motion to adjourn. Member Hesley seconded. **Motion passed unanimously.**

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 18, 2025

CATEGORY: Action Item

CAPTION:

Consider a request for a Conditional Use Permit (CUP) for the property located at 1585 16th St; also known as Lot 77-A, , Block 250, Foor & Swickheimer Subdivision, being 7.18 acres, for the purpose of adding three (3) cabins, two (2) RV Spaces, and an equipment shop, for use by family members, currently zoned R-1 (1st Single Family Dwelling District).

- i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for Approval or Denial of the request
-

SUMMARY:

The applicant is requesting approval of a Conditional Use Permit to allow for the development of three (3) cabins, two (2) RV spaces, and an equipment shop on the property. The proposed use is intended for private use by family members.

A public notice regarding the Conditional Use Permit request was published in *The Rockport Pilot* on Thursday, July 31, 2025. Additionally, notices were mailed to nineteen (19) property owners located within a 200-foot radius of the subject property, in accordance with notification requirements.

As of the date of this report, no letters in favor of or in opposition to the request have been received.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit with the condition that the cabins, RV spaces, and equipment shop are used for family purposes only. The applicant may not rent any of the structures or RV spaces for compensation unless they comply with applicable RV Park

regulations.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH-1585 16th st - Will Pierce
2. CUP Application
3. Site Plan
4. Pictometry
5. zoning map
6. Future land Use
7. PH 1585 16th St - CUP
8. Public Mailout List

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 15, 2025

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**

1585 Sixteenth st

APPLICANT/PROPERTY OWNER

Will Pierce, Owner

PUBLIC HEARING DATE

P&Z – Monday, August 18, 2025
CC – Tuesday, August 26, 2025

P&Z DATE

P&Z – Monday, August 18, 2025

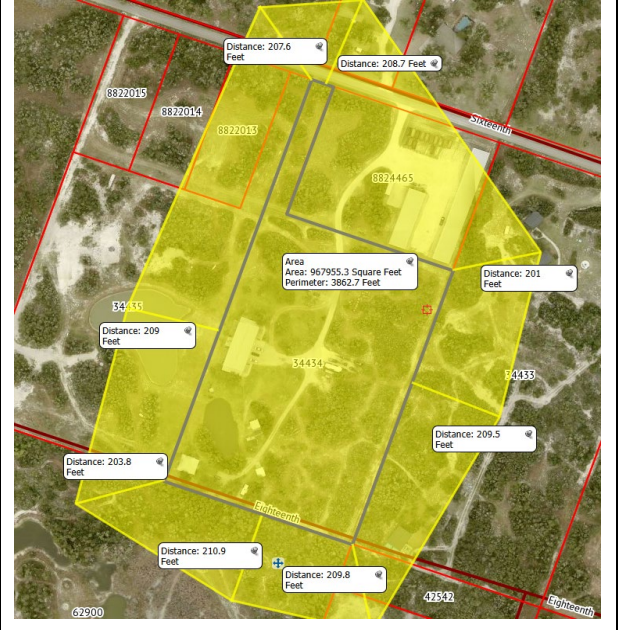
CITY COUNCIL DATE(S)

1st Reading – Tuesday August 26, 2025
2nd Reading – Tuesday, September 9, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, Will Pierce, has request a Conditional Use Permit (CUP) in order to add three (3) cabins, two (2) RV Spaces and an equipment shop, for use by family members.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, July 31, 2025 edition and mailed out to Nineteen (19) property owners within a 200-foot radius of the property. No 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	Inhabited Land, wanting to expand	N – R1 (1 st Single Family Dwelling District) S – R1 (1 st Single Family Dwelling District) E – CUP (Conditional Use Permit) W – R1 (1 st Single Family Dwelling District)	Metal Shop existing on property.	7.18 Acres

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the ZONING ORDINANCE	PROPERTY HISTORY
The Current Future Land Use Map suggests Residential Use	Inhabited land with existing building on property. Wants to expand to have cabin spaces and RV spaces for family.

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



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 1585 16th St.
Rockport TX 78382

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: Residence & agriculture

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: Bed & Breakfast / Multi-family Ranch
with farm animals

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

• Lot or Tract 77-A Block 250

• Tract S 5925 of the Swickheimer
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): 7.18 acres

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

would like to add 3 cabins, 2 RV spots
and a equipment shop. cabins will be
for family / guests. Raising farm animals
for food and pleasure.

K. OWNER'S NAME: (Please print) Will Deirce
ADDRESS: 1585 16th St.
CITY, STATE, ZIP CODE: Rockport TX 78382
PHONE NO 361 463 6198

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: 
(Owner or Representative)

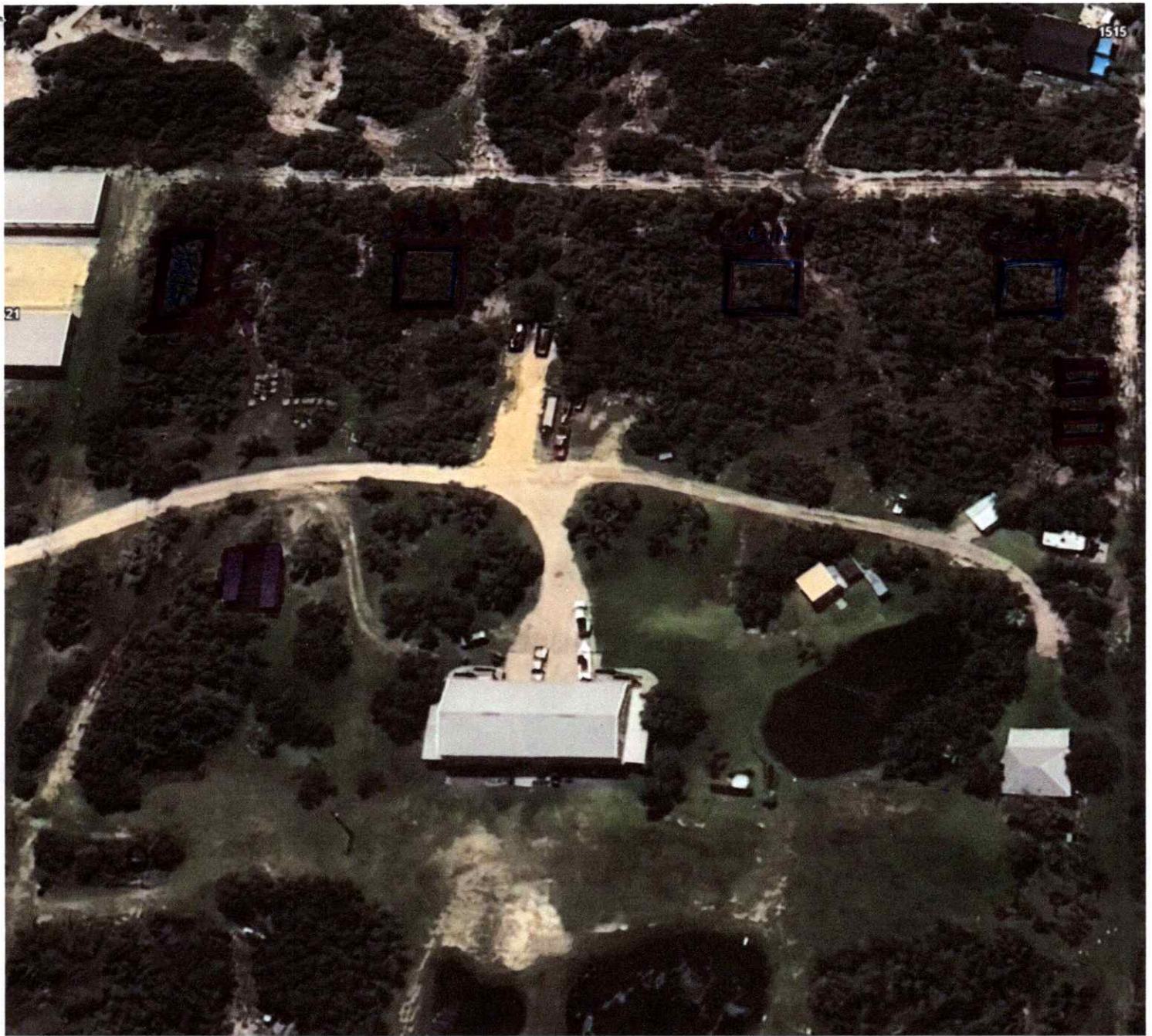
(FOR CITY USE)

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

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

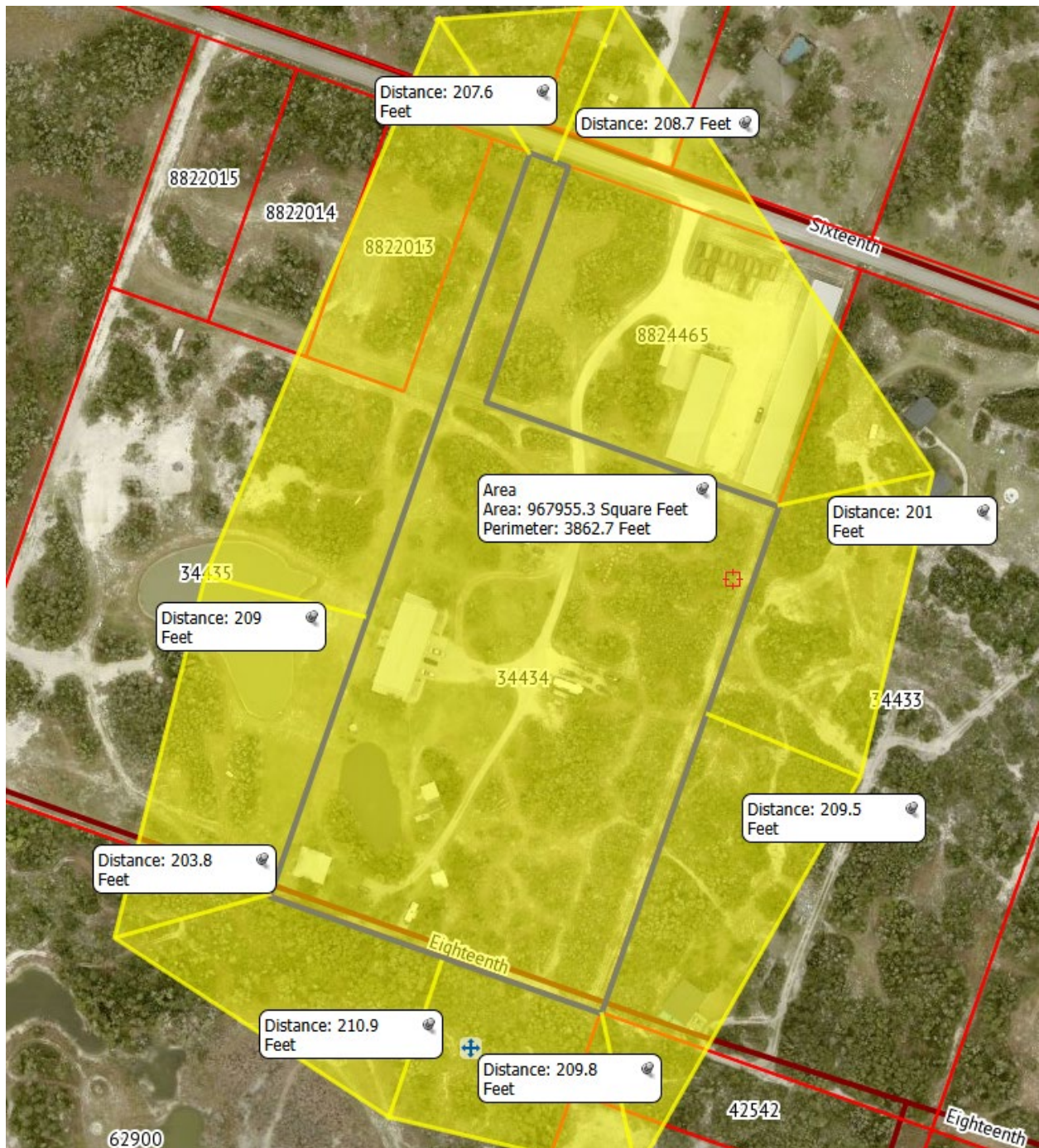
If rejected, reasons why: _____

Receipt No. _____

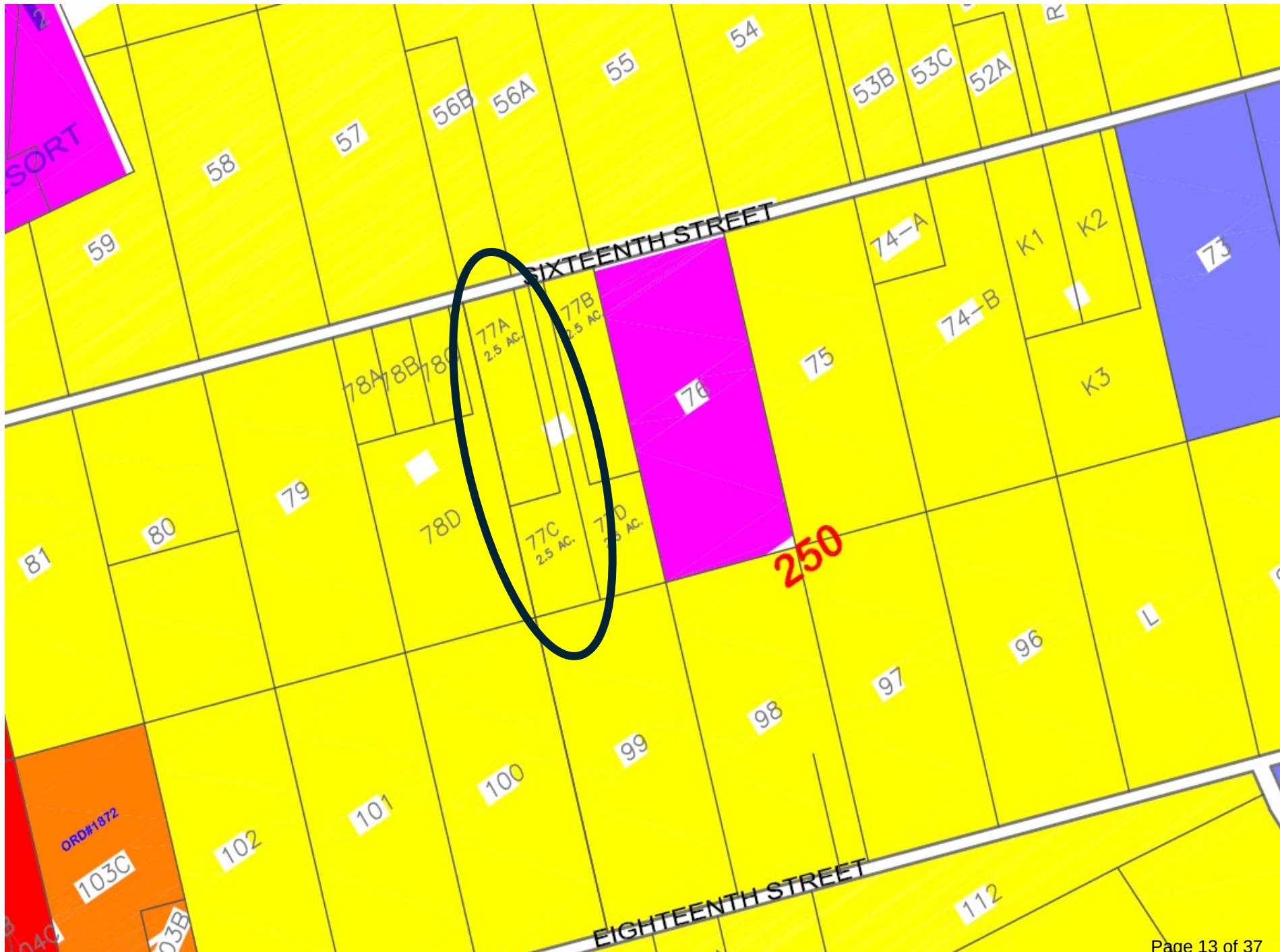


- 1- Equipment Shop
- 3- cabins around 1200 SF ~~each~~ +/-
- farm animals / agriculture
- multi family - Bed & Breakfast

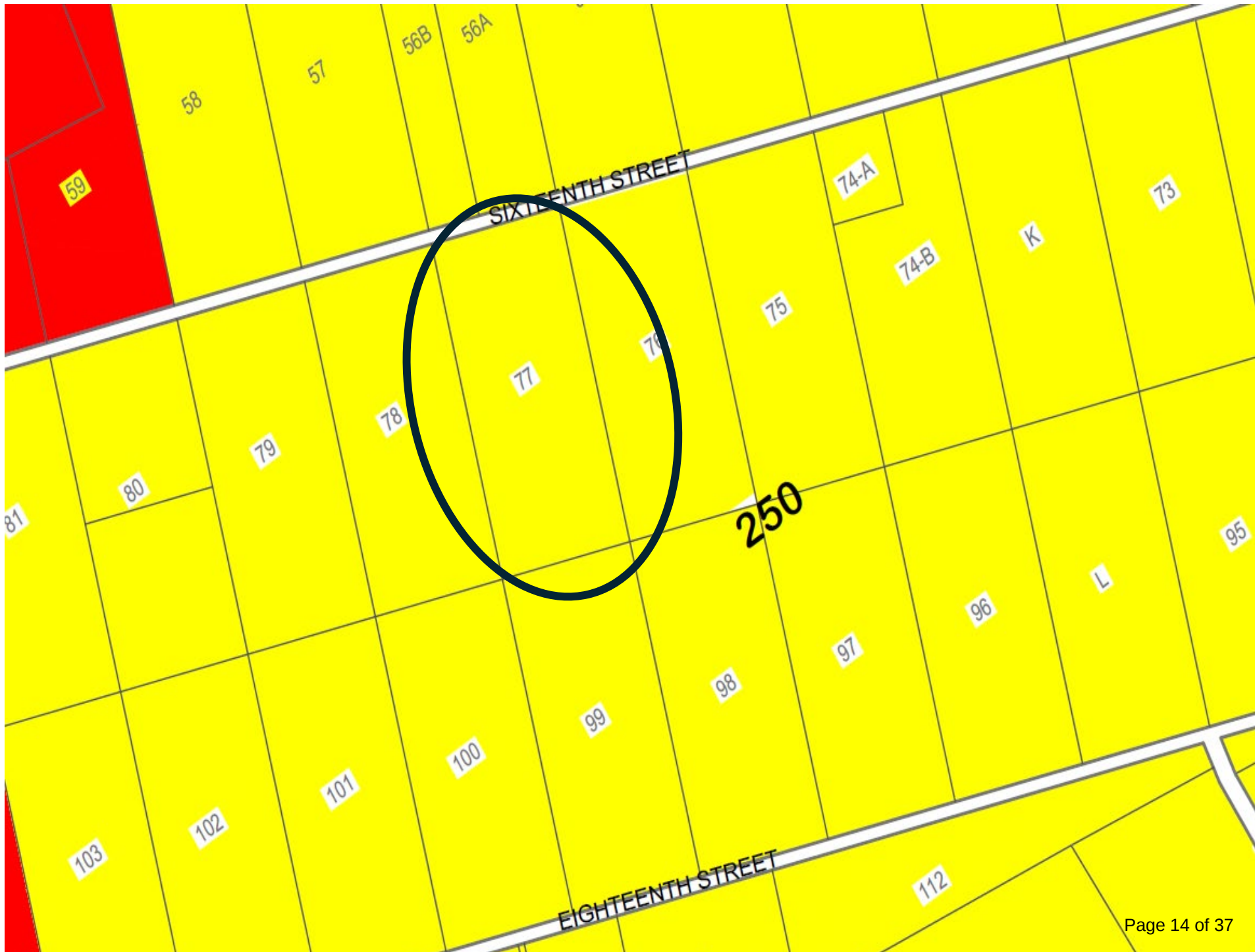
Bldgs subject to
shifting places



ZONING MAP S5925 Swickheimer BLK 250 LOT 77-A 7.18 Acres



FUTURE LAND USE _S5925 Swickheimer BLK 250 LOT 77-A 7.18 Acres





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, August 18, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, August 26, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for the property located at 1585 16th St; also known as Lot 77-A, , Block 250, Foor & Swickheimer Subdivision, being 7.18 acres, for the purpose of adding three (3) cabins, two (2) RV Spaces, and an equipment shop, for use by family members, currently zoned R-1 (1st Single Family Dwelling District 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 August 18, and the City Council Agenda of August 26, 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 31st day of July, 2025 on the bulletin board at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, July 31, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

<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>
34434	Will Peirce	1585 Sixteenth st.	1521 Sixteenth st.	Rockport	TX	78382
8824465	Joe Peirce	1521 Sixteenth st.	1521 Sixteenth st.	Rockport	TX	78382
34433	Caleb & Kimberly Morale	1515 Sixteenth st.	P O Box 1781	Rockport	TX	78382
42542	Shane & Jo Beth Stephen	1514 Eighteenth st.	604 State Park rd.	Lockhart	TX	78644
55175	Richard & Becky Martine	1516 Eighteenth st.	P O Box 1772	Rockport	TX	78381
62900	Michael & Linda Adler	1566 Eighteenth st.	1526 Eighteenth st.	Rockport	TX	78382
34435	Joe Peirce	1601 Sixteenth st.	1521 Sixteenth st.	Rockport	TX	78382
8822014	Joe Peirce	1607 Sixteenth st.	1521 Sixteenth st.	Rockport	TX	78382
8822013	Joe Peirce	1605 Sixteenth st.	1521 Sixteenth st.	Rockport	TX	78382
48570	Diane Dupnik	1614 Sixteenth st.	1129 Oak ave.	Rockport	TX	78382
65027	JCJI LLC.	1524 Sixteenth st.	424 W Overlook Mountain rd.	Buda	TX	78610
34489	JCJI LLC.	1522 Sixteenth st.	424 W Overlook Mountain rd.	Buda	TX	78610
	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



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 18, 2025

CATEGORY: Action Item

CAPTION:

Consider a request for a Conditional Use Permit (CUP) for the property located at 1601 16th St; also known as Lot 78R, , Block 250, Foor & Swickheimer Subdivision, being 9.991 acres, for the purpose of adding five (5) 1,200 square foot cabins, two (2) RV Spaces, and an equipment shop approximately 2,300 square feet, for use by family members, currently zoned R-1 (1st Single Family Dwelling District)

- i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider recommendation to City Council for Approval or Denial of the request
-

SUMMARY:

The applicant is requesting a Conditional Use Permit to allow for the development of five (5) cabins, each approximately 1,200 square feet in size, two (2) RV spaces, and an equipment shop totaling approximately 2,300 square feet. The proposed development is intended for use by family members.

Notice of the CUP request was published in *The Rockport Pilot* on Thursday, July 31, 2025. Additionally, notification letters were mailed to nineteen (19) property owners located within a 200-foot radius of the subject property, in accordance with standard public hearing procedures.

As of the date of this report, no letters in favor of or in opposition to the request have been received.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit with the condition that the cabins, RV spaces, and equipment shop are used for family or guest purposes only. The applicant may not

rent any of the structures or RV spaces for compensation unless they comply with applicable RV Park regulations.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH-1601 16th St- CUP
2. CUP Application
3. Pictometry
4. zoning map
5. Future land Use
6. PH 1601 16th St - CUP
7. Public Mailout List

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 15, 2025

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 Sixteenth st

APPLICANT/PROPERTY OWNER

Joe Pierce, Owner

PUBLIC HEARING DATE

P&Z – Monday, August 18, 2025
 CC – Tuesday, August 26, 2025

P&Z DATE

P&Z – Monday, August 18, 2025

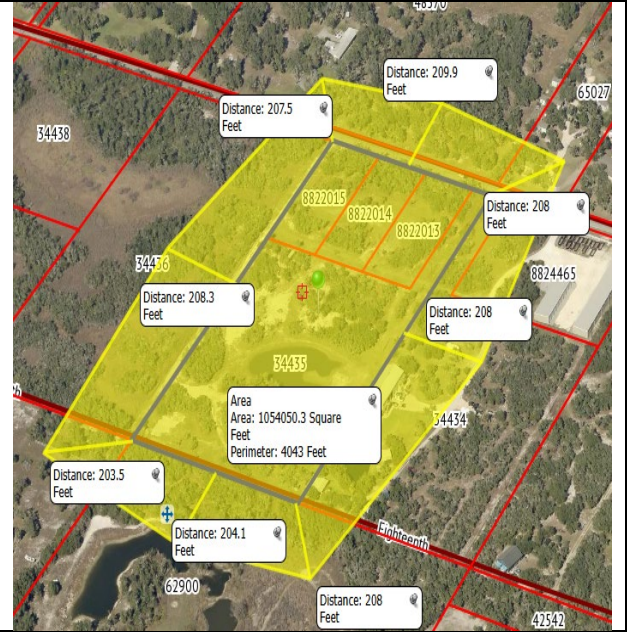
CITY COUNCIL DATE(S)

1st Reading – Tuesday, August 26, 2025
 2nd Reading – Tuesday, September 9, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, Joe Pierce, has requested a Conditional Use Permit (CUP) in order to add five (5) 1,200 square foot cabins, two (2) RV Spaces, and an equipment shop that is approximately 2,300 square feet, for use by family members.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, July 31, 2025, edition and mailed out to nineteen (19) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



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 – R1 – (1 st Single Family Dwelling District) W – R1 – (1 st Single Family Dwelling District)	Recently Replated into 1 Large Lot Prop ID – 8822015 – 1.004 Acres Prop ID – 8822014 – 1.005 Acres Prop ID – 8822013 – 1.005 Acres Prop ID – 34435 – 6.997 Acres	10.011 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

OTHER (DESCRIBE)

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



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 1601 16TH ST.
ROCKPORT, TX 78382

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: NONE

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: BED & BREAKFAST / MULTI-FAMILY RANCH W/ FARM ANIMALS

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

• Lot or Tract 78-R Block 250

• Tract 78-R of the SWICKHEIMER 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): 9.991 ACRES

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

WOULD LIKE TO ADD 5 CABINS / 1200 #, 2 RV SPOTS, MAIN HOUSE / 2300 #, & EQUIPMENT SHOP. CABINS WILL BE FOR FAMILY / GUESTS. RAISING FARM ANIMALS FOR FOOD / PLEASURE.

K. OWNER'S NAME: (Please print) JOE PEIRCE
ADDRESS: 1521 16TH ST.
CITY, STATE, ZIP CODE: ROCKPORT, TX 78382
PHONE NO 361. 834. 3553

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: _____
(Owner or Representative)

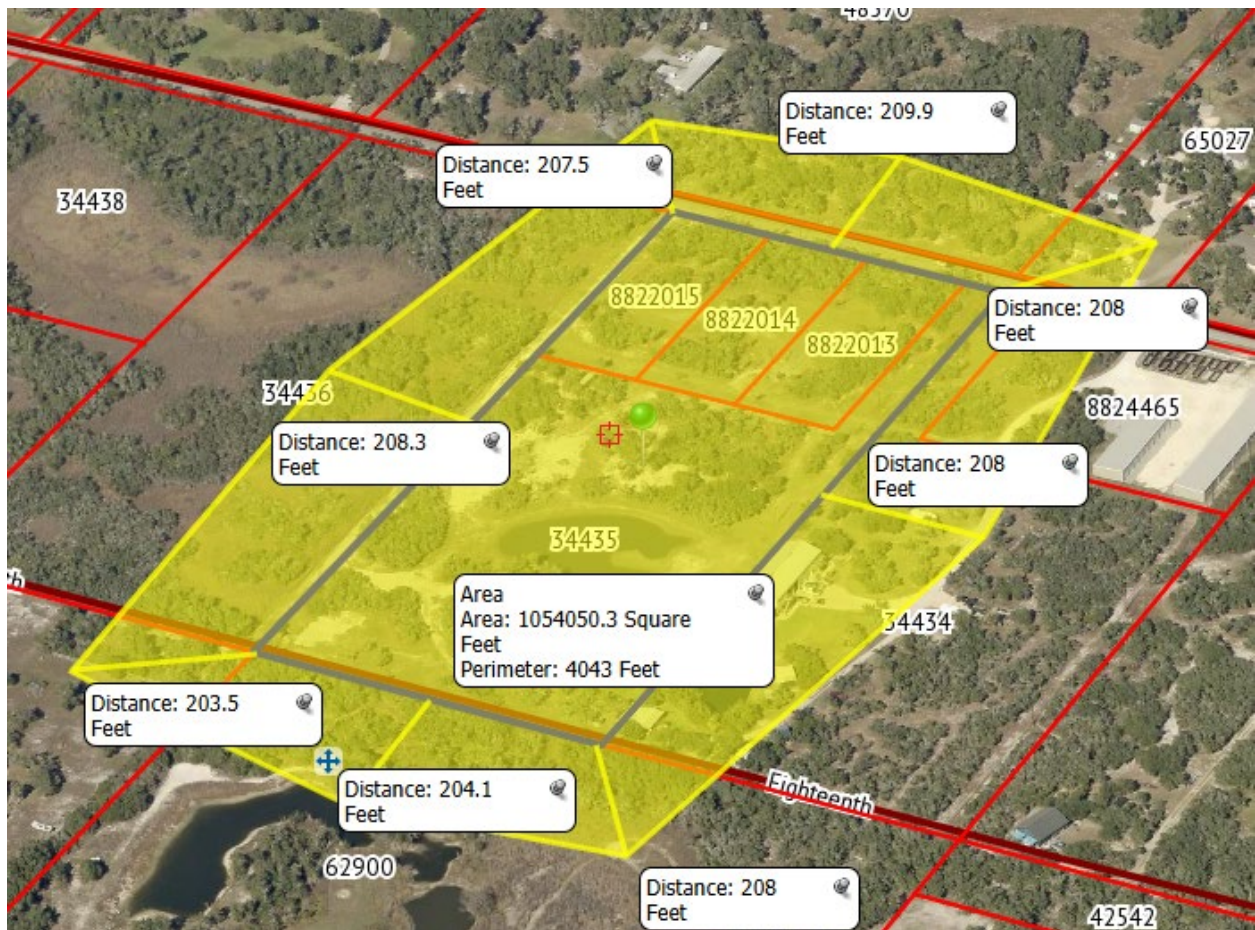
(FOR CITY USE)

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

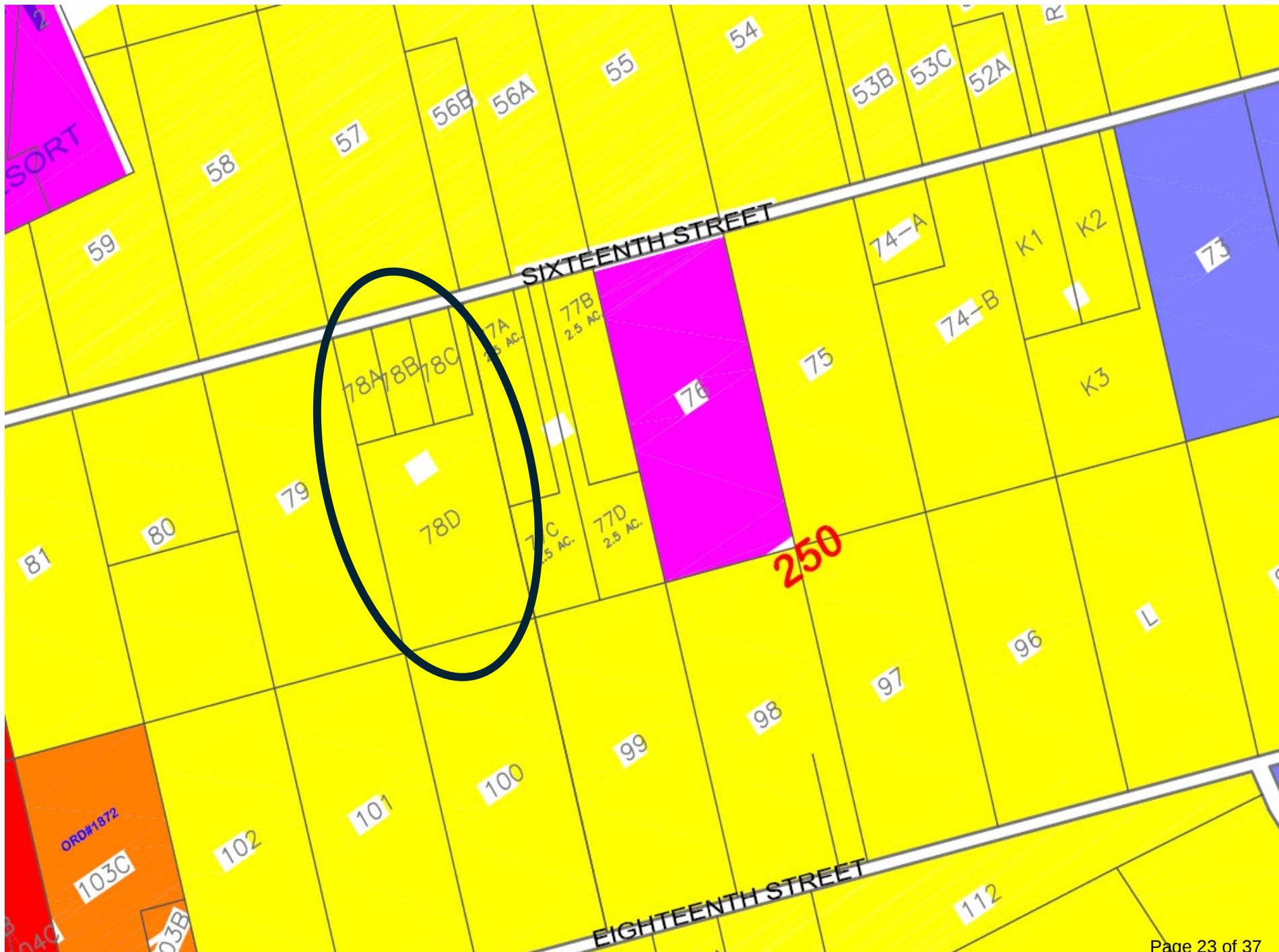
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

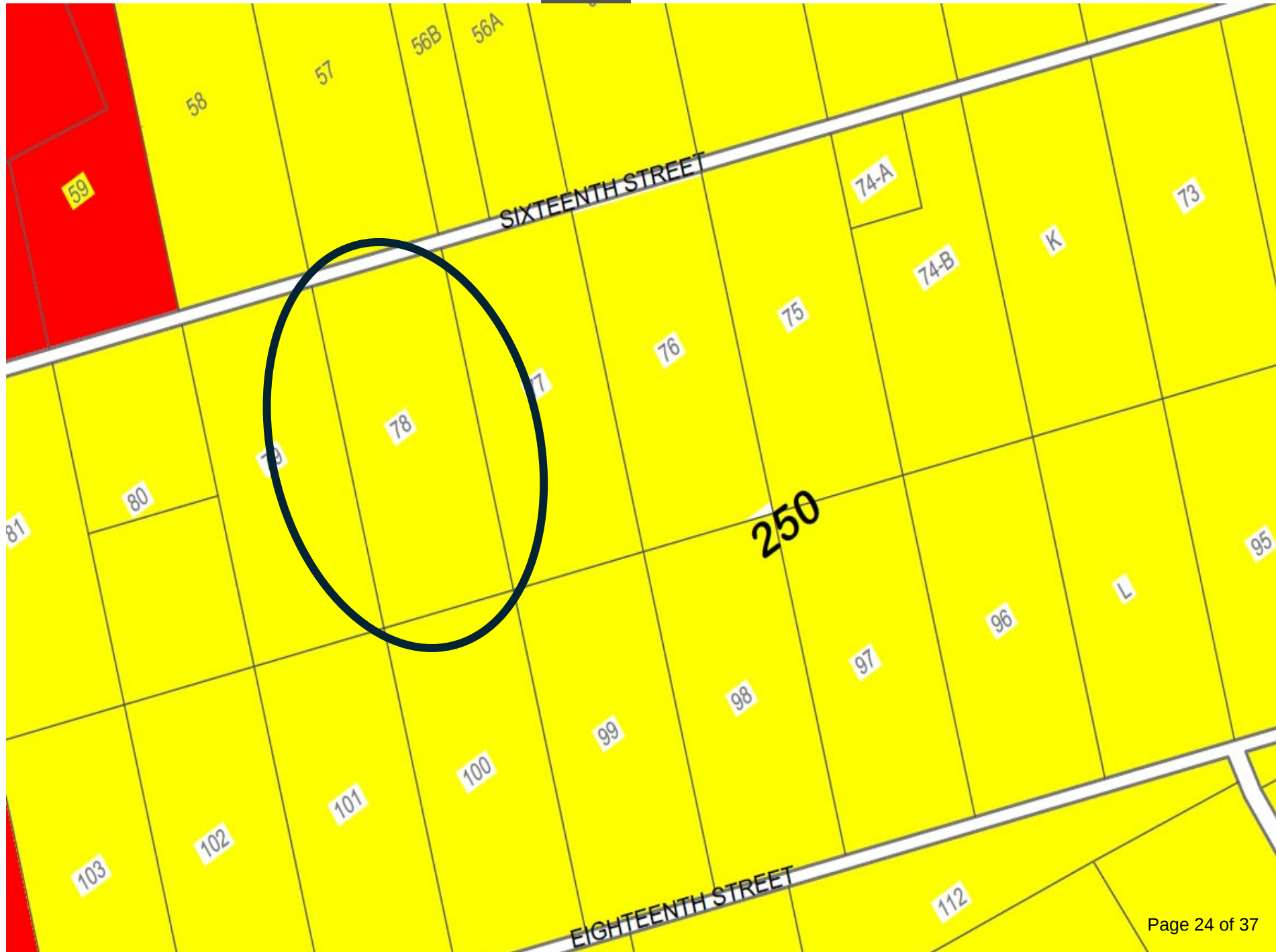
Receipt No. _____



ZONING MAP SWICKHEIMER BLOCK 250 LOT 78-D ACRES 6.997



FUTURE LAND USE SWICKHEIMER BLOCK 250 LOT 78-D ACRES
6.997





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, August 18, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, August 26, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for the property located at 1601 16th St; also known as Lot 78R, , Block 250, Foor & Swickheimer Subdivision, being 9.991 acres, for the purpose of adding five (5) 1,200 square foot cabins, two (2) RV Spaces, and an equipment shop approximately 2,300 square feet, for use by family members, currently zoned R-1 (1st Single Family Dwelling District 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 August 18, and the City Council Agenda of August 26, 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 31st day of July, 2025 on the bulletin board at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, July 31, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

<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



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 18, 2025

CATEGORY: Action Item

CAPTION:

Consider a request to rezone property located at 102 St Francis Circle; also known as Domasco Subdivision, Blk 1 Lot 2, 3.4446 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

- i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider recommendation to City Council for Approval or Denial of the request
-

SUMMARY:

The applicant is requesting to rezone the subject property from R-1 to B-1 to allow for the construction of a covered outdoor storage and parking area. The property has direct frontage along SH 35 Bypass.

Background:

- * The property was replatted in 2022 to provide direct access and frontage to SH 35 Bypass.
- * A previous rezoning request for the same property was submitted and brought before the Planning & Zoning Commission and City Council in 2023; however, applicant removed from the agenda prior to approval.
- * As of the current date, the property remains undeveloped.

A public notice regarding this rezoning request was published in *The Rockport Pilot* on Thursday, July 31, 2025. Additionally, notification letters were mailed to nineteen (19) property owners within a 200-foot radius of the subject site, in accordance with statutory requirements.

As of the date of this report, no letters in support or opposition to the request have been received.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff Recommends Approval.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH-102 St. Francis Circle - Brian Phillips
2. Zoning Application
3. Pictometry
4. Zoning Map
5. Future Land Use Map
6. PH 102 St Francis Circle
7. Public Mailout List

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 15, 2025

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**

102 St. Francis Cir

APPLICANT/PROPERTY OWNER

Brian Phillips, Owner

PUBLIC HEARING DATE

P&Z – Monday, August 18, 2025
CC – Tuesday, August 26, 2025

P&Z DATE

P&Z – Monday, August 18, 2025

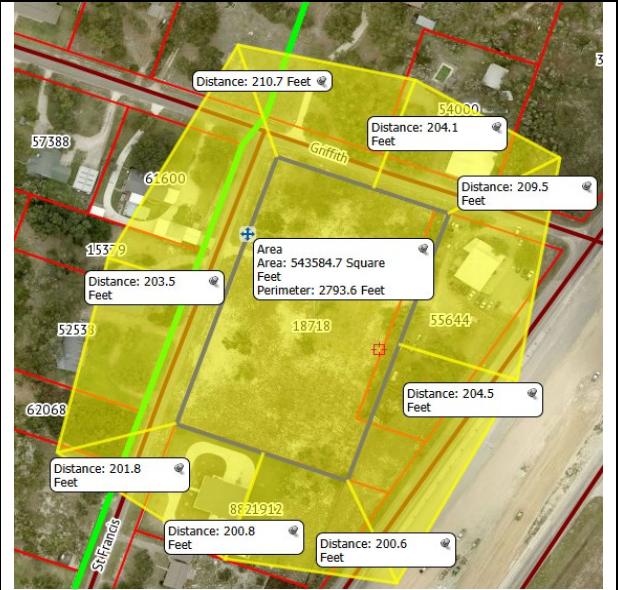
CITY COUNCIL DATE(S)

1st Reading – Tuesday, August 26, 2025
2nd Reading – Tuesday, September 9, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, Brian Phillips, has requested a Rezone to his property at 102 St. Francis Circle from R1- 1st Single Family Dwelling District to B-1 General Business District. Property has frontage to SH 35 Bypass. Owner plans to construct a covered outdoor storage and parking.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, July 31, 2025, edition and mailed out to nineteen (19) 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 – R1 – (1 st Single Family Dwelling District) W – R1 – (1 st Single Family Dwelling District)	Undeveloped Land thus far	3.4 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The property was replatted in 2022 to give SH 35 Bypass frontage to this parcel. It was also brought before the P&Z committee and City Council in 2023, however applicant removed between 1st and 2nd reading. As of present day, there has been no letters of opposition. Property is undeveloped.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

OTHER (DESCRIBE)

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



J. Schwarz & Associates, Inc.

Professional Engineering Solutions

July 16, 2025

Western Gulf Marine Consultants, LLC
c/o Brian Phillips
325 Griffith Dr
Rockport, TX 78382
captbrianphillips@yahoo.com

Re: Preliminary Engineering Services Proposal for rezoning Lot 2, Block 1, Domasco
Subdivision, Rockport, Aransas County, Texas.

J. Schwarz & Associates, Inc. (JSA) is pleased to offer the following proposal for engineering services for the above referenced project. The Scope of Services to be provided per this proposal shall consist of the following:

Project Scope of Services:

1. Submit to the City of Rockport all information required to rezone the above referenced property from R1 to B1 (General Business);
2. Represent Owner at the required P&Z Meeting and City Council Meetings.

Project Deliverables:

- Rezoning application submitted to the City of Rockport

Exceptions and Clarifications:

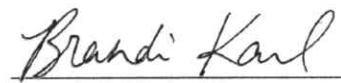
- Does not include the preliminary plat required by the City for development approval;

Fees for our services will be invoiced on a lump sum basis, using the following schedule:

Total fees: **\$1,000.00**

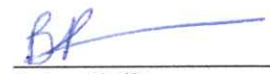
Thank you for the opportunity to provide you with this proposal. If you have any questions, please do not hesitate to contact us. We look forward to assisting you on this project.

Sincerely,
J. Schwarz & Associates, Inc. (F-8138)



Brandi B. Karl, P.E.
Project Engineer

AGREED TO AND ACCEPTED:



Brian Phillips

Date: 7-17-25

K. OWNER'S NAME: (Please print) Brian Phillips
ADDRESS: 325 Griffith Drive
CITY, STATE, ZIP CODE: Rockport, TX 78382
PHONE NO 361-548-5319

L. REPRESENTATIVE: (If Other Than Owner) Brandi B. Karl, P.E.
ADDRESS: 411 S. Pearl St
CITY, STATE, ZIP CODE: Rockport, TX 78382
PHONE NO 361-774-4534

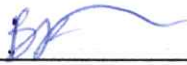
NOTE: Do you have property owner's permission for this request?
YES X NO

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) \$184.45

- 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. _____



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

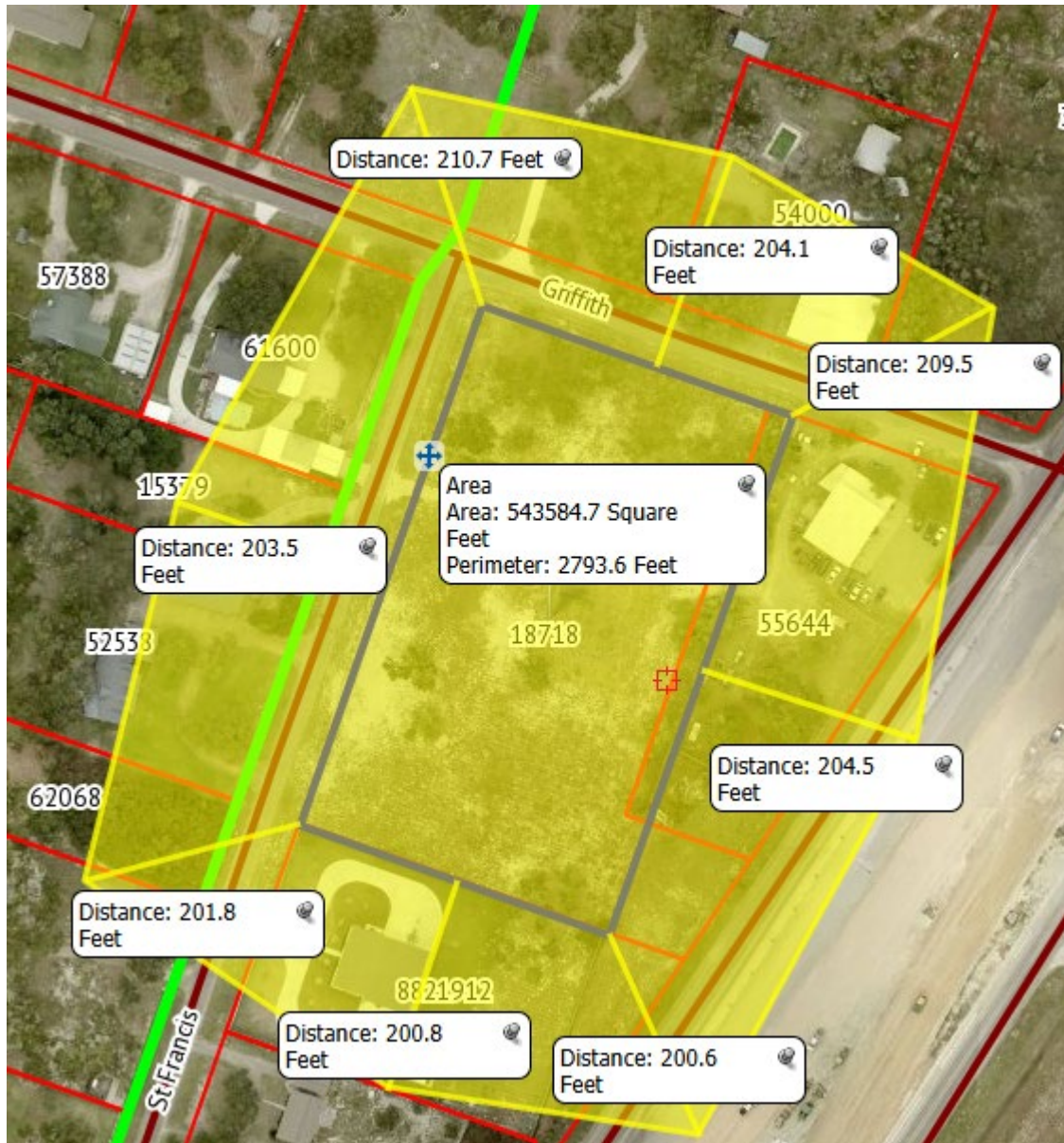
INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

- A. REQUESTING: Rezoning [x] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY 102 St. Francis Circle, Rockport

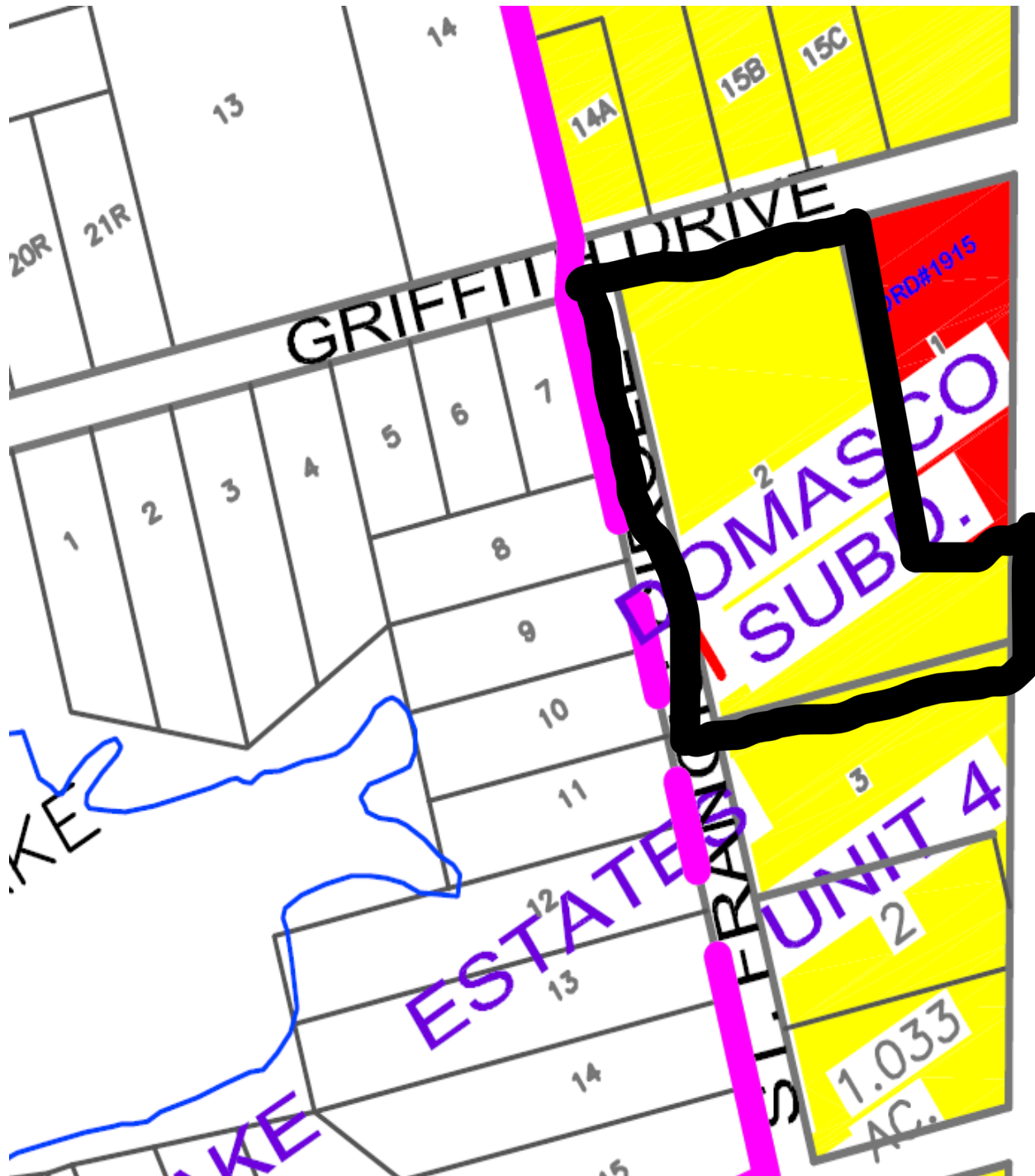
- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: Undeveloped
- E. ZONING DISTRICT REQUESTED: B-1
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 2 Block 1
 - Tract Domasco Subdivision of the _____
Survey as per metes and bounds (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) No Name Yet

- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 3.445 Acres

- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Owner plans to construct covered outdoor storage and parking

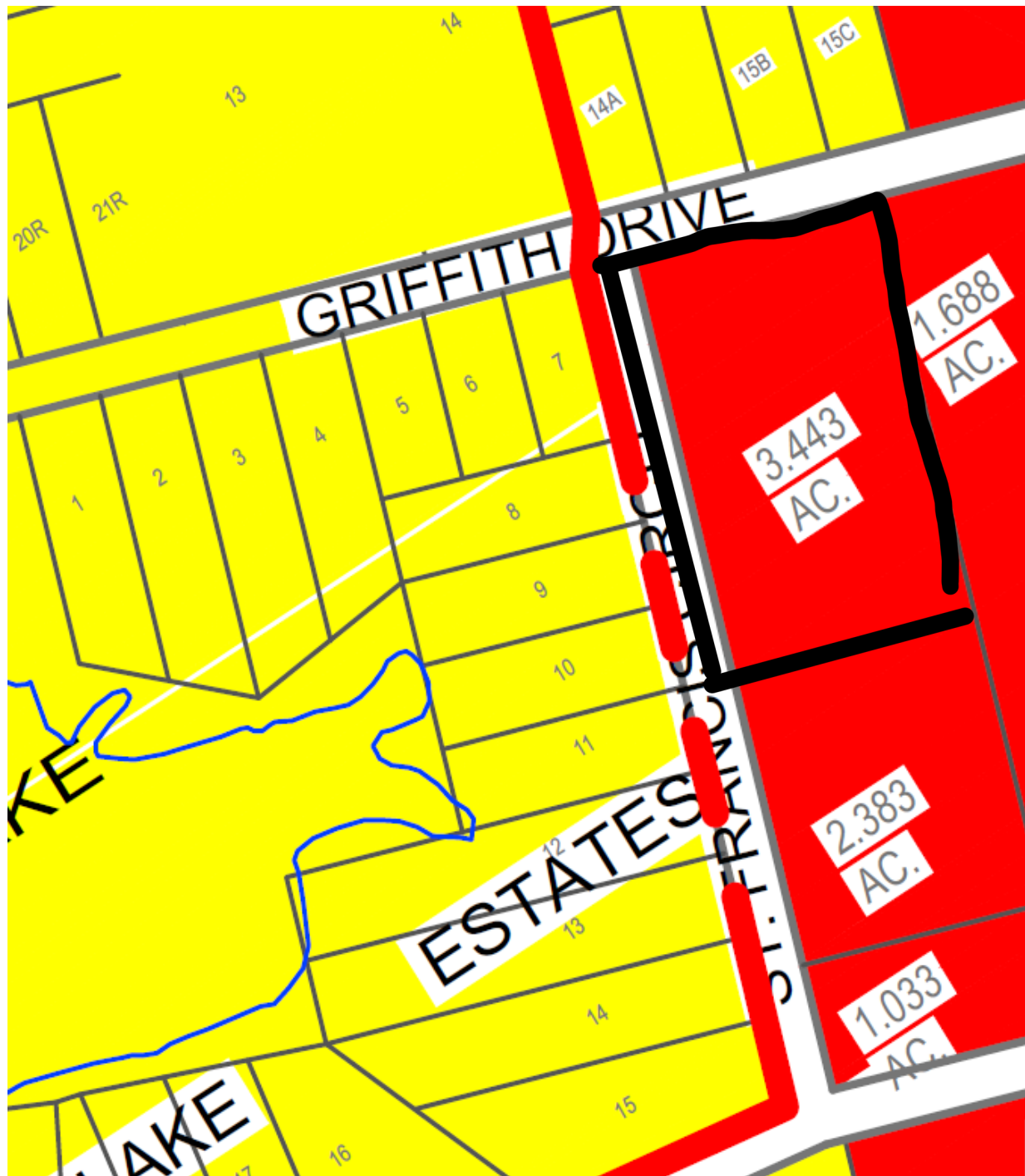


Zoning Map - S1558 DOMASCO SUBDIVISION BLK 1 LOT LOT 2 3.4446 Acres



SH 35 Bypass

Future Land Use Map - S1558 DOMASCO SUBDIVISION BLK 1 LOT LOT 2 3.4446 Acres



SH 35 Bypass



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Planning & Zoning Commission
and City Council

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CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

<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>
18718	Brian Phillips	102 St Francis cir	325 Griffith dr	Rockport	TX	78382
62068	Danny Mitchell	201 St Francis cir	P O Box 1791	Orange Grove	TX	78372
52538	Michael Williams	111 St Francis cir	P O Box 567	Rockport	TX	78381
15379	Michael Williams	107 St Francis cir	P O Box 567	Rockport	TX	78381
61600	Brian Phillips	325 Griffith dr	325 Griffith dr	Rockport	TX	78382
53881	Marvin & Bettye Landers	330 Griffith dr	330 Griffith dr	Rockport	TX	78382
64916	James & Amy Riley	340 Griffith dr	340 Griffith dr	Rockport	TX	78382
54000	Jon Lucas	344 Griffith dr	344 Griffith dr	Rockport	TX	78382
30729	Jingqiu Chen	1901 - 1939 S H 35 Bypass	7948 Greenhollow ln	Dallas	TX	75240
55644	C A R Certified Auto Repa	1875 S H 35 Bypass	1875 S H 35 Bypass	Rockport	TX	78382
8821912	Chris & Cindy Anderson	202 St Francis cir	P O Box 1895	Aransas Pass	TX	78335
62069	Timothy Templin	205 St Franci cir	205 St Francis cir	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