



City of Rockport

CITY COUNCIL REGULAR MEETING AGENDA

TUESDAY, AUGUST 26, 2025 - 5:00 PM
ROCKPORT CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Mayor Tim Jayroe
Mayor Pro Tern (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel

Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett
Vanessa Shrauner, City Manager

Notice is hereby given that Rockport City Council will hold a Regular Meeting on Tuesday, August 26, 2025, at 5:00 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 City Council welcomes citizen participation and comments at all City Council Meetings on an Agenda item or any subject matter.

Written comments submitted by 3:30 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 City Secretary before the meeting begins.
- Any citizen with handouts should provide them to the City Secretary before the meeting. If you wish the City Council to receive your handouts for the meeting, please provide 8 copies; if not, the City Council 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 City Council 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 City Council 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 City Council 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. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TO BE HEARD

Speaker participation instructions are provided in writing at the beginning of the agenda. NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting, and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042 has not been posted on the agenda.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

V. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the City Council.

1. Consider the approval of the City Council Minutes for the following City Council Meetings:
 - i. July 29, 2025, Workshop
 - ii. August 12, 2025, Regular Meeting (Shelley Goodwin, City Secretary)
2. Consider approval of Change Order #1 to the construction contract with Anderson Columbia Co., Inc. for work on the Kluge Trail and Holly Road Street Improvement Project, a Texas Department of Agriculture (TDA) – Community Development Block Grant (CDBG) project, in an amount not to exceed \$85,000.13. (Kimberly Henry, Assistant to the City Manager, Ryan Picarazzi, Public Works Director)
3. Consider the approval of canceling the October 28, 2025, November 25, 2025, and the December 23, 2025 City Council Regular Meetings (Shelley Goodwin, City Secretary)
4. Consider the approval of Resolution 2025-34 reappointing three members to the Convention and Visitors Bureau (CVB) Board for a full-term expiring September 2027 and appointing Shelley Sammons for a two-year term to represent the Chamber of Commerce. (Shelley Goodwin, City Secretary)
5. Consider the approval of the renewal of windstorm coverage for the City. The renewal premium selected was OPT#2 to expire May 1st with a total premium due of \$390,348.15. The coverage for OPT#2 is windstorm coverage in the amount of \$32,216,496 with a 3% deductible (\$996,495). The policy is expiring on May 1st to allow the City to get windstorm rates in the off-season with the benefit being the City will get a better rate. The current August renewal has the City getting rates based on the high possibility of storms being in the Gulf and rates being higher. (Diane Pedersen, Financial Management Analyst)

VI. ORDINANCES AND PUBLIC HEARINGS

6. 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. Public Hearing to receive comments for or against the request

iii. Consider the approval on the first of two reading of Ordinance 1987 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for 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), to B-1 (General Business District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

(Robert Decker, Chief Building Official)

7. 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. Public Hearing to receive comments for or against the request.
 - iii. Consider the approval on first or two readings Ordinance 1988 granting a Conditional Use Permit 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations; property located at 1585 Sixteenth Street; also known as Lot 77-A, Block 250, Foor and Swicheimer Subdivision, Being 7.18 acres; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

(Robert Decker, Chief Building Official)

8. 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 the approval on first or two readings Ordinance 1989 granting a Conditional Use Permit 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations; property located at 1601 16th St; also known as Lot 78R, , Block 250, Foor & Swickheimer Subdivision, being 9.991 acres, subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

(Robert Decker, Chief Building Official)

9. Amending the City of Rockport Code of Ordinance, Chapter 82 "Solid Waste" Article II. "Refuse Collection", Section 82.39 "Fee Schedule" Setting New Fees for Service
- i. Staff presentation
 - ii. Hold a public hearing to receive comments for or against the amendment

iii. Consider the approval on the first of two readings of Ordinance 1982 amending the City of Rockport Code of Ordinances, Chapter 82 "Solid Waste" Article II. "Refuse Collection", Section 82.39 "Fee Schedule" Setting New Fees for Service; Repealing all Prior Ordinances in Conflict Herewith: and Providing for Publication and an Effective Date. (Diane Pedersen, Financial Management Analyst)

VII. WORKSHOP - The City Council will recess the Regular Meeting.

10. FY2025-2026 proposed Budget and FY2025 Tax Rate
 - i. Public Input
 - ii. Hold a City Council discussion and provide directions to staff
 - iii. Close the Workshop (Vanessa Shrauner, City Manager)

VIII. ORDINANCES - The City Council will reconvene back into the Regular Meeting

11. Consider the approval on second and final readings on Ordinance 1985 granting a Conditional Use Permit for the purpose of a Recreational Vehicle (RV) Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; Repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. (Robert Decker, Chief Building Official)
12. Consider the approval of the second and final readings of Ordinance 1986 of the City Council of the City of Rockport granting to the City of Corpus Christi, Texas, its successors and assigns, for a period of twenty (20) years the right, privilege and franchise to operate a gas distribution system, and providing regulations for the conduct of said gas distribution system (Vanessa Shrauner, City Manager)

IX. OTHER ACTION ITEMS AND UPDATES

13. Consider and approve updated and amended Budget Calendar for FY 2025-2026 (Robbie Sorrell, Finance Director)
14. Consider the approval of a Professional Audit Services Contract for Fiscal Year 2024-2025. (Robbie Sorrell, Finance Director)

X. CITY MANAGER'S UPDATE

15. Receive the Monthly City Manager's Update (Vanessa Shrauner, City Manager)

XI. CITY COUNCIL REPORT

The City Council will report/update on activities in respective Wards, and all committee assignments. No formal action can be taken on these items at this time.

XII. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 2: Texas Government Code § 551.072, Real Property

Note 3: Texas Government Code § 551.074, Personnel Matters

Note 4: Texas Government Code § 551.076, Security

Note 5: Texas Government Code § 551.087, Economic Development Negotiations

Note 6: Texas Government Code § 551.089, IT Security

The City Council will consider the following items in Executive Session. The Council may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Council announces that the item will be considered during Executive Session.

XIII. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in the Executive Session as necessary.

XIV. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 2:15 p.m. on August 20, 2025, on the bulletin board of the City of Rockport City Hall, 212 N. Live Oak and Rockport Service Center, 2751 S. H. 35 Bypass, Rockport, Texas 78382.



Shelley Goodwin, TRMC/MMC
City Secretary



**CITY OF ROCKPORT
CITY COUNCIL WORKSHOP MINUTES
TUESDAY, JULY 29, 2025 - 1:00 PM
CITY HALL - GENERAL ASSEMBLY ROOM
212 N. LIVE OAK
ROCKPORT, TEXAS 78382**

Present:

Mayor Tim Jayroe
Mayor Pro Tem (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel
Councilmember (Ward 3) Brad Brundrett

Absent:

Councilmember (Ward 2) Matt Anderson

City Staff Present:

Vanessa Shrauner, City Manager
Bob Argetsinger, Director of Information Technology
Lee Brown, Public Safety Communications Center Director
Ryan Picarrazzi, Public Works Director
Kimberly Henry, Assistant to the City Manager
Nathan Anderson, Police Chief
Robbie Sorrell, Director of Finance
Shelley Goodwin, City Secretary

I. CALL TO ORDER AND ROLL CALL

Mayor Jayroe called the July 29, 2025, Workshop to order at 1:00 p.m. and announced that a quorum had been met.

II. PLEDGE OF ALLEGIANCE

Mayor Jayroe led the Pledge of Allegiance.

III. CITIZENS TO BE HEARD

No one wished to speak.

IV. DISCUSSION ITEMS, DIRECTIONS, AND UPDATES ON FY2026 BUDGET AND 2025 TAX RATE

1. Hotel Occupancy Tax (HOT):

i. Collections

ii. HOT Grant Form Application received for FY 2025-2026

iii. Convention and Visitor Bureau Board Update

Shelley Goodwin, City Secretary, provided a PowerPoint with the changes that were made to the 2025-2026 HOT Grant Program and the request that each person requested. She reviewed the purpose of HOT Fund and the Two-Step regulations.

Vanessa Shrauner, City Manager, provided a spreadsheet with her recommendation and stated cuts are still needed. She stated lately the City has seen the HOT and Sales Tax revenue going up and down. She also reviewed the changes the City Council made last year:

- Moved marketing in-house
- Created a CVB Board
- Hired Nannette Eiland as the Tourism Manager
- Created a Marketing Plan

Jatin Bhakta, CVB Vice Chair, reviewed the formula for hotel cost and tourism. He also spoke regarding using Placer AI on funded events to get more of an accurate number.

Jennifer Day reviewed the reason she needs administrative funding. She also reviewed the Holiday Lighting and the expenses related to that.

Scarlett Embrey spoke regarding Lights in Holiday and season (event). She stated she feel this investment would see a large return.

Cody Stewart stated the Warbird event occurs in off season and has grown every year.

Jennifer Day reviewed the Fine Art Event.

Members of the Art Center Board stated they feel that the Fine Art Event is a conflict with the ArtFest Event since it includes Fine Art.

Jatin Bhakta, Vice-Chair CVB, stated he feels any new events should be added to the offseason to assist the retailers, restaurants, and hoteliers.

Jennifer Day stated she has a concern with more funding going to the Tourism Marketing instead of non-profits. She also stated she has a concern with the Administrative Fees being eliminated for non-profits.

Micheal Abels stated he has an issue that the CVB has not approved the Tourism Marketing budget or other activities being requested.

Jatin Bhakta, Vice-Chair CVB, stated that with more funding going to marketing this benefits everyone and he feels right now the funding should be focused on marketing.

The City Council discussed the following:

- The role of the Convention and Visitor Bureau
- Support the Downtown Holiday but feel the City should wait until the streets fixed and the planning of the event is not rushed.
- Look at adding new events to the offseason
- Marketing Tourism benefits the City and Fulton small and large events
- Consensus on the following:
 - Not fund the Downtown Christmas currently until planning and downtown construction is complete

- Fund Warbirds at \$30,000
- Set aside funds for Fine Arts until they can work with the Art Center for a solution
- Dip into the reserves

2. Following up on all City Funds, New Initiatives and CIP Projects for FY2025-2026

Robbie Sorrell, Finance Director, provides a PowerPoint presentation regarding the Debt Service, Capital Improvement Projects, and se

The City Council discussed the following:

- Adding 23 days to reserves
- Projects that 4 pennies will get
- Employee insurance
- Outsourcing permitting process-pass through fee
- Development sites

Jennifer Day questioned why HOT was listed as an expenditure and a revenue.

3. Announcements on upcoming Budget Meetings:

- i. **Budget Workshop - August 5, 2025 at 1:00 p.m. at City Hall General Assembly Room**
- ii. **Budget Workshop - August 11, 2025, at 1:00 p.m. at City Hall General Assembly Room (if needed)**
- iii. **Regular Meeting - August 12, 2025, at 5:00 p.m. at City Hall (Budget items on Agenda)**
- iv. **Regular Meeting - August 26, 2025, tat 5:00 p.m. at City Hall (Budget items on Agenda)**

Vanessa Shrauner, City Manager, reviewed the upcoming Budget Meetings, which are subject to change.

V. ADJOURN

With no other business Mayor Jayroe adjourned the July 29, 2025, Workshop at 3:30 p.m.

Tim Jayroe
Mayor

Shelley Goodwin, TRMC/MMC
City Secretary



**CITY OF ROCKPORT
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, AUGUST 12, 2025 - 5:00 PM
CITY OF ROCKPORT-CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382**

Present:

Mayor Pro Tem (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel
Councilmember (Ward 2) Matt Anderson (via Zoom at 5:20 p.m.)
Councilmember (Ward 3) Brad Brundrett

Absent:

Mayor Tim Jayroe

City Staff Present:

Vanessa Shrauner, City Manager
Nathan Anderson, Police Chief
Bob Argetsinger, Director of Information Technology
Lee Brown, Public Safety Communications Center Director
Ryan Picarrozi, Public Works Director
Kimberly Henry, Assistant to the City Manager
Robbie Sorrell, Director of Finance
Shelley Goodwin, City Secretary

I. CALL TO ORDER AND ROLL CALL

Mayor Pro Tem Hattman called August 12, 2025, Regular Meeting to order at 5:00 p.m. and announced that a quorum had been met.

II. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Hattman led the Pledge of Allegiance.

III. CITIZENS TO BE HEARD

Councilmember Brundrett read a written comment submitted by Partick Kain. He wrote in opposition to the tax rate calculations.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. Presentation of Tenure Tuesday

Vanessa Shrauner, City Manager, presented Nathan Anderson, Police Chief, with his 5 years of service pin. She noted that Jacob Blue with the Public Works Department is not present, but he has served the citizens for 10 years.

V. CONSENT

2. Consider the approval of the July 22, 2025, City Council Regular Meeting Minutes
3. Consider the approval of Resolution 2025-26R Authorizing the Rockport Police Department to apply for an operate an Operation Lone Star Grant Program (OLS)
4. Consider the approval of Resolution 2025-28R authorizing the publication of delinquent taxpayers' names.
5. Consider the approval of Resolution 2025-30R designating authorized signatories for contractual documents for requesting funds pertaining to the Community Development Block Grant – Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 24-065-166-F081.
6. Consider the approval of Resolution 2025 -31R by the City Council of the City of Rockport providing for the required Civil Rights documents as they relate to the Community Development Block Grant – Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 24-065-166-F081

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Brundrett to approve the Consent Agenda Items 2 through 6. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Brundrett	aye

The City Council voted three (3) ayes and none (0) nays. The motion passed unanimously.

VI. BUDGET AND TAX RATE ITEMS

7. Consider the approval of Ordinance 1983 on the only reading amending Ordinance No. 1948 which amended the 2024-2025 budget beginning October 1, 2024, and ending September 30, 2025; repealing all prior ordinances in conflict herewith; providing for publication; and providing for an effective date.

Robbie Sorrell, Finance Director, reviewed the need to amend the budget. He noted due to unforeseen circumstances the Public Safety Communications Department is out of overtime and an amendment is required.

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Brundrett to approve Ordinance 1983 on the only reading amending Ordinance No. 1948 which amended the 2024-2025 budget beginning October 1, 2024, and ending September 30, 2025; repealing all prior ordinances in conflict herewith; providing for publication; and providing for an effective date. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Brundrett	aye

The City Council voted three (3) ayes and none (0) nays. The motion passed unanimously.

8. In accordance with the City of Rockport Charter present the FY 2025-2026 Proposed Budget by the City Manager

Andrew Kane spoke on the Budget and Tax Rate. He spoke in opposition to the calculations of the Tax Rate.

Vanessa Shrauner, City Manager, presented the proposed budget in accordance with the City Charter. She reviewed the proposed budget and the proposed Tax Rate. She also reviewed the upcoming public hearings and the votes on the proposed budget and tax rate. She also stated as requested the City will put out communications explaining what is included in the budget.

The City Council discussed the following:

- Sale of Bonds
- Calculation of M&O and I&S
- List of projects
- Hard to raise taxes, but needing to fund some projects instead of continuing to push them to another year.
- Raising taxes need to benefit the residents and staff should show what they are paying for.
- Surrounding cities with comparison.
- Working on increasing sales tax

9. Proposed FY2025 Tax Rate and FY2025-2026 Budget:

- i. Take a record vote on the FY2025 proposed voter-approved tax rate of \$.446530/\$100. The rate breakdown is \$.231403/\$100 for Maintenance & Operations (M&O) and \$.215127/\$100 for Interest & Sinking (I&S).**

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to record vote on the FY2025 proposed voter-approved tax rate of \$.446530/\$100. The rate breakdown is \$.231403/\$100 for Maintenance & Operations (M&O) and \$.215127/\$100 for Interest & Sinking (I&S). The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

- ii. Set the date for the required public hearing on the FY 2025-2026 Budget and the FY2025 Tax Rate (proposed date August 26, 2025)**

Robbie Sorrell, Finance Director, explained the public hearing for the proposed budget and Tax Rate is required by Tax Code. He noted the City Council will need to set the public hearing.

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Brundrett to set the public hearing of the proposed budget and Tax Rate on August 26, 2025 at City Council Regular Meeting at 5:00 p.m. at 212 N. Live Oak. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

*Since this vote, the public hearing was moved to September 9, 2025 at 5:00 p.m. due to deadline requirements.

VII. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

10. Request for a Conditional Use Permit (CUP) for a 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 is currently zoned R-1 (1st Single Family Dwelling District).

i. Staff Presentation

Robert Decker, Chief Building Official, reviewed the request for a CUP for a RV and Tiny Home Community.

ii. Public Hearing to receive comments for or against the request

Mayor Pro Tem Hattman open the public hearing at 5:29 p.m.

Kathleen Lookado provided a brief update of the project. She also reviewed the need for her to request for a CUP.

With no one else wishing to speak, Mayor Pro Tem Hattman closed the public hearing at 5:31 p.m.

iii. Consider the approval on first or two readings on Ordinance 1985 granting a Conditional Use Permit for the purpose of a Recreational Vehicle (RV) Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; Repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve the first of two readings on Ordinance 1985 granting a Conditional Use

Permit for the purpose of a Recreational Vehicle (RV) Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; Repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

11. Consider the approval on the second and final readings of Ordinance No.1981 updating impact fees by amending Chapter 22, "Utilities," Section 22-400 through Section 22-422 of the City of Rockport Code of Ordinances; adopting revised Land Use Assumptions and Capital Improvements Plans for Water and Wastewater Impact Fees; establishing new service areas for Water and Wastewater Impact Fees; establishing new maximum Impact Fees per service unit and Impact Fees to be collected; creating schedules for the assessment and collection of Impact Fees; repealing conflicting Ordinances and Resolutions; providing for a severability clause; providing for a penalty not to exceed \$2,000 for each violation thereof; and providing an effective date

Vanessa Shrauner, City Manager, stated there were no changes to the Ordinance.

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Brundrett to approve on the second and final readings of Ordinance No.1981 updating impact fees by amending Chapter 22, "Utilities," Section 22-400 through Section 22-422 of the City of Rockport Code of Ordinances; adopting revised Land Use Assumptions and Capital Improvements Plans for Water and Wastewater Impact Fees; establishing new service areas for Water and Wastewater Impact Fees; establishing new maximum Impact Fees per service unit and Impact Fees to be collected; creating schedules for the assessment and collection of Impact Fees; repealing conflicting Ordinances and Resolutions; providing for a severability clause; providing for a penalty not to exceed \$2,000 for each violation thereof; and providing an effective date

The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously

12. Consider the approval of Resolution 2025-27R accepting a donation from the Rockport Center for the Arts of a 50-foot Flagpole with solar lighting and five (5) US Flags; authorizing the placement and future maintenance of this Flagpole and any future Flags, authorizing the Mayor to execute a Multiple Use Agreement with the Texas Department of Transportation for use of Highway Right-of-Way for

placement of the flagpole; and finding and determining that the meeting at which this Resolution is passed is open to the public as requirement by law.

Kimberly Henry, Assistant to the City Manager, reviewed the project and noted that this project and reminded the City Council that this was a donation from the Rockport Center of the Arts.

Motion: A motion was made by Councilmember Rangel and seconded by Councilmember Brundrett to approve the Resolution 2025-27R accepting a donation from the Rockport Center for the Arts of a 50-foot Flagpole with solar lighting and five (5) US Flags; authorizing the placement and future maintenance of this Flagpole and any future Flags, authorizing the Mayor to execute a Multiple Use Agreement with the Texas Department of Transportation for use of Highway Right-of-Way for placement of the flagpole; and finding and determining that the meeting at which this Resolution is passed is open to the public as requirement by law. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

13. Consider the approval of Resolution 2025-29R defining how appointees to the Aransas County Appraisal District are made

Vanessa Shrauner, City Manager, reviewed the composition of the Board and the timeline. She noted that she provided the Resolution to all the entities but she did not hear back from all of them. She also noted that several entities have already adopted the Resolution.

The City Council discussed the following:

- The application process
- The role of the Board
- With a representative the City Council will now get updates
- The City of Rockport representative will also represent the City of Fulton

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve the Resolution 2025-29R defining how appointees to the Aransas County Appraisal District are made. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

14. Consider the approval of Resolution 2025-33R authorizing the approval of an asset purchase and sales agreement between the City of Rockport and the City of Corpus Christi for the purchase of the City of Rockport Natural Gas Utility System.

Robbie Sorrell, Finance Director, stated on July 29th Corpus Christi approved the purchase of the gas company. He noted the City will continue to do the billing for Corpus Christi, they will office out of our Laurel Street and keep their trucks in our yard.

Vanessa Shrauner, City Manager, stated in there bid that agreed to hire all of our gas employees, stock, and they agreed to keep the bills the same if not lower for a while.

Bob Henderson, Financial Advisor, noted that with this sell the City avoided paying 20 million in debt payment.

Councilmember Hattman stated that she had residents asking why this funds are not part of the proposed budget, she stated she explained because they closing hasn't happened yet.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve the Resolution 2025-33R authorizing the approval of an asset purchase and sales agreement between the City of Rockport and the City of Corpus Christi for the purchase of the City of Rockport Natural Gas Utility System. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

15. Consider the approval of the first of two readings of Ordinance 1986 of the City Council of the City of Rockport granting to the City of Corpus Christi, Texas, its successors and assigns, for a period of twenty (20) years the right, privilege and franchise to operate a gas distribution system, and providing regulations for the conduct of said gas distribution system

Vanessa Shrauner, City Manager, stated Ordinance 1986 will grant the agreement to set franchise to operate a gas distribution system.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve the Ordinance 1986 of the City Council of the City of Rockport granting to the City of Corpus Christi, Texas, its successors and assigns, for a period of twenty (20) years the right, privilege and franchise to operate a gas distribution system, and providing regulations for the conduct of said gas distribution system. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

16. Consider the approval of Resolution 2025-32R authorizing the redemption of all of the outstanding City of Rockport, Texas Certificates of Obligation, Series 2014

(dated June 15, 2014), and a portion of the outstanding City of Rockport, Texas Equipment Lease/Purchase Agreement (dated as of August 8, 2017)

Robbie Sorrell, Finance Director, reviewed the project and the reason why the City should adopt this Resolution.

Bob Henderson, Financial Advisor, by approving this Resolution the City will reduce the debit amount. He noted that this is a conditional obligation and if the rating is worse then there is no penalty to the City.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve the Resolution 2025-32R authorizing the redemption of all of the outstanding City of Rockport, Texas Certificates of Obligation, Series 2014 (dated June 15, 2014), and a portion of the outstanding City of Rockport, Texas Equipment Lease/Purchase Agreement (dated as of August 8, 2017). The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

VIII. OTHER ACTION ITEMS AND UPDATES

17. Review and consider annual contract renewal of collection and tax calculation Services by the Aransas County Tax Assessor-Collector for the calendar year September 1, 2025, through August 31, 2026.

Robbie Sorrell, Finance Director, stated this is a contract with Aransas County for the County Tax Assessor-Collector to do the tax calculation services and notices.

Motion: A motion was made by Councilmember Brundrett and seconded by Councilmember Rangel to approve the annual contract renewal of collection and tax calculation services by the Aransas County Tax Assessor-Collector for the calendar year September 1, 2025, through August 31, 2026. The City Council took the following vote:

Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted four (4) ayes and none (0) nays. The motion passed unanimously.

IX. CITY MANAGER'S UPDATE

Vanessa Shrauner, City Manager, stated the proposed Budget will be on website and linked to social media tomorrow.

X. CITY COUNCIL REPORT

Councilmember Rangel thanked the City staff for all they do and for keeping our residents informed.

Mayor Pro Tem Hattman stated she attended the recent CVB meeting and feels they have a good plan in place for marketing. She also stated they are working hard on increasing the HOT and Sales Tax

Councilmember Brundrett stated with school starts tomorrow he encouraged everyone to slow down in the school zones.

XI. EXECUTIVE SESSION

The City Council did not reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

18. Discussion on the sale of the Rockport Gas Company ⁽¹⁾

XII. BUSINESS ITEM

With no Executive Session, this item was not needed.

XIII. ADJOURN

Motion: Upon a motion made by Councilmember Rangel and a second by Councilmember Brundrett adjourn the August 12, 2025, City Council Regular Meeting at 6:01 p.m.

Tim Jayroe
Mayor

Shelley Goodwin, TRMC/MMC
City Secretary



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager, Ryan Picarazzi, Public Works Director

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

Consider approval of Change Order #1 to the construction contract with Anderson Columbia Co., Inc. for work on the Kluge Trail and Holly Road Street Improvement Project, a Texas Department of Agriculture (TDA) – Community Development Block Grant (CDBG) project, in an amount not to exceed \$85,000.13.

SUMMARY:

Consider approval of Change Order #1 to the construction contract with Anderson Columbia Co., Inc. for work on the Kluge Trail and Holly Road Street Improvement Project, a Texas Department of Agriculture (TDA) – Community Development Block Grant (CDBG) project, in an amount not to exceed \$85,000.13.

BACKGROUND:

The TDA–CDBG program allocated up to \$500,000 for this grant and required a \$75,000 City match, for a total project budget of \$575,000.

Expenses awarded to date:

- * Grant Administration: \$34,800
- * Engineering Services: \$65,000
- * Construction: \$348,000

Current Total: \$447,800

TDA requested we consider additional linear footage in order to spend more grant funds. After working with the contractor, Change Order #1 was created.

Change Order #1: \$85,000.13

Revised Total (if approved): \$532,800.13

The additional \$85,000.13 represents a 24.43% increase to the construction contract and does not require seeking additional bids. The purpose of the change is to widen the road in specific areas to improve safety and traffic flow.

FUNDING SOURCE:

FUNDING IMPACT:

TDA Grant and City GF

There is no additional allocation beyond the original \$75,000 matching funds.

STAFF RECOMMENDATION:

Staff recommends the approval of Change Order #1 to the construction contract with Anderson Columbia Co., Inc. for work on the Kluge Trail and Holly Road Street Improvement Project, a Texas Department of Agriculture (TDA) – Community Development Block Grant (CDBG) project, in an amount not to exceed \$85,000.13.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Change Order #1

APPROVAL/REVIEW:



Shelley Goodwin, City Secretary

Date: August 20, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025



Construction Contract Change Order

A505Grant Recipient: City of RockportSelect: ☒ City ☐ CountyContract No.: CDV23-0366Change Order No.: 1Region: CBCOG

Contractor:

Anderson-Columbia Co.
P.O. Box 10627
Corpus Christi, TX 78460

Engineer:

Urban Engineering
2725 Swantner Drive
Corpus Christi, TX 78404

Select Change Order Type(s): ☒ Change to Existing Line Items ☒ New Items Requested ☐ Change in Contract Duration

Grant recipient is requesting Texas Department of Agriculture review to determine eligibility of change order expenses.

Changes to Existing Line Items (Items from original bid or added in previous change order ONLY)

Bid Item #	Item Description	Original Qty.	Proposed Qty.	UOM	Unit Price	Δ Qty.	Change in Contract Price	+
3	Full-depth reclamation with 11% 	5,830	6,805		\$21.00	975	\$20,475.00	-
4	Prime Coat	1,170	1,365		\$5.00	195	\$975.00	-
5	2-Course	5,830	6,805		\$7.00	975	\$6,825.00	-
Contract Change Sub-Total:							\$28,275.00	

New Items Requested (Items WITHOUT a unit price in the original bid)

Provide explanation below (attach separate documentation as appropriate). The Grant Recipient must demonstrate competitive pricing for new items.

Kluge Trail currently varies in width. The change order proposes to bring in sufficient material to make the road a uniform width and improve safety by regrading the ditches along the road on either side.

Bid Item #	Item Description	Original Qty.	Proposed Qty.	UOM	Unit Price	Δ Qty.	Change in Contract Price	+
CO1-1	Clear & Grub 6" depth		0.33	AC	\$36,061.00	0.33	\$11,900.13	-
CO1-2	Select Fill	0	220	CY	\$75.00	220	\$16,500.00	-
CO1-3	Ditch rework, both sides	0	6,180	LF	\$3.25	6,180	\$20,085.00	-
CO1-4	Re-Seeding	0	2,060	SY	\$4.00	2,060	\$8,240.00	-
Contract New Item Sub-Total:							\$56,725.13	

Justification for Change

	Increase	Decrease	No Change
1. Effect of this change on scope of work:	☐	☐	☒
2. Effect on operation and maintenance costs:	☐	☐	☒
	Yes	No	Not Applicable
3. Will this Change Order change the number of beneficiaries or TxDBG contract Performance Statement Exhibit A?	☐	☒	☐
4. Has this change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction?	☐	☒	☐
5. Is the TCEQ clearance still valid?	☐	☐	☒
6. Are other TxDBG contractual special condition clearances still valid?	☐	☐	☒
7. If new items are included that were not included in the competitive bid, have the prices been determined to be reasonable?	☒	☐	☐

This form required as of September 1, 2020.

All previous versions no longer valid.

Grant Recipient: City of RockportContract No.: CDV23-0366Change Order No.: 1

Change Order Summary

Original Contract Price:	\$348,000	Original Contract End Date:	
Net Previous Change Order(s):	\$0.00	Net change of previous Change Orders (days):	
This Net Change Order:	\$85,000.13	Increase/Decrease of this Change Order (days):	
New Contract Price:	\$433,000.13	Change Order Contract End Date	
Cumulative % Change:	24.43%		

NOTE: Change orders for an increase of more than 25% will be rejected. The State of Texas considers a change in the construction contract price of greater than 25% to be non-competitive, as other potential bidders did not have the opportunity to bid on the true scope of the project during the procurement process. Grant Recipient must rebid project in the event of an increase greater than 25%.

Grant Recipient Approval (REQUIRED)

This change order is greater than \$50,000, by signing, the above signature represents evidence that approval from the governing body has been obtained by the City. See Local Govt. C., §252.048 [city] or §262.031 [county].

Authorized Signature	Date
Authorized Signatory's Name and Title	

Engineer's Recommendation

Engineer's Signature	Date
Engineer's Name	

Contractor's Authorization

Contractor's Signature	Date
Contractor's Name and Title	

To receive an email copy of the TDA response, provide contact information below

Name	Email	+
		-

For TDA office use only

This Net Change Order:	\$85,000.13	Increase/decrease of this Change Order (days):	
Net Change Order Approved:		Increase/decrease of this Change Order Approved:	
Approved Contract Amount:		Approved Contract Time:	

Notes:

Contract Specialist Signature	Date

Director Signature (optional)	Date



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of canceling the October 28, 2025, November 25, 2025, and the December 23, 2025 City Council Regular Meetings

SUMMARY:

Due to the TML Annual Conference and the Education Sessions, the last meeting in October will need to be canceled. Due to Thanksgiving and Christmas, the last meeting in November and December will need to be canceled.

BACKGROUND:

The City Council history has been to cancel these meetings due to conflict.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends cancelling these meetings.

STRATEGIC INITIATIVES:

Education and Holidays Action Item

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Resolution 2025-34 reappointing three members to the Convention and Visitors Bureau (CVB) Board for a full-term expiring September 2027 and appointing Shelley Sammons for a two-year term to represent the Chamber of Commerce.

SUMMARY:

Three CVB members' terms expire in September, and the Chamber of Commerce representative has resigned. This Resolution reappoints the three members and appoints Shelley Sammons as the new Chamber representative.

BACKGROUND:

The three members who are up for reappointment are interested in serving another term. Shelley Sammons has been recommended to serve as their representative.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends the approval of Resolution 2025-34R.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. RESOLUTION NO. reappoint and appointments

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025

RESOLUTION NO. 2025-34R

A RESOLUTION REAPPOINTING THREE MEMBERS TO THE CONVENTION AND VISITORS BUREAU (CVB) BOARD FOR A FULL-TERM EXPIRING SEPTEMBER 2027 AND APPOINTING SHELLEY SAMMONS FOR A TWO-YEAR TERM TO REPRESENT THE CHAMBER OF COMMERCE.

WHEREAS, the City of Rockport is committed to promoting tourism and supporting the development of local businesses; and

WHEREAS, the Convention and Visitors Bureau (CVB) plays a vital role in the promotion and growth of Rockport's tourism and hospitality industry; and

WHEREAS, the City Council desires to reappoint three qualified members to the CVB Board to continue their valuable service to the City; and

WHEREAS, the position representing the Rockport/Fulton Chamber of Commerce on the CVB Board has recently become vacant, and the term for this position is set to expire; and

WHEREAS, the City Council recommends Shelley Sammons for appointment to the CVB Board for a two-year term to represent the Rockport/Fulton Chamber of Commerce;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, TEXAS:

SECTION 1. That the following individuals are hereby reappointed to the Convention and Visitors Bureau (CVB) Board for a full-term expiring September 2027:

- Mayor Pro Tem Andrea Hattman
- Jennifer Day, representing the Tourism Sector
- Michael Abel, representing the Historical Sector

SECTION 2. That Shelley Sammons is hereby appointed to the Convention and Visitors Bureau (CVB) Board for a two-year term (expiring September 2027), effective immediately, to represent the Rockport/Fulton Chamber of Commerce.

SECTION 3. That this Resolution shall be effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Rockport, Texas, this the ____ day of _____, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin
City Secretary



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Diane Pedersen, Financial Management Analyst

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of the renewal of windstorm coverage for the City. The renewal premium selected was OPT#2 to expire May 1st with a total premium due of \$390,348.15. The coverage for OPT#2 is windstorm coverage in the amount of \$32,216,496 with a 3% deductible (\$996,495). The policy is expiring on May 1st to allow the City to get windstorm rates in the off-season with the benefit being the City will get a better rate. The current August renewal has the City getting rates based on the high possibility of storms being in the Gulf and rates being higher.

SUMMARY:

Consider the renewal of windstorm insurance

BACKGROUND:

Consider the approval of the renewal of windstorm coverage for the City. The renewal premium selected was OPT#2 to expire May 1st with a total premium due of \$390,348.15. The coverage for OPT#2 is windstorm coverage in the amount of \$32,216,496 with a 3% deductible (\$996,495). The policy is expiring on May 1st to allow the City to get windstorm rates in the off-season with the benefit being the City will get a better rate. The current August renewal has the City getting rates based on the high possibility of storms being in the Gulf and rates being higher.

FUNDING SOURCE:

The \$390,348.15 will be funded from the
General Fund in the Non Departmental account

FUNDING IMPACT:

\$390,3498.15

STAFF RECOMMENDATION:

Staff recommends approval of OPT#2 Windstorm Insurance.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. GSM Insurance Renewal Proposal 8-20-2025

APPROVAL/REVIEW:

Robbie Sorrell, Finance Director

A handwritten signature in blue ink, appearing to read 'Robbie Sorrell', written over a horizontal line.

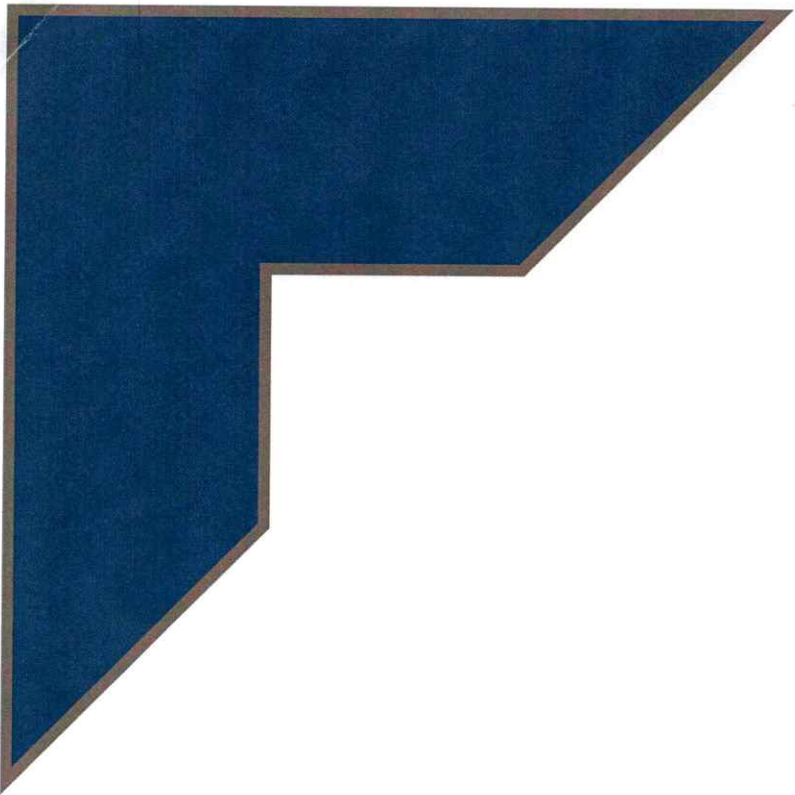
Date: August 20, 2025

Shelley Goodwin, City Secretary

Date: August 20, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025



City of Rockport

Presented on: August 18, 2025
Presented by: Blake McDavid
Pam Jamison

Glass Sorenson & McDavid, Inc.
1102 E Laurel St
Rockport, TX 78382



GSM INSURORS

A PARTNER OF THE INSURORS GROUP

THIS DOCUMENT SUMMARIZES THE PROPOSAL FOR YOUR INSURANCE. THIS IS NOT A CONTRACT. THE TERMS OF THE POLICY FORMS WILL CONTROL THE INSURANCE CONTRACT WITHOUT REGARD TO ANY STATEMENT MADE IN THIS PROPOSAL.

Service Team

Blake McDavid	Producer
Phone	361-658-7650
Email	bmc david@gsm insurers.com

Pam Jamison	Account Manager/Marketing
Phone	(361) 727-3081
Email	pjamison@gsm insurers.com



Premium Summary

Coverage	Expiring Premium	Renewal Premium OPT #1 To Expire May 1 with City Hall	Renewal Premium OPT#2 To Expire May 1 with City Hall	Renewal Premium OPT#3 To Expire May 1 With City Hall
Windstorm – 15 mill	\$416,832.86	\$332,930.00 estimate	\$260,756.55	\$260,756.55
Named Storm Ded BB	\$54,864.81 3% Named Storm	\$33,355.02 3% Named Storm	\$33,355.02 3% Named Storm	\$80,240.85 1% All Windstorm
Sub-Total – 15 mill only	\$471,697.67	\$366,285.02	\$294,111.57	\$340,997.40
Adding Extra Limits Below of \$17,216,496.00				
Windstorm 5 xs 15 mill	N/A	N/A	\$43,267.13	\$43,267.13
Windstorm 12 xs 20 mill	N/A	N/A	\$52,969.45	\$52,969.45
Total Premium	\$471,697.67	\$366,285.02 for \$15,000,000.00	\$390,348.15 for \$32,216,496.00	\$437,233.98 for \$32,216,496.00

X
This marketing proposal is valid until August 27, 2025

☐ I accept this proposal as presented for City of Rockport.

Signature

Title

Date

I accept this proposal with the following changes completed for City of Rockport.

Signature

Title

Date

Disclaimers / Disclosures

This presentation is designed to give you an overview of the insurance coverage we are proposing or currently manage for your company. This presentation does not constitute a binding of insurance coverage. It is meant only as a general understanding of your insurance needs and should not be construed as a legal interpretation of the insurance policies that will be written for you. Please refer to your specific insurance contract for details on coverage, conditions, auditable rates, and exclusions.

This insurance quote/contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as a surplus lines coverage pursuant to the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and this insurer is not a member of the property and casualty insurance guaranty association created under Article 21.28C, Insurance Code.

In evaluating your exposures to loss, we have been dependent upon the information provided by you. If there are other areas that need to be evaluated prior to the binding of coverage, please bring them to our attention. Should any of your business operations or exposures to loss change after coverage is bound, please let us know promptly so proper coverage(s) can be discussed.

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AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and Council

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

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. Public Hearing to receive comments for or against the request
 - iii. Consider the approval on the first of two reading of Ordinance 1987 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for 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), to B-1 (General Business District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.
-

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.

At the P&Z meeting, concerns were raised regarding buffers and directional lighting between the proposed property and the residential homes located outside the city limits, directly west of the site, across the street. Any future building project will be required to comply with the 2018 International Building Code as well as all applicable City codes and ordinances, which address

issues such as directional lighting.

In addition, City Code Section 106-6(b)(5), *Buffering and Screening*, provides: *"The provisions of this section shall not apply where the residential area is separated by a public street, drainage ditch, canal or stormwater detention areas that are a minimum 30 feet in their least dimension."* From property line to property line there is a 60 foot ROW that buffers the properties in question which meets the criteria of Section 106-6(b)(5).

Following discussion, the Planning and Zoning Commission, by a vote of 4-1, recommended approval of this zoning change.

As of the date of this report, the City has received 1 returned letter against the rezone from one of the neighbors that does not reside in the city limits.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Planning and Zoning Commission, by a vote of 4-1, recommended approval of this zoning change.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Ordinance - 102 St. Francis Circle
2. StaffReportPH-102 St. Francis Circle - Brian Phillips
3. Zoning Application-b
4. Pictometry
5. Zoning Map
6. Future Land Use Map
7. PH 102 St Francis Circle
8. Public Mailout List
9. AGANIST LETTERS MAILED IN - (county)

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 19, 2025



Shelley Goodwin, City Secretary

Date: August 20, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR 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), TO B-1 (GENERAL BUSINESS DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On July 31, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak st, as well as on the City's webpage www.cityofrockport.com; and

WHEREAS, on July 31, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on July 31, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on August 18, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on August 18, 2025, the Planning & Zoning Commission did meet and said Commission voted four to one to recommend to the City Council to Approve this request to re-zone property, located at 102 St Francis Circle, to B-1 (General Business District), and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 102 St Francis Circle, City of Rockport, Aransas County, Texas; be changed from R-1 (1st Single Family Dwelling District) to B-1 (General Business District).

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED at first reading on the 26th day of August, 2025.

APPROVED, PASSED and **ADOPTED** on second and final reading, this ____9th____ day of _____September____2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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

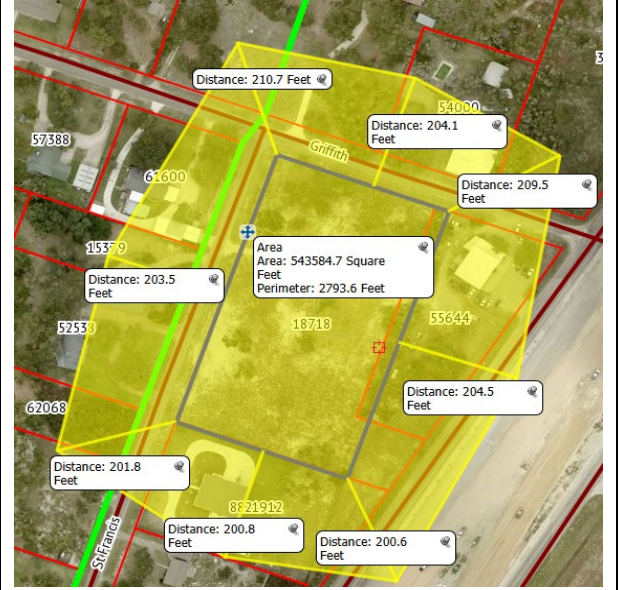
CITY COUNCIL DATE(S)

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

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 [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

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

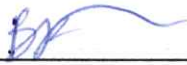
NOTE: Do you have property owner's permission for this request?
YES X NO

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)

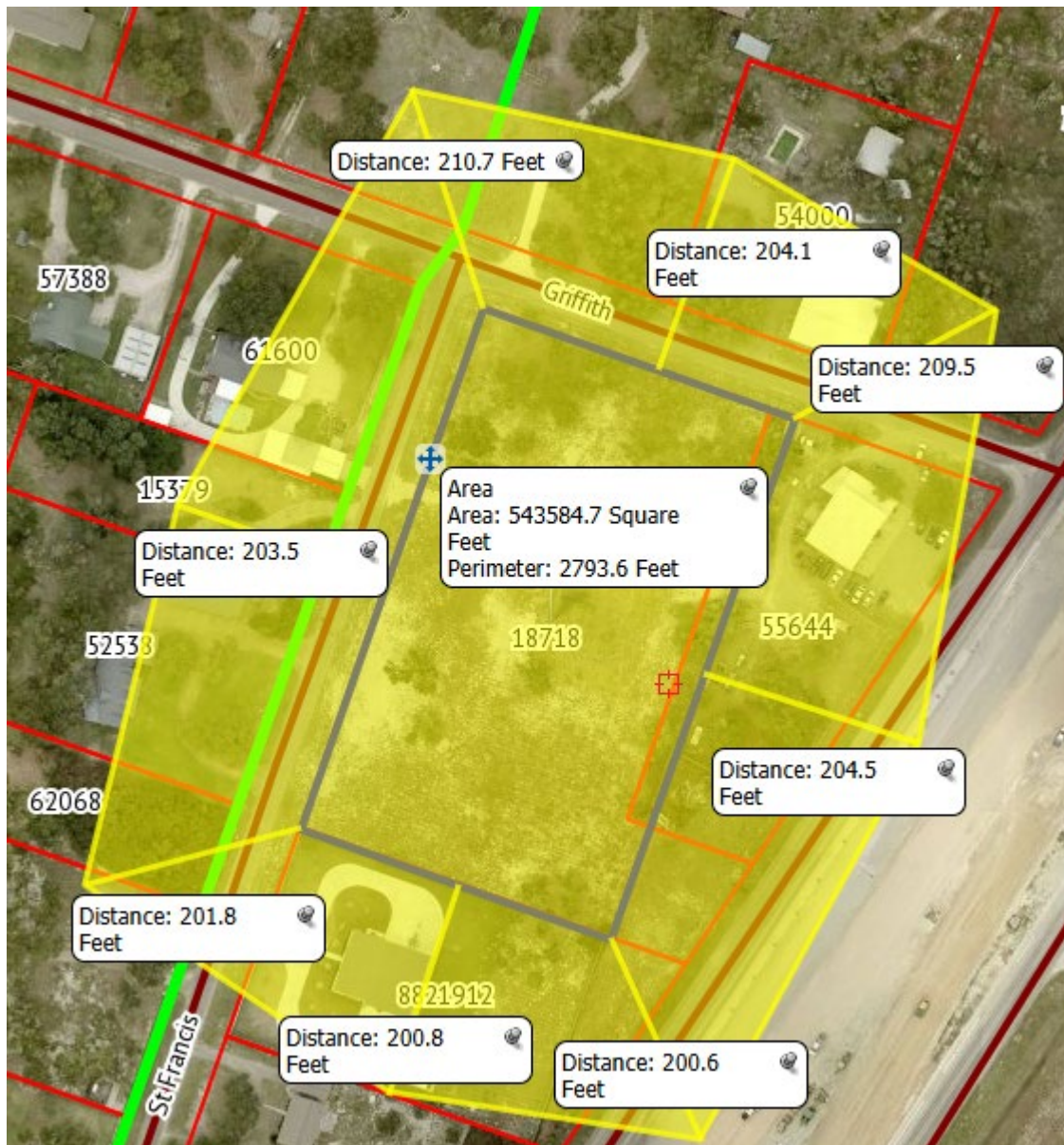
(FOR CITY USE)

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

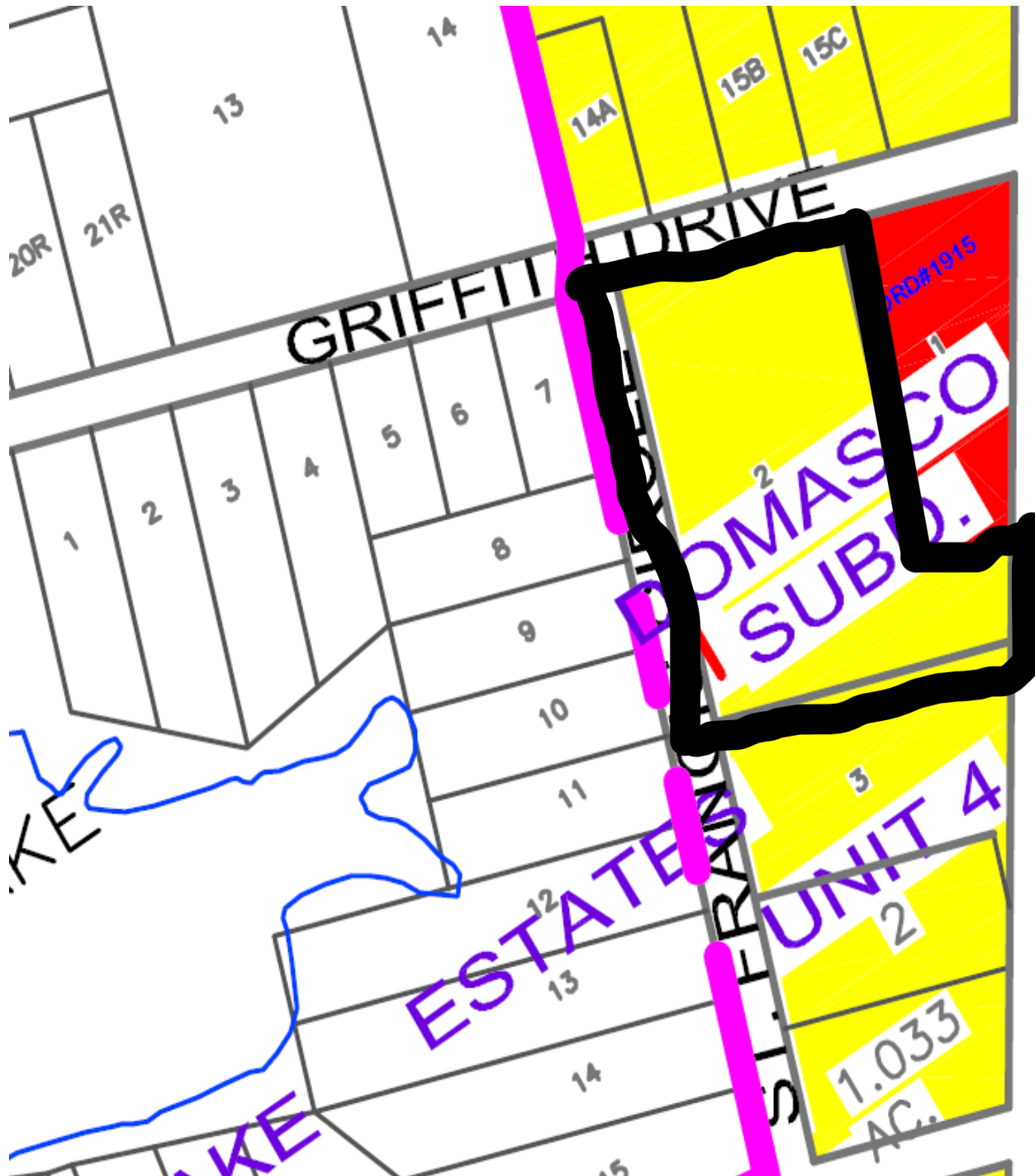
Submitted Information (_____ accepted) (_____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

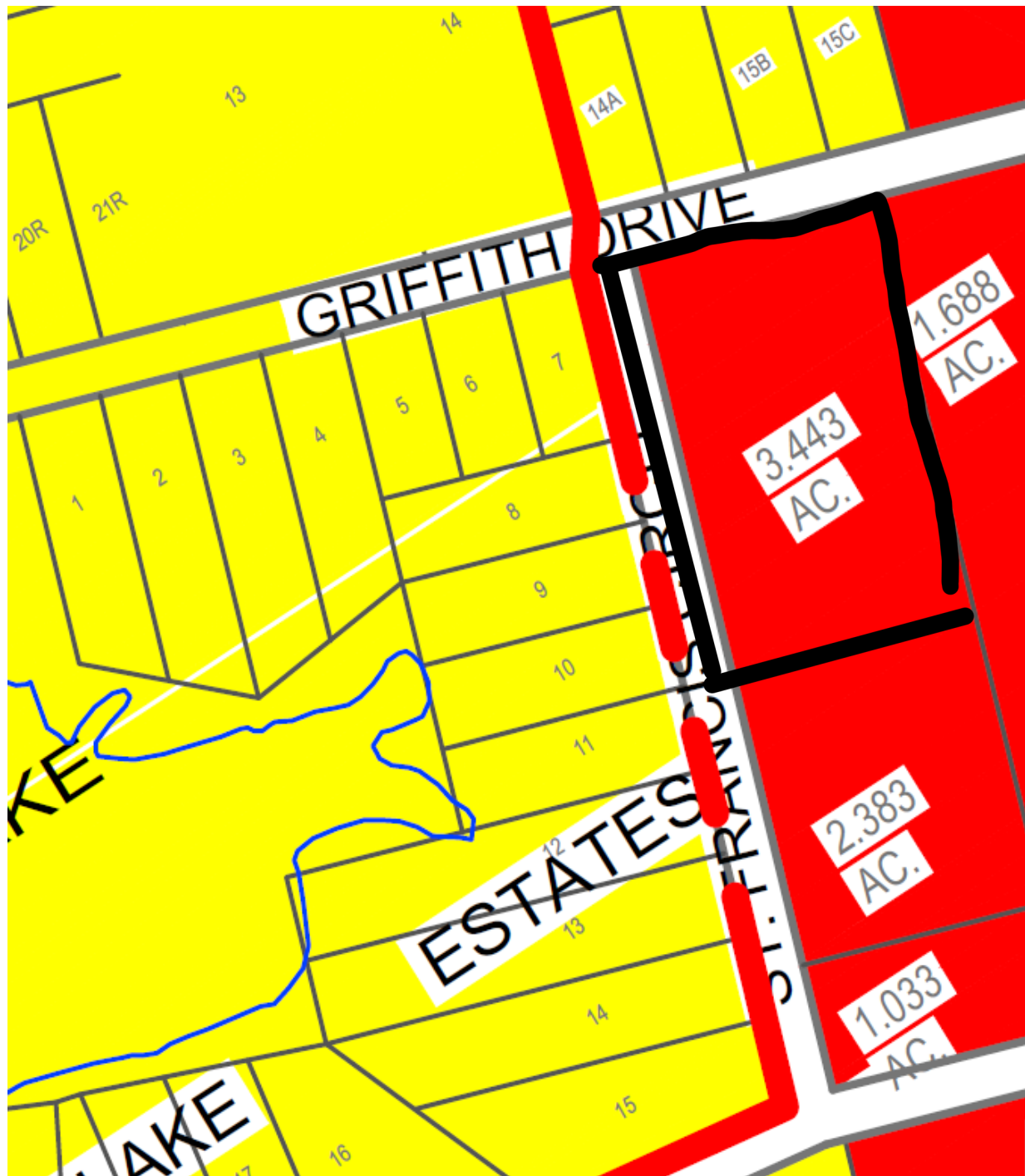


Zoning Map - S1558 DOMASCO SUBDIVISION BLK 1 LOT LOT 2 3.4446 Acres



SH 35 Bypass

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



SH 35 Bypass



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 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)

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, 2025, 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 Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be 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.

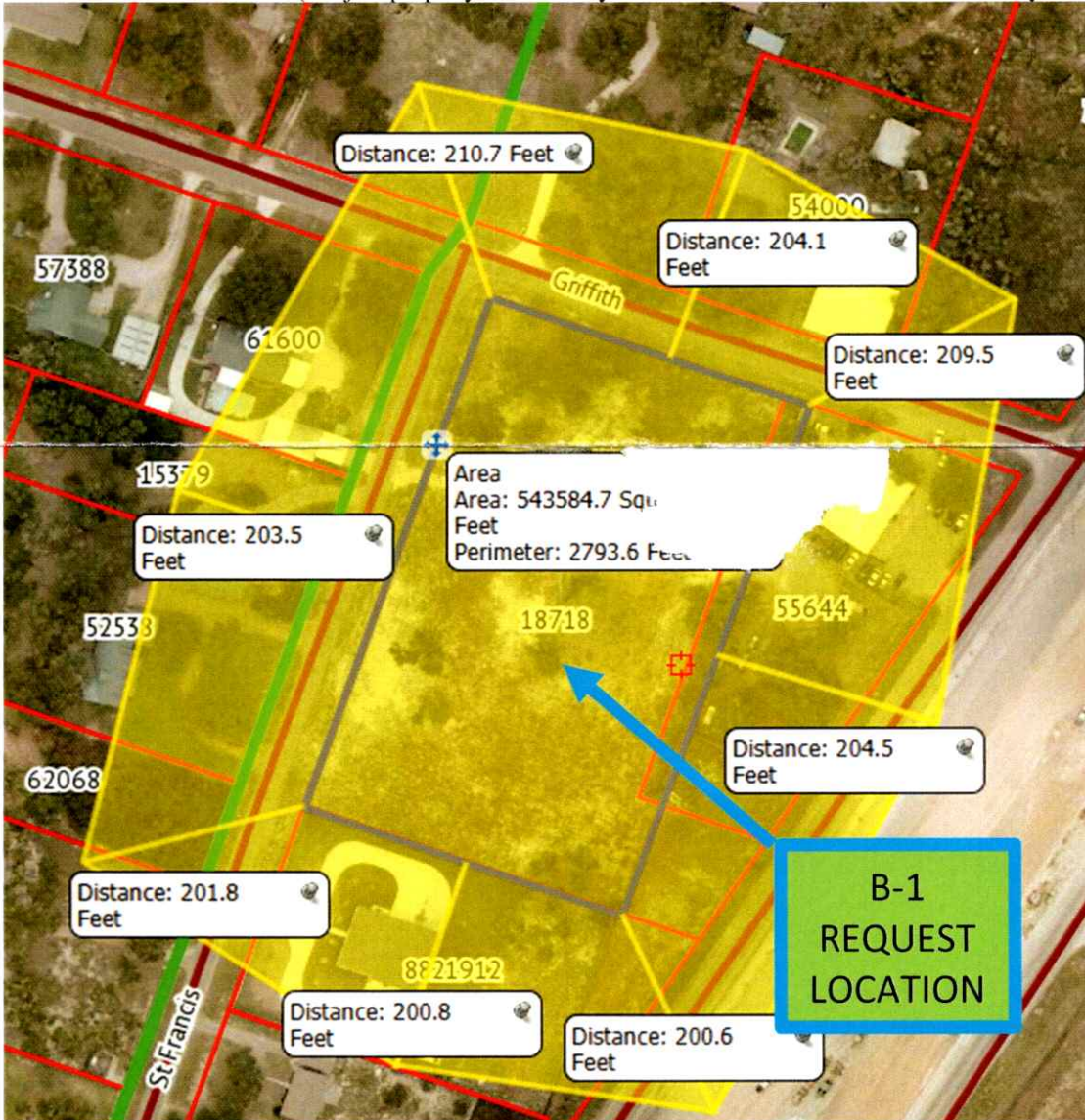
CITY OF ROCKPORT, TEXAS

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>
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

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

CORPUS CHRISTI TX 784

4 AUG 2025 AM 2:1

FIRST CLASS

US POSTAGE IMP PITNEY BOWES



ZIP 78382
02 7H
0006090064 \$ 000.74⁰
AUG 01 2025

County

Danny Mitchell
P O Box 1791
Orange Grove, TX 78372

SITUS ADDRESS: 201 St Francis cir

78372-17919





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 6:30 p.m., at the Rockport City Hall, 212 N Live Oak st, Rockport, Texas, to 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)

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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.

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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.

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: Danny Mitchell

Address: PO Box 1791

City/State: Orange Grove, TX

() IN FAVOR (X) IN OPPOSITION

Phone: 361 494 8427

REASON: (A) Ruins neighborhood character and quality of life

(B) will diminish property values

(C) streets cannot handle increased traffic

(D) Heightened safety risk, for children and pedestrian in the neighborhood

(E) Environmental concerns

Signature

See map on reverse side.



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and Council

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

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. Public Hearing to receive comments for or against the request.
- iii. Consider the approval on first or two readings Ordinance 1988 granting a Conditional Use Permit 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations; property located at 1585 Sixteenth Street; also known as Lot 77-A, Block 250, Foor and Swicheimer Subdivision, Being 7.18 acres; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

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.

The Planning and Zoning Commission unanimously recommends approval of the Conditional Use Permit, with the condition that the cabins, RV spaces, and equipment shop be used for family purposes only. The applicant may not rent any of the structures or RV spaces for compensation unless and until they resubmit the new use to the City and comply with all applicable RV Park regulations in effect at the time of resubmittal.

As of the date of this report, five of nineteen letters have been returned, with four in favor and one without marking.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Planning and Zoning Commission unanimously recommends approval of the Conditional Use Permit, with conditions noted above.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

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

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 20, 2025



Shelley Goodwin, City Secretary

Date: August 20, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT 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) WITH THE CONDITION THE REQUESTED IMPROVEMENTS ARE NOT USED FOR RENTAL PURPOSES UNTIL SUCH TIME THE APPLICANT RESUBMITS FOR AN AMENDMENT TO THE CUP FOR SUCH PURPOSE AND WILL AT THAT TIME BE REQUIRED TO ADHERE TO CURRENT RV PARK REGULATIONS; PROPERTY LOCATED AT 1585 SIXTEENTH ST.; ALSO KNOWN AS LOT 77-A, BLOCK 250, FOOR & SWICKHEIMER SUBDIVISION, BEING 7.18 ACRES; SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- WHEREAS** a request to grant a Conditional Use Permit for this property was received in the office of the Building Department, Rockport, Texas; and
- WHEREAS,** On July 31, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and at Rockport City Hall, 212 N Live Oak, as well as on the City’s webpage www.cityofrockport.com; and
- WHEREAS,** on July 31, 2025, notice was mailed to affected property owners within 200’ of subject property; and
- WHEREAS,** on July 31, 2025, the City caused to be published “Notice of Public Hearing” in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and
- WHEREAS,** on August 18, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and
- WHEREAS,** on August 18, 2025, the Planning & Zoning Commission did meet and said Commission voted unanimously to recommend to the City Council to approve a Conditional Use Permit (CUP) for the property located at 1585 Sixteenth St., to add the 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations.

;

WHEREAS, on August 26, 2025, at 6:30 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the property located at 1585 Sixteenth St., City of Rockport, Aransas County, Texas; be granted a Conditional Use Permit (CUP) 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations.

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED first reading on the 26th day of August, 2025.

APPROVED, PASSED and ADOPTED on second and final reading, this 9th day of September 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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

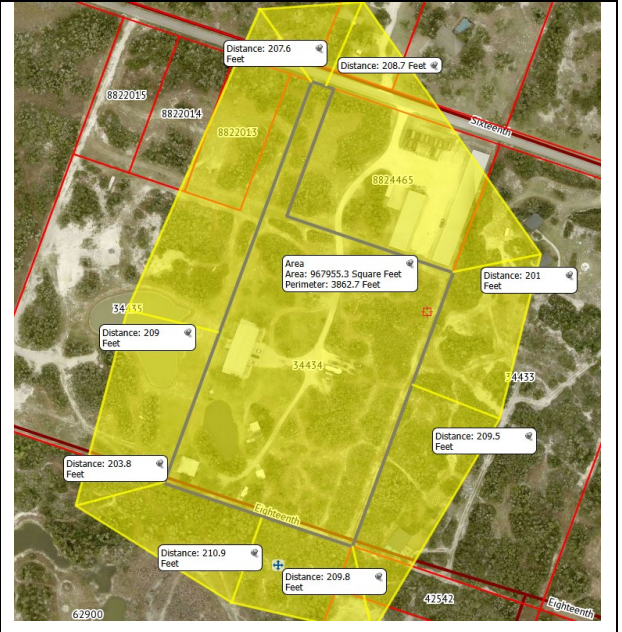
CITY COUNCIL DATE(S)

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)

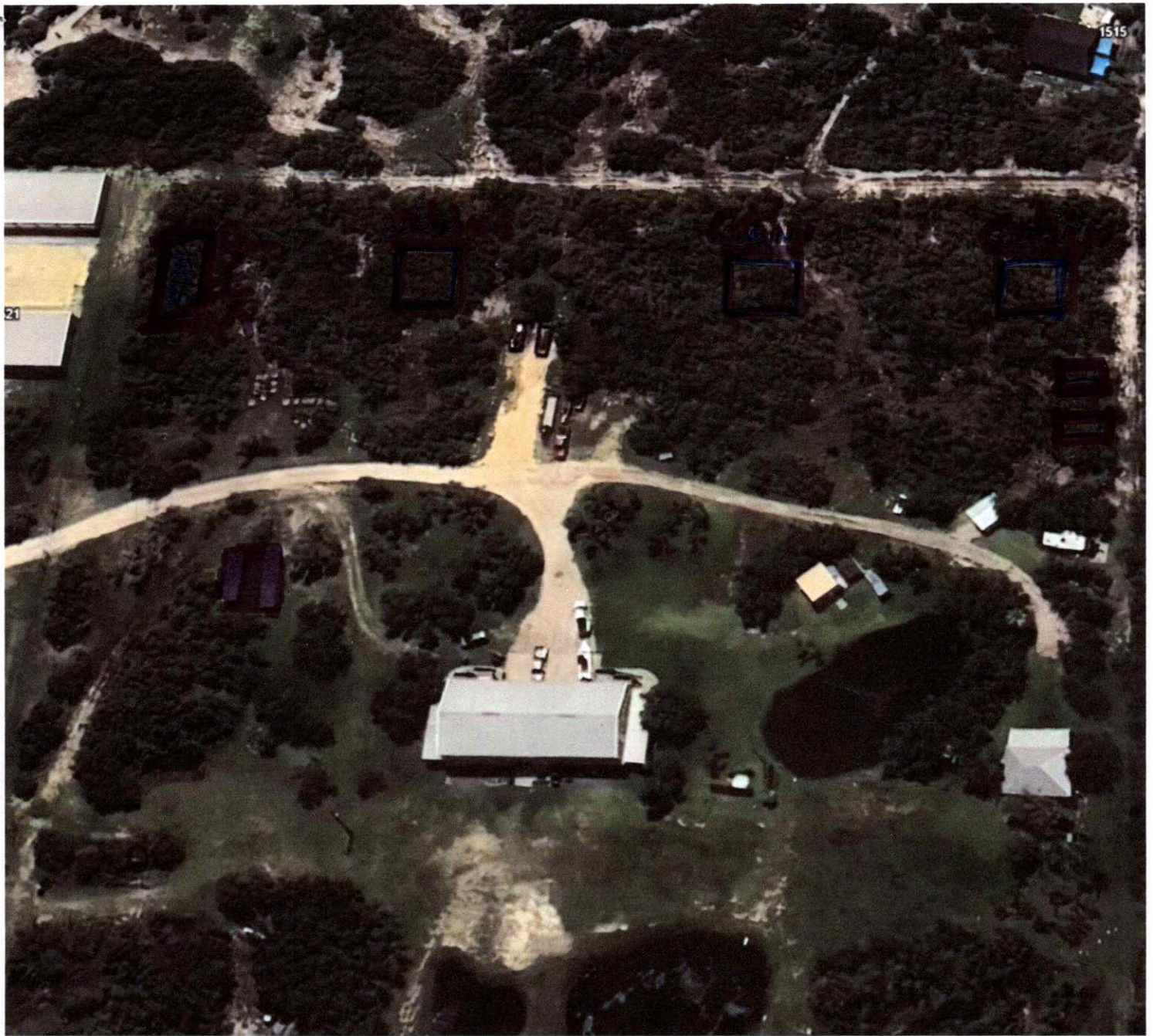
(FOR CITY USE)

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

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

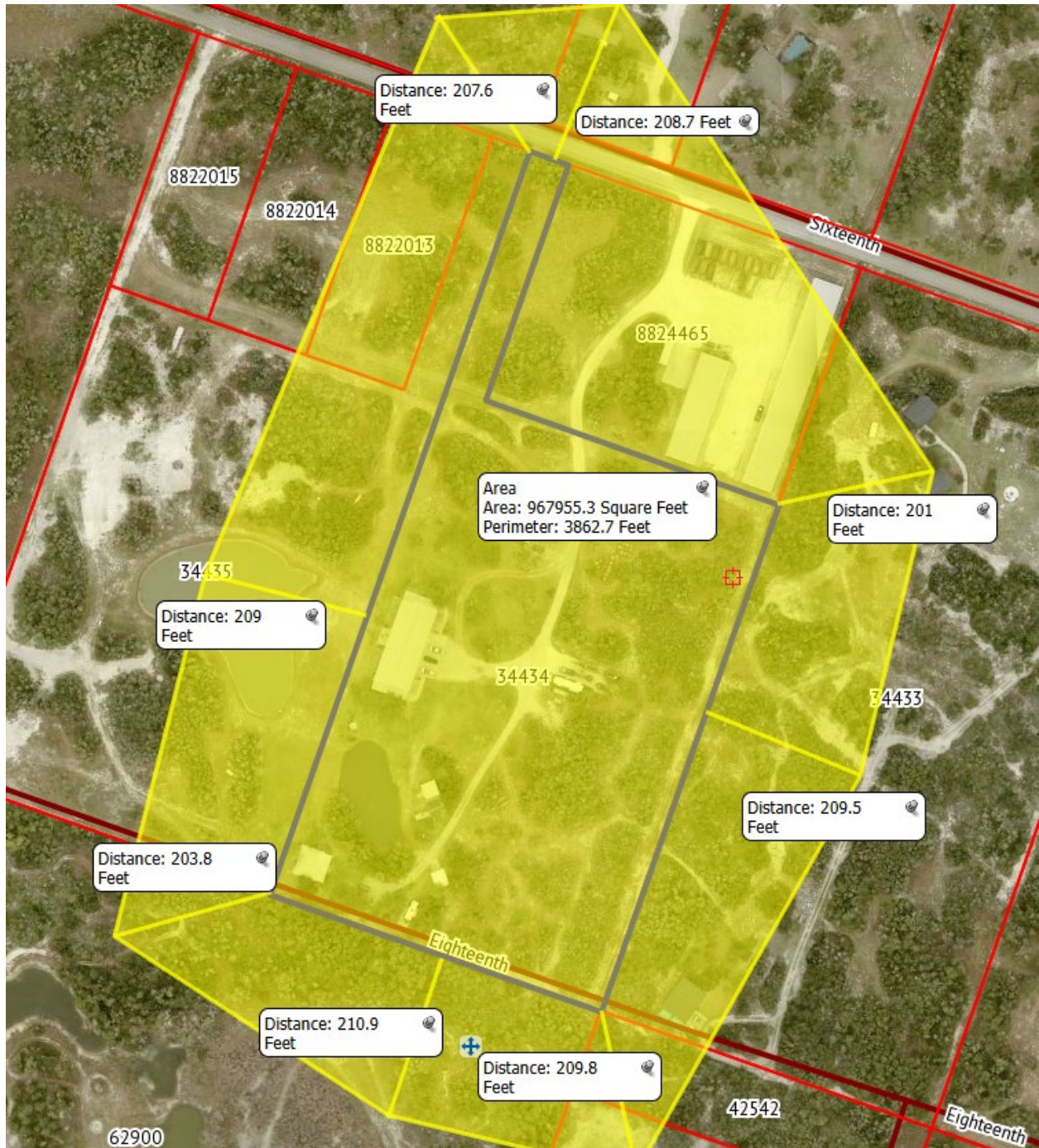
If rejected, reasons why: _____

Receipt No. _____

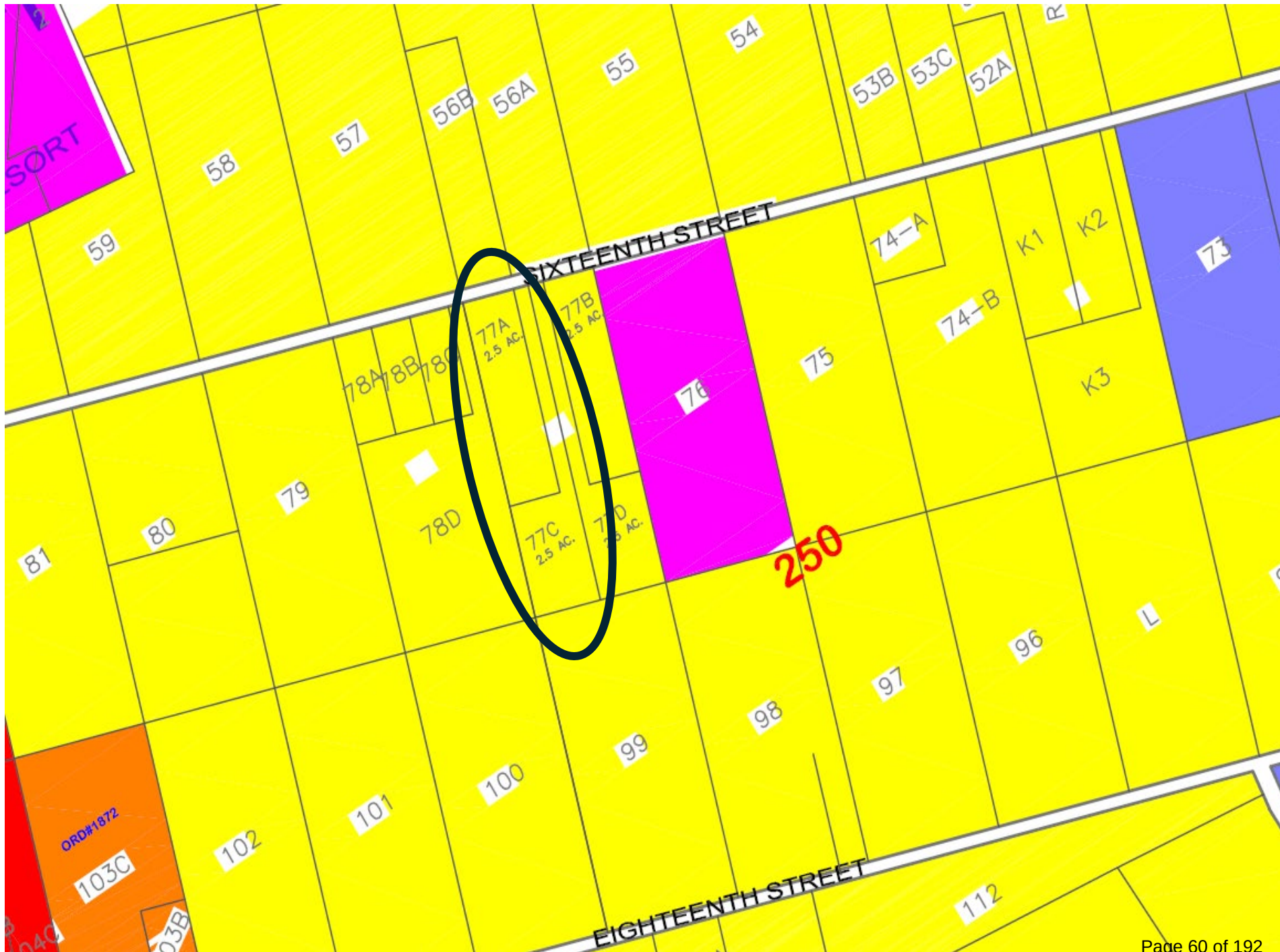


- 1- Equipment Shop
- 3- cabins around 1200 SF ~~each~~ +/-
- farm animals / agriculture
- multi family - Bed & Breakfast

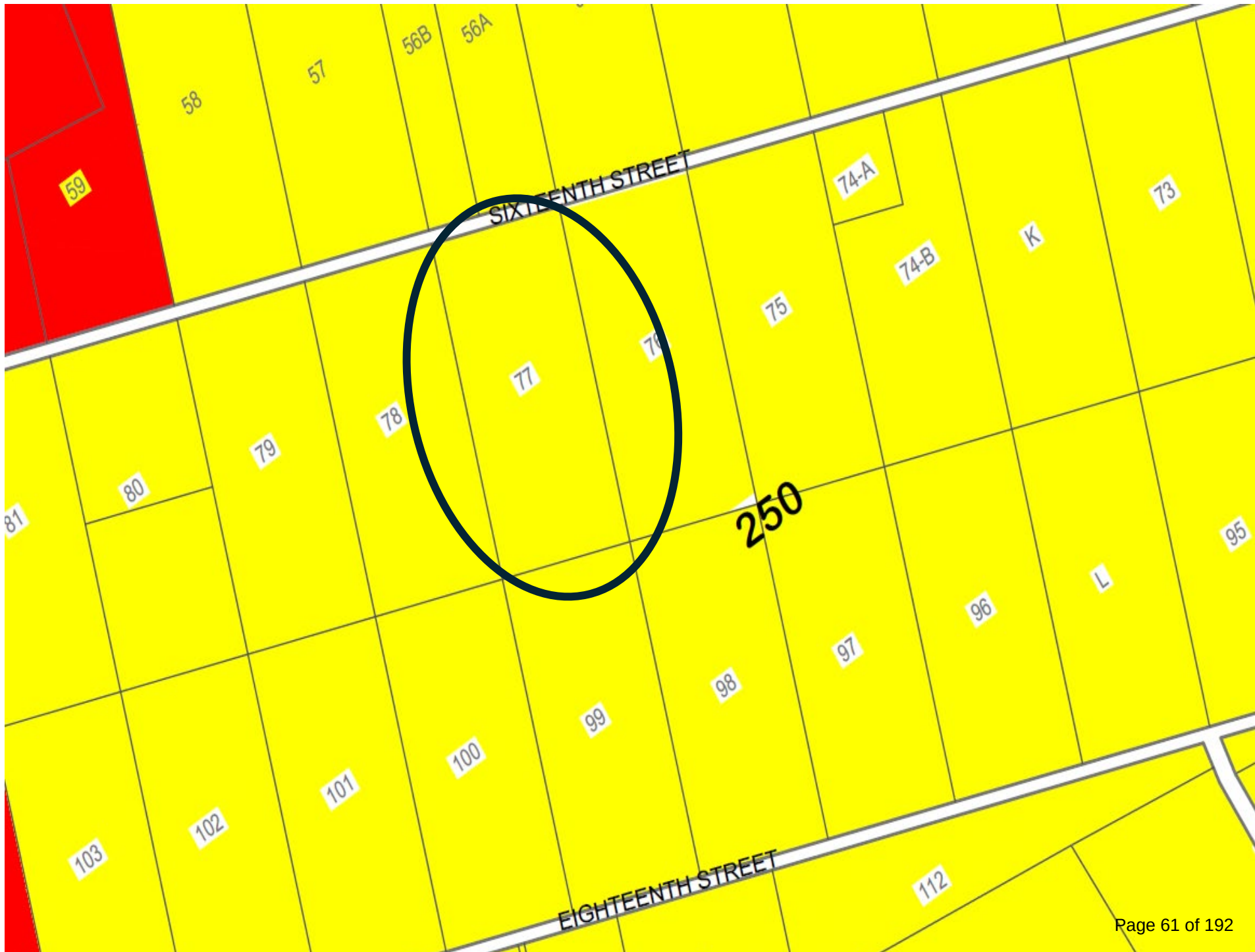
Bldgs subject to
shifting places



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

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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 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



PUBLIC HEARING
Planning & Zoning Commission
and City Council

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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.

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Printed Name: Kimberly Morales

Address: 1515 16th Street

City/State: Rockport, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 210-991-8218

REASON:

Kim
Signature

FW: Support of 1585 16th Street CUP

From Elle Morales <emoralez@aransascounty.org>

Date Mon 8/18/2025 3:58 PM

To Kimberly Henry <khenry@cityofrockport.com>; Stacy Cantu <scantu@cityofrockport.com>

 1 attachment (61 KB)

Scanned from a Xerox Multifunction Printer.pdf;

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.

Good afternoon,

We are in support of our neighbors.

Thank you, Elle (Kimberly)

-----Original Message-----

From: xwcocj1@aransascounty.org <xwcocj1@aransascounty.org>

Sent: Monday, August 18, 2025 3:53 PM

To: emoralez@aransascounty.org

Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: EQ419715, Community Development - Proj Mgmt

Multifunction Printer Name: Xerox VersaLink B415 MFP (00:4D:A8)

For more information on Xerox products and solutions, please visit <http://www.xerox.com>



PUBLIC HEARING
Planning & Zoning Commission
and City Council

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CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

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Printed Name: JOE PEIRCE

Address: 1601 16th St

City/State: Rockport, Tx

(☒) IN FAVOR () IN OPPOSITION

Phone: 361-834-3553

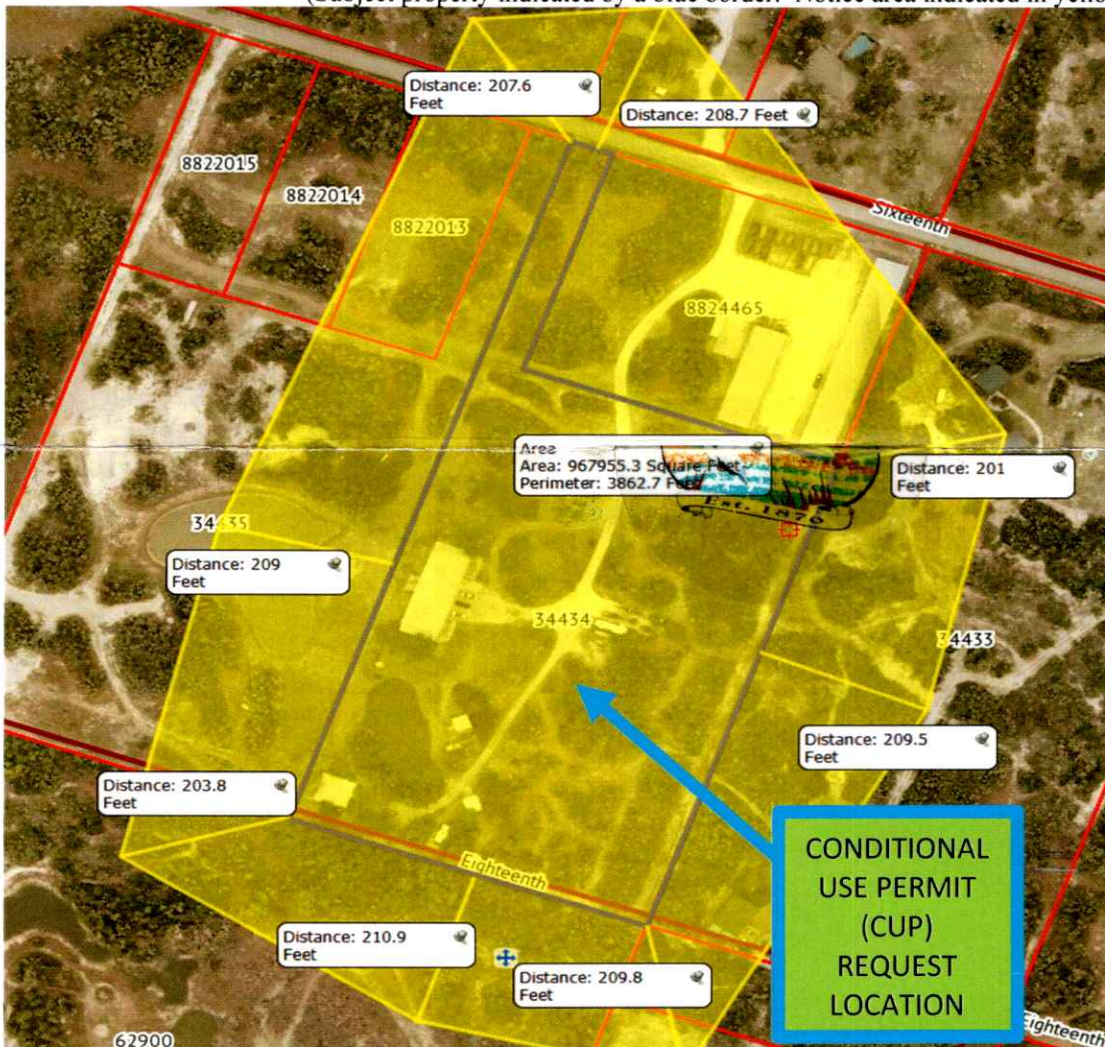
REASON:

Joe Peirce
Signature

See map on reverse side.

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?

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**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

CORPUS CHRISTI TX 784

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FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 78382 \$ 000.74⁰
02 7H
0006090064 AUG 01 2025

Joe Peirce
1521 Sixteenth st.
Rockport, TX 78382

SITUS ADDRESS: 1601 Sixteenth st.

78382-740121





PUBLIC HEARING
Planning & Zoning Commission
and City Council

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Printed Name: JOE PEIRCE
Address: 1601 16th STREET

City/State: Rockport, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 361-834-3553

REASON:

Joe Peirce
Signature

See map on reverse side.

Location Map of Proposed Change of Zoning Request

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City of Rockport
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Rockport, TX 78382**

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City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

CORPUS CHRISTI TX 784

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FIRST-CLASS



US POSTAGE IMB PITNEY BOWES

ZIP 78382 \$ 000.74⁰
02 7H
0006090064 AUG 01 2025

Joe Peirce
1521 Sixteenth st.
Rockport, TX 78382



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Printed Name: JOE PEIRCE

Address: 1601 16th St

City/State: Rockport, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 361-834-3553

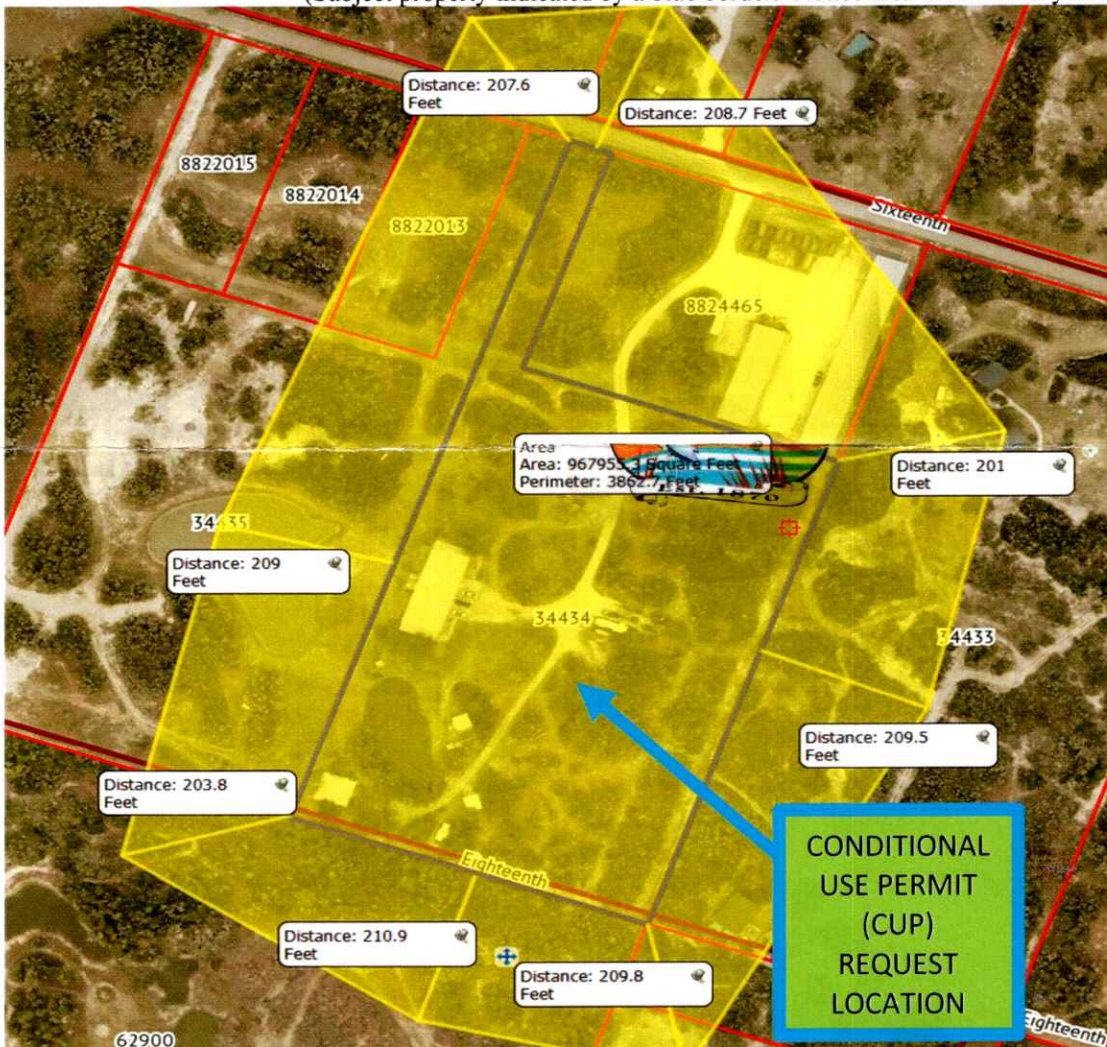
REASON:

Joe Peirce
Signature

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City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

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4 AUG 2025 AM 2:1

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



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Joe Peirce
1521 Sixteenth st.
Rockport, TX 78382

SITUS ADDRESS: 1607 Sixteenth st.

78382-74012





PUBLIC HEARING
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and City Council

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Printed Name: JOE PEIRCE
Address: 1601 16th St

City/State: Rockport, Tx

() IN FAVOR () IN OPPOSITION

Phone: 361-834-3553

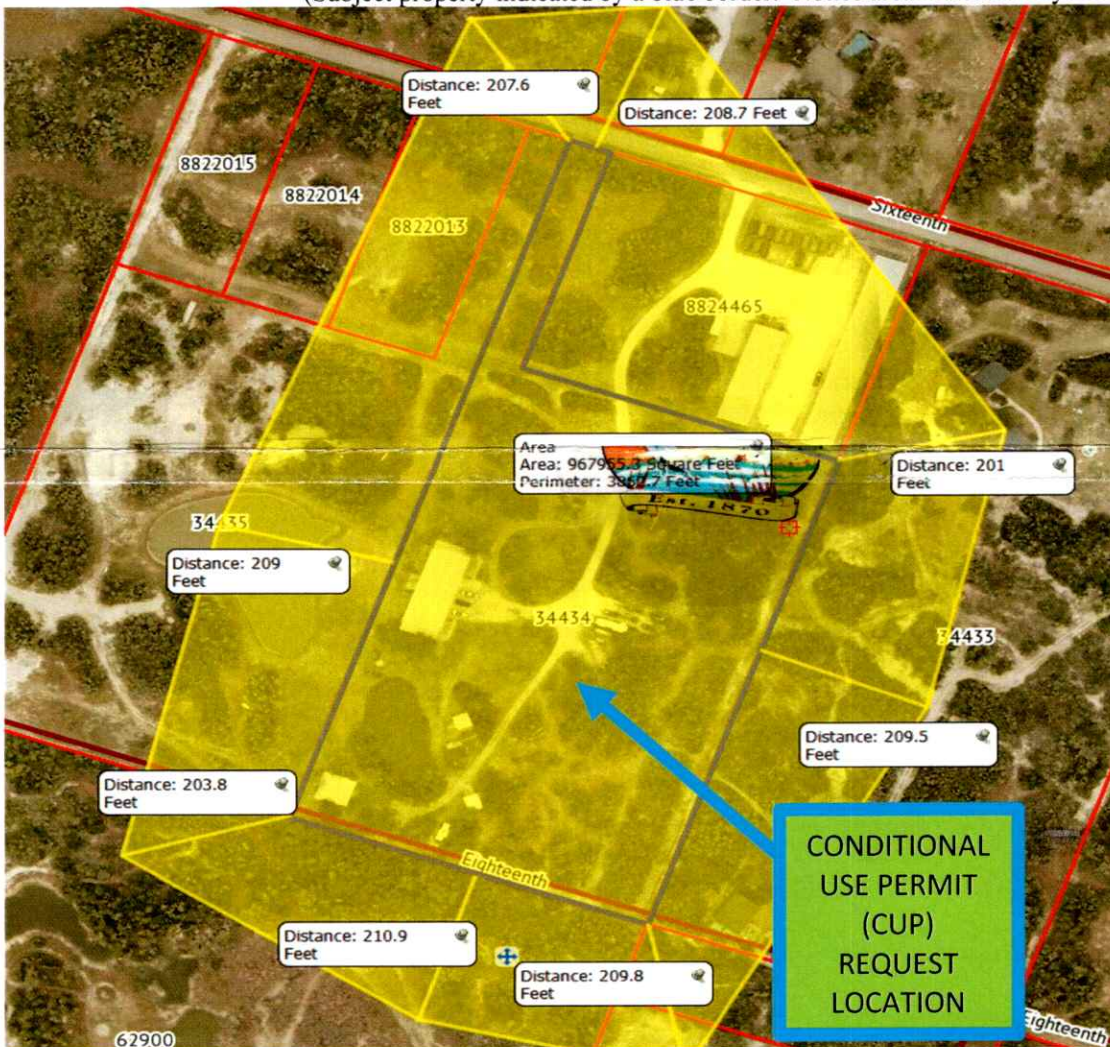
REASON:

Joe Peirce
Signature

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Rockport, TX 78382**

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City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

CORPUS CHRISTI TX 784

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FIRST-CLASS



US POSTAGE IMPITNEY BOWES

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ZIP 78382
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0006090064 AUG 01 2025

Joe Peirce
1521 Sixteenth st.
Rockport, TX 78382

SITUS ADDRESS: 1521 Sixteenth st.

78382-7401 CITY OF ROCKPORT, TEXAS





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and Council

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

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 the approval on first or two readings Ordinance 1989 granting a Conditional Use Permit 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations; property located at 1601 16th St; also known as Lot 78R, , Block 250, Foor & Swickheimer Subdivision, being 9.991 acres, subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

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.

The Planning and Zoning Commission unanimously recommends approval of the Conditional Use Permit, with the condition that the cabins, RV spaces, and equipment shop be used for family purposes only. The applicant may not rent any of the structures or RV spaces for

compensation unless and until they resubmit the new use to the City and comply with all applicable RV Park regulations in effect at the time of resubmittal.

As of the date of this report, five of nineteen letters have been returned, with all five being in favor of the CUP.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Planning and Zoning Commission unanimously recommends approval of the Conditional Use Permit, with conditions noted above.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Ordinance - 1601 16th st
2. StaffReportPH-1601 16th St- CUP
3. CUP Application
4. Pictometry
5. zoning map
6. Future land Use
7. PH 1601 16th St - CUP
8. Public Mailout List
9. IN FAVOR LETTERS-b

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: August 19, 2025



Shelley Goodwin, City Secretary

Date: August 20, 2025

Date: August 20, 2025

Vanessa Shrauner, City Manager

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT 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) WITH THE CONDITION THE REQUESTED IMPROVEMENTS ARE NOT USED FOR RENTAL PURPOSES UNTIL SUCH TIME THE APPLICANT RESUBMITS FOR AN AMENDMENT TO THE CUP FOR SUCH PURPOSE AND WILL AT THAT TIME BE REQUIRED TO ADHERE TO CURRENT RV PARK REGULATIONS; PROPERTY LOCATED AT 1601 16TH ST; ALSO KNOWN AS LOT 78R, , BLOCK 250, FOOR & SWICKHEIMER SUBDIVISION, BEING 9.991 ACRES, SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- WHEREAS** a request to grant a Conditional Use Permit for this property was received in the office of the Building Department, Rockport, Texas; and
- WHEREAS,** On July 31, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and at Rockport City Hall, 212 N Live Oak, as well as on the City’s webpage www.cityofrockport.com; and
- WHEREAS,** on July 31, 2025, notice was mailed to affected property owners within 200’ of subject property; and
- WHEREAS,** on July 31, 2025, the City caused to be published “Notice of Public Hearing” in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and
- WHEREAS,** on August 18, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and
- WHEREAS,** on August 18, 2025, the Planning & Zoning Commission did meet and said Commission voted unanimously to recommend to the City Council to approve a Conditional Use Permit (CUP) for the property located at 1601 Sixteenth St.; to add the 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations.

;

;

WHEREAS, on August 26, 2025, at 6:30 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the property located at 1601 Sixteenth St., City of Rockport, Aransas County, Texas; be granted a Conditional Use Permit (CUP) for the purpose of adding the 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) with the condition the requested improvements are not used for rental purposes until such time the applicant resubmits for an amendment to the CUP for such purpose and will at that time be required to adhere to current RV Park regulations.

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading on 26th day of August, 2025.

APPROVED, PASSED and ADOPTED on second and final reading, this 9th day of September 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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

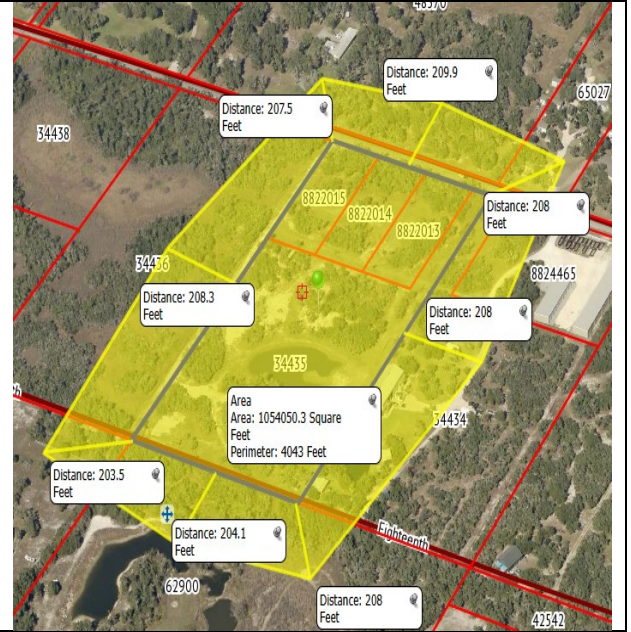
CITY COUNCIL DATE(S)

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.



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)	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)

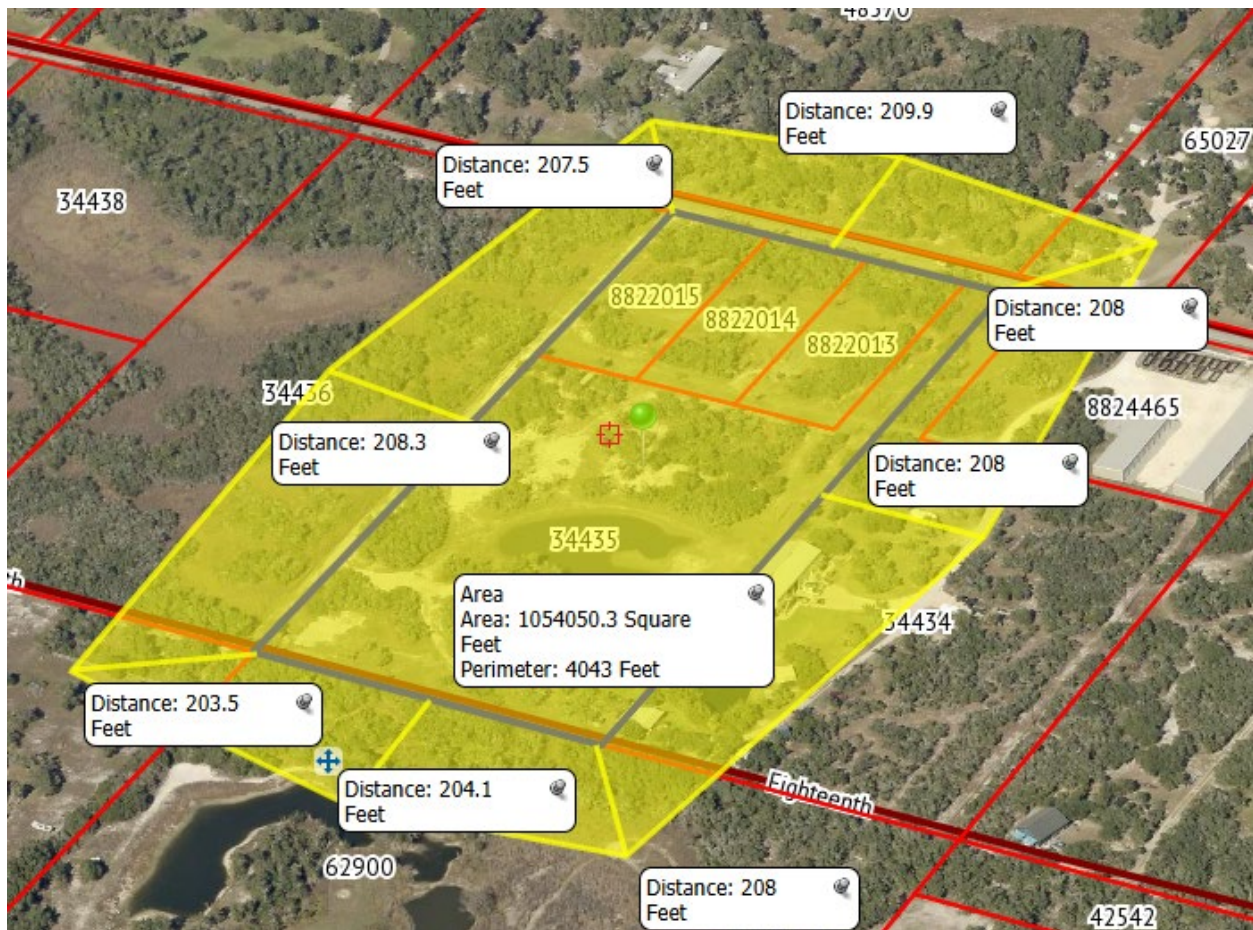
(FOR CITY USE)

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

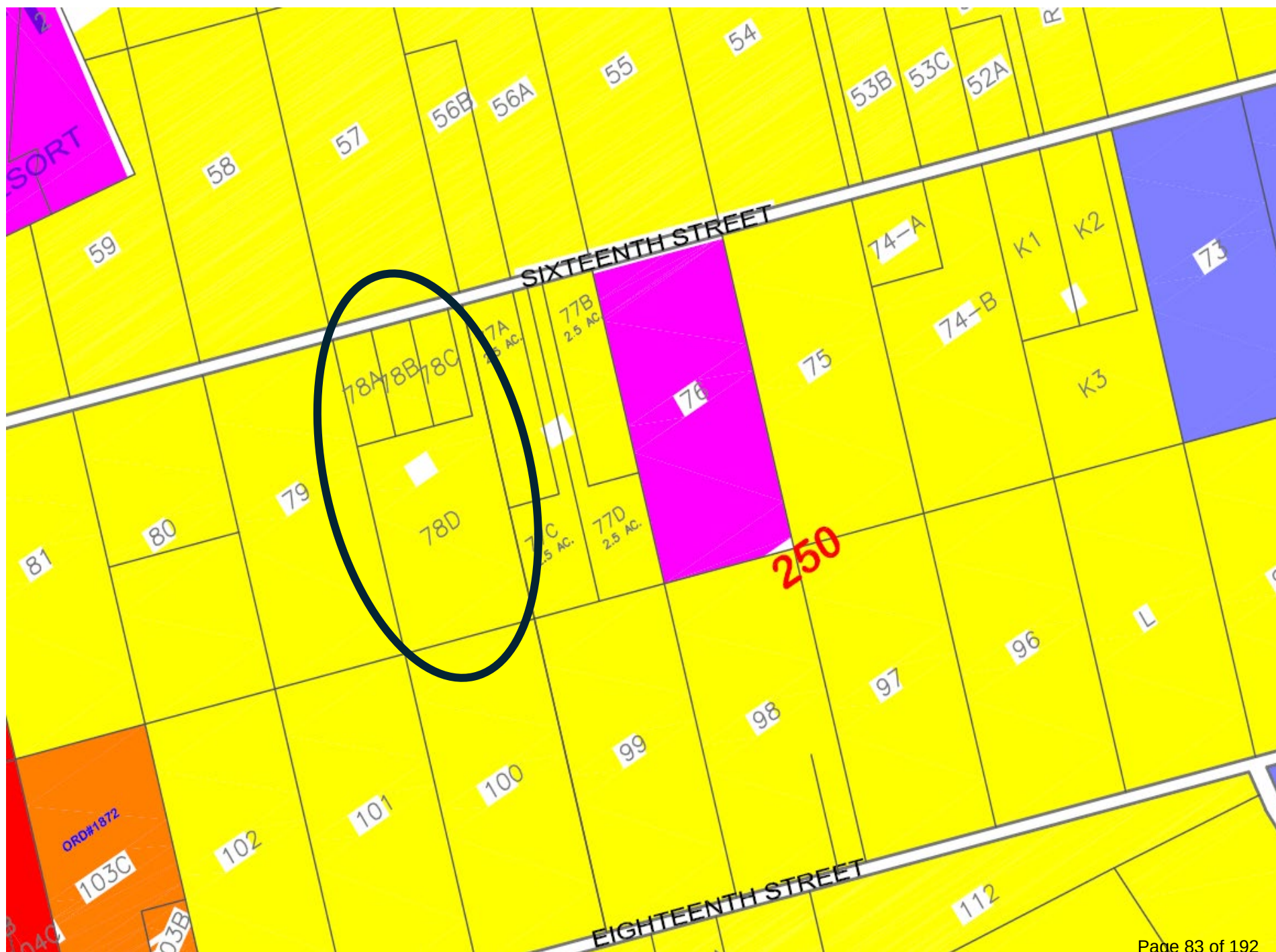
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

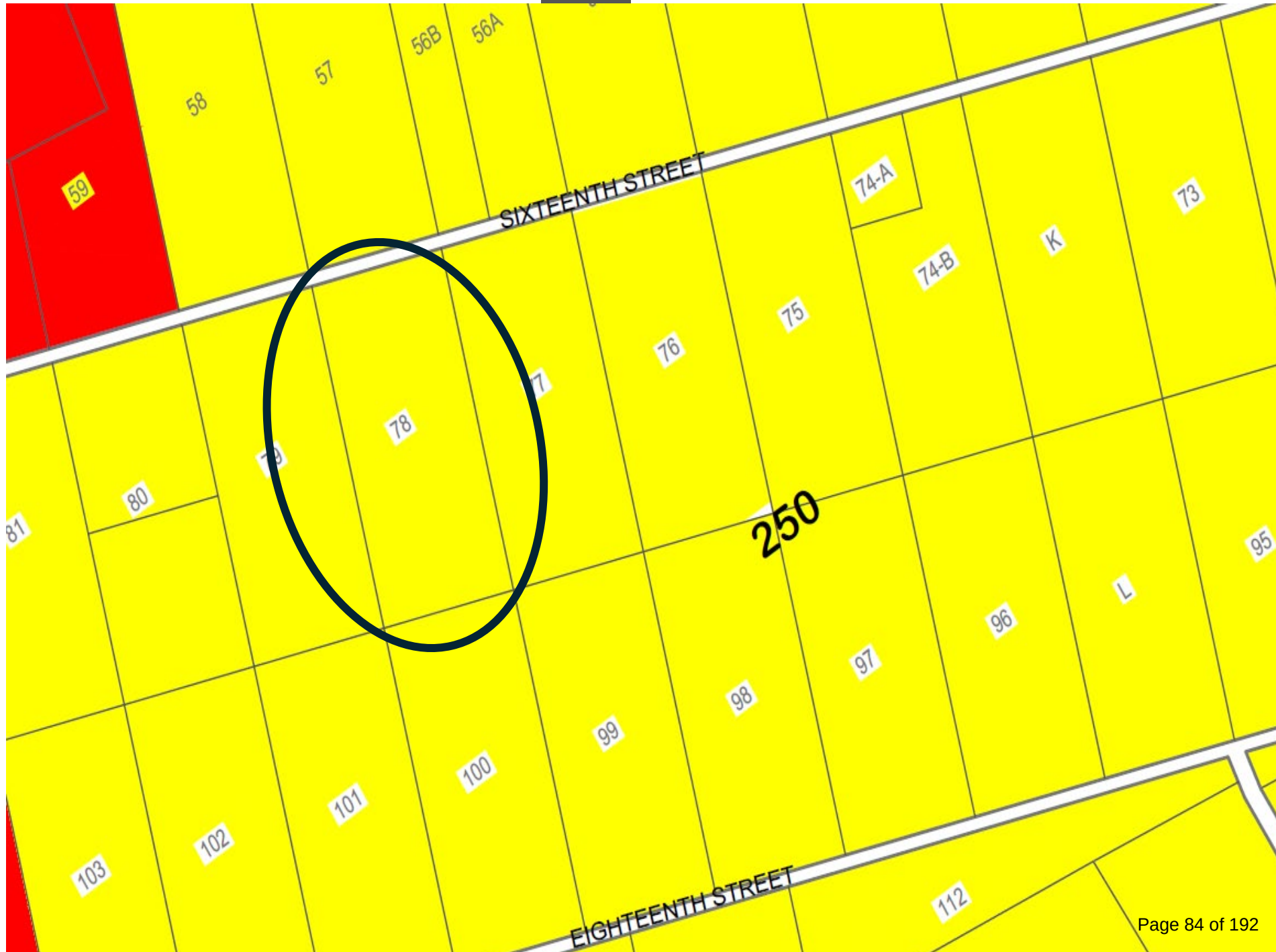
Receipt No. _____



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

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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



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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.

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:

Joe Porce

Address:

1601 16th St.

City/State:

Rockport TX

☒ IN FAVOR

☐ IN OPPOSITION

Phone:

361 834-3553

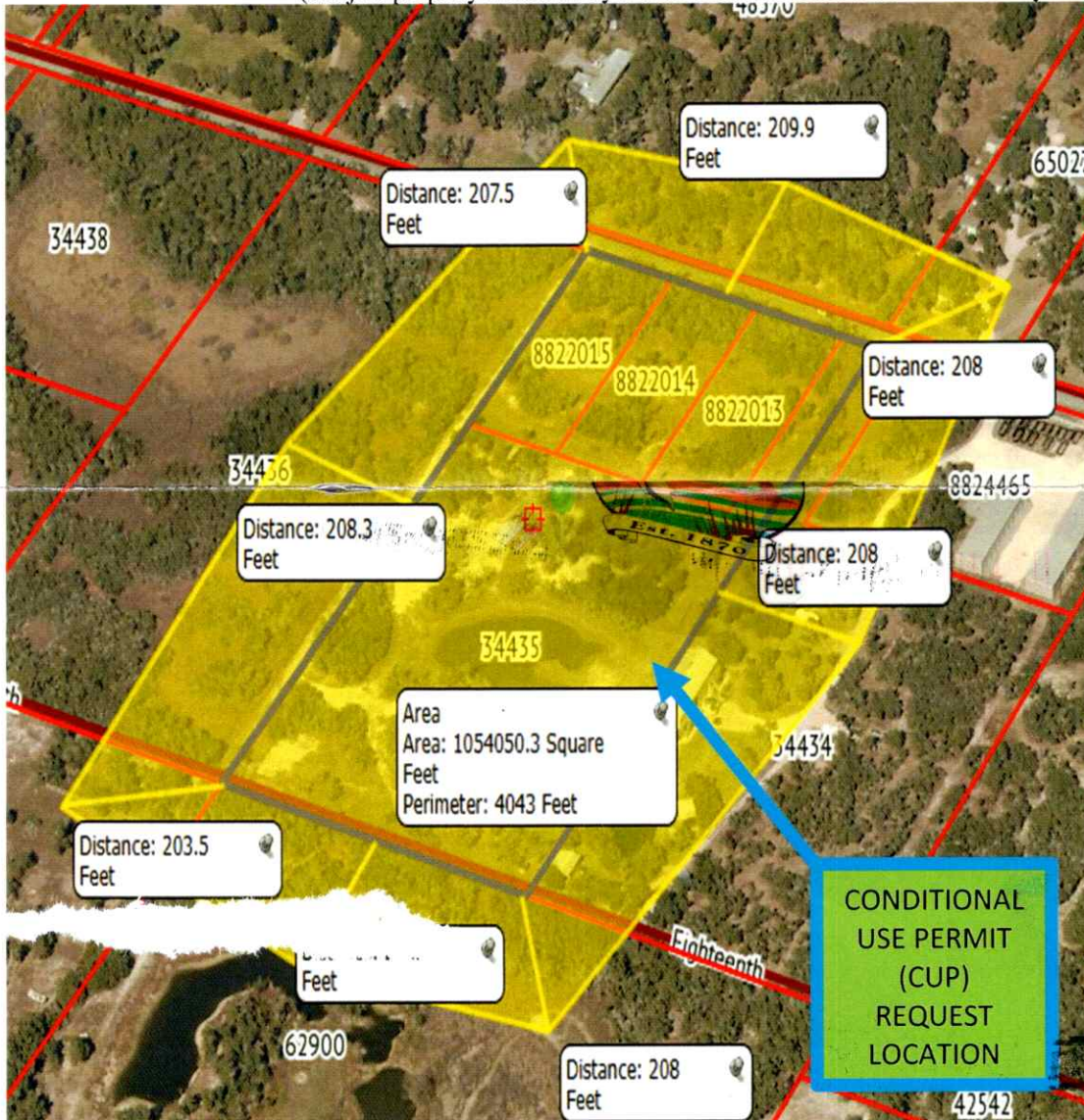
REASON:


Signature

See map on reverse side.

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**

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City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

CORPUS CHRISTI TX 784

2 AUG 2025 AM 2:1

FIRST-CLASS



US POSTAGE IMBPITNEY BOWES



ZIP 78382
02 7H
0006090064 \$ 000.74⁰
JUL 30 2025

Joe Peirce
1521 16th st.
Rockport, TX 78382

SITUS ADDRESS: 1609 Sixteenth st.

78382-74012





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Printed Name: JOE PEIRCE

Address: 1601 16th ST.

City/State: Rockport TX

(☒) IN FAVOR () IN OPPOSITION

Phone: 361 834 3553

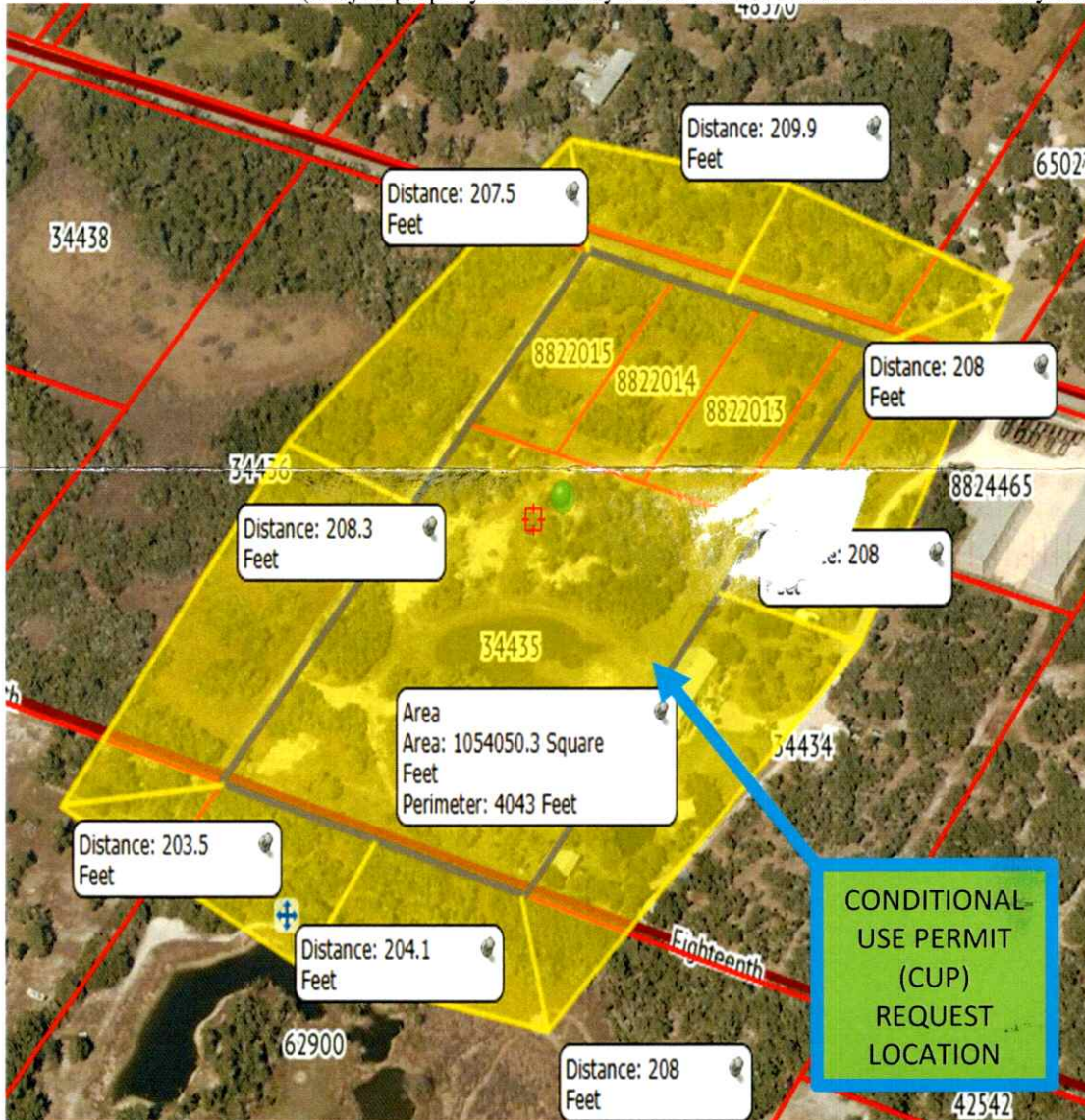
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2751 S.H. 35 Bypass
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2 AUG 2025 AM 2:11

FIRST-CLASS



US POSTAGE IMPRINTNEY BOWES



ZIP 78382 \$ 000.74⁰
02 7H
0006090064 JUL 30 2025

Joe Peirce
1521 16th st.
Rockport, TX 78382

SITUS ADDRESS: 1521 Sixteenth st.

78382-740121



Distance
Feet



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Printed Name:

Address:

JOE PEIRCE
1601 16th St.

City/State:

Rockport TX

(☒) IN FAVOR

() IN OPPOSITION

Phone:

361 834 3553

REASON:

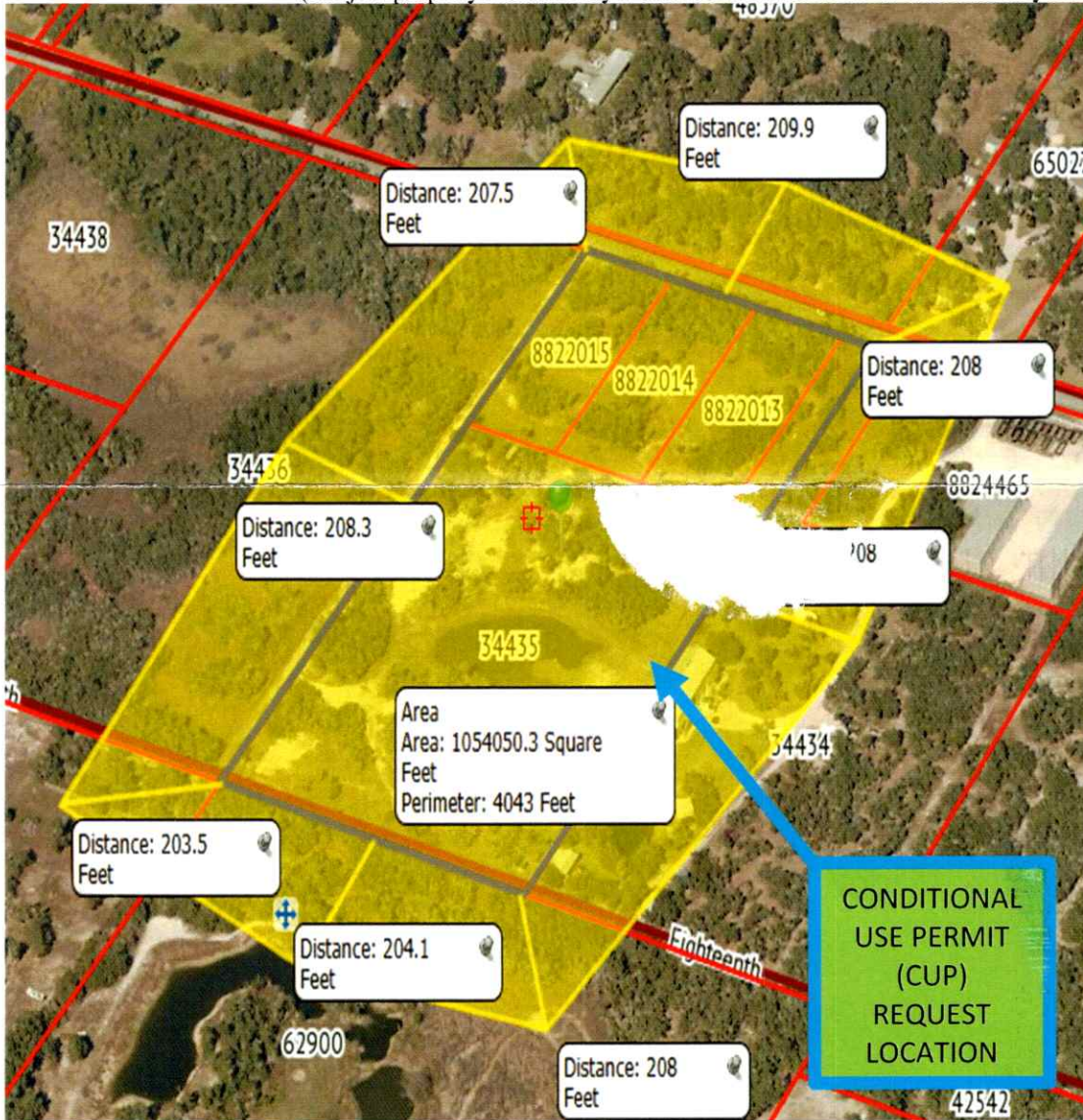
Signature

Joe Peirce

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CORPUS CHRISTI, TX 784

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FIRST-CLASS



US POSTAGETM PITNEY BOWES

ZIP 78382
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JUL 30 2025

Joe Peirce
1521 16th st.
Rockport, TX 78382

SITUS ADDRESS: 1605 Sixteenth st.

78382-740121





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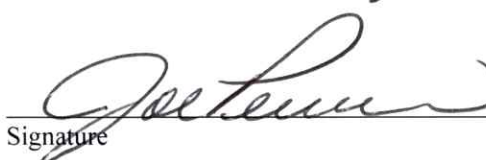
Printed Name: Joe Peince
Address: 1601 16th St.

City/State: Rockport TX

☒ IN FAVOR () IN OPPOSITION

Phone: 361 934 3553

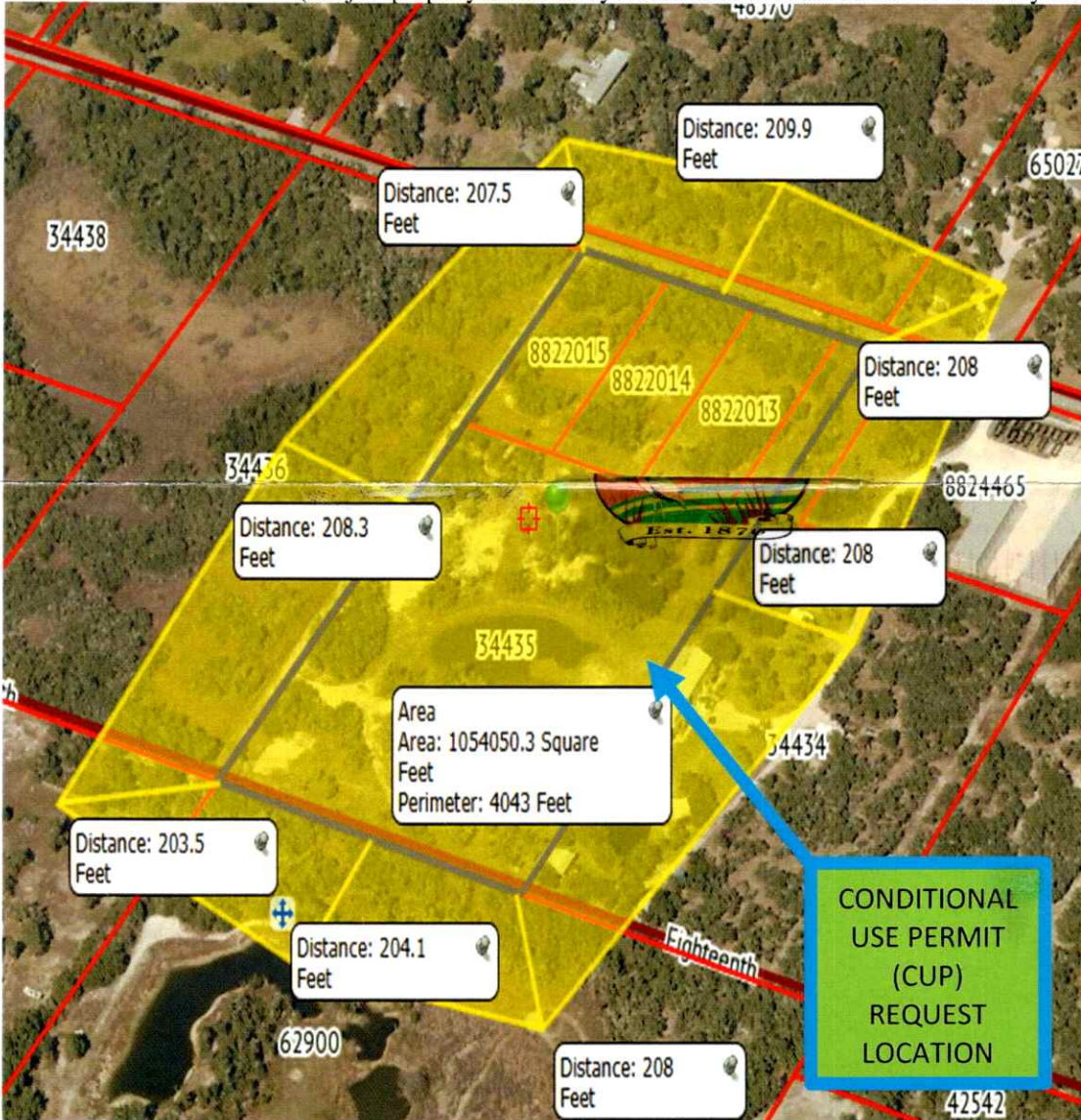
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1521 16th st.
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SITUS ADDRESS: 1607 Sixteenth st.

78382-74012 CITY of ROCKPORT, TEXAS





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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.

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: JOE PEIRCE
Address: 1601 16th ST

City/State: Rockport, Tx

☒ IN FAVOR () IN OPPOSITION

Phone: 361-834-3553

REASON:

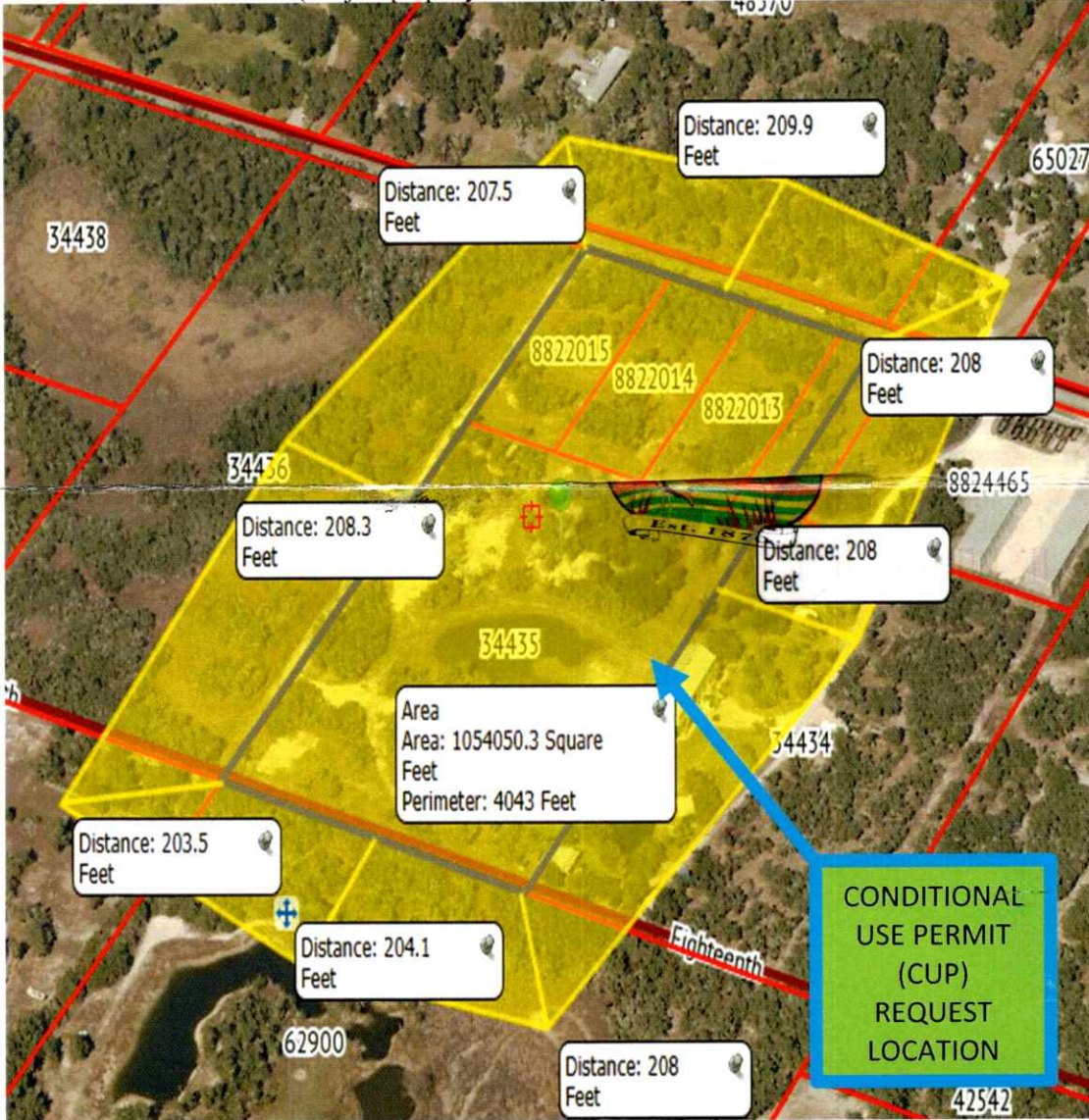


Signature

See map on reverse side.

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

CORPUS CHRISTI TX 784

2 AUG 2025 AM 2 L

FIRST CLASS



US POSTAGE IMPI PITNEY BOWES



ZIP 78382 \$ 000.74⁰
02 7H
0006090064 JUL 30 2025

Joe Peirce
1521 16th st.
Rockport, TX 78382

16th st.

78382-740121





AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Diane Pedersen, Financial Management Analyst

MEETING DATE: August 26, 2025

CATEGORY: Ordinance

CAPTION:

Amending the City of Rockport Code of Ordinance, Chapter 82 "Solid Waste" Article II. "Refuse Collection", Section 82.39 "Fee Schedule" Setting New Fees for Service

- i. Staff presentation
 - ii. Hold a public hearing to receive comments for or against the amendment
 - iii. Consider the approval on the first of two readings of Ordinance 1982 amending the City of Rockport Code of Ordinances, Chapter 82 "Solid Waste" Article II. "Refuse Collection", Section 82.39 "Fee Schedule" Setting New Fees for Service; Repealing all Prior Ordinances in Conflict Herewith: and Providing for Publication and an Effective Date.
-

SUMMARY:

Deliberate and act on first reading of an Ordinance amending the City of Rockport Code of Ordinances, Chapter 82 "Solid Waste" Article II. "Refuse Collection", Section 82.39 "Fee Schedule" Setting New Fees for Service; Repealing all Prior Ordinances in Conflict Herewith: and Providing for Publication and an Effective Date.

BACKGROUND:

In accordance with Section 14.02 (a)-(d) of the Solid Waste Collection and Disposal Contract between BFI Waste Services of Texas, LP d/b/a Republic Services of Corpus Christi and the City of Rockport, Republic Services submitted a comparative statement reflecting an increase of 4.0% in the Base Residential Rates to become effective October 1, 2025, and will be reflected on the November 1, 2025 billing.

The 4.00% CPI increase will also be applied to all commercial customers, including hand carts and dumpsters.

See the accompanying letter from Republic Services and the ordinance for additional details. In addition to the presented Republic rates, the City applies an additional 6% Franchise Fees on all commercial carts and dumpsters as well as a \$1.57 administrative fee on all residential carts.

FUNDING SOURCE:

FUNDING IMPACT:

The new rates will be effective October 1, 2025, and will be reflected on the November 1, 2025 utility bill. The proposed solid waste rate

increase will provide additional revenue as a direct passthrough to Republic Services. The City collects 6% Franchise Fees from Republic Services on solid waste services. The net increase to residential customers will be \$1.08 per month for a 96 gallon residential cart.

STAFF RECOMMENDATION:

Staff recommends approval of the first reading of the Ordinance amending the City of Rockport Code of Ordinances, Chapter 82 "Solid Waste" Article II. "Refuse Collection", Section 82.39 "Fee Schedule" Setting New Fees for Service. Repealing all Prior Ordinances in Conflict Herewith; and Providing for Publication and an Effective Date, as presented.

STRATEGIC INITIATIVES:

Ordinance

ATTACHMENTS:

1. Solid Waste Rates 2025 20250724
2. Republic Services Ltr dated 7-14-25

APPROVAL/REVIEW:

Robbie Sorrell, Finance Director

Date: August 19, 2025



Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF ROCKPORT CODE OF ORDINANCES, CHAPTER 82 "SOLID WASTE" ARTICLE II. "REFUSE COLLECTION", SECTION 82.39 "FEE SCHEDULE"; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, TEXAS:

SECTION 1. SECTION 82.39 "FEE SCHEDULE" AMENDMENT.

That the Rockport Code of Ordinances, Chapter 82 "Solid Waste", Article II. "Refuse Collection", Section 82.39 "Fee Schedule, is hereby amended to read as follows:

Sec. 82-39. - Fee schedule.

The monthly fees charged for refuse collection shall be as follows:

- (1) Residential 96-gallon cart rate: **\$27.24**
- (2) Additional 96-gallon residential cart rate: **\$23.45**
- (3) Residential 65-gallon cart rate: **\$26.61**
- (4) Commercial 96-gallon cart rate: **\$42.92**
- (5) Commercial container customers, each additional container price and extra pickup charges:

Commercial Container Customers

Container Size	1X Week	2X Week	3X Week	4X Week	5X Week	6X Week
2 cu yd	<u>\$ 114.95</u>	<u>\$225.57</u>	<u>\$285.15</u>	<u>\$349.03</u>	<u>\$444.49</u>	<u>\$511.19</u>
3 cu yd	<u>\$137.83</u>	<u>\$273.45</u>	<u>\$345.78</u>	<u>\$415.06</u>	<u>\$484.78</u>	<u>\$578.28</u>
4 cu yd	<u>\$162.24</u>	<u>\$306.70</u>	<u>\$436.24</u>	<u>\$602.85</u>	<u>\$743.57</u>	<u>\$917.96</u>
6 cu yd	<u>\$191.20</u>	<u>\$367.63</u>	<u>\$545.07</u>	<u>\$716.50</u>	<u>\$914.20</u>	<u>\$1042.38</u>
8 cu yd	<u>\$241.71</u>	<u>\$471.39</u>	<u>\$655.90</u>	<u>\$801.84</u>	<u>\$1,043.54</u>	<u>\$1,250.32</u>

Each Additional Container

Container Size	1X Week	2X Week	3X Week	4X Week	5X Week	6X Week
2 cu yd	<u>\$88.50</u>	<u>\$148.60</u>	<u>\$198.32</u>	<u>\$259.56</u>	<u>\$331.89</u>	<u>\$382.88</u>
3 cu yd	<u>\$99.21</u>	<u>\$186.03</u>	<u>\$232.69</u>	<u>\$293.86</u>	<u>\$366.27</u>	<u>\$438.08</u>
4 cu yd	<u>\$118.02</u>	<u>\$225.66</u>	<u>\$333.68</u>	<u>\$454.17</u>	<u>\$559.98</u>	<u>\$693.95</u>
6 cu yd	<u>\$141.37</u>	<u>\$287.56</u>	<u>\$401.34</u>	<u>\$545.51</u>	<u>\$696.92</u>	<u>\$819.83</u>
8 cu yd	<u>\$180.62</u>	<u>\$336.72</u>	<u>\$493.59</u>	<u>\$616.80</u>	<u>\$801.66</u>	<u>\$961.64</u>

- (6) Additional Service Charges:
Extra Pickups: **\$91.72**
Exchanges: **\$109.03**
Deliveries: **\$57.32**
Autolocks: **\$57.32**
Relocations: **\$57.32**
Extra Yardage: **\$57.32**
Removals: **\$57.32**

SECTION 2. REPEALER.

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this Ordinance, are all hereby repealed.

SECTION 4. SEVERABILITY.

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is, for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

SECTION 5. EFFECTIVE DATE.

This ordinance shall become effective upon adoption on second reading by the Rockport City Council and publication of the Ordinance caption in the official newspaper of the City of Rockport. Rates would become effective on October 1, 2025 and reflected on the November 1, 2025 billing.

APPROVED on first reading the 12th day of August 2025

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC
City Secretary

APPROVED, PASSED and ADOPTED on second and final reading the 26th day of August 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC
City Secretary

July 14, 2025

Ms. Vanessa Shrauner
City Manager
City of Rockport
212 N. Live Oak St.
Rockport, TX 78382

Dear Ms. Shrauner,

In accordance with the Second Amendment dated April 11, 2023, of the Solid Waste Collection and Disposal Contract between BFI Waste Services of Texas, LP d/b/a Republic Services of Corpus Christi and the City of Rockport, we hereby submit a comparative statement reflecting a **4.0% increase in the residential and commercial rates** to become effective October 1, 2025.

The base residential contract rate on October 1, 2024, was \$24.68. Per the Second Amendment, this **rate will become \$25.67 effective October 1, 2025**. Attached is the commercial rate sheet for the city's record. Thank you for your continued partnership.

Sincerely,

Mike Reeves

Mike Reeves
Manager, Municipal Services



Sustainability in Action



City of Rockport, Texas
CPI Adjustment Commencing October 1, 2025

Computation of increase :
Fixed: 4.0% = 4.00%

TOTAL= 4.00%

CATEGORY	FREQUENCY	RATE PER	INCREASE	NEW RATE					
	COLLECTIO	MONTH	FACTOR	PER MONTH					
Residential 96 Gallon		\$24.68	1.0400	\$25.67					
Additional 96 Gallon		\$21.04	1.0400	\$21.88					
Resi 65 Gallon		\$24.08	1.0400	\$25.04					
Commercial Cart 96 Gallon		\$38.93	1.0400	\$40.49					New Rate
Commercial : Container Service									Additional Containers
2 Cubic Yard Container	1/wk	\$104.27	1.0400	\$108.44	2 Cu Yd	1/wk	\$80.28	1.0400	\$83.49
	2/wk	\$204.62	1.0400	\$212.80		2/wk	\$134.80	1.0400	\$140.19
	3/wk	\$258.66	1.0400	\$269.01		3/wk	\$179.89	1.0400	\$187.09
	4/wk	\$316.61	1.0400	\$329.27		4/wk	\$235.45	1.0400	\$244.87
	5/wk	\$403.20	1.0400	\$419.33		5/wk	\$301.06	1.0400	\$313.10
	6/wk	\$463.70	1.0400	\$482.25		6/wk	\$347.32	1.0400	\$361.21
3 Cubic Yard Container	1/wk	\$125.03	1.0400	\$130.03	3 Cu Yd	1/wk	\$89.99	1.0400	\$93.59
	2/wk	\$248.05	1.0400	\$257.97		2/wk	\$168.75	1.0400	\$175.50
	3/wk	\$313.66	1.0400	\$326.21		3/wk	\$211.08	1.0400	\$219.52
	4/wk	\$376.51	1.0400	\$391.57		4/wk	\$266.57	1.0400	\$277.23
	5/wk	\$439.75	1.0400	\$457.34		5/wk	\$332.25	1.0400	\$345.54
	6/wk	\$524.57	1.0400	\$545.55		6/wk	\$397.38	1.0400	\$413.28
4 Cubic Yard Cont	1/wk	\$147.17	1.0400	\$153.06	4 Cu Yd	1/wk	\$107.06	1.0400	\$111.34
	2/wk	\$278.21	1.0400	\$289.34		2/wk	\$204.70	1.0400	\$212.89
	3/wk	\$395.72	1.0400	\$411.55		3/wk	\$302.68	1.0400	\$314.79
	4/wk	\$546.86	1.0400	\$568.73		4/wk	\$411.98	1.0400	\$428.46
	5/wk	\$674.50	1.0400	\$701.48		5/wk	\$507.96	1.0400	\$528.28
	6/wk	\$832.69	1.0400	\$866.00		6/wk	\$629.49	1.0400	\$654.67
6 Cubic Yard Container	1/wk	\$173.44	1.0400	\$180.38	6 Cu Yd	1/wk	\$128.24	1.0400	\$133.37
	2/wk	\$333.48	1.0400	\$346.82		2/wk	\$260.85	1.0400	\$271.28
	3/wk	\$494.44	1.0400	\$514.22		3/wk	\$364.06	1.0400	\$378.62
	4/wk	\$649.94	1.0400	\$675.94		4/wk	\$494.84	1.0400	\$514.63
	5/wk	\$829.28	1.0400	\$862.45		5/wk	\$632.18	1.0400	\$657.47
	6/wk	\$945.56	1.0400	\$983.38		6/wk	\$743.67	1.0400	\$773.42
8 Cubic Yard Container	1/wk	\$219.26	1.0400	\$228.03	8 Cu Yd	1/wk	\$163.85	1.0400	\$170.40
	2/wk	\$427.61	1.0400	\$444.71		2/wk	\$305.44	1.0400	\$317.66
	3/wk	\$594.97	1.0400	\$618.77		3/wk	\$447.74	1.0400	\$465.65
	4/wk	\$727.36	1.0400	\$756.45		4/wk	\$559.51	1.0400	\$581.89
	5/wk	\$946.61	1.0400	\$984.47		5/wk	\$727.19	1.0400	\$756.28
	6/wk	\$1,134.18	1.0400	\$1,179.55		6/wk	\$872.32	1.0400	\$907.21
Extra pickups:		\$86.53							
Exchanges:		\$102.86							
Deliveries:		\$54.08							
Autolocks:		\$54.08							
Relocations:		\$54.08							
Extra yardage:		\$54.08							
Removals:		\$54.08							



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: August 26, 2025

CATEGORY: Presentation

CAPTION:

FY2025-2026 proposed Budget and FY2025 Tax Rate

- i. Public Input
 - ii. Hold a City Council discussion and provide directions to staff
 - iii. Close the Workshop
-

SUMMARY:

This is not the official Budget and Tax Rate public hearing, but this will give residents the opportunity to provide additional input. This will also allow City Council to discuss and provide directions to City staff.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

Presentation

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025



AGENDA MEMO

DEPARTMENT: Building & Development

TO: City Council

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 26, 2025

CATEGORY: Ordinance

CAPTION:

Consider the approval on second and final readings on Ordinance 1985 granting a Conditional Use Permit for the purpose of a Recreational Vehicle (RV) Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; Repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUMMARY:

The subject property is currently undeveloped land located near Texas State Highway 188 and Bypass 35. The applicant is requesting a Conditional Use Permit (CUP) to develop a Recreational Vehicle (RV) and Tiny Home Resort on the site.

The property includes existing private roads, which the City will not adopt or maintain. The City will install a master water meter at the property line; the property owner will be responsible for installing a backflow device at the meter and extending private water lines throughout the site. Additionally, as no municipal sewer service is available in the area, the property owner will be responsible for installing an on-site septic system.

At the Planning and Zoning meeting of August 4, 2025 the Commission unanimously recommended to Council approval of this CUP.

There are no changes between the first and second readings.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Planning and Zoning Commission recommends approval.

STRATEGIC INITIATIVES:

Ordinance

ATTACHMENTS:

1. Ordinance - The Palms
2. CUP Application
3. E-print - 20241113 - Concept Plan 1 of 2-B
4. E-print - 20241113 - Concept Plan 2 of 2-B
5. StaffReportPH-345 SH 35 Bypass - The Palms CUP
6. ZONING MAP
7. FUTURE LAND USE MAP
8. Public Mailout List
9. PH 345 SH 35 Bypass - CUP

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: August 19, 2025



Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 19, 2025

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE PURPOSE OF A RV RESORT AND TINY HOME COMMUNITY ON PROPERTY LOCATED AT 345 SH 35 BYPASS, OTHERWISE KNOWN AS LOTS 10, 13, AND 14., CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On July 10, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on July 10, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on July 10, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on August 4, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on August 4, 2025, the Planning & Zoning Commission did meet and said Commission voted unanimously to recommend to the City Council to approve a Conditional Use Permit (CUP) for the property located at 345 SH 35 Bypass;

WHEREAS, on August 12, 2025, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the property located at 345 SH 35 Bypass, , City of Rockport, Aransas County, Texas; be granted a Conditional Use Permit (CUP) for the purpose of RV Resort and Tiny Home Community;

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the ___ day of August, 2025.

APPROVED, PASSED and **ADOPTED** on second and final reading, this _____ day of _____ August, _____ 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



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 [X]
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY _____
345 SH 35 BYPASS ROCKPORT, TX 78382
- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: RAW LAND
- E. ZONING DISTRICT REQUESTED: _____
- F. CONDITIONAL USE REQUESTED: RV RESORT / TINY HOME COMMUNITY
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 10, 13, 14 Block _____
 - 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) _____
The PALMS
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 31.875 ACRES
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- RECREATIONAL VEHICLE (TINY HOME) RESORT
- _____
- _____
- _____

K. OWNER'S NAME: (Please print) DDR Self Storage Inc
ADDRESS: 8210 IH 35 N
CITY, STATE, ZIP CODE: NEW BRAUNFELS, TX 78130
PHONE NO 830.624.7030

L. REPRESENTATIVE: (If Other Than Owner) BUTTRUM CONSTRUCTION
ADDRESS: 8210 IH 35 N
CITY, STATE, ZIP CODE: NEW BRAUNFELS, TX 78130
PHONE NO 830.624.7030

NOTE: Do you have property owner's permission for this request?

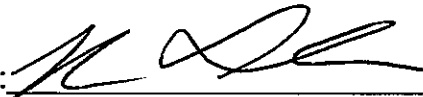
YES X NO

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. _____

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 located in a "Special Flood Hazard Area".

Flood Zone "X" Base Elevation N/A

Panel No. 0325G/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".

= Set 5/8" steel rebar F5/8" = Fnd. 5/8" steel rebar

FCM = Fnd. Conc. Monument
- 2) Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- 3) Total platted area contains 134.342 acres or 5,851,956 square feet of land. Buttrum Boulevard ROW is dedicated to the City of Rockport, by this replat for public use, emergency access, drainage, and utilities, but the pavement will be privately owned and maintained.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

Lot Zoned B-1 = 20' Front Bldg. Line

Lot Zoned R-1 = 25' Front Bldg. Line, 20' Rear Bldg. Line & 5' Side Bldg. Line
- 5) 2.277 Acre, 40-foot platted R.O.W. & 0.893 Acre, 40-foot platted R.O.W., Closed and Abandoned by the City of Rockport, by Ord. Nos. 1891 - 1892, dated January 24, 2023.

Surveyor Certification

State of Texas

County of Aransas

I, J. L. Brundrett, Jr., a 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 day of A.D., 2023.

J. L. BRUNDRETT, JR.

R.P.L.S.

Reg. No. 2133

Owner Certification

State of Texas

County of Comal

D&R SELF STORAGE, INC.

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 day of A.D., 2023.

DON BUTTRUM, President

State of Texas

County of

This instrument was acknowledged before me by:

DON BUTTRUM, President of

D&R SELF STORAGE, INC.

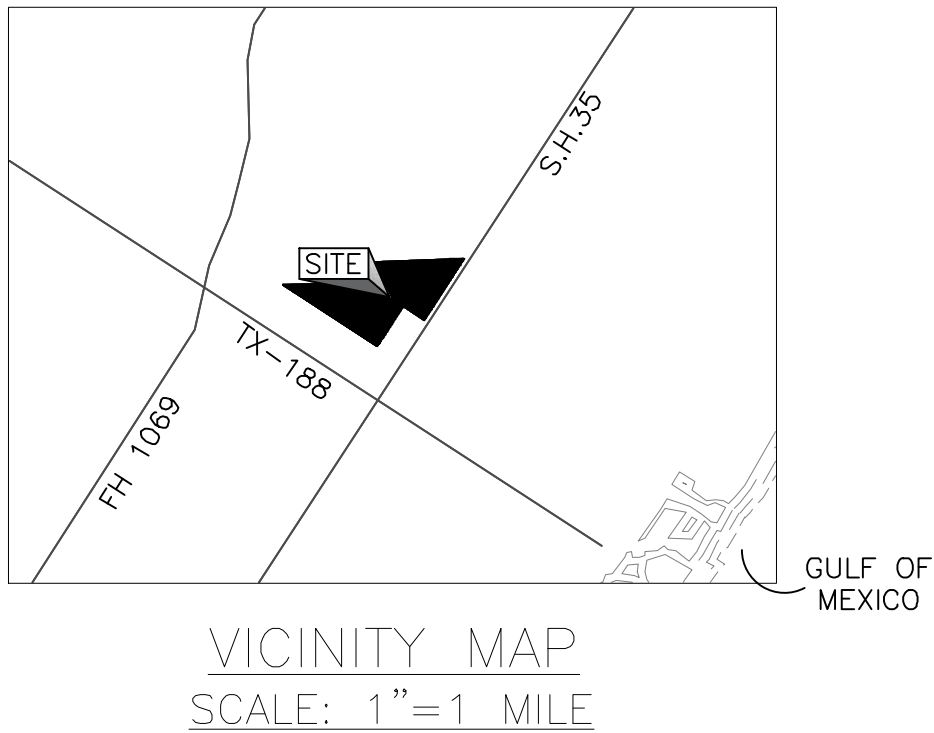
This the day of A.D., 2023.

Notary Public in and for the State of Texas

CONCEPT PLAN ONLY:

THE PALMS

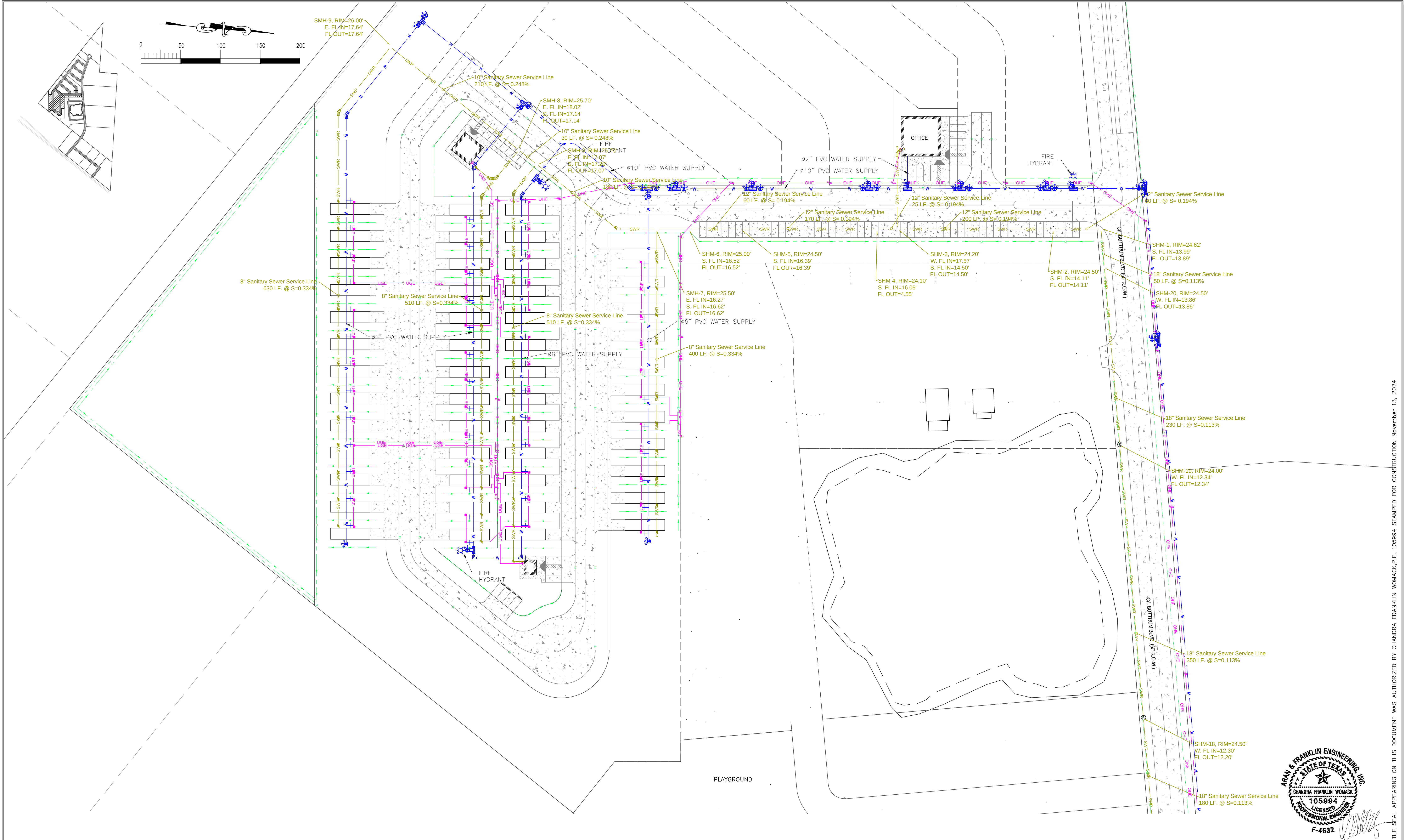
345 S.H. 35 BYPASS, ROCKPORT, TX 78382



SHEET INDEX	
C0.0	- COVER SHEET
C1.0	- MASTER SITE PLAN
C1.1	- PARK MODEL SECTION 1 SITE PLAN
C1.2	- PARK MODEL SECTION 2A SITE PLAN
C1.3	- PARK MODEL SECTION 2B SITE PLAN
C1.4	- PARK MODEL SECTION 3 SITE PLAN
C1.5	- PARK MODEL SECTION 4 SITE PLAN
C1.6	- PARK MODEL SECTION 5 SITE PLAN
C1.7	- CABINS SECTION 1 SITE PLAN
C1.8	- CABINS SECTION 2 SITE PLAN
C1.9	- OPEN MARKET SITE PLAN
C1.10	- WEDDING CHAPEL & RESTAURANT SITE PLAN
C1.11	- ICE HOUSE SITE PLAN
C1.12	- DOLLAR GENERAL SITE PLAN
C2.0	- NOT USED
C3.0	- MASTER SITE PAVING PLAN
C3.1	- PAVING PLAN - PARK MODEL SECTION 1
C3.2	- PAVING PLAN - PARK MODEL SECTION 2A
C3.3	- PAVING PLAN - PARK MODEL SECTION 2B
C3.4	- PAVING PLAN - PARK MODEL SECTION 3
C3.5	- PAVING PLAN - PARK MODEL SECTION 4
C3.6	- PAVING PLAN - PARK MODEL SECTION 5
C3.7	- PAVING PLAN - CABINS SECTION 1
C3.8	- PAVING PLAN - CABINS SECTION 2
C3.9	- PAVING PLAN - OPEN MARKET
C3.10	- PAVING PLAN - WEDDING CHAPEL & RESTAURANT
C3.11	- PAVING PLAN - ICE HOUSE
C3.12	- PAVING PLAN - DOLLAR GENERAL
C3.13+	- PAVING PLAN DETAILS AND SECTIONS
C4.0	- MASTER SITE GRADING PLAN
C4.1	- GRADING PLAN - PARK MODEL SECTION 1
C4.2	- GRADING PLAN - PARK MODEL SECTION 2A
C4.3	- GRADING PLAN - PARK MODEL SECTION 2B
C4.4	- GRADING PLAN - PARK MODEL SECTION 3
C4.5	- GRADING PLAN - PARK MODEL SECTION 4
C4.6	- GRADING PLAN - PARK MODEL SECTION 5
C4.7	- GRADING PLAN - CABINS SECTION 1
C4.8	- GRADING PLAN - CABINS SECTION 2
C4.9	- GRADING PLAN - OPEN MARKET
C4.10	- GRADING PLAN - WEDDING CHAPEL & RESTAURANT
C4.11	- GRADING PLAN - ICE HOUSE
C4.12	- GRADING PLAN - DOLLAR GENERAL



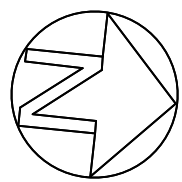
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SITE PLAN - PARK MODEL SECTION 1

SCALE: 1"=50'

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CAPE CORAL, FL 33904
LICENSE #79207

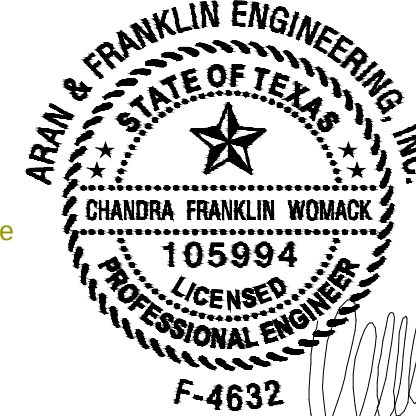
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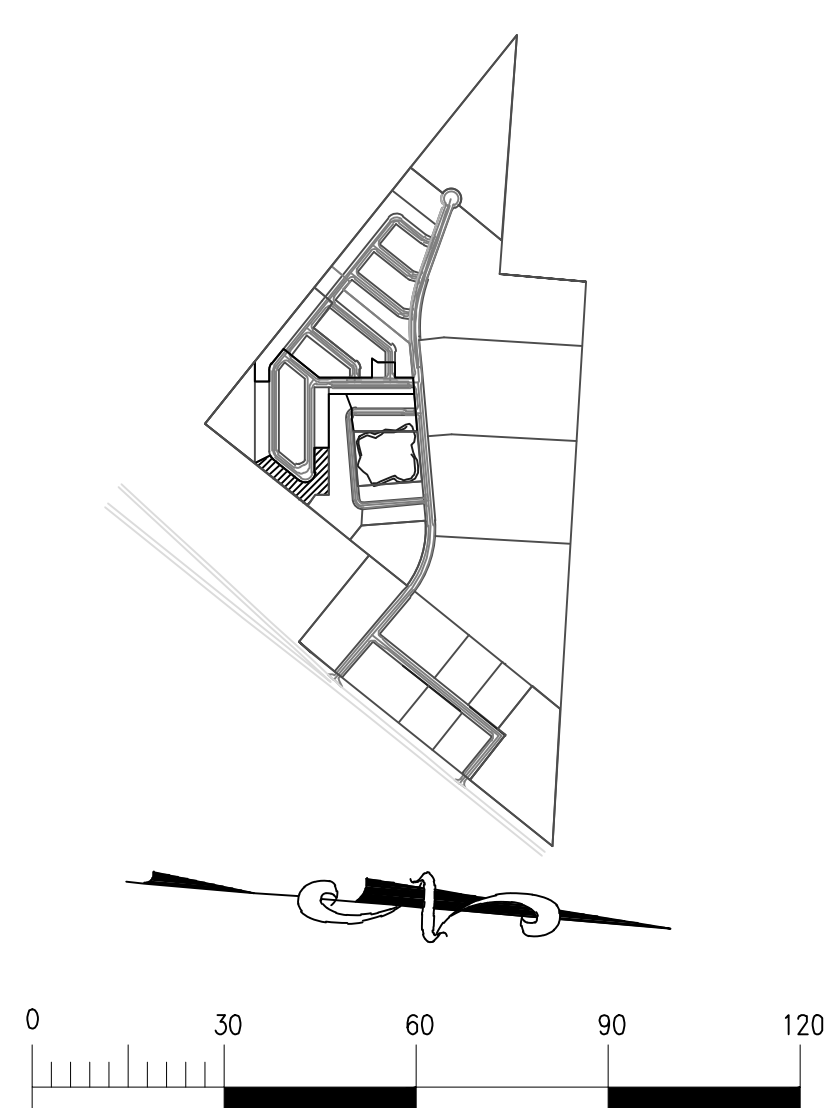
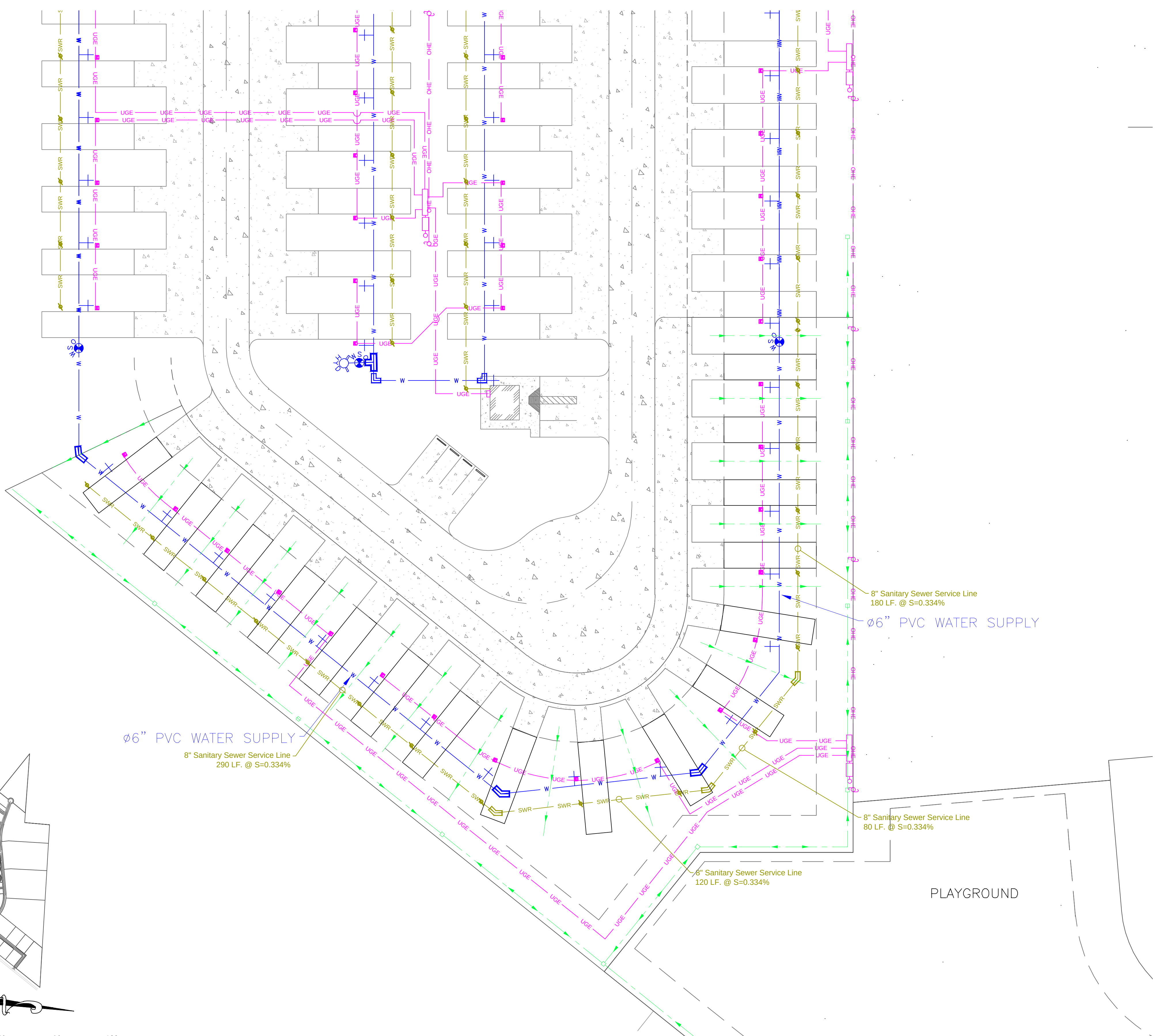
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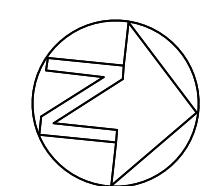
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SITE PLAN - PARK MODEL SECTION 2A
SCALE: 1"=30'



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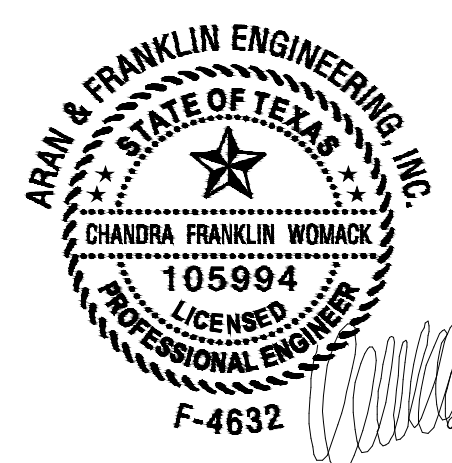
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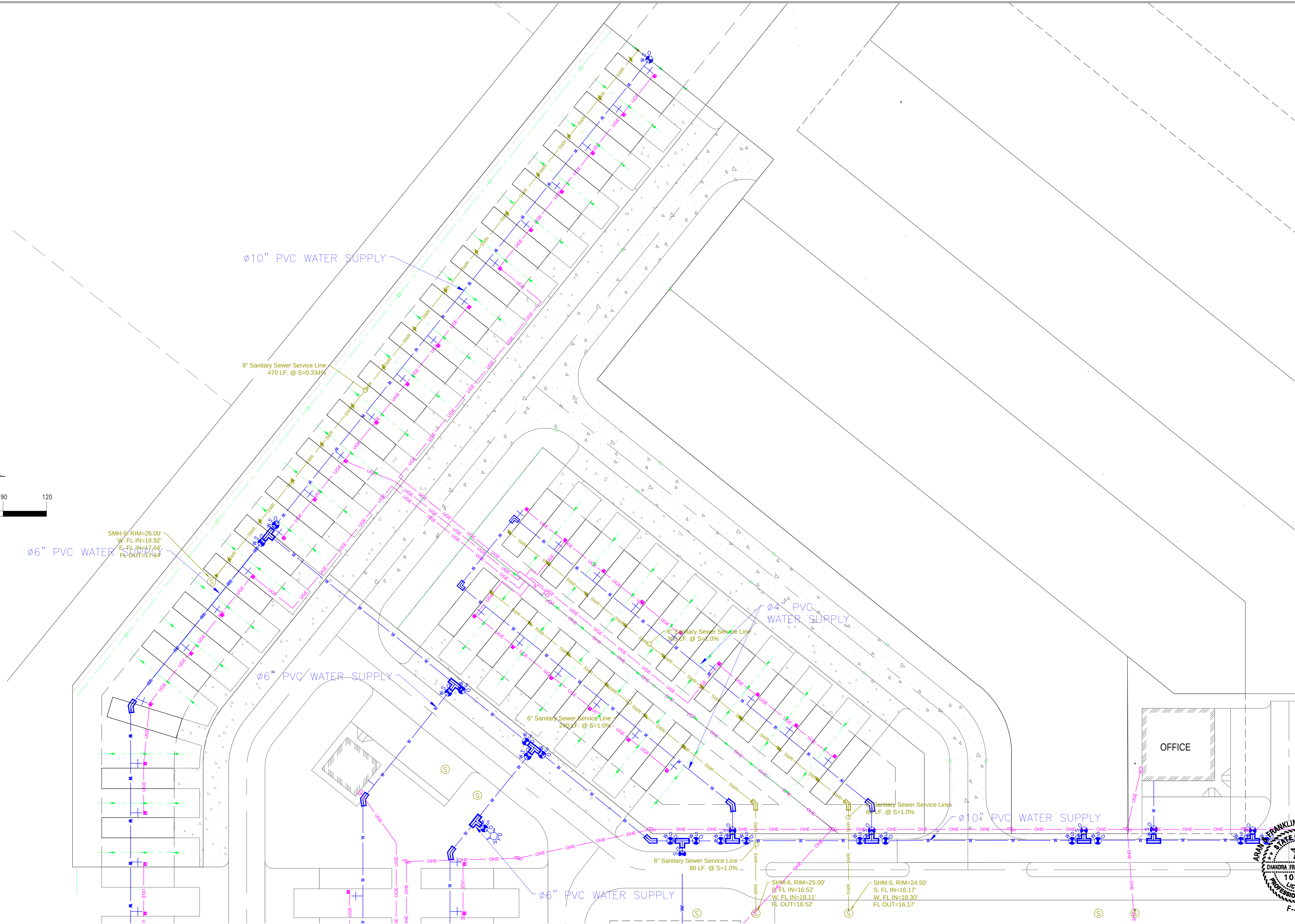
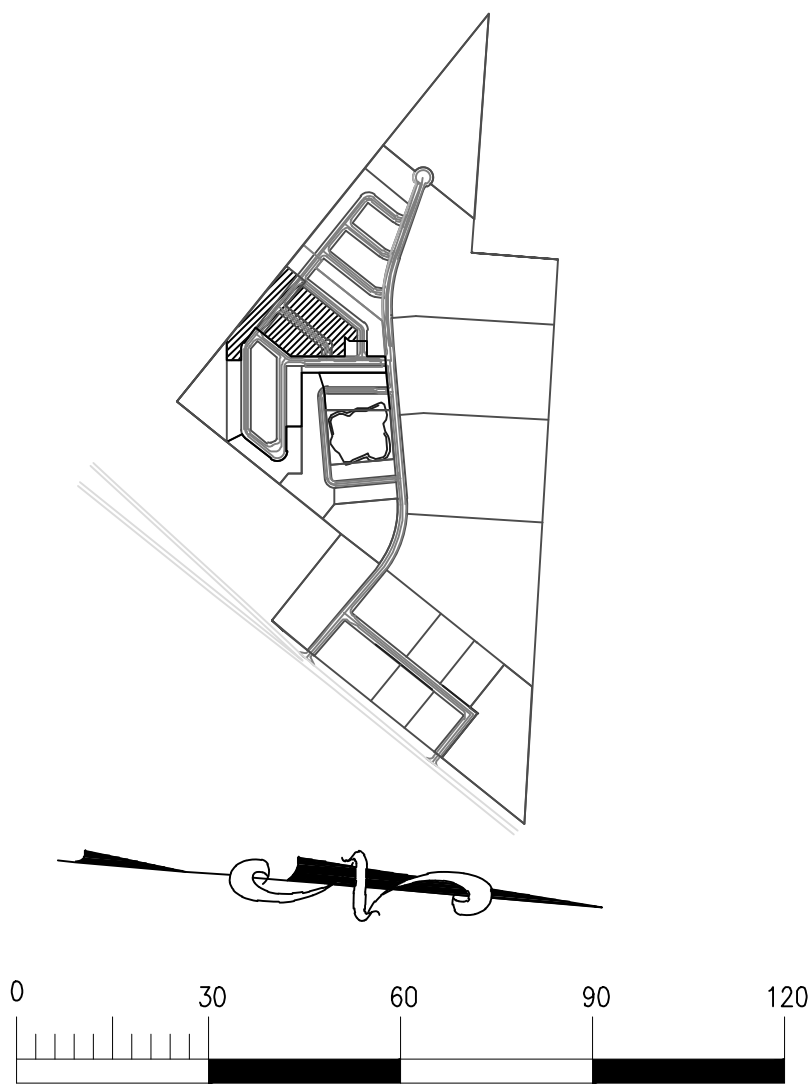
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SITE PLAN - PARK MODEL SECTION 2B
SCALE: 1"=30'

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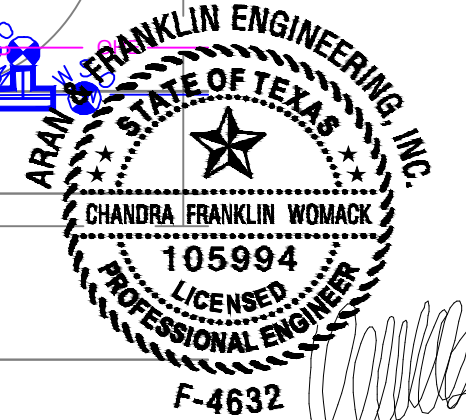
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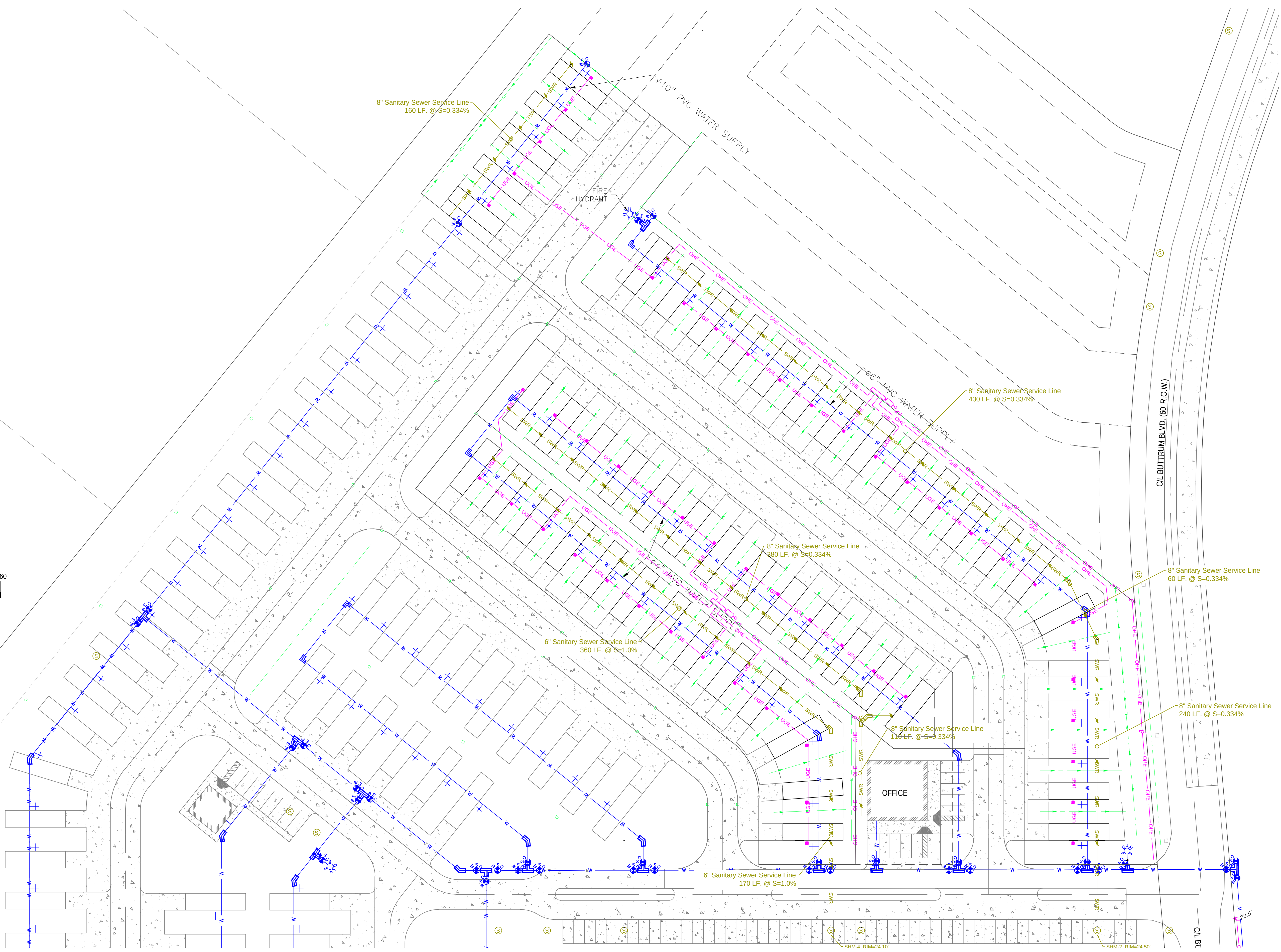
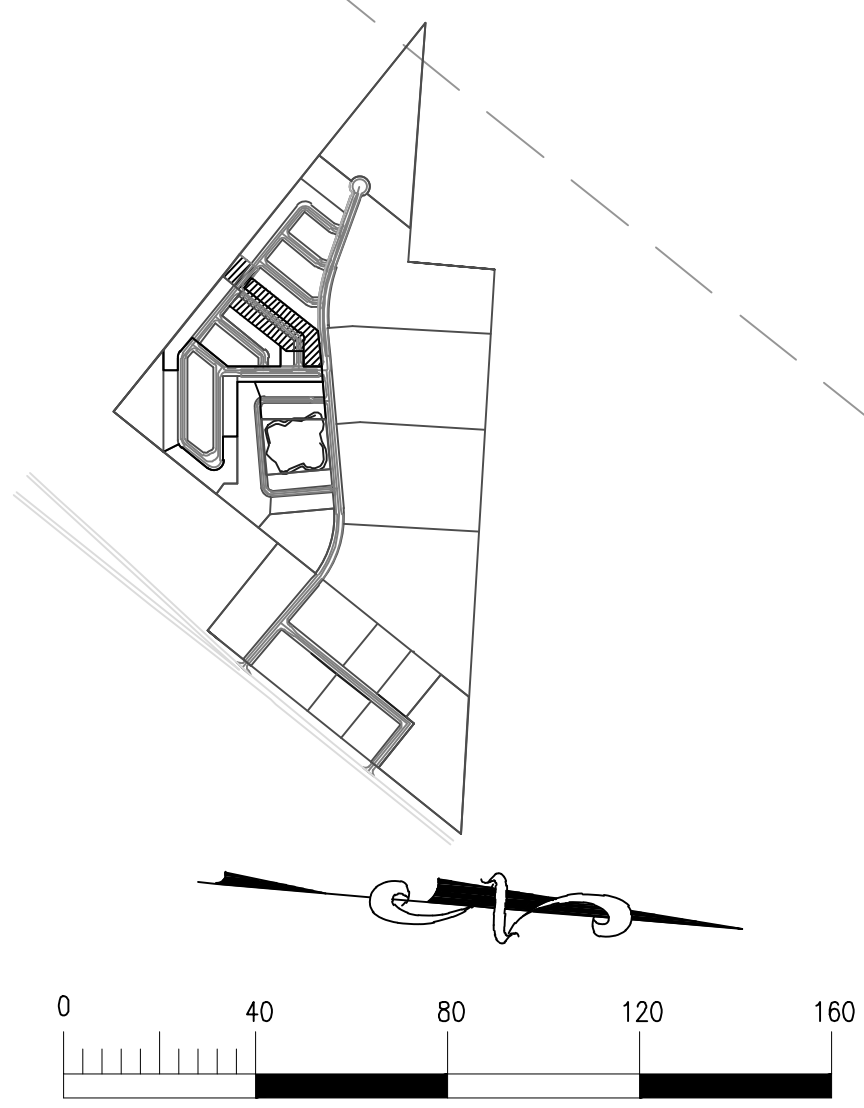
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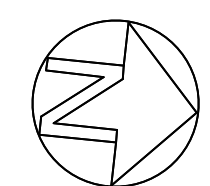


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SITE PLAN - PARK MODEL SECTION 3
SCALE: 1"=40'

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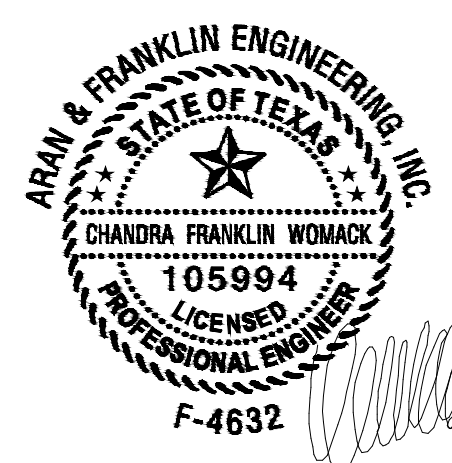
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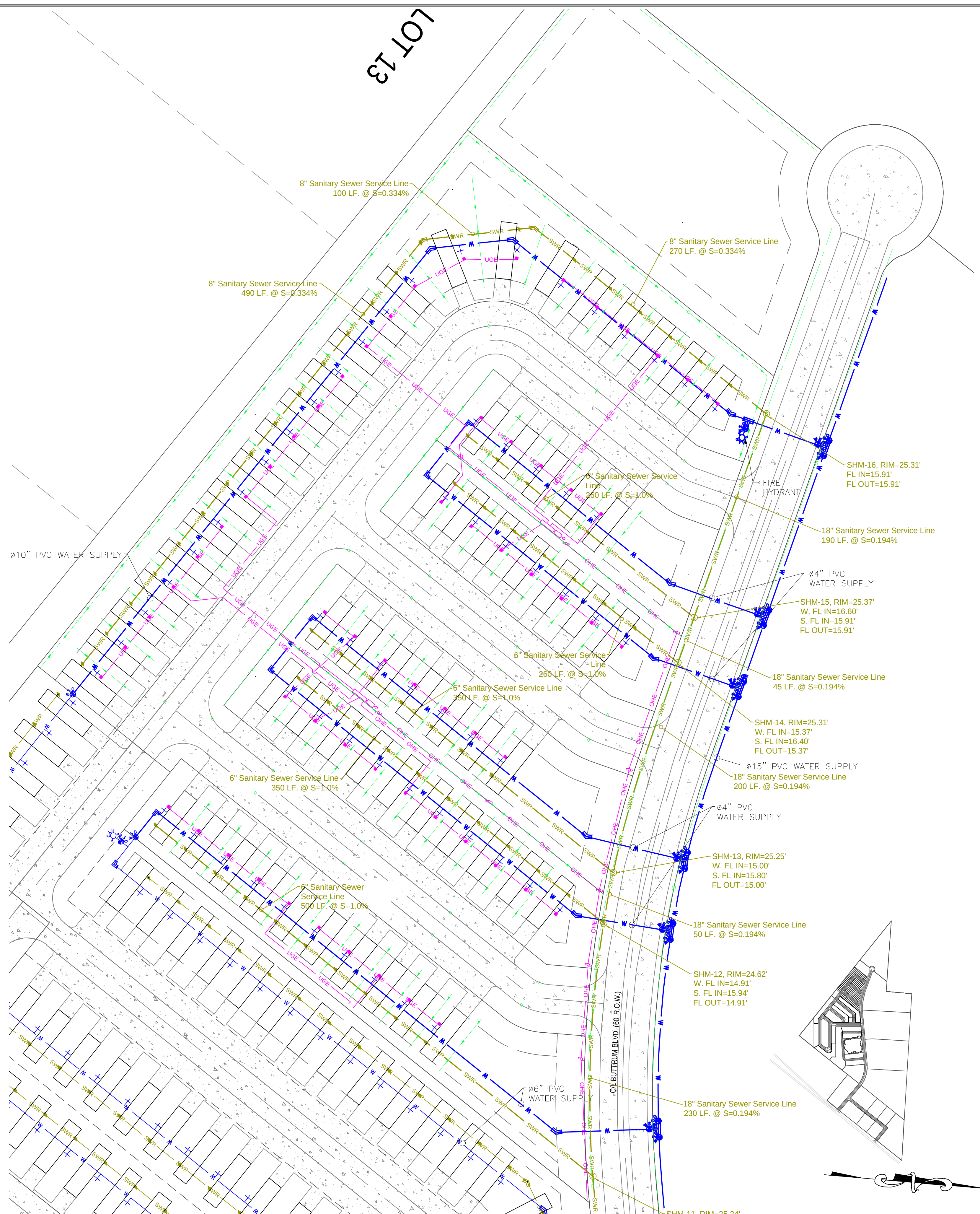
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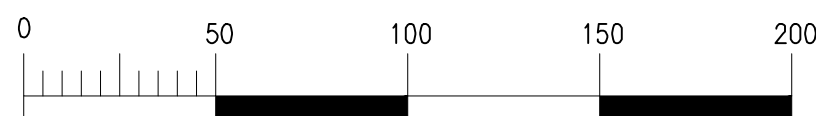
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LOT 13



SITE PLAN - PARK MODEL SECTION 4

SCALE: 1"=50'



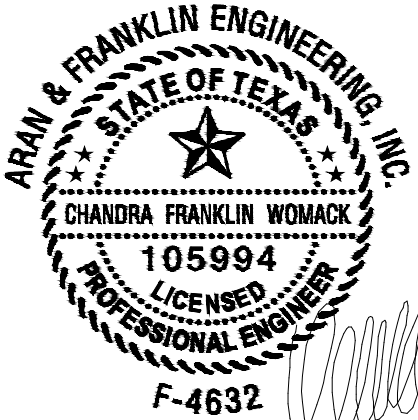
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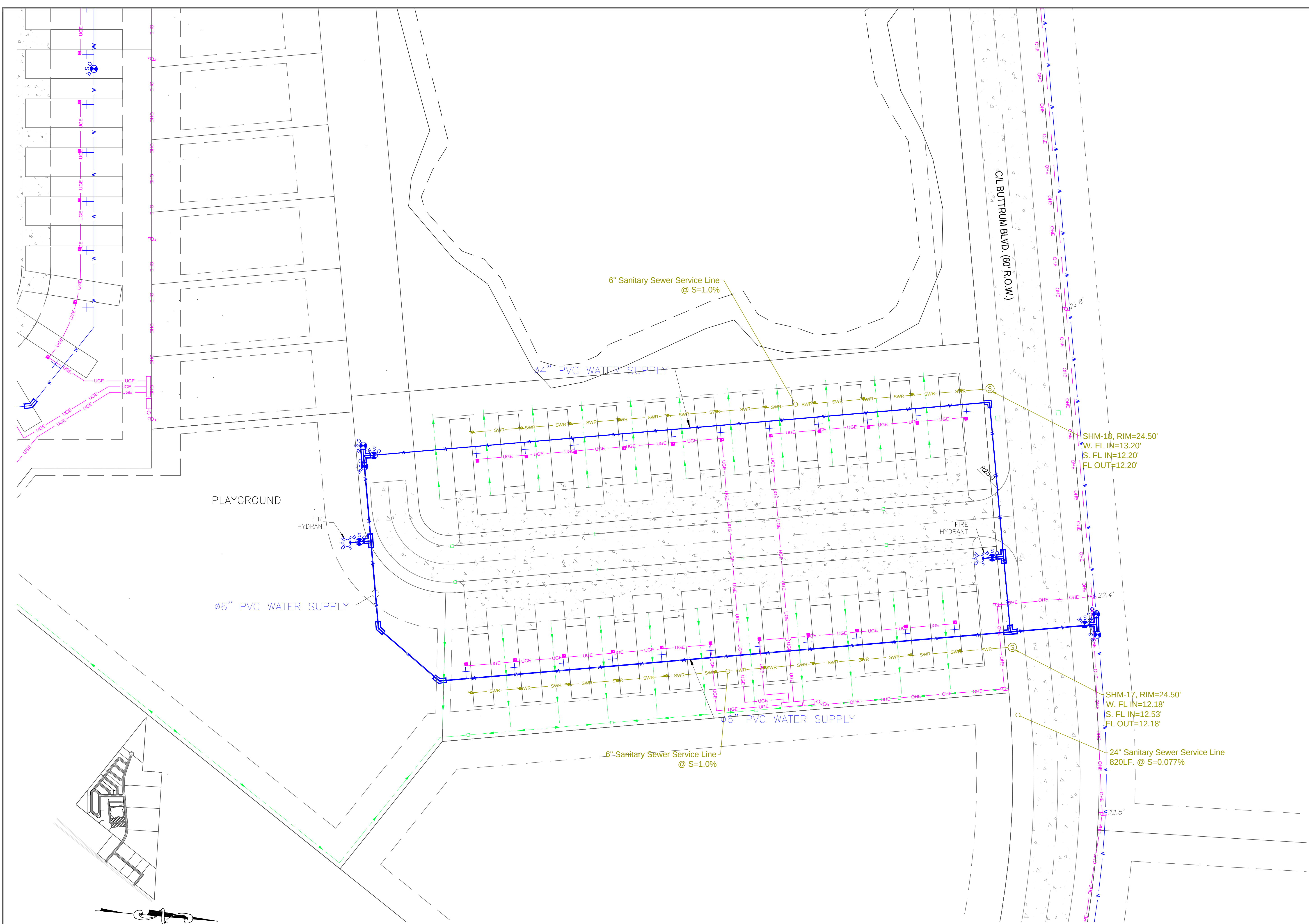
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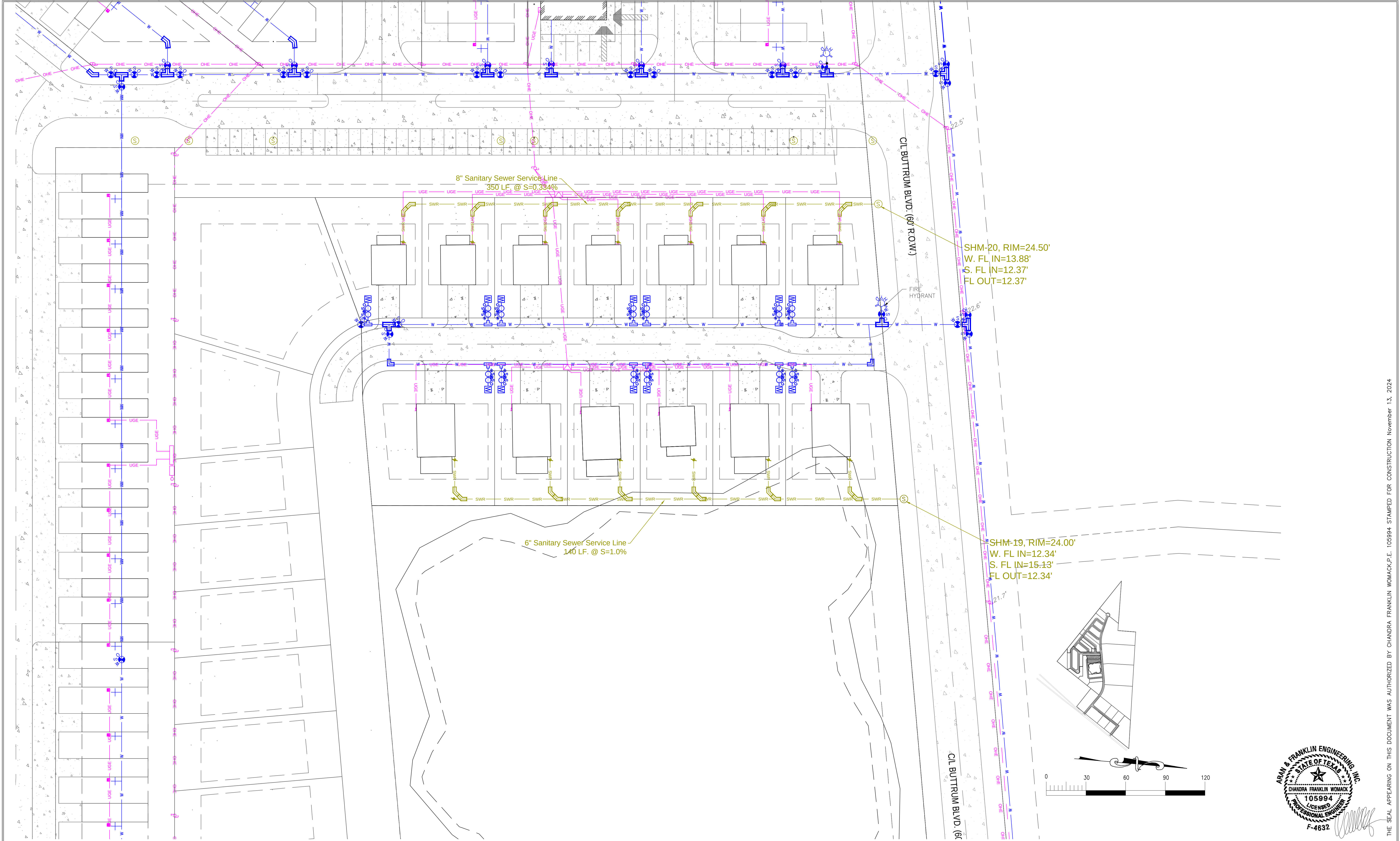
SITE PLAN - PARK MODEL SECTION 5
SCALE: 1"=30'

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SITE PLAN - CABINS SECTION 1

SCALE: 1"=30'

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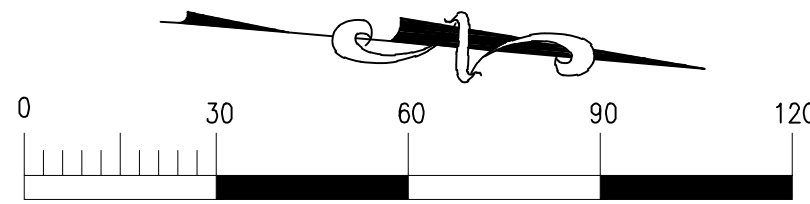
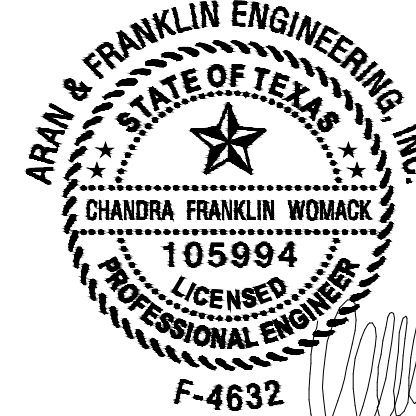
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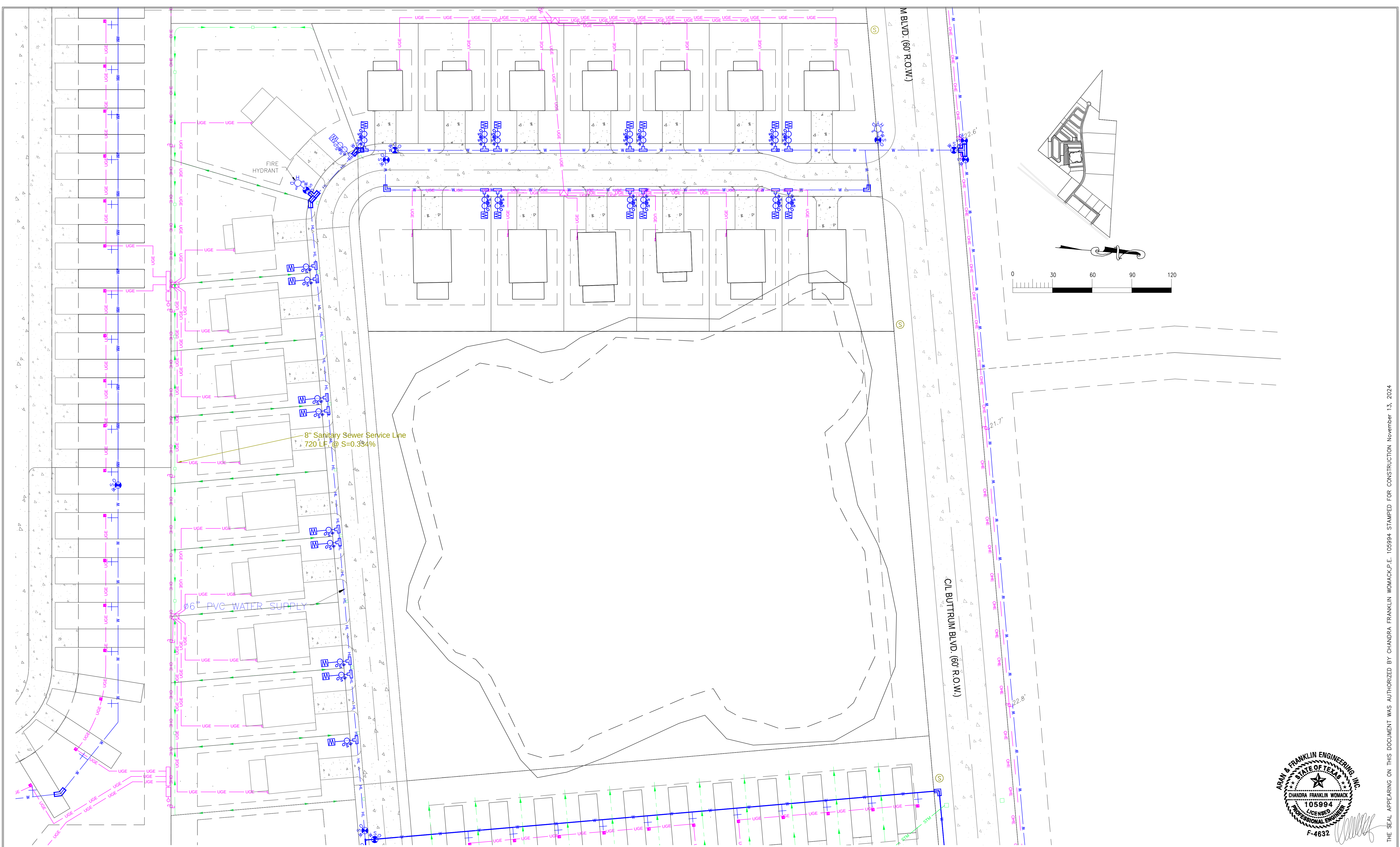
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SITE PLAN - CABIN SECTION 2
SCALE: 1"=30'

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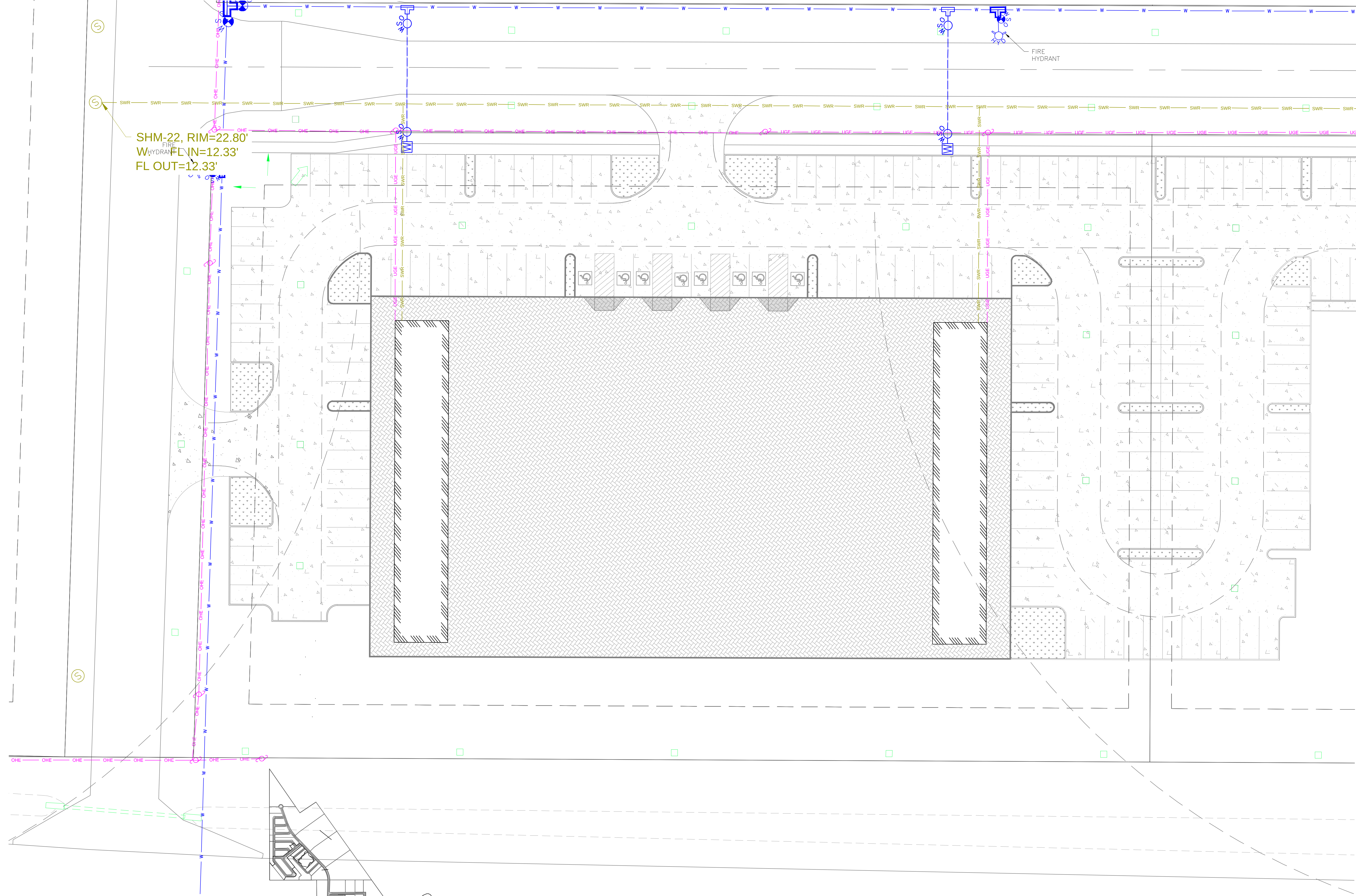
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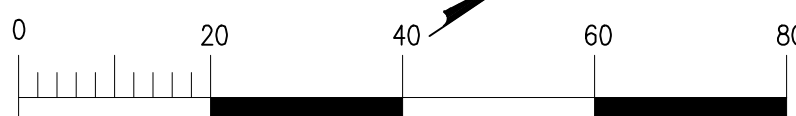


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SHM-22, RIM=22.80'
FIRE
W_{HYDRANT} FL IN=12.33'
FL OUT=12.33'

SITE PLAN - OPEN MARKET
SCALE: 1"=20'



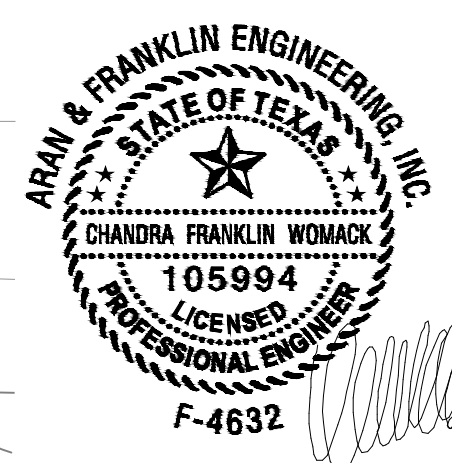
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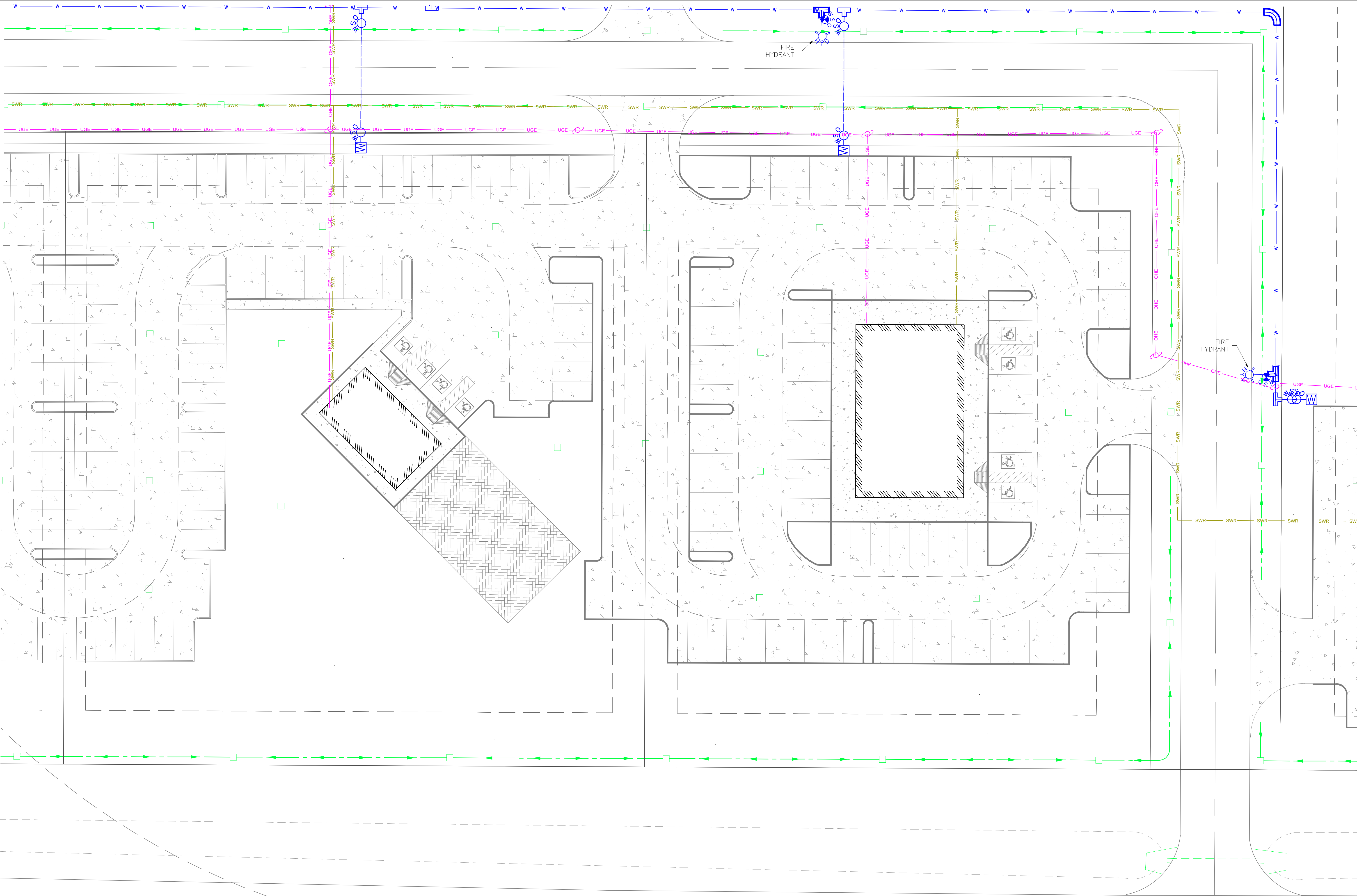
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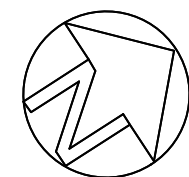
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SITE PLAN - WEDDING CHAPEL & RESTAURANT
SCALE: 1"=20'



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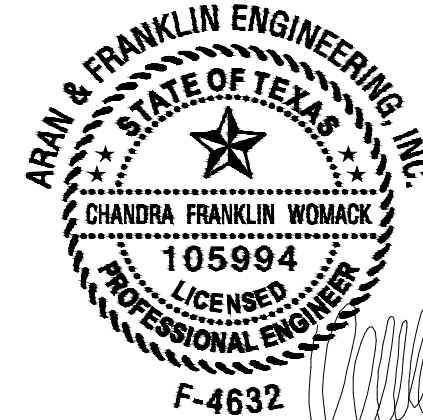
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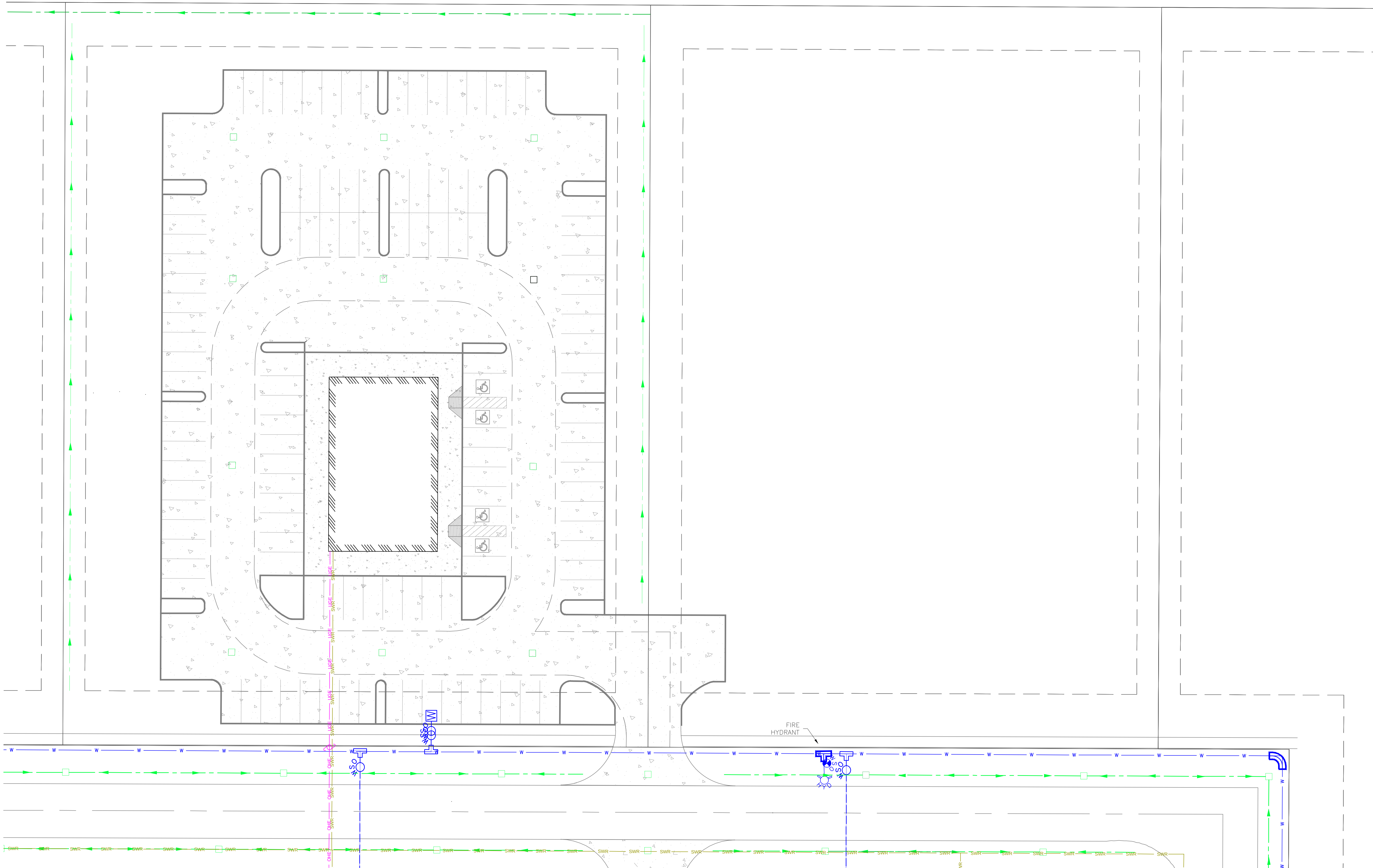
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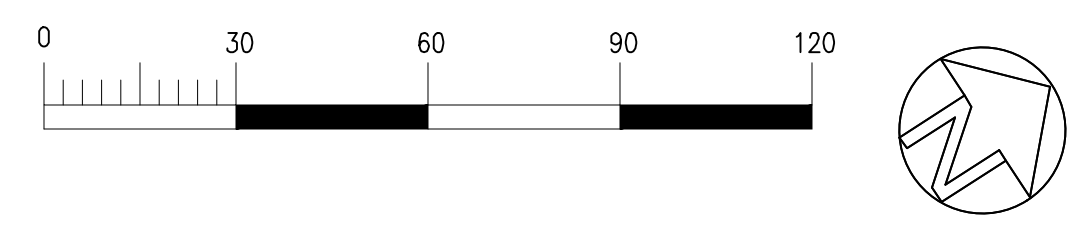
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SHEET NUMBER	C-1.10





SITE PLAN - ICE HOUSE
SCALE: 1"=20'



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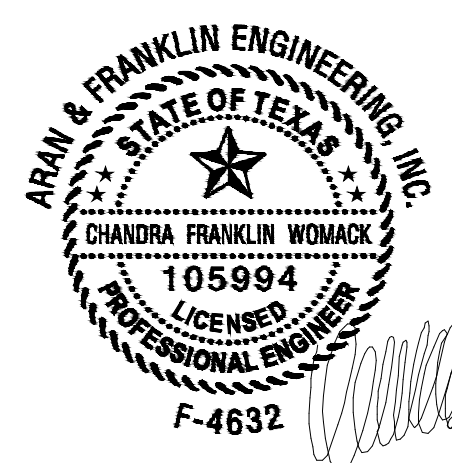
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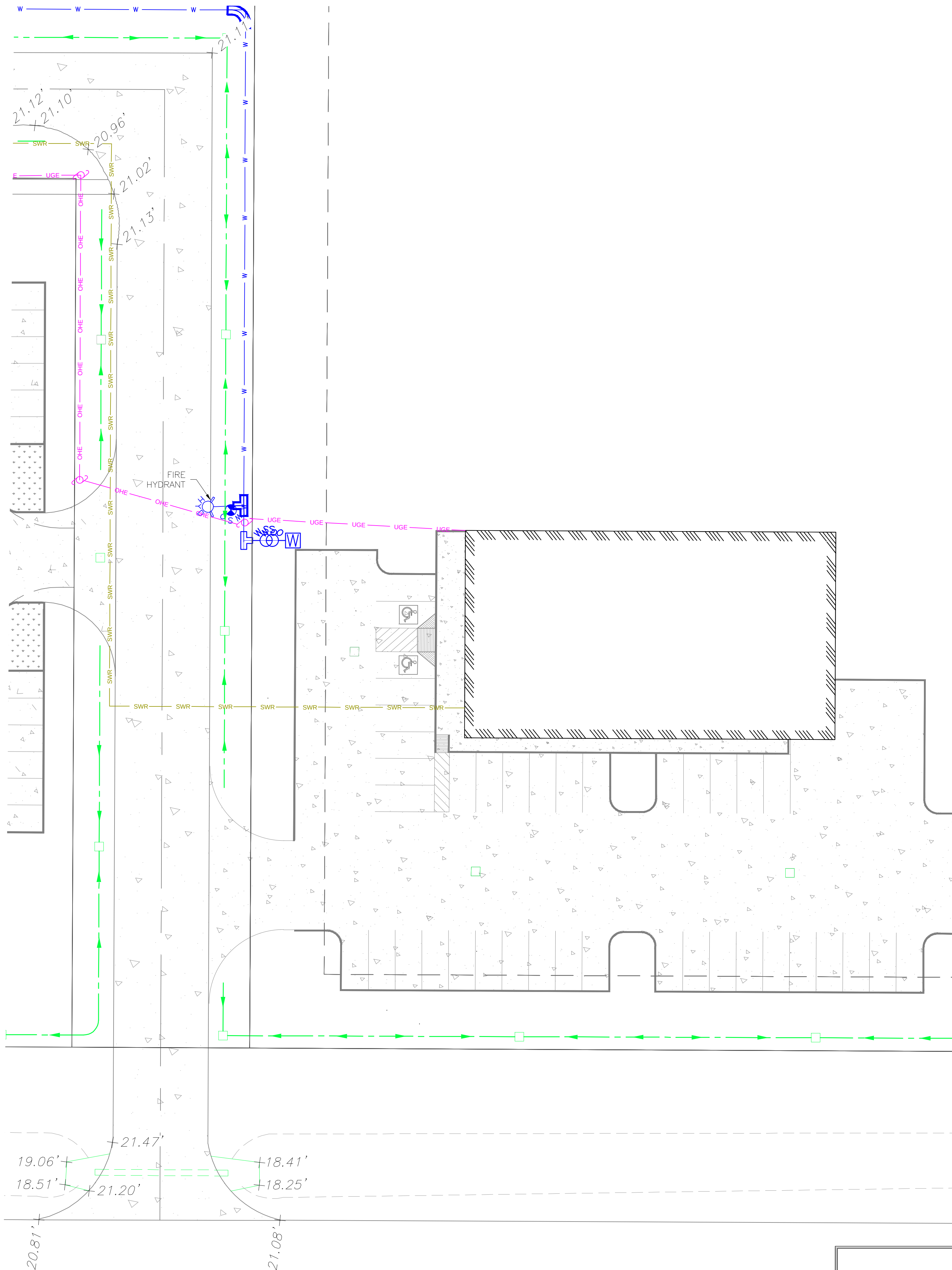
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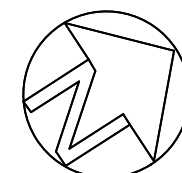
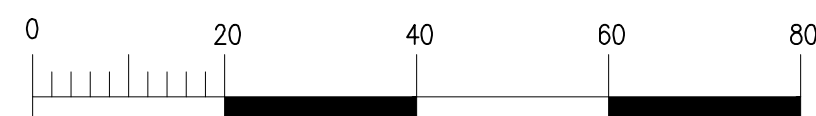


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SITE PLAN - DOLLAR GENERAL

SCALE: 1"=20'



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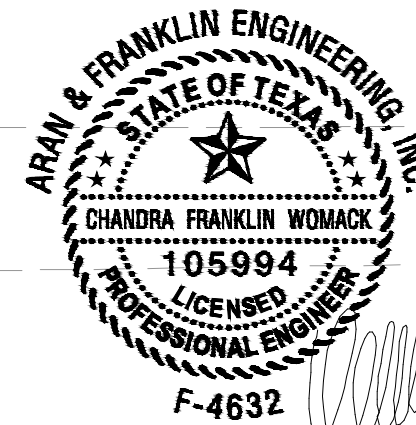
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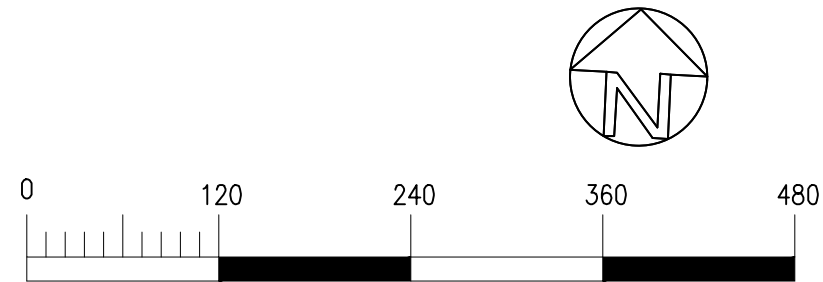
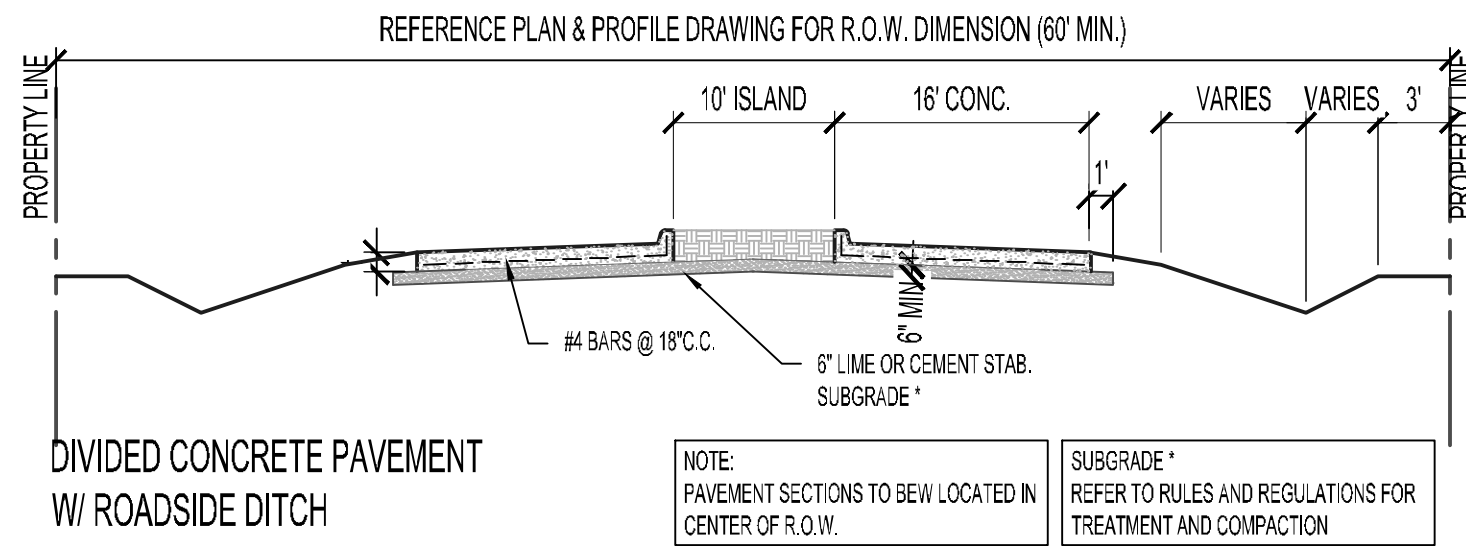
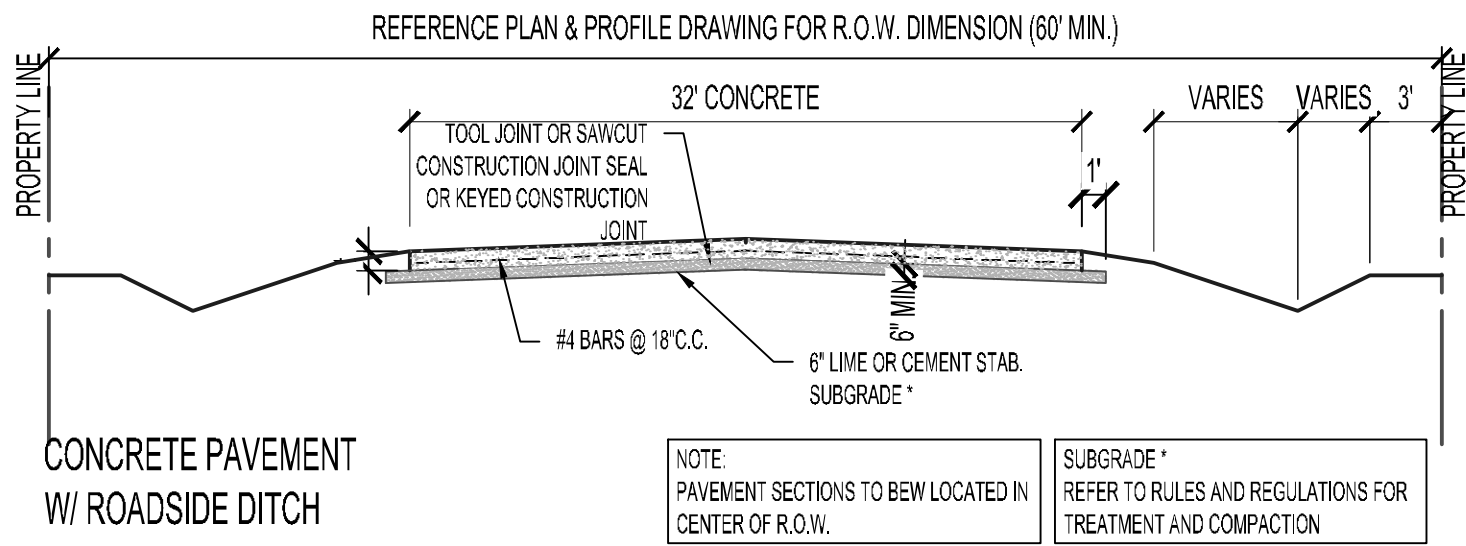
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- General Paving Notes:
1. Driveway paving is to be a minimum of 4" thick minimum 3,000 psi concrete @ 28 days reinforced w/ #3 rebar @ 18" o.c.e.w. or 6" w.w. wl.
 2. Road paving to be minimum of 1 1/2" hot-mix asphalt topper over 8" gravel or crushed concrete and 6" of lime stabilized subgrade compacted to 95%. Contractor may also abide by the construction standards of Galveston County



LOT 13

MASTER SITE PAVING PLAN

SCALE: 1"=120'



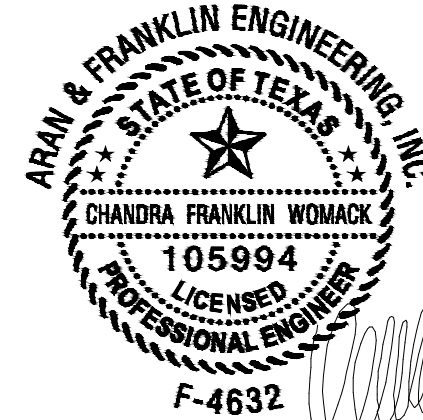
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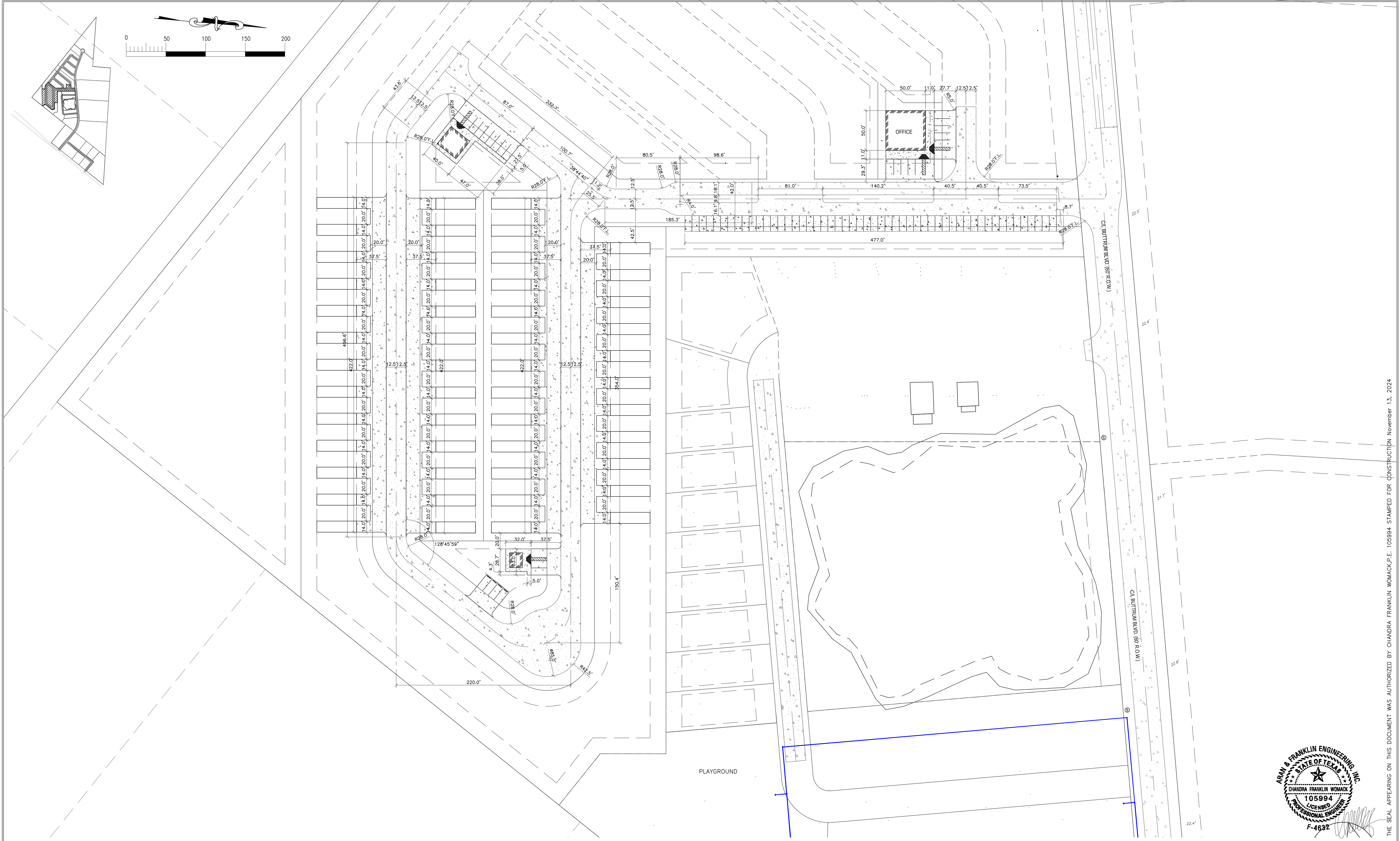
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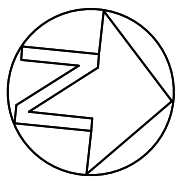
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PAVING PLAN - PARK MODEL SECTION 1

SCALE: 1"=50'

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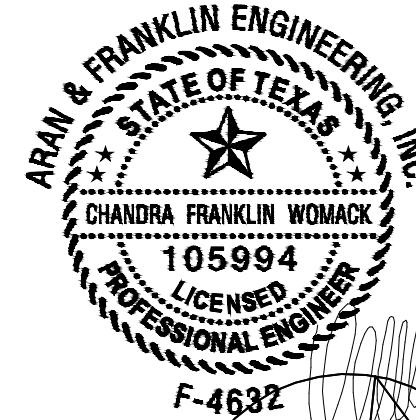
2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

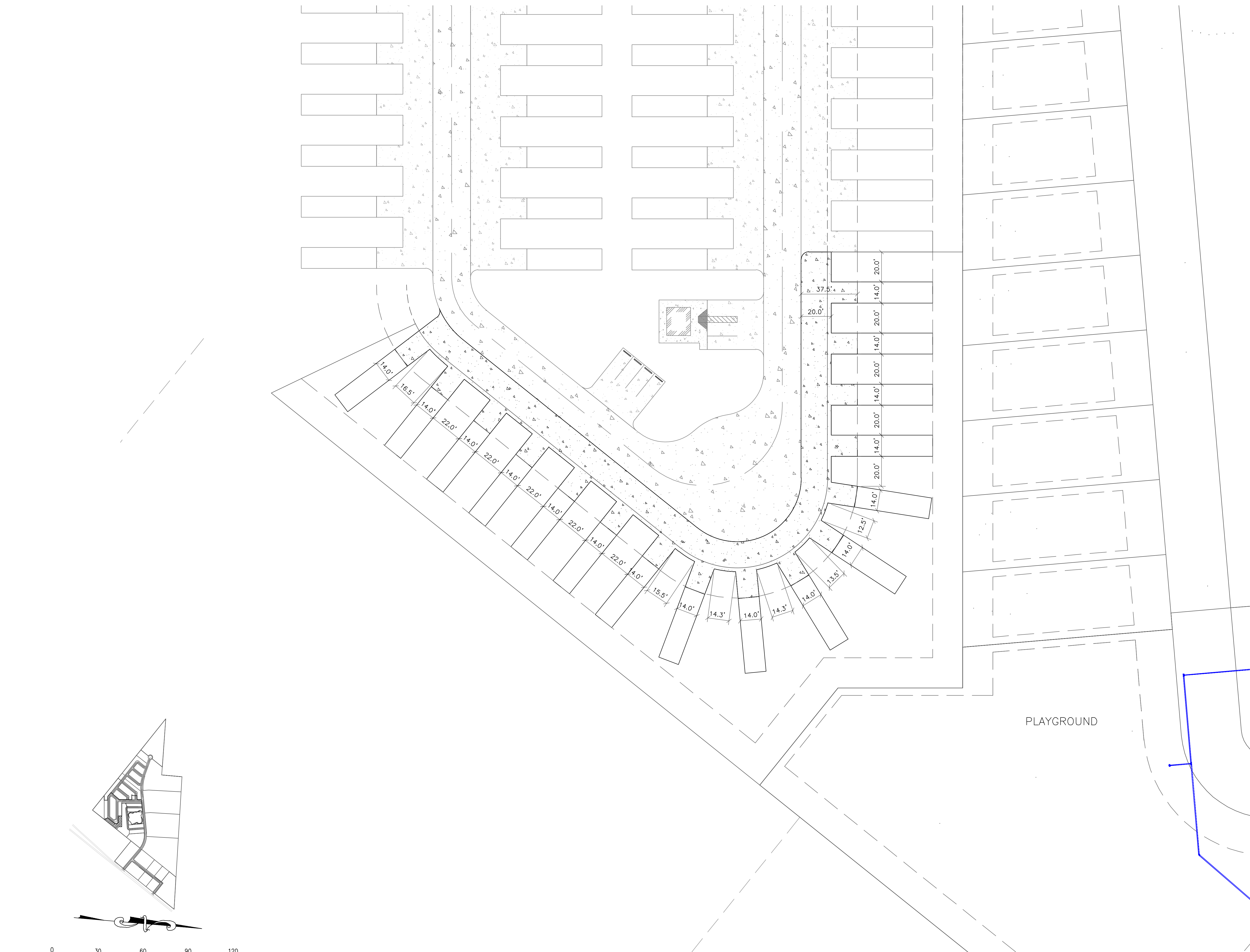
ARAN & FRANKLIN
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REG. NO. F-4632

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ENGINEERED BY:	
DRAWN BY:	TAH/GONP

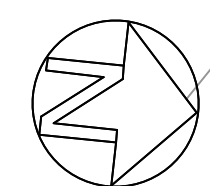
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C-3.1	



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PAVING PLAN - PARK MODEL SECTION 2A
SCALE: 1"=30'



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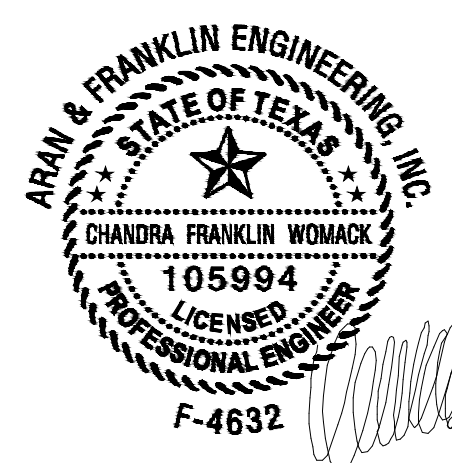
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JOB NO.	22-CV035
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PAVING PLAN - PARK MODEL SECTION 2B

SCALE: 1"=30'

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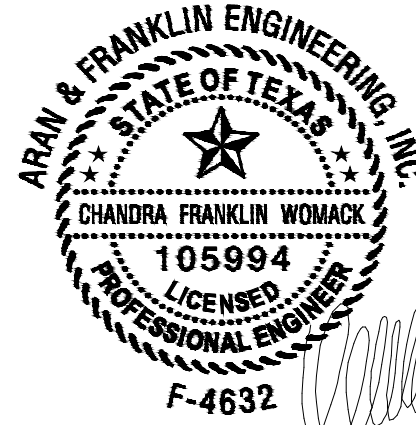
2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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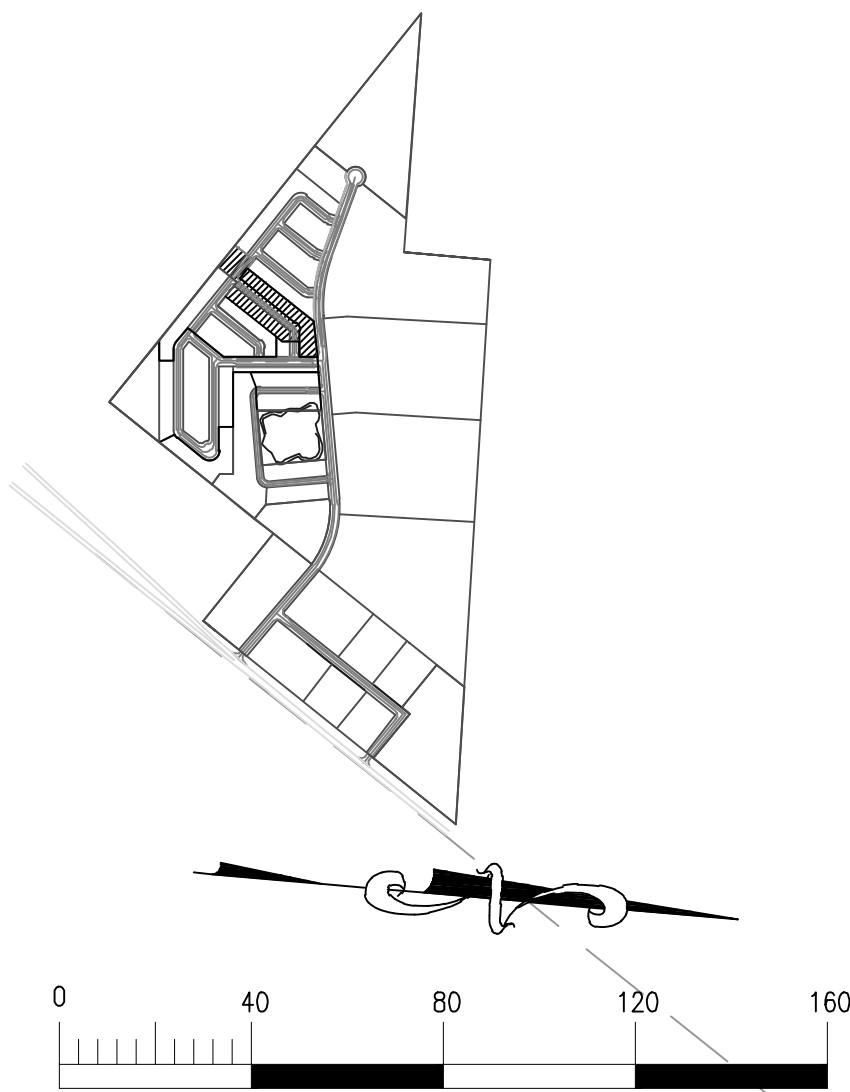
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PAVING PLAN - PARK MODEL SECTION 3

SCALE: 1"=40'

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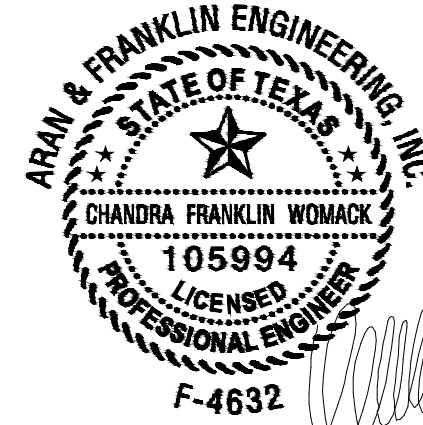
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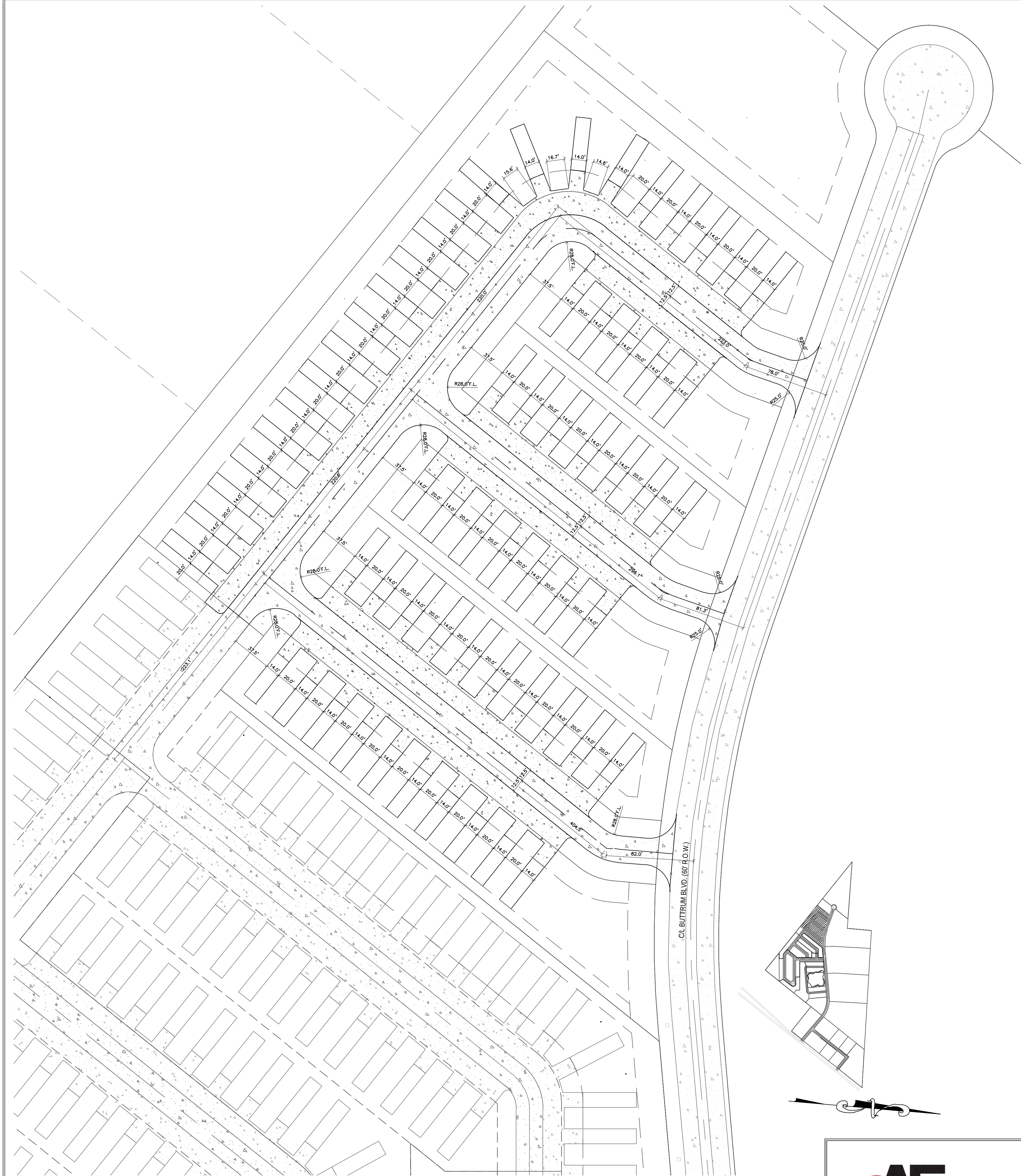
ISSUED FOR:	JOB NO.
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ENGINEERED BY:	CMW
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C-3.4



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PAVING PLAN - PARK MODEL SECTION 4
SCALE: 1"=50'

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		C-35	
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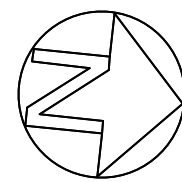
CHANDRA FRANKLIN WOMACK
105994
LICENSED PROFESSIONAL ENGINEER
F-4632

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PAVING PLAN - PARK MODEL SECTION 5
SCALE: 1"=40'

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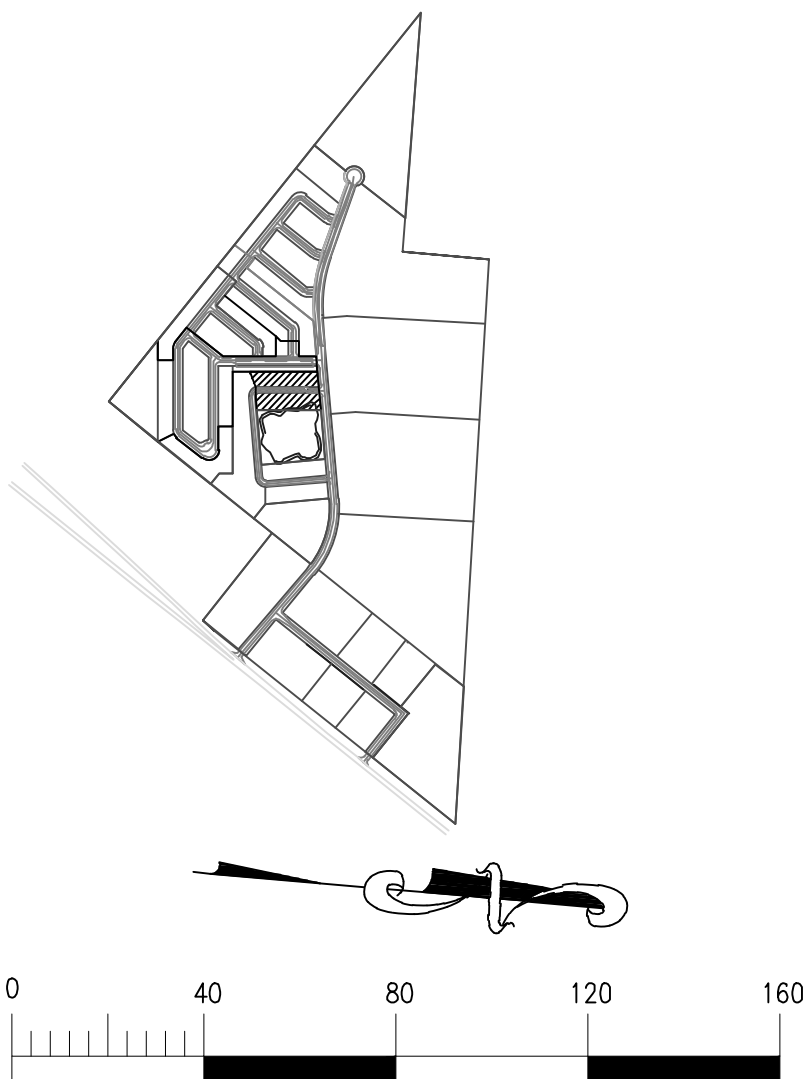
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PAVING PLAN - CABINS SECTIONS 1
SCALE: 1"=40'

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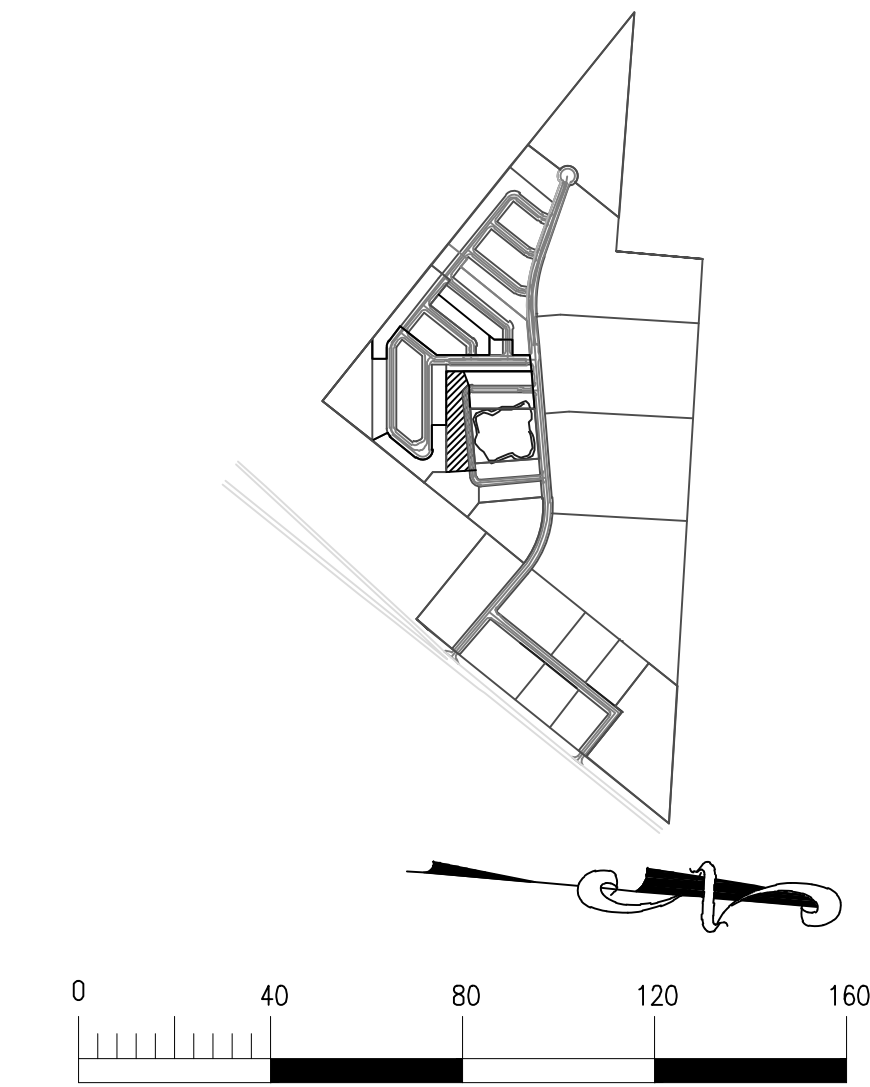
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PAVING PLAN - CABINS SECTIONS 2
SCALE: 1"=40'

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LICENSE #79207

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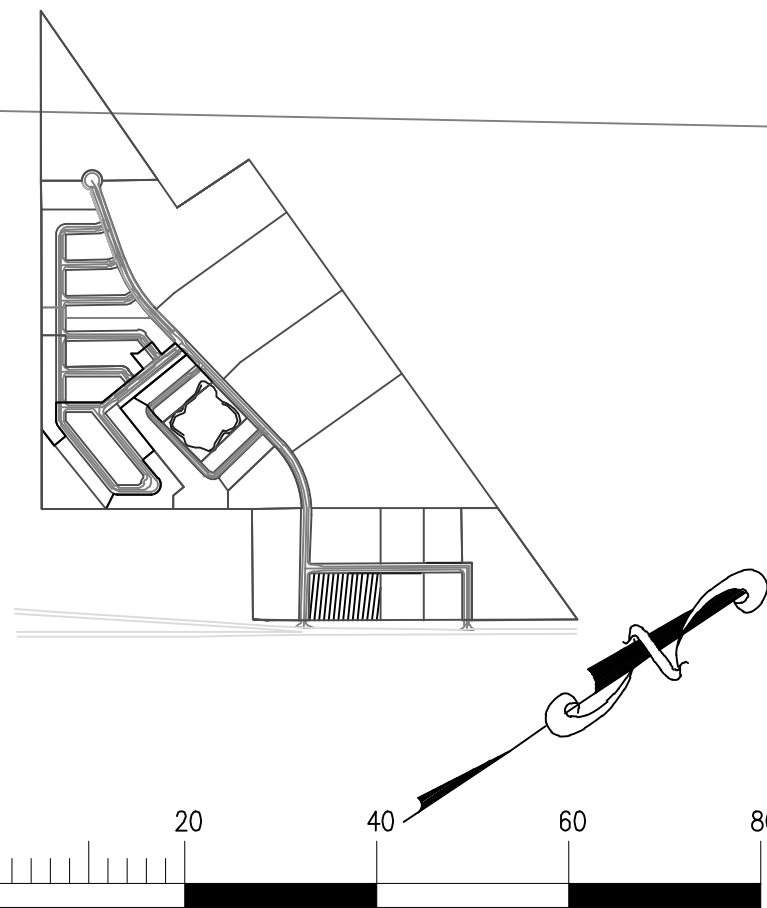
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105994
LICENSED
PROFESSIONAL ENGINEER
F-4632

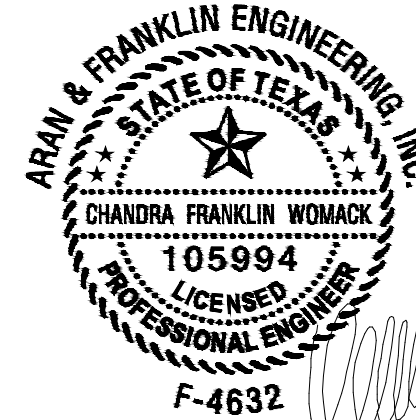
C-3.8

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SCALE: 1"=20'

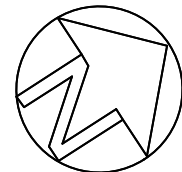
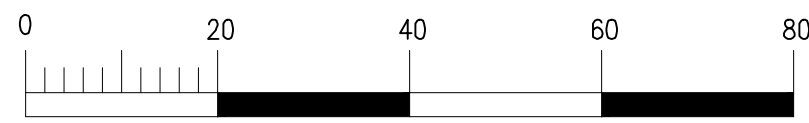
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PAVING PLAN - ICE HOUSE

SCALE: 1"=20'



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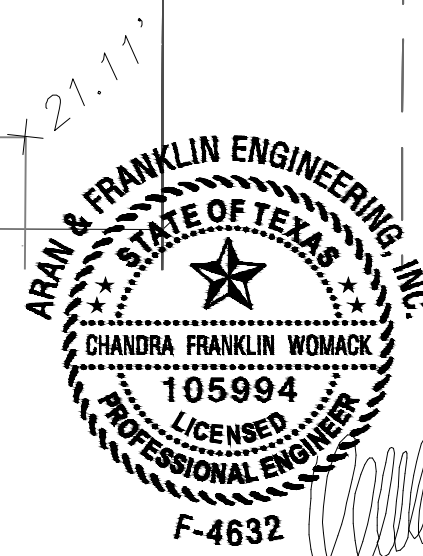
2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

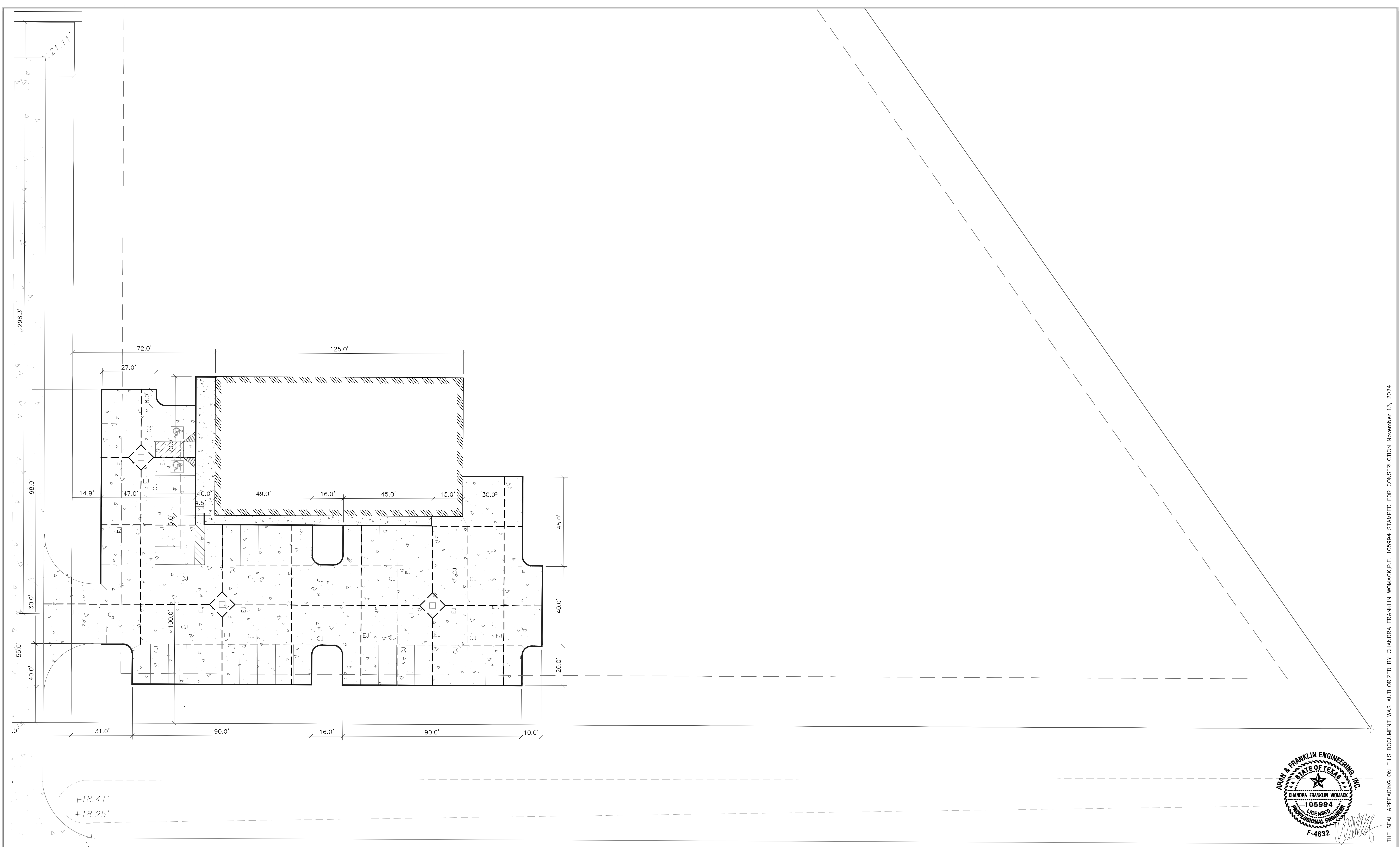
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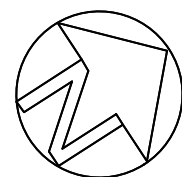
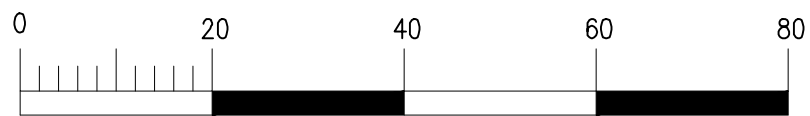
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PAVING PLAN - DOLLAR GENERAL
SCALE: 1"=20'



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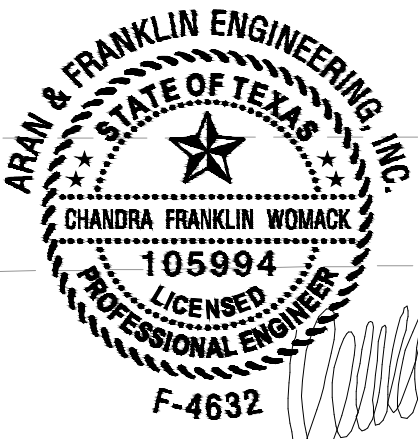
2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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REG. NO. F-4632

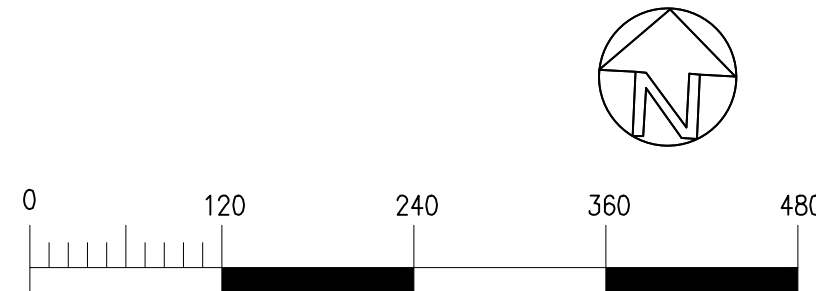
ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
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SHEET NUMBER
C-3.12



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- General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
 2. No drainage is to be directed to neighboring properties except through any approved outfall.



- KEY:
- BC= BACK OF CURB
 - BP= BREAKPOINT
 - CL= CENTERLINE
 - EG= EXISTING GRADE
 - EL= ELEVATION
 - EP= EDGE OF PAVING
 - FF= FINISHED FLOOR
 - FG= FINISHED GRADE
 - FL= FLOWLINE
 - HB= HIGH BANK
 - HP= HIGH POINT
 - LP= LOW POINT
 - MEG= MATCH EXIST. GRADE
 - TC= TOP OF CURB
 - TOE= TOE OF BERM/EMBANKMENT
 - TOP= TOP OF BERM/EMBANKMENT/PAD
 - TP= TOP OF PAVING

× 13.9' EXISTING GRADE

+ 13.0' FINISHED GRADE

NOTES:

1. ALL BOXED ELEVATIONS ARE PROPOSED.

MASTER SITE GRADING PLAN

SCALE: 1"=120'



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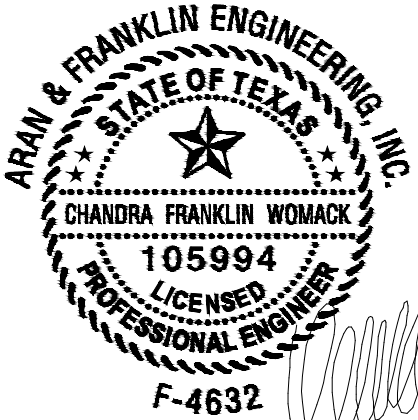
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FOR REVIEW	11/13/2024
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JOB NO. 22-CV035

SHEET NUMBER

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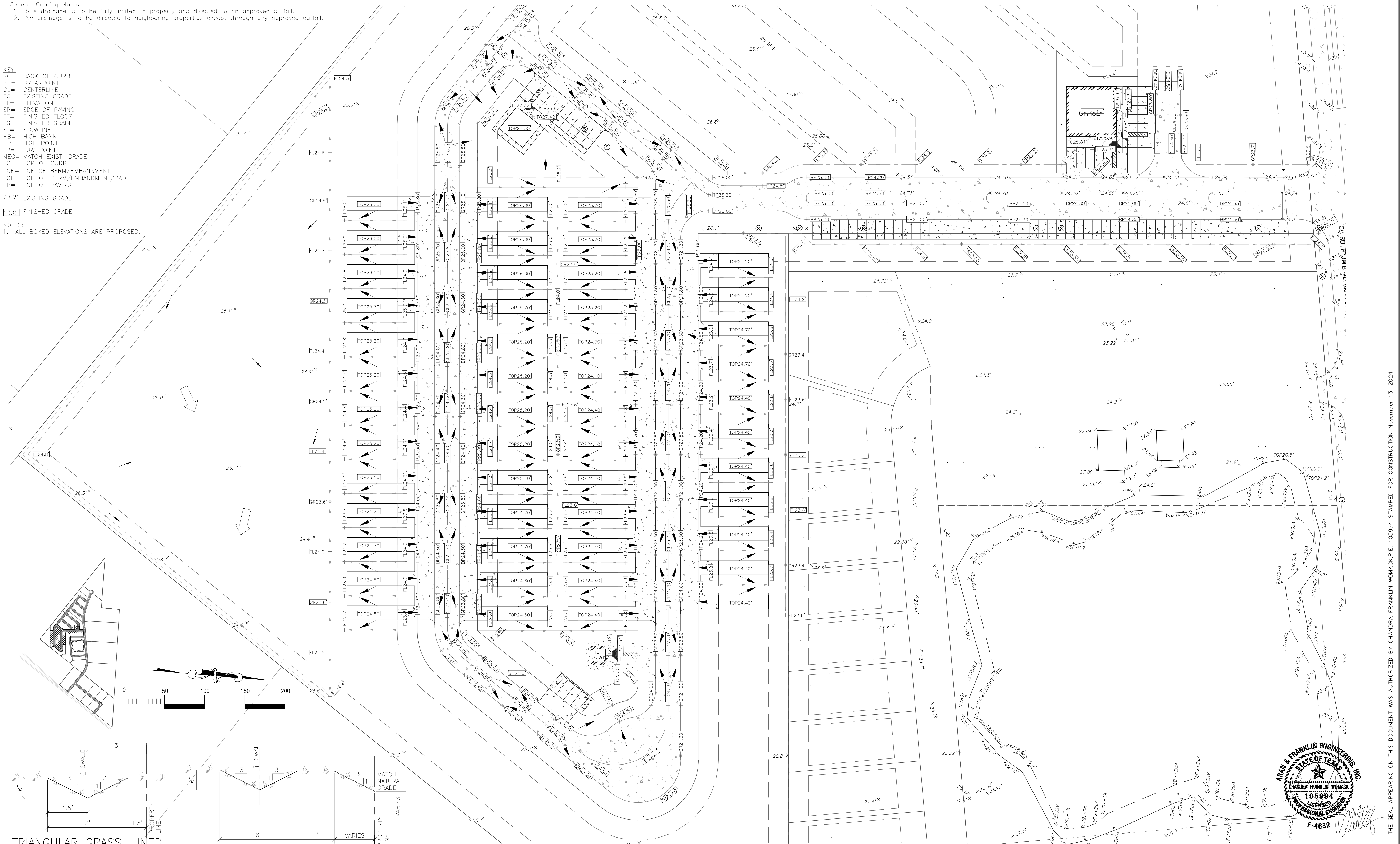
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General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAV
TP= TOP OF PAVING

X 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

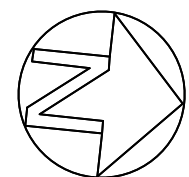
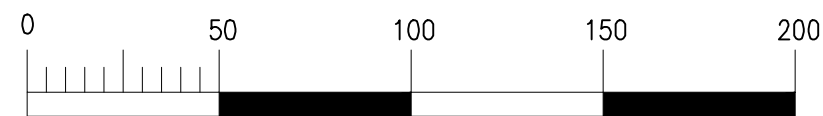


TRIANGULAR GRASS-LINED
SWALE @ GRADE

TRIANGULAR GRASS-LINED
SWALE W/ BERM

GRADING PLAN - PARK MODEL SECTION 1

SCALE: 1"=40'



AF
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SUITE D
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LICENSE #79207

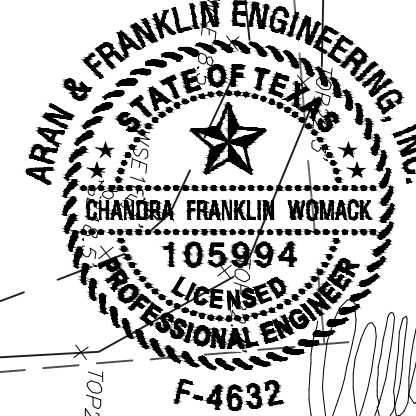
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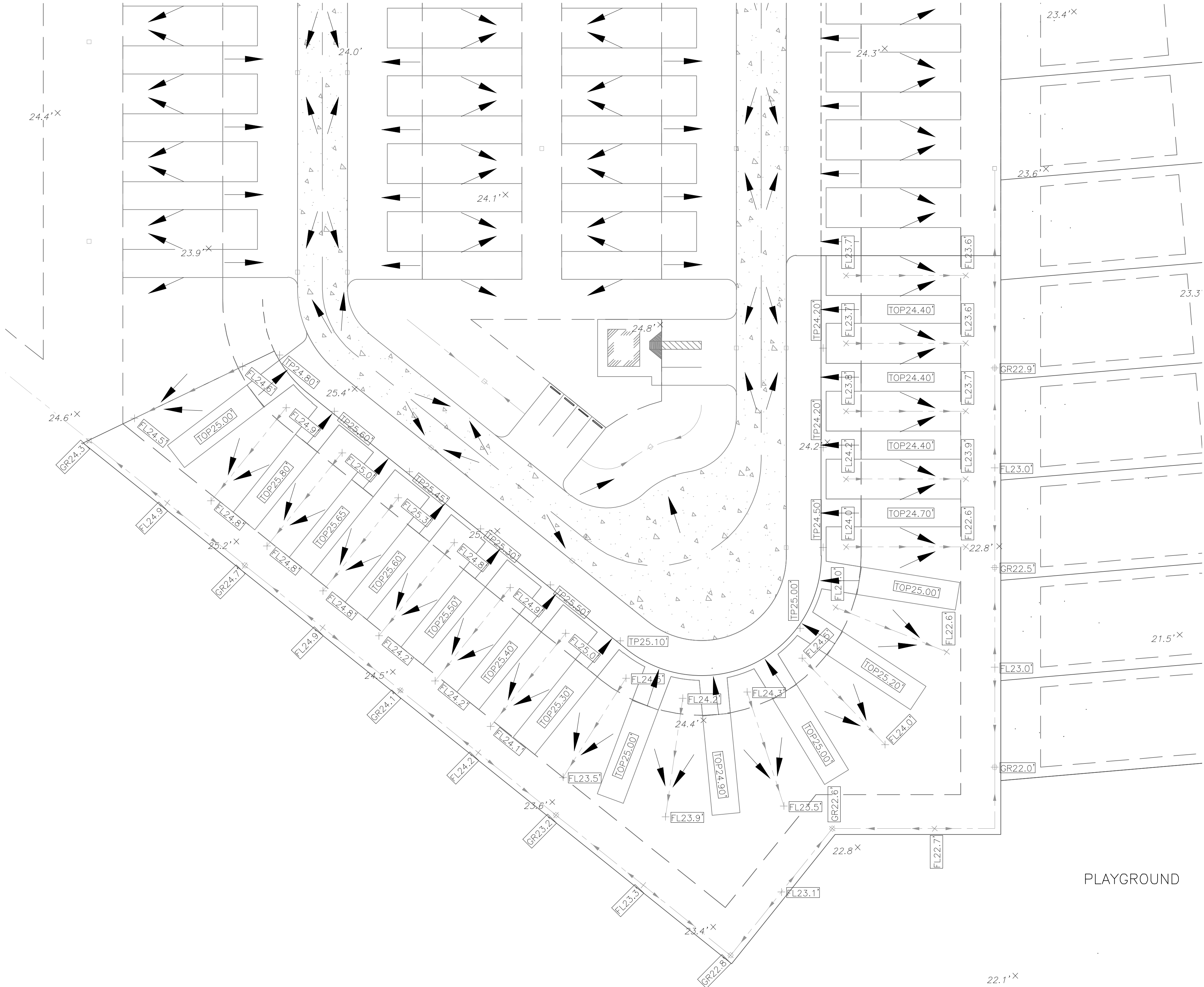
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1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

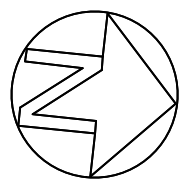
KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
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MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

X 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - PARK MODEL SECTION 2A
SCALE: 1"=30'



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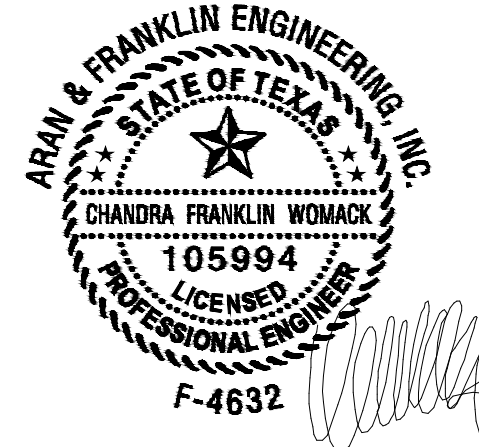
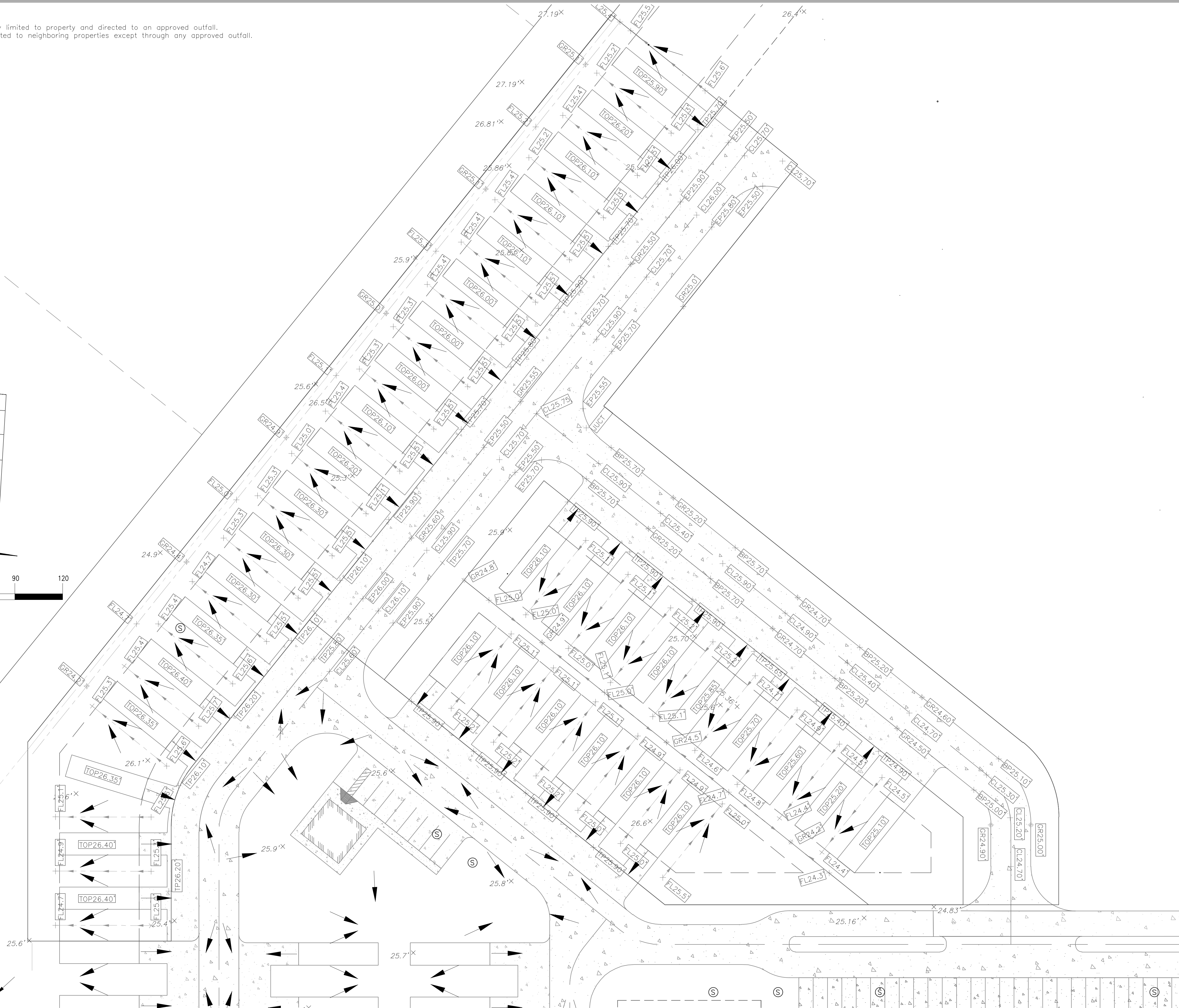
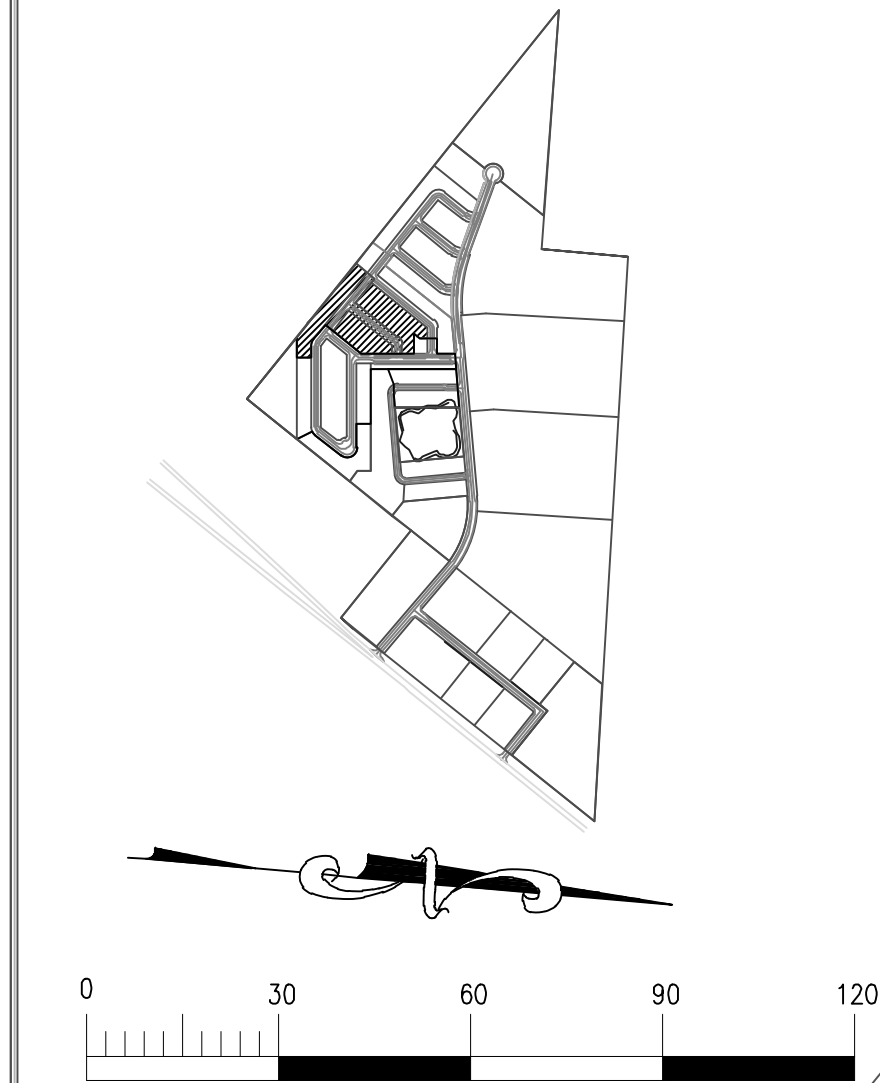
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FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

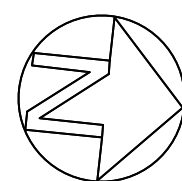
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$$+ \boxed{13.0'}$$


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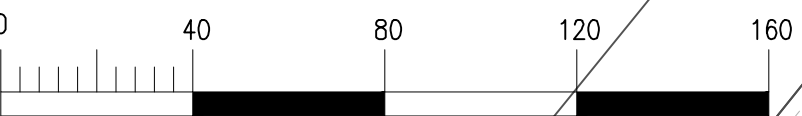
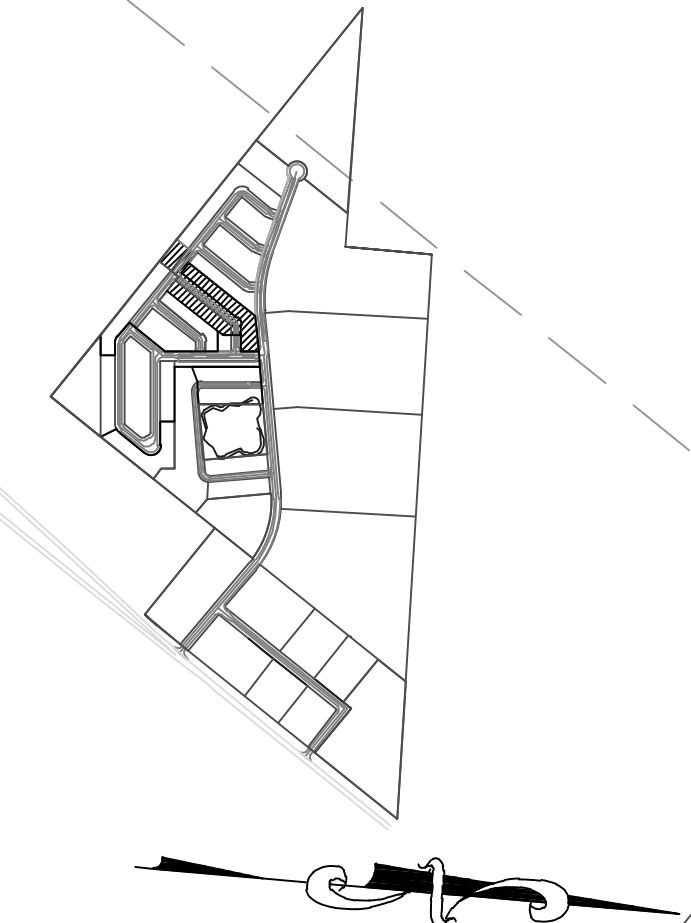
2930 DEL PRADO BLVD.
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FOR REVIEW	11/13/2024	SHEET NUMBER C-4.3
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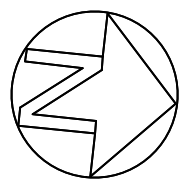
General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

13.9'
13.0'



GRADING PLAN - PARK MODEL SECTION 3
SCALE: 1"=40'

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Firm No. F-4632

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SUITE D
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2. No drainage is to be directed to neighboring properties except through any approved outfall.

LOT 13

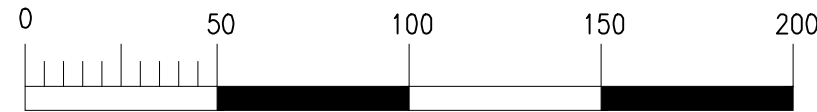


KEY:
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FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

GRADING PLAN - PARK MODEL SECTION 4
SCALE: 1"=50'



8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77291
409-905-0200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

SHEET NUMBER

C-4.5

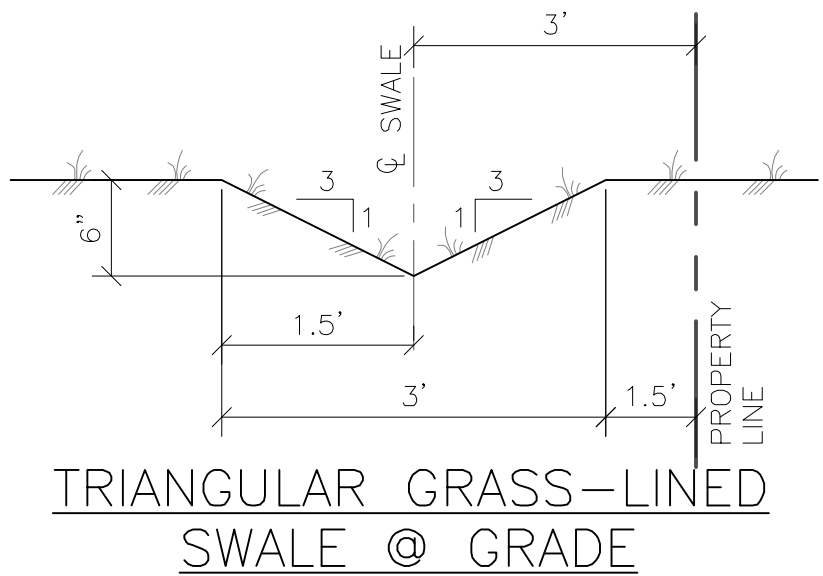
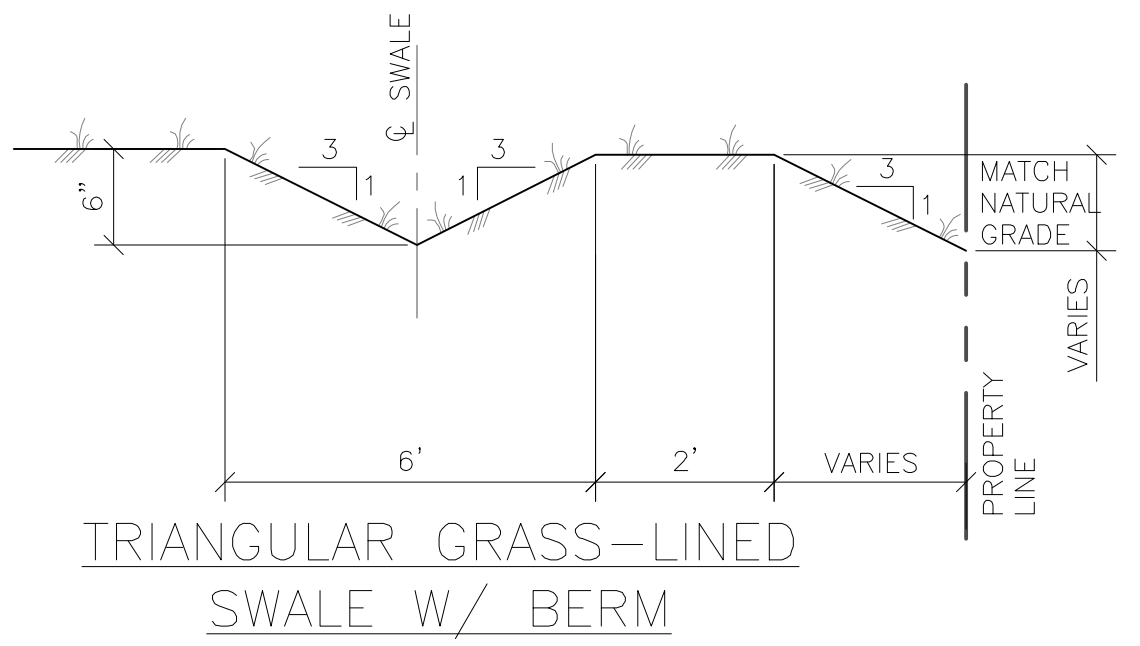
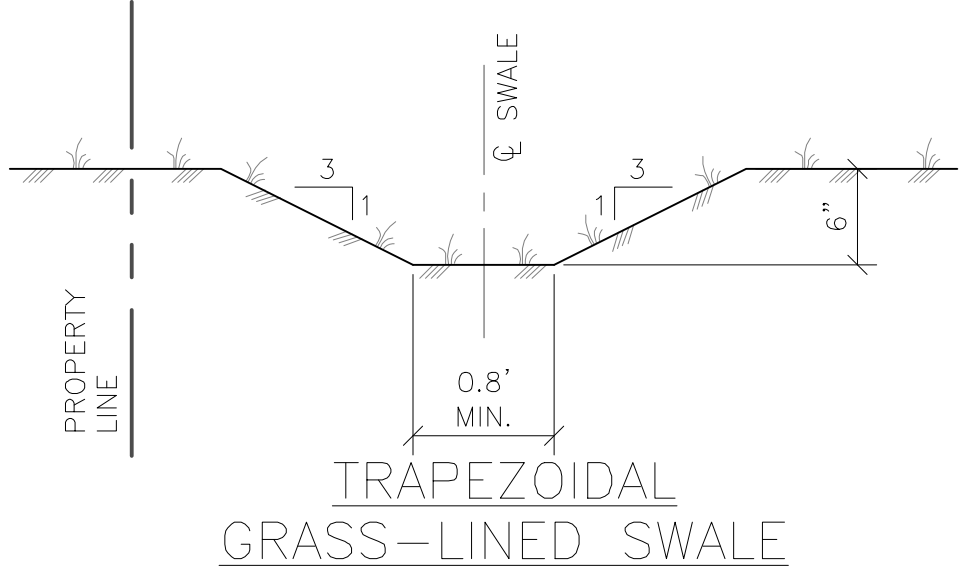
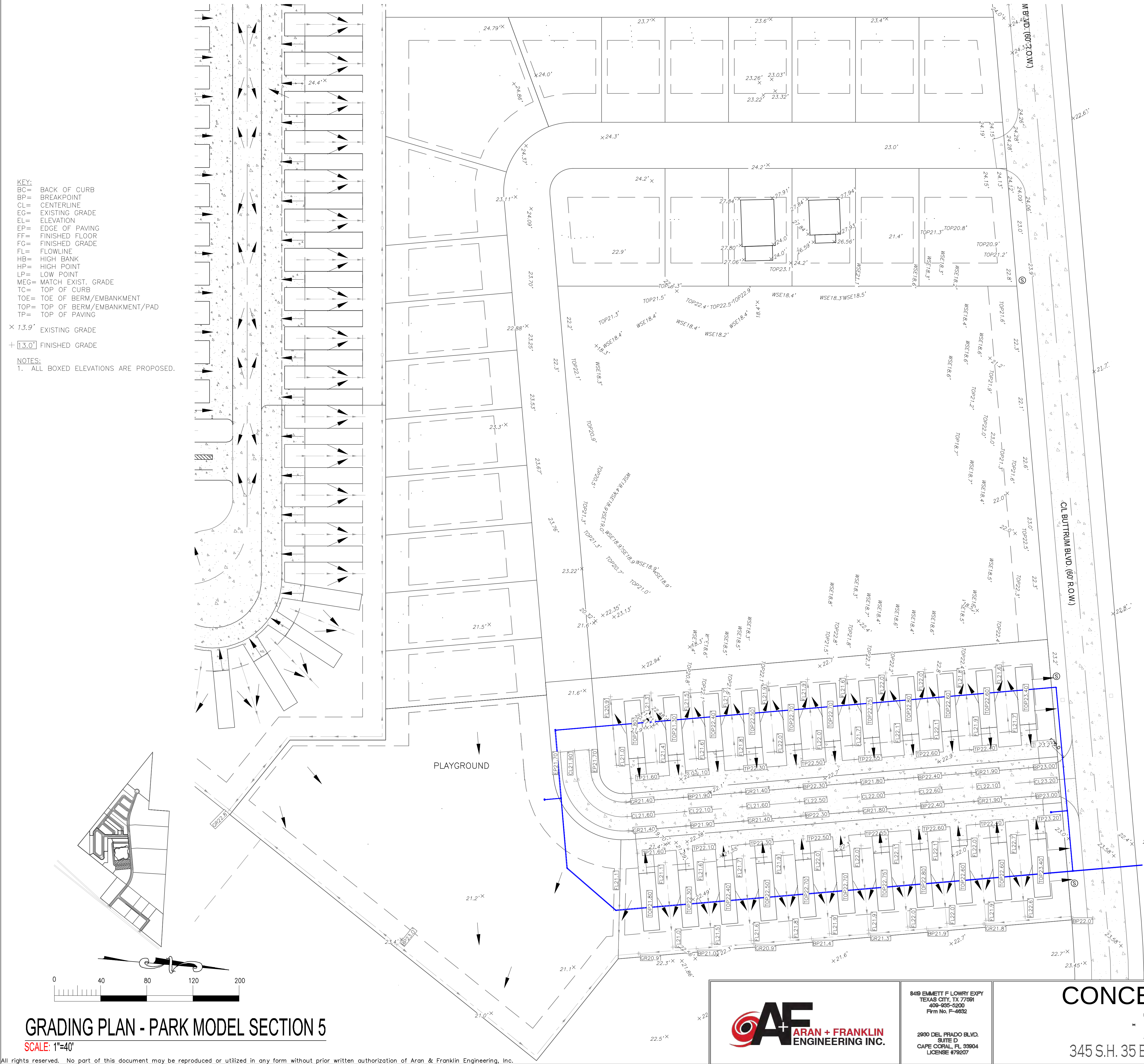


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KEY:
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TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

X 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77591
409-905-6260
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER
ENGINEERED BY:	CMW	C-4.6
DRAWN BY:	TAH/GC/NP	

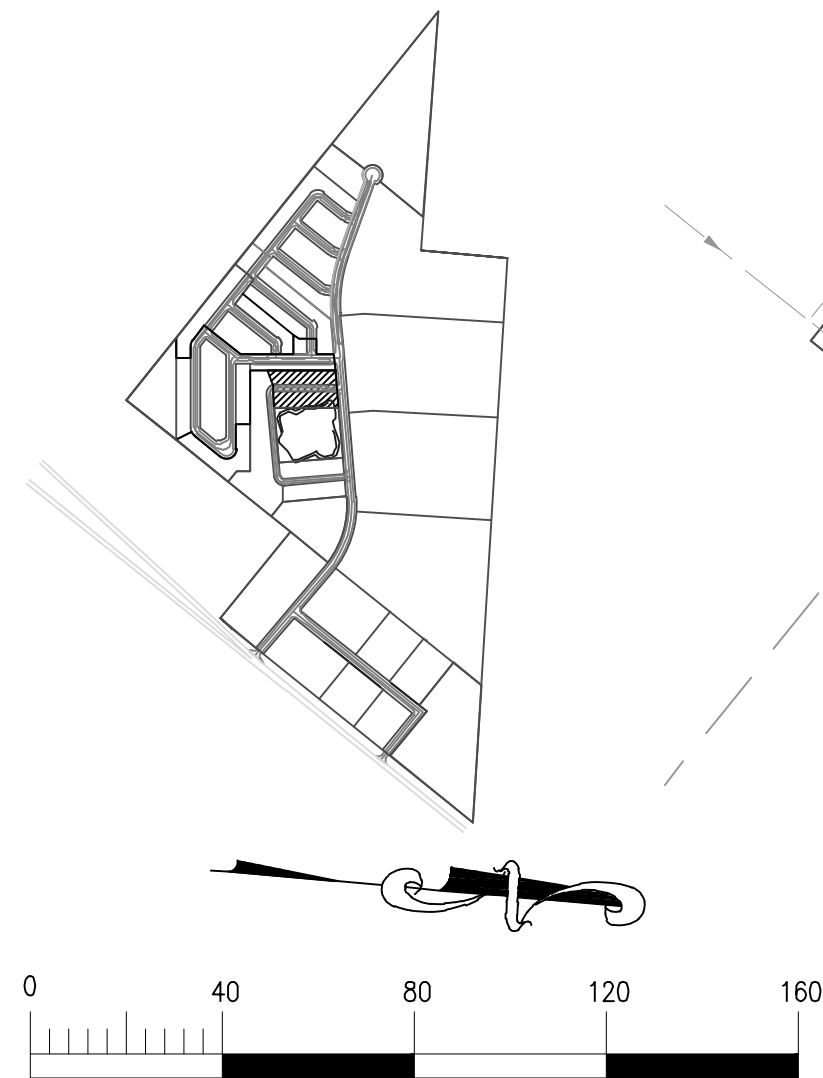
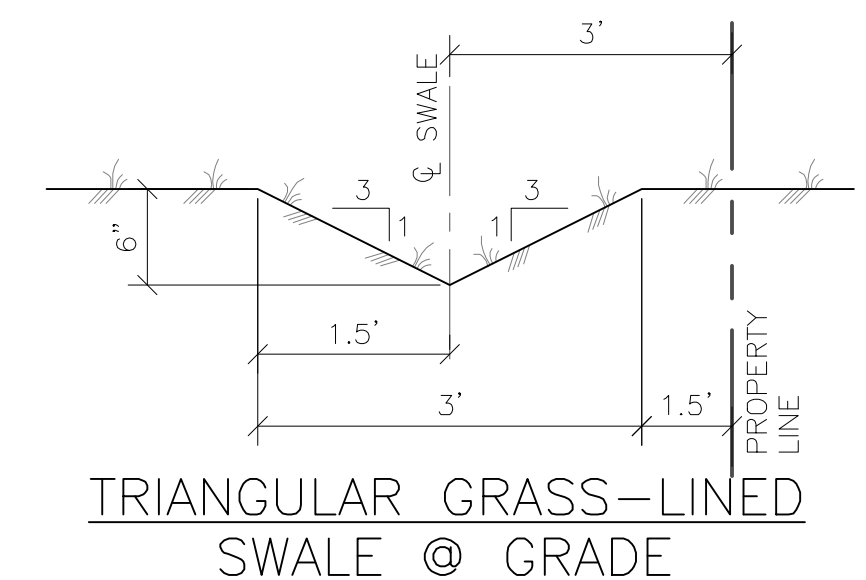
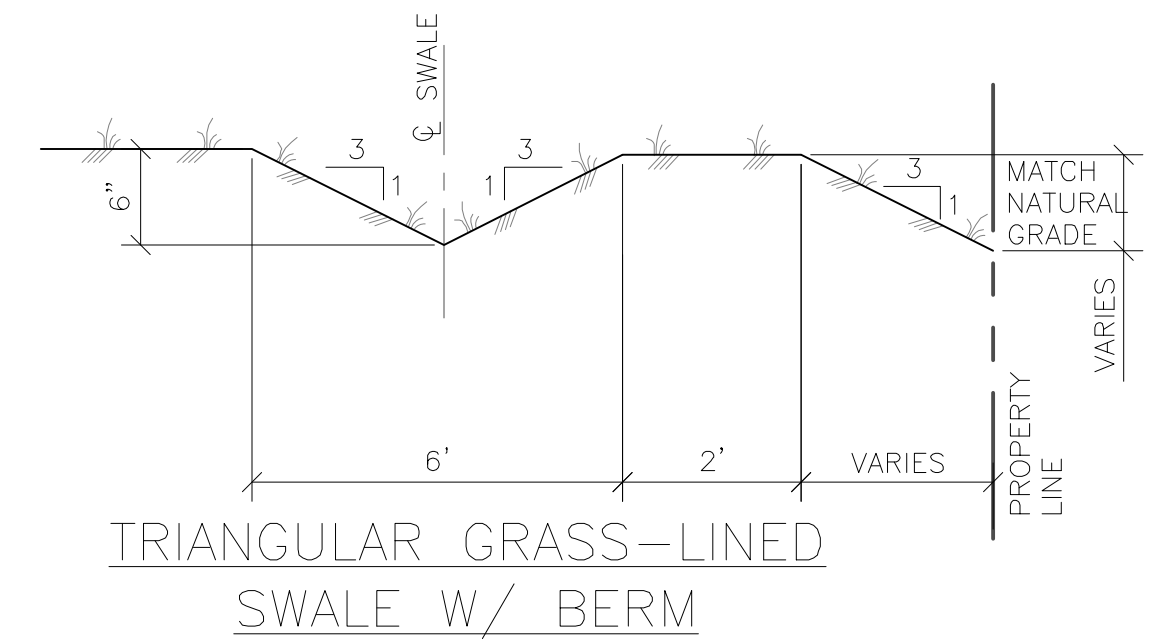
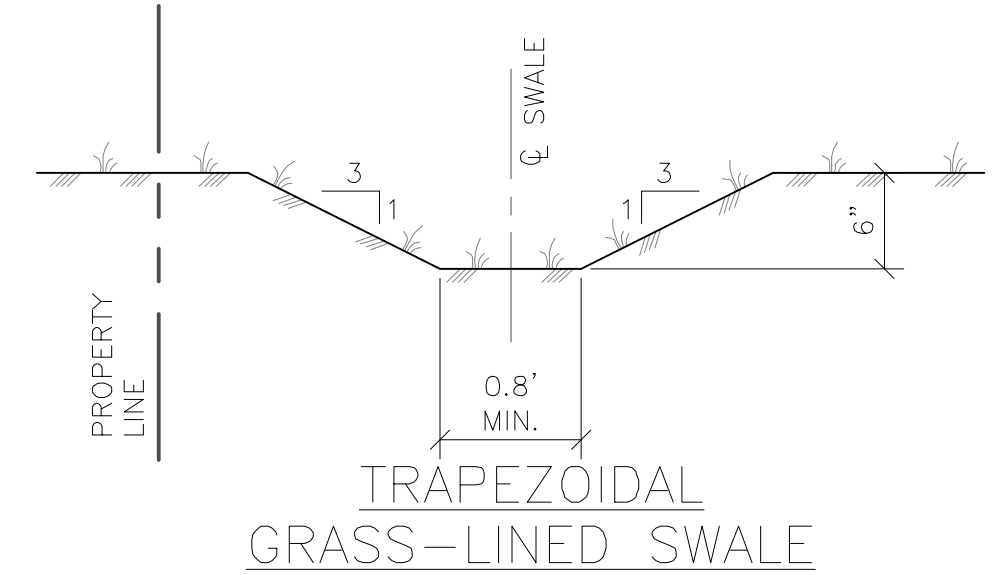


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TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - CABINS SECTIONS 1

SCALE: 1"=40'

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TEXAS CITY, TX 77591
409-095-6280
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024

ENGINEERED BY: CMW
DRAWN BY: TAH/GONP

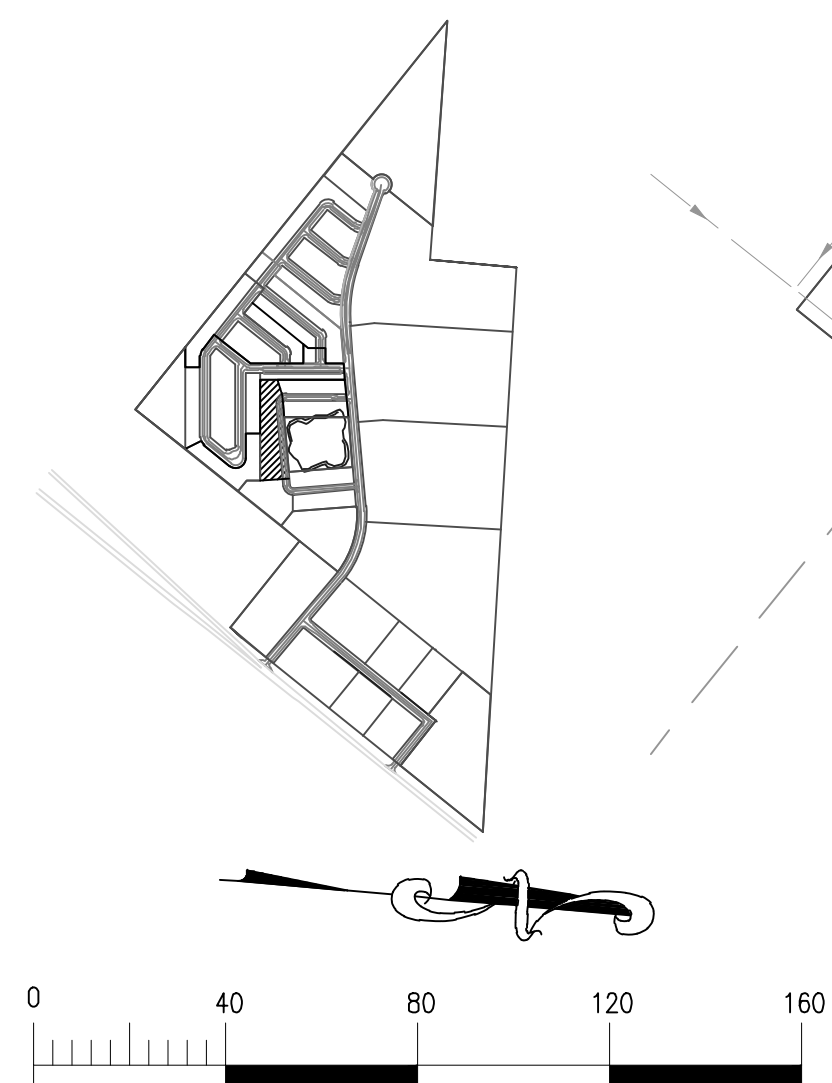
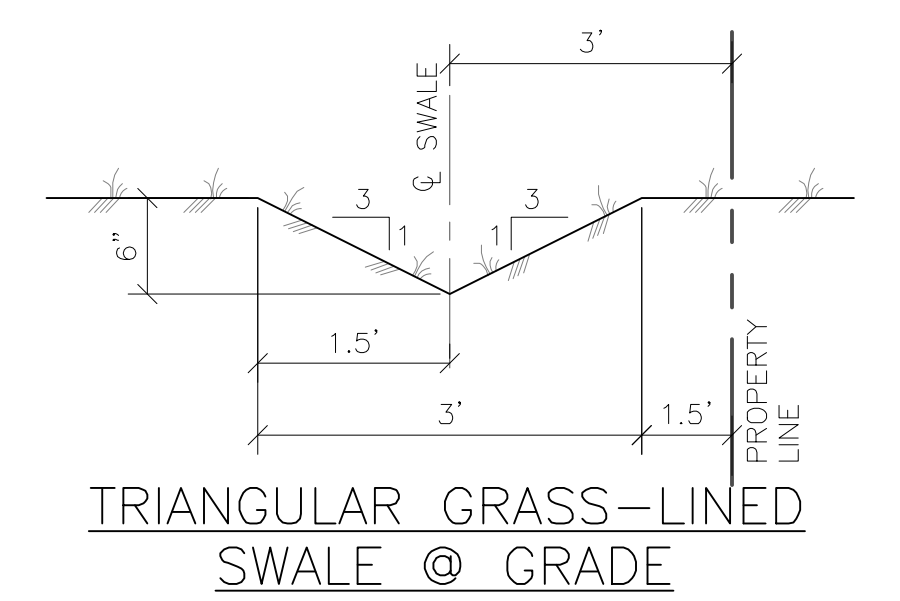
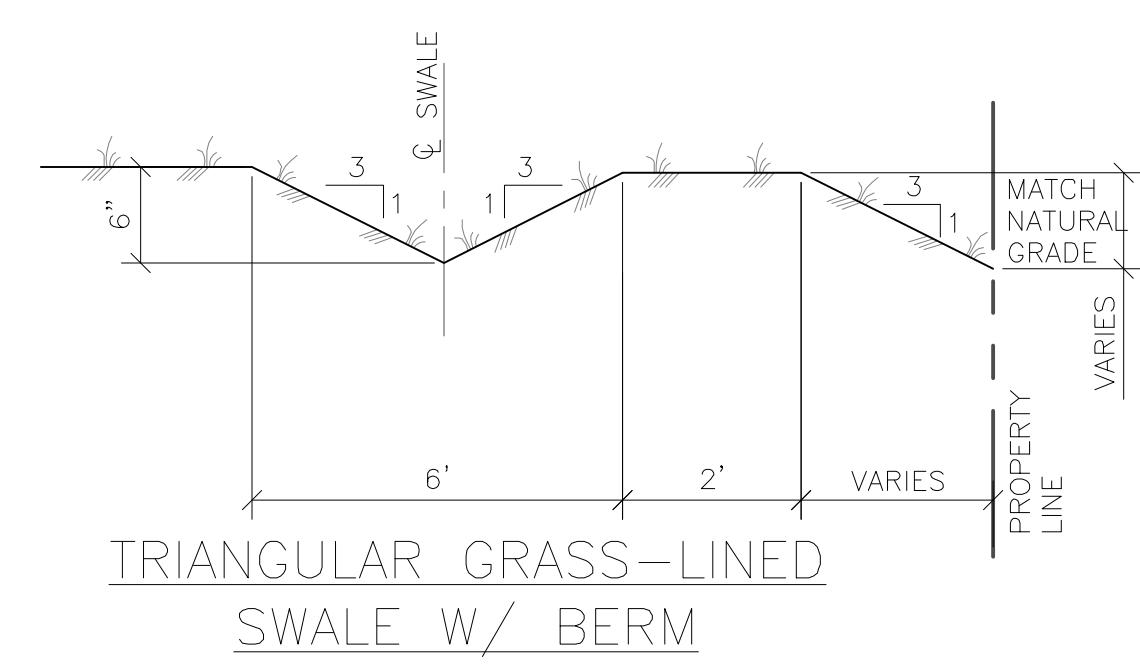
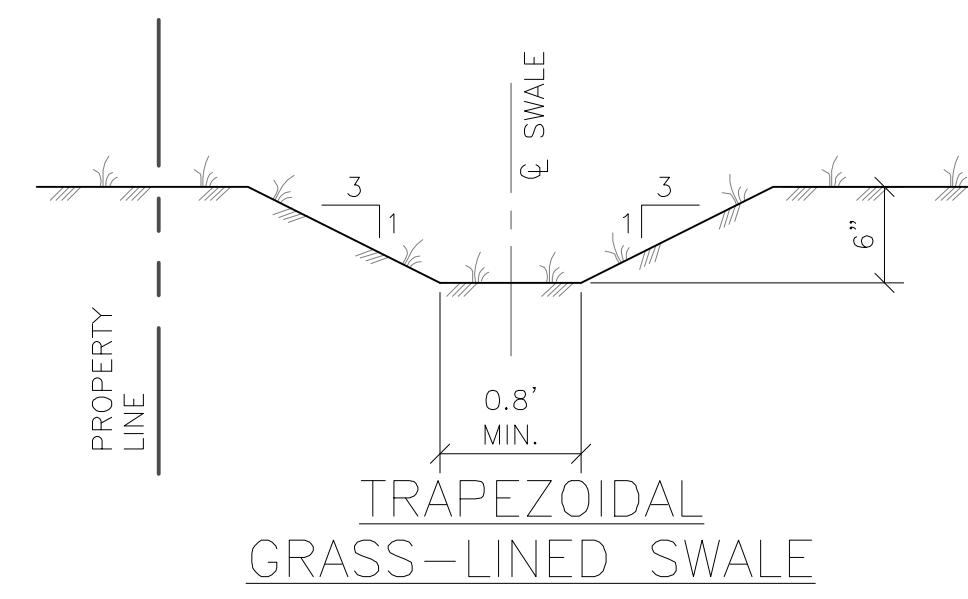
JOB NO. 22-CV035
SHEET NUMBER
C-4.7



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 - MEG= MATCH EXIST. GRADE
 - TC= TOP OF CURB
 - TOE= TOE OF BERM/EMBANKMENT
 - TOP= TOP OF BERM/EMBANKMENT/PAD
 - TP= TOP OF PAVING
 - TW= TOP OF WALKWAY
- × 13.9' EXISTING GRADE
- + 13.0' FINISHED GRADE
- NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - CABINS SECTIONS 2

SCALE: 1"=40'

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409-005-0200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

SHEET NUMBER	22-CV035
C-4.8	

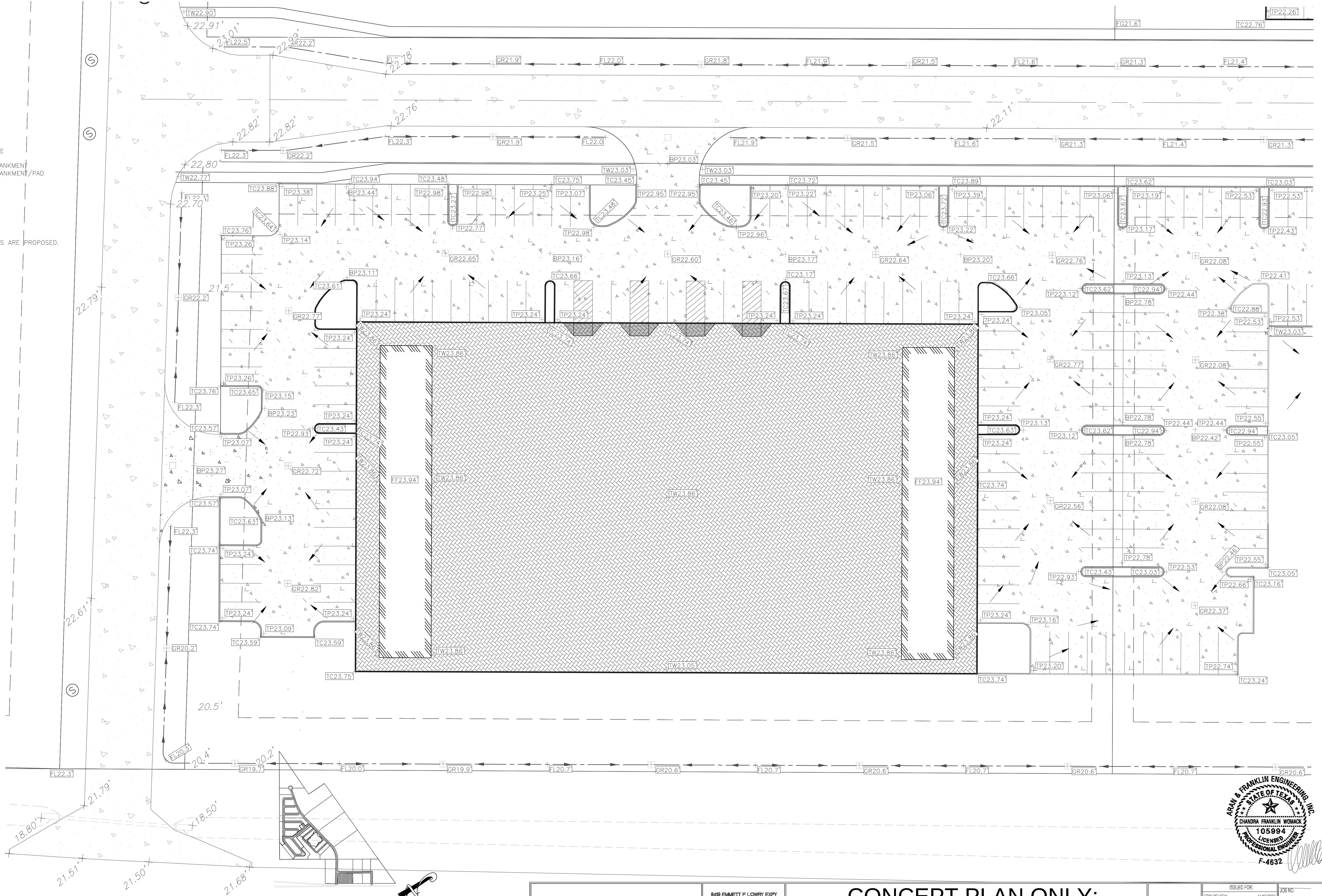


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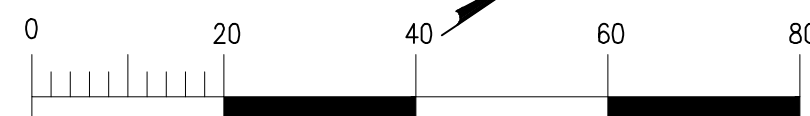
X 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - OPEN MARKET

SCALE: 1"=20'



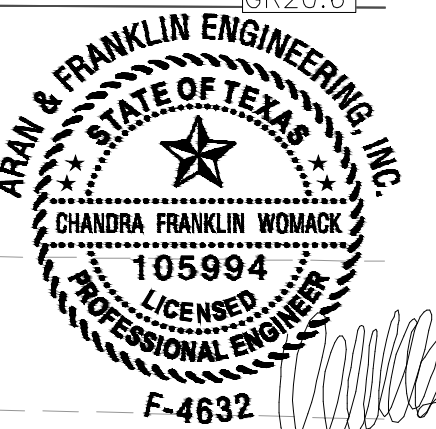
8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77591
409-905-0200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.:	22-CV035
FOR REVIEW:	11/13/2024	SHEET NUMBER
ENGINEERED BY:	CMW	C-4.9
DRAWN BY:	TAH/GC/NP	



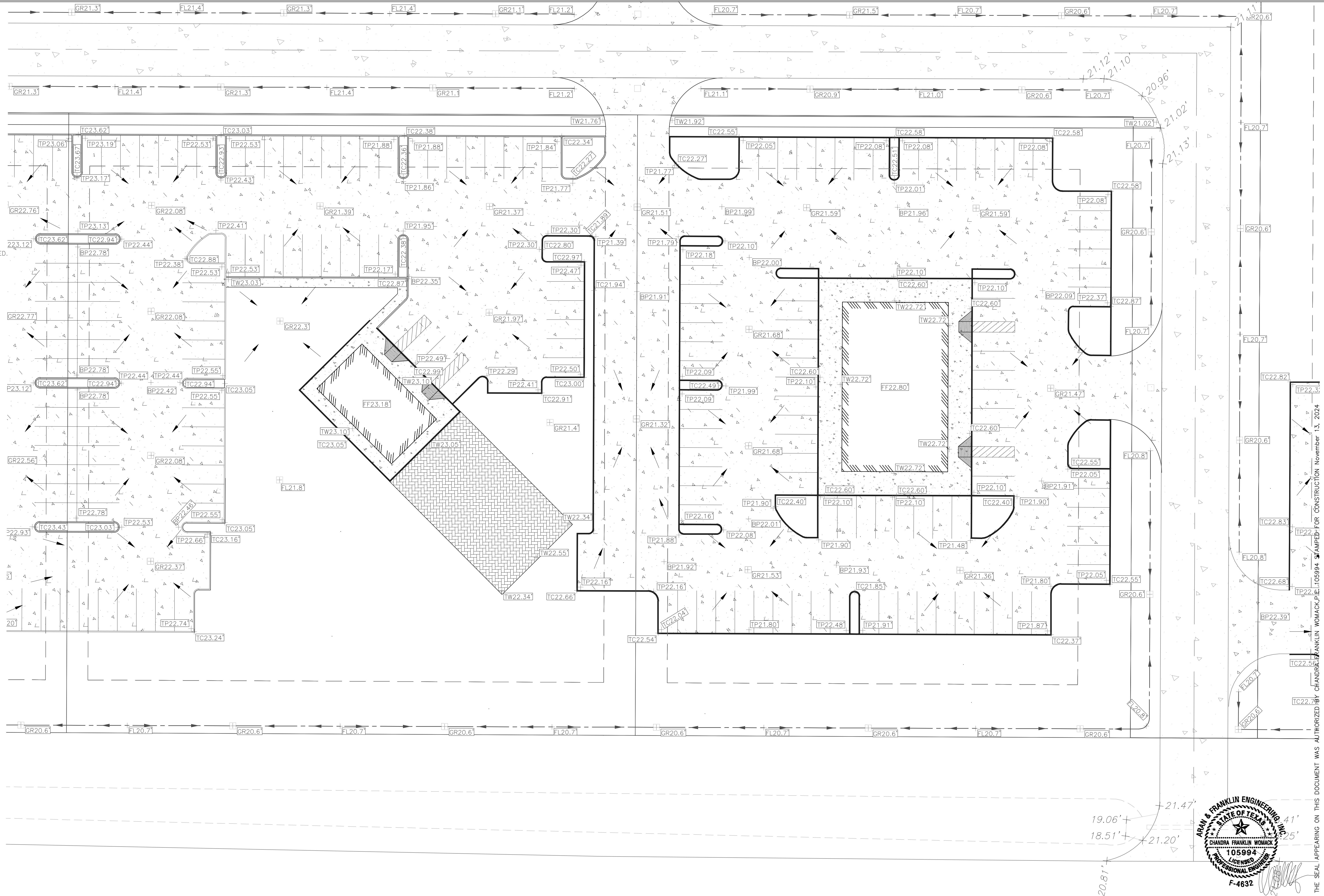
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KEY:
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TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING
TW= TOP OF WALKWAY

X 13.9' EXISTING GRADE

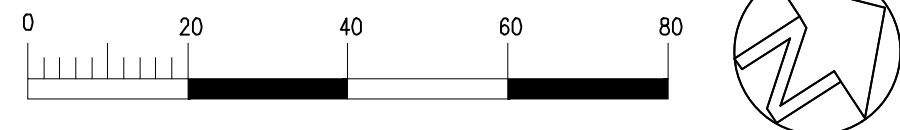
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - WEDDING CHAPEL & RESTAURANT

SCALE: 1"=20'



8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77791
409-905-0200
Firm No. F-4632

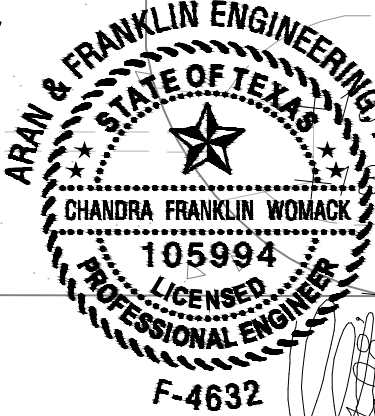
2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMW
DRAWN BY: TAH/GCNP

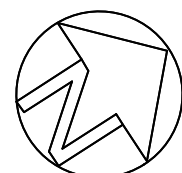
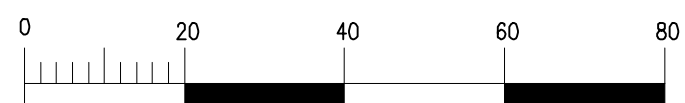
JOB NO. 22-CV035
SHEET NUMBER
C-4.10



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GRADING PLAN - ICE HOUSE

SCALE: 1"=20'



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TEXAS CITY, TX 77591
409-905-0200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
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345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

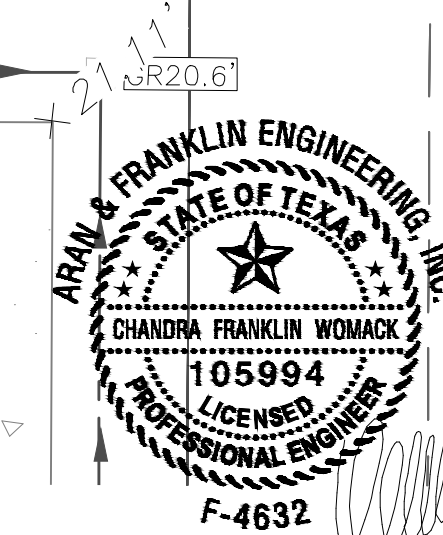
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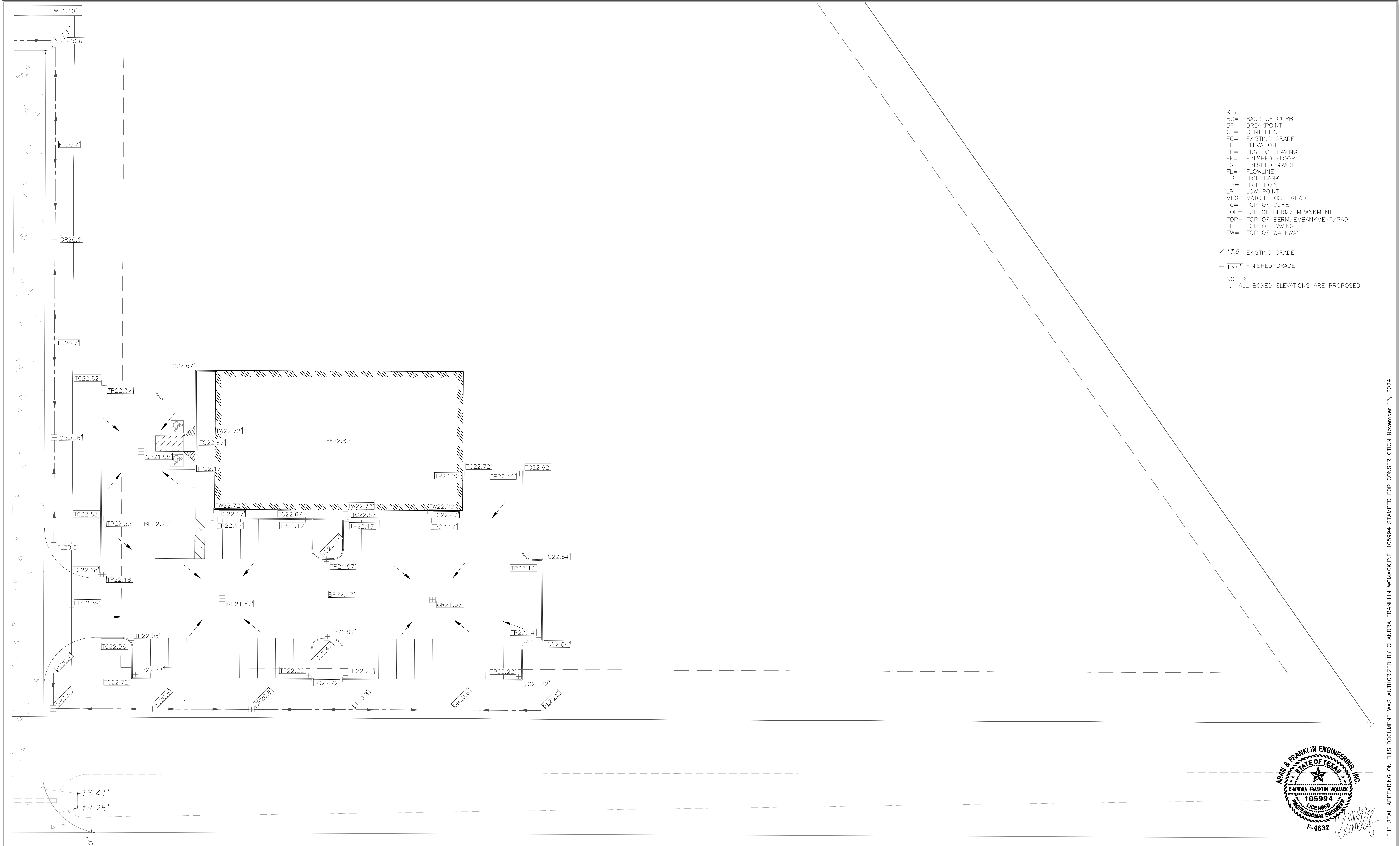
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TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING
TW= TOP OF WALKWAY

X 13.9' EXISTING GRADE

+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.





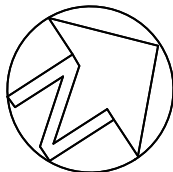
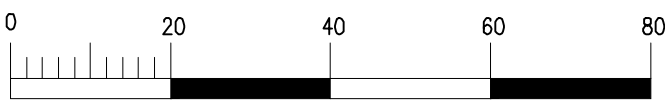
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× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

GRADING PLAN - DOLLAR GENERAL

SCALE: 1"=20'



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TEXAS CITY, TX 77591
409-935-6230
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

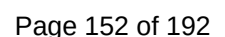
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FOR REVIEW	11/13/2024
ENGINEERED BY: CMW	
DRAWN BY: TAHGONP	

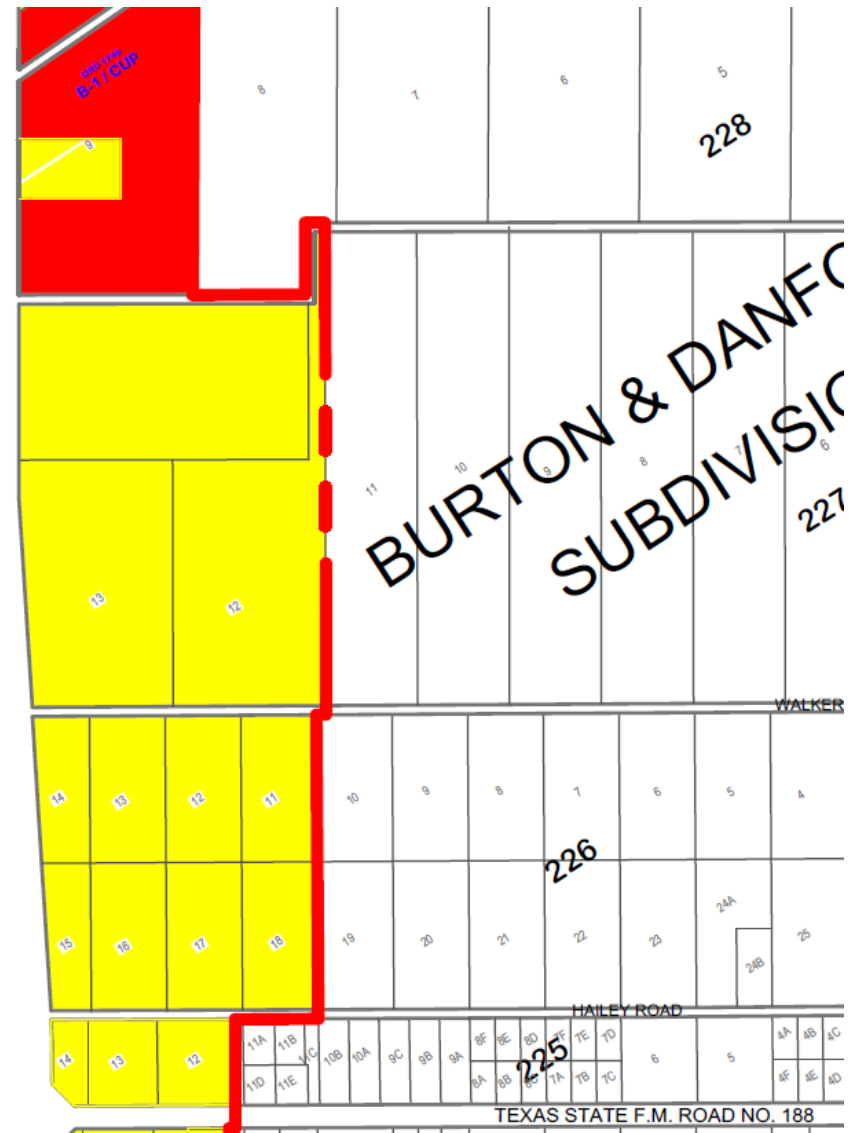
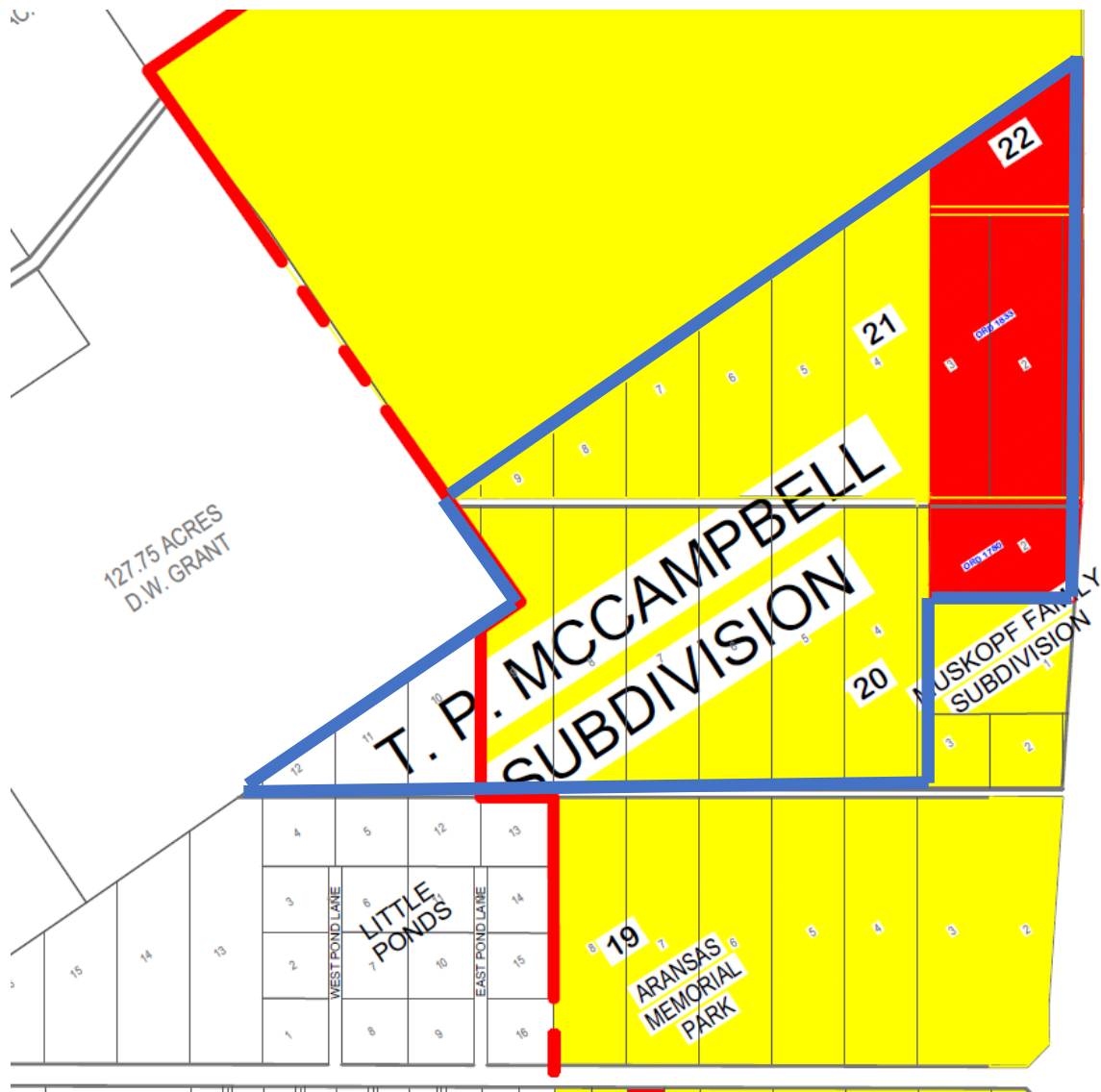
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SHEET NUMBER	
C-4.12	



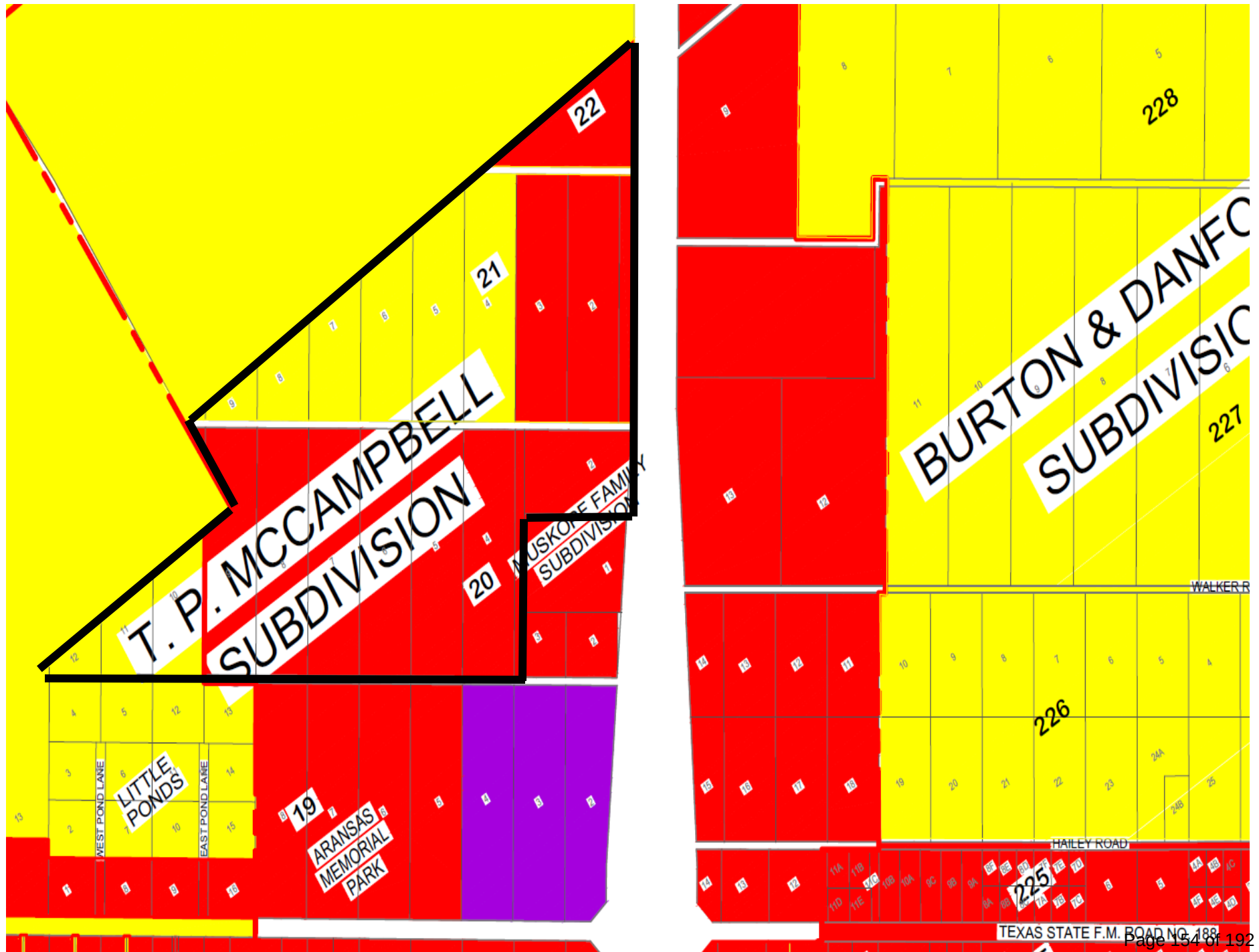
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Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com





FUTURE LAND USE MAP



<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>
28293	D&R Self Storage INC	349-499 SH 35 Bypass	8210 Interstate 35 N Ste 200	New Braunfels	Tx	78130
35529	DW & B Grant Properties LTD	501-651 SH 35 Bypass	155 County Rd 330	George West	Tx	78022
71189	Bills Pet Service & Cremation LLC	243 SH 35 Bypass	679 Lisa Ann Dr	Aransas Pass	Tx	78336
70146	Came 1ST Ranch LLC	227 SH 35 Bypass	3634 Denver Ave	Corpus Christi	Tx	78411
58858	High Road Holdings LLC	201 SH 35 Bypass	2103 Anders Ln	Kemah	Tx	77565
28284	Harrison & Harrison Holdings LLC	1350 SH 188	2003 Marshall Lane	Aransas Pass	Tx	78336
61369	Edward & Mary Jane Dysarz	1390 SH 188	4608 Valley Brook Cir	College Station	Tx	77845
56908	South Texas Memorial Limited Co.	1520 SH 188	1520 Hwy 188	Rockport	Tx	78382
32038	DW & B Grant Properties LTD	4471-4479 FM 1069	155 County Rd 330	George West	Tx	78022
8821819	D&R Self Storage INC	345 SH 35 Bypass	8210 Interstate 35 N Ste 200	New Braunfels	Tx	78130
8821228	Scott Hofmann	308 S H 35 Bypass	P O Box 1984	Rockport	Tx	78381
14749	Ocie Nicholas Elliott Irrevocable Trust	328 S H 35 Bypass	PO Box 1776	Aransas Pass	Tx	78336
8824519	Don Buttrum	Is Unimproved ROW Rock	8210 N IH 35 #105	New Braunfels	Tx	78130
	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



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 4, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, August 12, 2025, at 6:30 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider 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).

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 4, 2025, and the City Council Agenda of August 12, 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 10th 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 10, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: August 26, 2025

CATEGORY: Ordinance

CAPTION:

Consider the approval of the second and final readings of Ordinance 1986 of the City Council of the City of Rockport granting to the City of Corpus Christi, Texas, its successors and assigns, for a period of twenty (20) years the right, privilege and franchise to operate a gas distribution system, and providing regulations for the conduct of said gas distribution system

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

Ordinance

ATTACHMENTS:

1. 25 Franchise Agmt 0807-11-15

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 19, 2025

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKPORT GRANTING TO THE CITY OF CORPUS CHRISTI, TEXAS, ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF TWENTY (20) YEARS THE RIGHT, PRIVILEGE AND FRANCHISE TO OPERATE A GAS DISTRIBUTION SYSTEM, AND PROVIDING REGULATIONS FOR THE CONDUCT OF SAID GAS DISTRIBUTION SYSTEM .

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, COUNTY OF ARANSAS, STATE OF TEXAS, THAT:

Section 1. Grant of Franchise. Subject to the terms, conditions and stipulations set forth in this Ordinance there is hereby granted to the City of Corpus Christi, Texas, its successors and assigns (the “Grantee”), the right, privilege and franchise to acquire, lay, construct, extend, equip, operate, repair and maintain a system of gas mains, pipes, lines, conduits, feeders and all necessary regulators and appliances upon, beneath, over, across and along the streets, bridges, drainage ways, utility easements and other public property as they now are or may hereafter exist in the City of Rockport, Texas, for the purpose of supplying and distributing natural gas for fuel, power and heat, and for any other purpose, to the residents or inhabitants of the City of Rockport, Texas, and to others; and for the purpose of conveying, conducting or distributing natural gas through the limits of said City to any point or points within or beyond the limits of said City for the distribution and sale of natural gas to the City of Rockport, Texas, and to the residents or inhabitants thereof, and to any and all others.

Section 2. Franchise Fees. Grantee agrees to pay to the City a franchise fee equal to ten percent (10%) of the monthly meter/service charges (exclusive of any commodity/usage charges, purchased gas adjustment charges based on the costs charged for natural gas, late fees, connection fees, line installation fees and other revenues) collected by Grantee within the corporate limits of the City. No other fee or charge of any kind shall be imposed on Grantee or upon any consumer of natural gas for the breaking or opening of any highway, street, avenue, thoroughfare, alley, park, lane, square or other public place or for laying of mains, service pipes or other connections therein, except as provided herein. On or before February 15 of each year commencing February 15, 2026, Grantee shall pay to the City of Rockport, Texas the franchise fee provided above for the preceding calendar year from all natural gas customers inside the corporate limits of the City together with a report of the basis for the calculation of such franchise fee. The City may audit such records not more often than one time each year upon reasonable notice.

Section 3. Construction Activities by Grantee. In the opening and refilling of all openings, made by Grantee, it shall relay the pavements and do all other work necessary to complete restoration of the streets, sidewalks or grounds so opened to a condition equally as good as when disturbed or make arrangements with the City to pay the costs of such restoration. When Grantee shall open any ground in the City for the purpose of laying any pipe, or for any other purpose whatever, Grantee shall open no more space at any one time, nor keep the same open for any longer time, than is necessary to execute properly the work for which same shall have been opened. In

all cases, where the work requires the exercise of skill, as in laying or relaying of pavements or sidewalks, Grantee shall employ skilled workmen familiar with the execution of such work. Whenever deemed necessary by the proper authorities of the City, the City shall have the right to designate its engineer or other person to inspect the replacing of all openings in public places in said City and the relaying or refilling of the sidewalks and pavements, and all said repairs shall be at the expense of Grantee.

When Grantee shall desire to lay any mains hereunder, and before commencing its construction work, it shall submit to the City's Director of Public Works or other proper authority an application for permit, and a map or plan showing the streets, avenues, alleys, and other public easements wherein it proposes to construct its facilities. Grantee shall not be required to provide a sealed survey or engineered drawings for such work or permit unless such is legally required under State law. The Director of Public Works or other proper authority, shall respond in writing to Grantee within ten (10) calendar days of the Grantee's submission either approving or rejecting the plan and if a rejection, listing the reasons for such rejection and providing alternative options. Actual approval by the Director of Public Works or other proper authority shall constitute a permit to Grantee for the opening of all of the streets, avenues, alleys and other public places shown on the map or plan, and for the construction or laying of the mainlines and other facilities or equipment by Grantee. Provided, however, that it shall not be necessary for Grantee to secure a permit for the laying of service lines from the mainline pipes of Grantee to its customers and/or consumers. Nor shall Grantee be required to secure a permit in advance of excavation in the event of an emergency, as defined herein, provided that such an emergency excavation pertains to the repair or replacement of existing facilities and such work is completed with facilities located within eighteen (18) inches of the original alignment or boundary of the existing facilities. In the event that the excavation involves repairs outside such limitations, Grantee shall file with the Director of Public Works no later than ten (10) business days after the last day of such an emergency, the information that Grantee would have been required to pre-file had there not been an emergency and detailed information that describes the circumstances of said emergency. For the purposes of this provision, "emergency" is defined as a serious, unexpected situation requiring prompt action in contrast to situations in which action may be scheduled ten (10) or more days later without the risk of harm to persons or property.

Section 4. Damage to Other Property. Grantee shall do no injury to, nor in any manner disturb or interfere unnecessarily with, electric lines, conduits, or equipment, or with any water or other pipe lines, or with any public or private sewer or drainage system, now or hereafter laid or constructed by the City or by any authorized person or corporation, but no electric conduits or water or sewer or other pipes shall be laid so as to interfere unnecessarily with any gas mains or pipes which shall have been laid prior to the time of laying such electric conduits, or water or sewer or other pipes.

Section 5. Maintenance of Drainage Grades. All mains, pipes, lines, and other installations of Grantee shall be placed in the public ways of the City of Rockport, Texas and maintained in a manner not to disrupt the lines and grades established by the City for drainage purposes.

Section 6. Provision of Plans. Grantee shall furnish promptly to the City any and all information which may be requested by it in regard to the size, location or depth of any of the pipe,

mains, conduits or service pipes in any form or otherwise, and any other information in regard to its occupation of all public places of the City. The City shall furnish promptly to Grantee any and all information which may be reasonably requested by it in regard to parcel data, public utilities, streets, avenues, alleys, and other public easements maintained by the City for the purpose of Grantee's operations under this franchise.

Section 7. Police Powers of City. Nothing in this franchise shall be construed in such manner as to abrogate in any manner the right of the City to pass and enforce the necessary police regulations for the protection of the citizens of the City and their property and the property of Grantee. Grantee shall at all times keep and display adequate danger signals and guards around all excavations and obstructions made by it and shall as soon as practicable restore all openings in any of the public places of the City to a condition equally as good as before said openings of obstructions were made.

Section 8. Extension of Service. It shall be the duty of Grantee to supply, while operating under this franchise, gas to every person or corporation within the City within a reasonable time after demand, upon equal and exact terms for the same class of service; provided, however, Grantee shall be required to extend its gas mains to provide such new or additional service a total distance of one hundred (100) feet of pipe not to exceed two inches in diameter. Gas main extensions of a greater distance or size than that specified above shall be made at Grantee's expense only where the probable expected use of all facilities necessary for such service will provide a reasonable and compensatory return to Grantee on the value of such facilities. Otherwise, Grantee may make such arrangements with such customers as reasonably required in connection with the extension of lines for such services.

Section 9. Service to Customers. Grantee shall lay its service lines to each customer's property line as part of its distribution system owned and maintained by it. Grantee shall be entitled to charge for furnishing and laying pipes through the customer's premises and buildings a reasonable price to be fixed by contract with the individual consumer, and shall have the right to make and enforce as a part of the conditions under which it shall supply gas for heat, light, fuel or other purposes as herein provided all rules and regulations not inconsistent with the law and the provisions of this franchise.

Section 10. Unauthorized Connections. No person, firm or corporation shall be permitted to make any connection with any of the distributing mains or service pipes or disconnect any meter of Grantee unless duly authorized by Grantee. The City shall pass ordinances to this effect with penal provisions for their violations, and Grantee may adopt such rules and regulations as are or may be proper to protect Grantee from loss or damage by imposition or fraud, and to prevent waste of gas.

Section 11. Gas Supply. Grantee shall not be liable for any damages resulting from such failure of the supply of natural gas. In the event that the supply of natural gas shall fail at any time during the term of this franchise, it shall be optional with Grantee to obtain another supply of natural gas and lay its lines to another source of supply or discontinue service.

Section 12. Term. This franchise shall take effect thirty (30) days after the date of final

approval by the City of Rockport, Texas and shall continue and remain in force for a period of twenty (20) years from and after such date. This franchise may be renewed for an additional term of twenty (20) years, and the City agrees to schedule a first reading of an ordinance granting such additional term at least one (1) year prior to the expiration of this franchise.

Section 13. Acceptance by Grantee. Within thirty (30) days from and after the date this Ordinance shall take effect, Grantee shall file with the City its written acceptance of the provisions hereof, and in case of failure to file such acceptance within the time specified this Ordinance shall become null and void. Any such acceptance shall be subject to the closing of the sale and purchase of the gas distribution system by the City and Grantee.

Section 14. Exclusive and Non-Exclusive Rights. The rights herein granted shall be exclusive for the sale of natural gas to customers within the corporate limits of the City by a pipeline distribution system. The City agrees not to grant a franchise to another person or firm for the purpose of supplying natural gas by a pipeline distribution system to any customer within the limits of the City during the term of this franchise except to any customer for which natural gas service cannot be established under Section 8 above. The rights granted to use the streets, bridges, drainage ways, utility easements and other public property provided herein are non-exclusive, and the City reserves the power to grant like rights to others for other uses, such subsequent grants, however, not to interfere unreasonably with the proper exercise of the rights and privileges granted in this Ordinance.

Nothing in this Franchise may be construed to grant, renew, extend or amend by estoppel or indirection any right, franchise or easement affecting the public streets, highways, sidewalks, alleys, parks, public squares, public places or other real property, except as specifically granted herein. Only the City Council shall have the power by ordinance to grant, renew, and extend a franchise to all service providers placing or installing facilities or equipment in, on or over the City rights of way and of all public utilities of every character operating within the City. Grantee may not transfer this Franchise except with the approval of the City Council expressed by ordinance.

Section 15. Extension of City Limits. The provisions of this Ordinance and the rights, privileges and franchises herein granted shall apply to all territory that may hereafter come within and under the control of the City by the extension of its corporate limits or otherwise.

Section 16. Assignment. (a) Grantee shall not transfer this Franchise as part of a sale of assets involving the Grantee without the written approval of the City expressed by ordinance, which approval shall not be unreasonably conditioned, delayed or withheld.

(b) The City may revoke this Franchise if Grantee sells, transfers, conveys, or otherwise disposes of its rights or interests under this Franchise or attempts to do so without the express written consent of the City as provided above. All rights and interests of Grantee in this Franchise shall cease if this Franchise is revoked.

(c) A transfer in violation of this Section is void.

(d) Grantee may not assign this Franchise to evade fee payment.

Section 17. Work by City and Others. (a) The City reserves the right to lay, and permit to be laid, sewer, cable television, water, telephone and other pipelines, cables and conduits, and to perform and permit to be performed any underground or overhead work that may be necessary or proper in, across, along, over, or under any street, alley, highway, public easement, or public place occupied by Grantee. The City shall be liable to Grantee only for any damage to the facilities of Grantee, the producing cause of which is the negligence of the City or its employees.

(b) If the City requires Grantee to adapt or conform its Distribution System, or in any way alter, relocate or change its property to enable any person, firm, corporation or entity (whether public or private), other than the City, to use the public ways, Grantee shall be entitled to reimbursement from the person, firm, corporation or entity desiring or occasioning such change for any and all loss, cost or expense occasioned thereby.

(c) If, during the period of this Franchise, the City shall elect to alter or change the grade or alignment of any street, alley or other public easement, or any water pipe, wastewater pipe, or any overhead or underground structure within the corporate limits or the extraterritorial jurisdiction of the City, so as to conflict with the facilities of Grantee, Grantee shall remove, relocate or abandon, to the extent necessary, such facilities at its own expense. The City and its designated representatives shall coordinate with Grantee to provide alternate alignments and locations for Grantee's facilities in such situations. In connection with the necessary removal of any such facilities, the procedure generally followed will be that Grantee shall remove the conflicting facilities at its own expense after the City or its contractor has excavated the area and exposed the facility to be removed. Schedules for this work shall be developed by designated representatives of Grantee and the City. If such representatives cannot agree on the schedule, the City Manager, after consultation with Grantee, shall establish a schedule. This schedule shall provide for a minimum of thirty (30) days to exist between the time the schedule is furnished to Grantee and the time that any specific work to be done by Grantee covered in the schedule is to begin unless such work requires materials or equipment that cannot be obtained on a reasonable basis within such time frame. In the event any such delay is required, Grantee shall notify the City Manager in writing of the reasons for the delay and the estimated time the work can begin as soon as practicable.

Section 18. Forfeiture and Termination. In addition to all other rights and powers retained by the City under this Franchise or otherwise, the City reserves the right to declare this Franchise forfeited and to terminate the Franchise and all rights and privileges of Grantee hereunder in the event of a material breach of its terms and conditions. A material breach by Grantee shall include, but shall not be limited to, the following:

(a) Failure on more than three (3) occasions to pay when due the Franchise Fee prescribed herein. Failure to pay a single installment of the Franchise Fee in full within thirty (30) days after the due date, in the absence of a bona fide dispute communicated to the City in writing on or before the due date of the applicable Franchise Fee installment, is a material breach;

(b) Failure to materially provide the services provided for in this Franchise Ordinance; or

(c) Material misrepresentation of fact in the application for or negotiation of the Franchise.

Provided that, no such forfeiture or termination shall be effected unless the City has provided Grantee written notice of the material breach and a reasonable period which would be ten (10) days for a monetary default and thirty (30) days for a non-monetary default for the opportunity to cure the same.

Section 19. Repealer. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein. In the event of a conflict between this Ordinance and the City's Charter, the City's Charter shall control.

Section 20. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 21. Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 22. Effective Date. This Ordinance shall be adopted upon the date of final adoption hereof. The Ordinance shall not take effect until thirty (30) days after the final reading.

APPROVED on first reading on the ____ day of _____, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading on the ____ day of _____, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelly Goodwin, City Secretary

ACCEPTANCE OF FRANCHISE ORDINANCE

The City of Corpus Christi, Texas, a Texas home-rule municipal corporation, hereby accepts the attached and foregoing Ordinance granting a franchise for the operation of a natural gas distribution system within the corporate limits of the City of Rockport, Texas.

CITY OF CORPUS CHRISTI, TEXAS

Date: _____, 2025.

By: _____

Name: _____

Title: _____

APPROVED AS TO LEGAL FORM:

Miles Risley, City Attorney

_____ day of _____, 2025.

Assistant City Attorney



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Finance Director

MEETING DATE: August 26, 2025

CATEGORY: Action Item

CAPTION:

Consider and approve updated and amended Budget Calendar for FY 2025-2026

SUMMARY:

With the new publishing timelines, the current budget calendar was short on required notice lead times. Therefore the Tax and Budget Hearings were pushed out to 9/9/25 to be in compliance with notice requirements. Further, with the Proposed issuance of 2025 Tax Notes, the City is required to be obligated to pay for the debt service associated with those notes before the tax rate is approve, pushing out the tax rate approval to 9/23/25.

BACKGROUND:

The Rockport Pilot has changed ownership within the last year and this changed the timelines for publishing Public Hearings.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the attached redlined Budget

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. 2025-26 Budget Calendar rev. 8-14-25 rev 1 vs

APPROVAL/REVIEW:

Robbie Sorrell, Finance Director

Date: August 14, 2025

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 20, 2025

BUDGET PROCESS CALENDAR

FEBRUARY	
2/17 & 2/18/2025	Strategic Planning Workshop with Staff
2/20/2025	Budget Calendar Meeting
MARCH	
3/5/2025	Mission & Vision Strategic Planning Meeting with Council
APRIL	
4/10/2025	Pre-Strategic Planning Meeting with Staff
4/16/2025	Distributed Department New Initiative Forms and Goals & Objectives Forms
4/21/2025	Strategic Planning Workshop with Council and Staff (9-5) - finish strategic plan and financial positioning
4/30/2025	Receive Certified Estimate from Aransas County Appraisal District
MAY	
5/9/2025	New Initiative Forms Due from Departments to Finance
5/12/2025	Finance Distributes Budget Worksheets to Departments
5/21/2025	Goals and Objectives Forms Due from Departments to Finance
5/23/2025	Departments Return Completed Budget Worksheets to Finance
5/29/2025	City Council Budget Workshop (9-5) - New Initiatives, rules of procedure, comp plan review.
5/31/2025	Finance Director completes preliminary revenue estimates
JUNE	
6/5/2025	Finance Director provides draft of Preliminary Budget to City Manager for review
Week of June 9-13	City Manager, Finance Director & Department Directors meet to discuss and justify department budget requests
Week of June 16-20	City Manager and Finance Director review departmental budget requests, issues and alternatives; compile second draft budget of operating funds
	Further review of budget issues and alternatives. Additional meetings between City Manager, Finance Director, and Department Directors, as required
JULY	
7/3/2025	Finance Director provides City Manager Proposed Preliminary Budget
7/10/2025	Budget Workshop with City Council @1:00pm (Base Budget)
	Publish - Notice of Public Hearing/Presentation on Sanitation, Utility Rates, Utility Fees & Fire Fund Rates newspaper/website
7/25/2025	Receive Certified Appraised Roll - must adopt Tax Rate within 60 days of receipt (Sept 23, 2025)
7/26/2025	Calculate the "No New Revenue" and "Voter Approved" rates and post on website
	Update revenue estimates with Certified Appraised Roll
7/29/2025	Budget Workshop with City Council @1pm /HOT Funds Presentation
AUGUST	
8/1/2025	Tax Assessor Collector provides "Notice About 2025 Tax Rates" which City puts on website
8/5/2025	Budget Workshop with City Council "Proposed Final Budget" and tax rate discussion
	Budget Workshop with City Council @ 1:00pm (if needed)
8/11/2025	Chief Appraiser publishes notice of "Estimated Taxes" in newspaper AND City must post same notice on website
8/12/2025	File Proposed Budget with City Secretary* (starts min 15 days min before Budget Hearing)
8/12/2025	Per Charter - City Manager Presents Proposed Budget to City Council City Council holds public hearing on Utility Rates, Utility Fees & Fire Fund, 1st Reading of Ordinances Recorded Vote on Proposed Tax Rate and email results of vote to TAC and Tax Rate Public Hearing Date.
8/15/2025	Publish - Notice of Public Hearing on Tax Increase and Budget on 8.286: newspaper/website THURSDAY (8/28/24) Edition due Thursday 8/15/25 (no more than 30 nor less than 10 days before Budget Hearing) Form 26.06 "Notice, Hearing, and Vote on Tax Increase" in newspaper in 24 point or larger print - do not post in legal/advertisement section. Also, post on website and Youtube with 60-second notice at least five times a day between the hours of 7am and 9pm
8/26/2025	Budget Item of Discussion on Regular City Council Agenda 2nd 1st Reading Utility Rate, Utility Fees & Fire Fund Ordinance. #Send-notice-to-Outside-City-Limits-Customers-via-email(captures paperless-customers) Public Hearing on Proposed 2025 Tax Rate 1st Reading Tax Rate Ordinance Public Hearing on FY25-26 Budget Adopt FY 2025-26 Budget (recorded vote) - 1st & only Reading of Ordinance (102.007)
8/28/2025	Publish - Notice of Second Reading to Adopt FY 2025 Tax Rate on 8/28/2025 -- newspaper/website THURSDAY (8/21/25) Edition due 8/28/25

SEPTEMBER	
9/9/2025	Reserve for Unresolved Issues 2nd Reading Utility Rate, Utility Fees & Fire Fund Ordinance. #Send notice to Outside City Limits Customers via email (captures paperless customers) Public Hearing on Proposed 2025 Tax Rate 1st Reading Tax Rate Ordinance Public Hearing on FY25-26 Budget Adopt FY 2025-26 Budget (recorded vote) - 1st & only Reading of Ordinance (102.007)
9/16/2025	Adopt FY 2025 Tax Rate (recorded vote) - 2nd Reading of Ordinance Adopt FY 2025-26 Budget (recorded vote) - if not approved on 8/26/25 Ratify Property Tax Increase, Adopt Tax Roll, and Levy Ad Valorem taxes
9/18/2025	Adopted FY2024-2025 Budget filed with City Secretary and County Clerk and provide copies to City Council, Department Directors, and published on City website Provide ratified tax rates to Tax Assessor Collector — Provide to newspaper for publication on 9/25/25
9/23/2025	Approve obligation of 2025 Tax Notes Adopt FY 2025 Tax Rate (recorded vote) - 2nd Reading of Ordinance Ratify Property Tax Increase, Adopt Tax Roll, and Levy Ad Valorem taxes
9/25/2025	Adopted FY2024-2025 Budget filed with City Secretary, County Clerk, and provide copies to City Council, Department Directors, and published on City website Provide ratified tax rates to Tax Assessor Collector Provide to newspaper for publication on 9/25/25 Publish - Captions of ordinances on budget and tax rate: newspaper/website THURSDAY Edition

The Budget Process and Calendar is formulated in accordance with:

Texas Local Government Code, Title 4, Subtitle A, Chapter 102: Municipal Budget

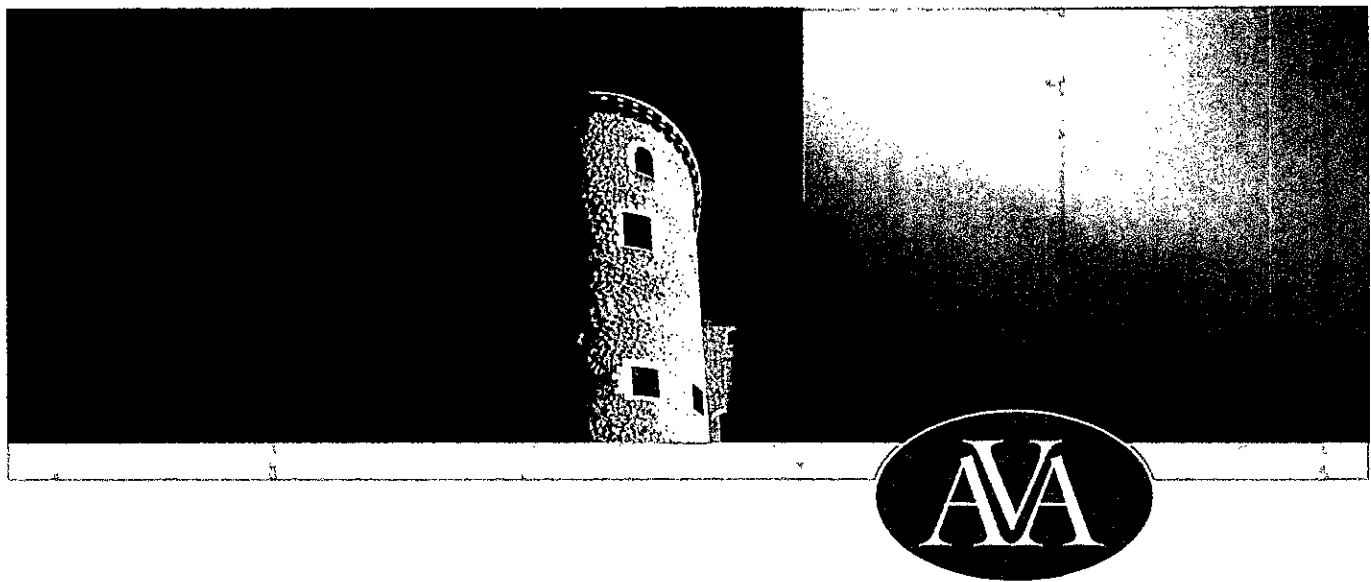
Texas Tax Code, Title 1, Subtitle D, Chapter 26: Assessment

Texas Truth-in-Taxation, Texas State Comptroller and Texas Constitution

*15 days before Public Hearing (Truth-in-Taxation)

** Hearing must be held no later than 7 days after publication (Truth-in-Taxation)

City Charter requirements: City Manager presents Proposed Budget to City Council on or before the first regularly scheduled meeting in August. Budget must be adopted on or before S



CITY OF ROCKPORT, TEXAS

Proposal for Financial Audit Services

August 19, 2025

Phil S. Vaughan, CPA, CGMA
phil@avacpa.com

Armstrong, Vaughan & Associates, P.C.

Certified Public Accountants



941 W Byrd Suite 101, Universal City, TX 78148
210-658-6229



August 19, 2025

Robbie Sorrell
City of Rockport, Texas
212 N Live Oak Street
Rockport, TX 78382

We are pleased to submit a proposal to provide audit services in accordance with Government Auditing Standards to the City of Rockport, Texas to include a single audit (if necessary) and preparation of the annual financial report.

We are a San Antonio-based firm that has identified the government client as a niche to whom we can provide superior services. Toward that end, we have invested a major portion of our resources in providing services to that market through staff training and retaining experienced and qualified personnel. Our success has been a direct result of our focus on quality service. The most convincing evidence of the quality of our services is the recommendations from our clients. We urge you to contact any of the representatives listed in this proposal.

We deliver our service by giving attention to each client's individual needs; having our most qualified people (the partner-in-charge) directly involved in field work; and being sensitive to the disruption of your workplace. The audit team for the City of Rockport will be led by our audit manager Sara Henderson, CPA. Sara will be assisted by one to two staff members. Phil Vaughan will be the partner in charge of the engagement and ensuring audit quality. The City will be dealing directly with our most qualified personnel. Kim Roach will provide a second-partner, quality control review.

Sara Henderson, CPA is an audit manager and has over five years experience performing audits and other attest services for local governments and nonprofit organizations.

Phil Vaughan, CPA, CGMA is a shareholder and has twenty years experience providing audit services to government and nonprofit clients. Phil earned a degree with highest honors from Colorado School of Mines in 2005 and a Master of Science in Accounting from UTSA in December 2008. Phil was also honored as one of the top ten CPA candidates in the State of Texas in May 2009. He is the director of our services for educational and water related entities. Phil also leads the firm's membership in the Government Audit Quality Center and Government Finance Officers Association. Phil serves on the GFOA special review committee.

Kim Roach, CPA is shareholder of the firm and has twenty years experience providing audit and accounting services, and specializes in local governments, nonprofits, and homeowners associations. Kim completed a comprehensive leadership program through the San Antonio Chapter of the Texas Society of CPAs. The program is offered to a select group of young CPAs and is an intensive program to develop future leaders in our profession.



Phil and Kim have personally conducted numerous audits under the Single Audit Act and assisted clients in achieving the *Certificate of Achievement for Excellence in Financial Reporting* awarded by the Government Finance Officers Association.

Armstrong, Vaughan & Associates, P.C. has been a member of the AICPA Quality Review Program since January 1989. As accountants committed to offering the highest degree of quality service possible, we have taken steps to ensure we are in compliance with AICPA Quality Standards. We perform an annual inspection in-house to ensure compliance, as well as an independent peer review at least every three (3) years. Our most recent review in September 2023 resulted in a peer review rating of "pass." A copy of the report is included later in this proposal.

The enclosed proposal is a firm and irrevocable offer to provide financial audits for the City of Rockport. This request for qualifications will remain a firm offer for 60 days from the date of this request for qualifications. Phil S. Vaughan is authorized to enter into engagement agreements on behalf of the firm.

Again, we appreciate the opportunity to offer services to the City of Rockport, and urge you call us if you should need additional information. You may also visit our website at www.avacpa.com.

Respectfully,

A handwritten signature in black ink, appearing to read 'Phil S. Vaughan', is positioned below the word 'Respectfully,'.

Phil S. Vaughan, CPA, CGMA
Shareholder



Governmental Audit
Quality Center



OUR UNDERSTANDING OF YOUR NEEDS

We will provide the following services:

- Annual audit in accordance with *Generally Accepting Auditing Standards*, established by the AICPA.
- Annual audit services pursuant to the U.S. General Accounting Office's *Government Auditing Standards*.
- Provide audit services of federal awards to satisfy Uniform Guidance requirements, if necessary.
- Assistance with the preparation of the annual financial report consistent with GFOA award standards.
- Availability throughout the year to consult on accounting and related matters.

The timing of these services are to be provided on the following anticipated schedule:

- | | |
|---|-------------------|
| • Initial year preliminary site visit and understanding | September/October |
| • Preliminary request list sent to management | September/October |
| • Remote Planning, Selections and Data Review | December |
| • On-site fieldwork (~3 days) | January |
| • Draft report provided to management for review | February |
| • Presentation to City Council | February/March |

INDEPENDENCE

Armstrong, Vaughan & Associates, P.C., as well as all professional and support staff, are independent of City of Rockport, Texas, and its component units. No one in our firm has a relationship with a member or employee of the City that would impair his/her independence as defined by generally accepted auditing standards and the most recent U.S. General Accounting Office's *Government Auditing Standards*. In addition, we have had no professional relationships with the City or its component units other than prior professional auditing services.

LICENSE TO PRACTICE IN TEXAS

Armstrong, Vaughan & Associates, P.C., is licensed to practice in the State of Texas under license number C03094-001. Additionally, all employees of the firm who are certified public accountants are licensed to practice within the State of Texas. The firm is not under any public or private reprimand by the Texas State Board of Public Accountancy, or any other licensing board.

FIRM PROFILE

AVA was established in 1978 in Universal City, Texas, where it still operates. Current shareholders include Phil Vaughan, Deborah Fraser, Kim Roach, Leann Ussey and Jana Pittides. Two-thirds of the Firm's practice is dedicated to audit and assurance services with nonprofit and governments making up approximately two thirds of those services. Total firm staff is currently 29 professionals and 3 administrative staff. The governmental audit staff consists of three engagement partners, two senior managers, one manager, seven seniors and ten staff.



PEER REVIEW REPORT

Armstrong, Vaughan & Associates, P.C. has been a member of the AICPA Quality Review Program since January 1989. As accountants committed to offering the highest degree of quality service possible, we have taken steps to ensure we are in compliance with AICPA Quality Standards. We perform an annual inspection in-house to ensure compliance, as well as an independent peer review at least every three (3) years. Our most recent review in September 2023 resulted in a rating of "pass" (see copy of report included below).



WILF & HENDERSON, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

Member of American Institute of Certified Public Accountants
Member of Private Company Practice Section
Member of AICPA Governmental Audit Quality Center

Report on the Firm's System of Quality Control

September 15, 2023

To the Shareholders of Armstrong, Vaughan & Associates, P.C.
and the Peer Review Committee of the Texas Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. (the firm) in effect for the year ended March 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. in effect for the year ended March 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Armstrong, Vaughan & Associates, P.C. has received a peer review rating of *pass*.

Wilf & Henderson, P.C.
Wilf & Henderson, P.C.

1810 Galleria Oaks • Texarkana, Texas 75503 • 903.793.5616 • Fax 903.792.7630 • www.wilhenn.com

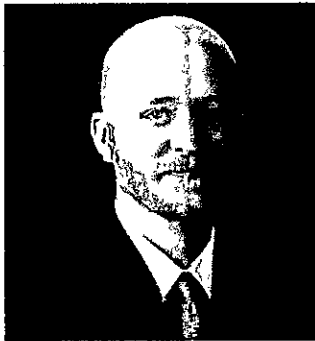


PROPOSED AUDIT TEAM

The proposed audit team for the City of Rockport, Texas will be made up of our audit manager Sara Henderson, CPA. She will be assisted by one to two staff members. Phil Vaughan, CPA, CGMA will serve as the partner in charge and assist in planning and review the audit. Kim Roach, CPA, will provide second-partner quality control review. City staff will be dealing directly with the partner-in-charge and audit manager all the way through the audit process.

On multi-year engagements, we strive to maintain continuity in our audit teams by minimizing rotation. This allows for efficiency gains in subsequent years. However, we will accommodate requests from the City should a rotation be desired. We have the ability to rotate the entire audit team.

BIOGRAPHIES



Phil S. Vaughan, CPA, CGMA

Audit Partner

- Certified Public Accountant
- American Institute of Certified Public Accountants
- Texas Society of Certified Public Accountants
- San Antonio Chapter of the Texas Society of Certified Public Accountants
- Awarded one of the Top Ten CPA Candidates in May 2009
- Government Finance Officers Association Special Review Committee Volunteer
- Chartered Global Management Accountant
- Texas Association of School Business Officials
- Government Audit Quality Center Partner

EXPERIENCE

Includes twenty years of providing public accounting, tax and auditing services, specializing in municipalities, school districts, charter schools, special purpose governments and homeowners associations.

EDUCATION

University of Texas at San Antonio, 2008, M.S. in Accounting.
Colorado School of Mines, 2005, B.S. in Computer Science.



Sara Henderson CPA
Audit Manager

- Certified Public Accountant (Certificate #119771)
- Texas Society of Certified Public Accountants

EXPERIENCE

Sara has over five years of experience performing audits and other attest services for local governments and nonprofit organizations.

EDUCATION

University of Texas at San Antonio, 2019 – Master of Accountancy

University of Houston, 2017 – B.B.A. in Accounting



Kimberly Roach CPA
Audit Partner

- Certified Public Accountant (Certificate #88122)
- American Institute of Certified Public Accountants
- Texas Society of Certified Public Accountants
- San Antonio Chapter of the Texas Society of Certified Public Accountants

EXPERIENCE

Includes twenty years of providing public accounting and auditing services for local governments and homeowners associations.

EDUCATION

University of Texas, 2003, Masters in Professional Accounting

Austin College, 2002, Bachelor of Arts specializing in Business Administration

PROPOSED FEES

Financial Statement Audit	\$36,000
Single Audit	
First Required Major Program	\$4,500
Each Additional Required Major Program	\$1,800

These estimated fees are all inclusive and contemplate three trips to the City (preliminary, fieldwork and council presentation).



SIMILAR ENGAGEMENTS WITH OTHER GOVERNMENT ENTITIES

MUNICIPALITIES

1. City of Balcones Heights 1989 – Present 210-735-9148	Floyd Messick Finance Director
2. City of Bulverde 2011 - Present 830-980-8832	Charles West City Manager
3. City of Castroville 2012 – Present 830-931-4070	Leroy Vidales Finance Director
4. City of China Grove 2005 – Present 210-648-4923	Melinda Saucedo City Secretary
5. City of Cibolo 1988 – 2008, 2014 – 2018, 2024 - Present 210-658-9900	Anna Miranda Finance Director
6. City of Converse 2010 – 2014, 2020 – 2023 210-658-5356	Adelina Mardegain Finance Director
7. City of Creedmoor 2021 - Present 512-243-6700	Anna Ortiz City Administrator
8. City of Elmendorf 2022 - Present 210-635-8210	Cody Dailey City Administrator
9. City of Garden Ridge 1995 – Present 210-651-6632	Ryan Rapelye City Administrator
10. City of George West 2015 – Present 361-449-1556	Darrel Pullin City Manager
11. City of Grey Forest 2019 – Present 361-449-1556	Miguel Cantu City Secretary
12. City of Helotes 2007 - Present 210-695-5915	Daniel Rodriguez Finance Director
13. City of Jarrell 2023 - Present 512-746-4593	Dianne Peace City Secretary



14. City of Karnes City 2017 – Present 830-780-3422	Veronica Butler City Secretary
15. City of La Vernia 2011 - Present 830-779-4541	Lindsey Wheeler City Administrator
16. City of Leon Valley 2017 - Present 210-684-1391	Carol Goering Finance Director
17. City of Live Oak 1986 – 1994; 2005 – 2009; 2021-Present 210-653-9140	Leroy Kowalik Director of Finance
18. City of Marion 2018 – Present 830-914-2391	Kerry Gutierrez City Councilmember
19. City of Olmos Park 2007 – Present 210-824-3281	Ashley Manus City Manager
20. City of Pearsall 2022 – Present 830-334-3676	Frederico Reyes City Manager
21. City of Poteet 2020 – Present 830-742-3574, Ext 101	Melissa Popham City Administrator
22. City of Runge 2012 – Present 830-239-4121	Lola Wozniak City Secretary
23. City of Saint Hedwig 2009 – Present 210-667-9568, Ext 750	Maria Hernandez City Manager
24. City of Sandy Oaks 2018 – Present 210-607-0834	Michael Martinez, Jr Mayor
25. City of Santa Clara 2009 – Present 210-833-2636	Michelle Pack City Secretary
26. City of Seguin 1997-1999; 2002 - Present 830-401-2450	Susan Cadell Director of Finance
27. City of Selma 1984 – Present 210-651-6661	Hortencia Lozano Finance Director



28. City of Sinton 2019 – Present 361-364-2381	Sally Oelrich Finance Director
29. City of Terrell Hills 2005 – Present 210-342-1181	Kristyn Schones Executive Secretary
30. City of Windcrest 2005 – 2009; 2022 – Present 210-655-0022, Ext 1053	Natalia Witmer Municipal Finance Officer
31. Town of Hollywood Park 2011 - Present 210-494-9567	Fred Timmons Finance Director
32. Town of San Felipe 2021 - Present 979-885-7035	Sue Foley City Secretary

In 2024, we also audited **10 counties, 10 independent school districts** and numerous other special purpose governments and nonprofits subject to *Government Auditing Standards and Uniform Guidance*.



Armstrong, Vaughan & Associates, P. C.

Certified Public Accountants

August 19, 2025

City of Rockport, Texas
212 N Live Oak Street
Rockport, TX 78382

You have requested that we audit the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of City of Rockport, Texas, as of September 30, 2025, and for the year then ended and the related notes to the financial statements, which collectively comprise City of Rockport, Texas' basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended September 30, 2025 (if necessary based on federal expenditures). We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs.

The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS), and in accordance with *Government Auditing Standards*, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting standards generally accepted in the United States of America require that required supplementary information (RSI), such as management's discussion and analysis (MD&A) and budgetary comparison information, be presented to supplement the City of Rockport, Texas' basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City of Rockport, Texas RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedule – General Fund and any Major Special Revenue Funds with legally adopted budgets
- 3) Schedules of Liabilities and Contributions - Pension and Other Post-employment Benefits

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Combining Balance Sheet and Statements of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds
- 2) Budgetary Comparison Schedules – Governmental Funds with Legally Adopted Budgets
- 3) Comparative Balance Sheet and Statements of Revenues, Expenditures and Changes in Fund Balances – General Fund

Schedule of Expenditures of Federal Awards (If Necessary)

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the basic financial statements:

- 1) Introductory section
- 2) Statistical section

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audits in accordance GAAS, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). As part of an audit of financial statements in accordance with GAAS and, in accordance with Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the governing body of City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance (if necessary)

Our audit of the City's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other

procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and in accordance with Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we considers necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental

- regulations, grant agreements, or contractual agreements;
3. For identifying all federal awards expended during the period including federal awards and funding increments received prior to December 26, 2014, and those received in accordance with the Uniform Guidance generally received after December 26, 2014;
 4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
 5. For preparing the schedule of expenses of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance requirements;
 6. For the design, implementation, and maintenance of internal control over compliance;
 7. For identifying and ensuring that the entity complies with laws, regulations, grants, and contracts applicable to its activities and its federal award programs;
 8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
 9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
 10. For taking prompt action when instances of noncompliance are identified;
 11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
 12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
 13. For submitting the reporting package and data collection form to the appropriate parties;
 14. For making the auditor aware of any significant vendor relationships where the vendor is responsible for program compliance;
 15. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
 - b. Additional information that we may request from [management] for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence;
 - d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
 - e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
 16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
 17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
 18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
 19. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
 20. For the accuracy and completeness of all information provided;
 21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
 22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your

responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Nonattest Services

With respect to any nonattest services we perform:

At the end of the year, we agree to perform the following:

- Propose adjusting or correcting journal entries to be reviewed and approved by the City's management.
- Prepare a draft annual report for review by the City's management.

We will not assume management responsibilities on behalf of the City. However, we will provide advice and recommendations to assist management of the City in performing its responsibilities.

The City's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Fees and Timing

We anticipate conducting fieldwork in January and preparing draft reports for management's review in February.

Phil Vaughan is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Armstrong, Vaughan & Associates, P.C.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees for the financial statement audit services will be \$36,000. Should a single audit be required, additional fees will be \$4,500 for the first required program and \$1,800 for each additional required program. These fees anticipate three trips to the City (preliminary, fieldwork and council presentation). Additional trips may incur additional fees. We will notify you immediately of any circumstances we encounter that could significantly

affect this initial fee estimate. Whenever possible, we will attempt to use City of Rockport, Texas' personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

Other Matters

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of Armstrong, Vaughan & Associates, P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Armstrong, Vaughan & Associates, P.C.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the City Council the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;

- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

If any dispute arises among the parties hereto, the parties agree to first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes, before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, in the event of a dispute over fees charged by the accountant, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution.

We appreciate the opportunity to be of service to the City of Rockport, Texas and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Respectfully,

Armstrong, Vaughan & Associates, P.C.

Armstrong, Vaughan & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the City of Rockport, Texas.

By: _____

Title: _____ Date: _____



WILF & HENDERSON, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

Member of American Institute of Certified Public Accountants
Member of Private Company Practice Section
Member of AICPA Governmental Audit Quality Center

Report on the Firm's System of Quality Control

September 15, 2023

To the Shareholders of Armstrong, Vaughan & Associates, P.C.
and the Peer Review Committee of the Texas Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. (the firm) in effect for the year ended March 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. in effect for the year ended March 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Armstrong, Vaughan & Associates, P.C. has received a peer review rating of *pass*.

Wilf & Henderson, P.C.

1810 Galleria Oaks • Texarkana, Texas 75503 • 903.793.5616 • Fax 903.792.7630 • www.wilhen.com

FEE PROPOSAL



We value creating mutually rewarding, long-term relationships with our clients. Our goal is to provide high quality, responsive service that yields returns far greater than your investment in our professional fees. Please find below our proposal of fees to provide the requested services for the upcoming fiscal years.

Service	CRI Fees 2025	CRI Fees 2026	CRI Fees 2027
*Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS)	\$75,000	\$70,000	\$73,000
**Federal Single Audit: Perform audit of the Schedule of Federal Expenditures (SEFA) in accordance with Federal Uniform Guidance	\$10,000	\$10,000	\$10,000
Total Annual Audit Fee	\$85,000	\$80,000	\$83,000

**Actual out-of-pocket expenses will be billed separately and are not included in the fee.*

***Fee includes one major program*

Assistance with other additional services will be billed at our standard hourly rates as listed below:

- Implementation of GASB 87 & 96, including assistance with related schedules and journal entries
- Assist management with the preparation of the ACFR in accordance with the requirements to receive the GFOA Certificate of Achievement for Excellence in Financial Reporting (if desired)

We can provide management consultation and access to CRI webinars on various topics free of charge.

If the City requests additional services outside of this proposal, professional fee hourly rates are as follows, but may be negotiated depending on the project request:

Classification	Hourly Rate
Partner	\$350
Manager	\$245
Staff	\$160
IT Specialist	\$250
Paraprofessional	\$150

Our professional fees are based on the key assumptions that the City will:

- Ensure that the predecessor's work papers will be made available for timely review, if applicable.
- Make available documents and work papers for review.
- Prepare certain schedules and analyses and provide supporting documents as requested.
- Assist us in obtaining an understanding of the accounting systems of the City.
- Not experience a significant change in business operations or financial reporting standards.
- Reasonably adjusted trial balance.

Price Proposal

Fiscal Year	Annual Audit and ACFR Preparation	Fee For Each Additional Major Program
2025	\$48,500	\$6,500
2026	\$50,900	\$6,800
2027	\$53,400	\$7,150
2028	\$56,000	\$7,500
2029	\$58,800	\$7,900



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: August 26, 2025

CATEGORY: Presentation

CAPTION:

Receive the Monthly City Manager's Update

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

Presentation

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: August 19, 2025

Vanessa Shrauner, City Manager

Date: August 19, 2025