



City of Rockport

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, OCTOBER 6, 2025 - 5:30 PM
ROCKPORT CITY HALL
212 N. LIVE OAK STREET
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, October 6, 2025, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

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

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

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

Sign up in person.

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

Rules for Citizen Participation.

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

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

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

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

I. Opening Agenda

1. Call meeting to order. ()

II. Approval of Minutes

2. Deliberate and act on approval of the regular meeting minutes of August 18, 2025. (Stacy Cantu, Building & Development Planning Tech.)

III. Public Hearing and Related Actions

3. Conduct a Public Hearing and consider a request to rezone the property located at 1723 Eighteenth St, also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments in favor of or oppose the request.
 - iv. Consider the recommendation to City Council for approval or denial of the request. (Carey Dietrich, Director of Community Development & Building)
4. Conduct a Public Hearing and consider the Final Plat of property located at 6 & 8 Malibu Ln; also known as KEY ALLEGRO UNIT #5, BLOCK 17, LOT 10 and KEY ALLEGRO UNIT #5, BLOCK 17, LOT 9
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments in favor of or oppose the request
 - iv. Consider the approval or denial of the Final Plat (Robert Decker, Chief Building Official)

IV. Adjourn

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 6:00 p.m. on September 30, 2025, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382



Stacy Cantu
Building and Development Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 18th day of August 2025, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Kim Hesley – Secretary
Warren Hassinger – Vice Chair
Ric Young
Rocky Gudim

Members Absent

Tom Blazek
Josh Dowling

Staff Members Present

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

Guest(s) Present (3)

Brandi Karl, J. Schwarz & Associates, Inc.
Will Peirce, 1585 Sixteenth St.
Joe Peirce, 1601 Sixteenth St.

I. Open Meeting

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

II. Approval of Minutes

2. Deliberate and act on approval of the regular meeting minutes of August 4, 2025.

Motion: Member Hesley made a motion to approve August 4, 2025, minutes as presented. Member Young Seconded. **Motion Passed Unanimously.**

III. Public Hearing

Open Public Hearing 5:31 pm.

3. Consider a request for a Conditional Use Permit (CUP) for the property located at 1585 16th St; also known as Lot 77-A, , Block 250, Foor & Swickheimer Subdivision, being 7.18 acres, for the purpose of adding three (3) cabins, two (2) RV Spaces, and an equipment shop, for use by family members, currently zoned R-1 (1st Single Family Dwelling District).
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request (Robert Decker, Chief Building Official)

Building Official, Robert Decker, explained Staff recommend Approval for the Conditional Use Permit (CUP) being requested for family purposes only. The applicant, Mr. Will Peirce may not rent any of the structures or RV spaces for compensation unless they comply with applicable RV Park regulations.

Moving forward to the Applicant Presentation, property owner, Will Peirce, spoke. He stated as the project would move forward for family members, later down the road he would like the option of possibly renting and understands he needs to come in and discuss that with the city when ready to do so. Vice Chair Hassinger made mention that if the property was sold later down the line, the Property would revert to R-1. Building Official R. Decker read off three (3) “in favor” notices that had been sent back into the office.

Chair Davis opened the public hearing at 5:34 p.m., as there were no speakers for or against this request. Chair Davis closed the public hearing at 5:34 p.m.

Motion: Vice Chair Hassinger made a motion to recommend approval to Council that the Conditional Use Permit for 1585 16th St. with the conditions of being used for family purposes and Member Gudim seconded. **Motion Passed Unanimously.**

4. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) for the property located at 1601 16th St; also known as Lot 78R, , Block 250, Foor & Swickheimer Subdivision, being 9.991 acres, for the purpose of adding five (5) 1,200 square foot cabins, two (2) RV Spaces, and an equipment shop approximately 2,300 square feet, for use by family members, currently zoned R-1 (1st Single Family Dwelling District District)
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of request (Robert Decker, Chief Building Official)

Building Official, Robert Decker, explained Staff recommend Approval for the Conditional Use Permit (CUP) being requested for family purposes only. The same as the neighboring property in the previous agenda item. The applicant, Mr. Joe Peirce, may not rent any of the structures or RV spaces for compensation unless they comply with applicable RV Park regulations.

Moving forward to the Applicant Presentation, property owner, Joe Peirce, spoke. He stated as the project would move forward for family use, later down the road he would like the option of possibly renting and understands he needs to come in and discuss that with the city when ready to do so as well.

Chair Davis opened the public hearing at 5:42 p.m. Building Official R. Decker read off seven (7) “in favor” notices that had been sent back to the office for this request. Chair Davis closed the public hearing at 5:42 p.m.

Secretary Hesley reiterated that the property owner needed to have something well under construction within the year of being granted the CUP or else it could expire. Does not need full complete structures, but some kind of development underway.

Motion: Member Gudim made a motion to recommend approval to Council that the Conditional Use Permit for 1601 16th St. with the conditions of being used for family purposes. Member Young seconded the motion. **Motion Passed Unanimously.**

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

Building Official, Robert Decker recommended approval of the rezone of the property at 102 St Francis Circle.

Moving on to the applicant presentation, Brandi Karl spoke for the Property Owner, Mr. Brian Phillips. Mr. Phillips plans on doing a covered open RV / Boat storage yard. She stated that the Future Land Use Map points in the direction of Commercial Use (B-1) for the property with Bypass frontage.

Chair Davis opened the public hearing at 5:47 p.m. There were no speakers for or against this request. Chair Davis closed the public hearing at 5:48 p.m.

Member Hesley wanted to discuss the option of putting limitations on the buffer zone/setback regarding the light and sound concerns for the residential properties that run parallel to the property. Building Official, R. Decker, went over the street being used as part of that buffer zone, and the property will be held to the same lighting and sound standards as what is in our City Ordinances for commercial lights (B-1).

Member Gudim made sure to state getting with TxDOT for the entry/exit onto property from the Bypass side as well as a traffic study that may need to be done prior to construction.

Motion: Member Gudim made a motion to recommend approval to Council for the rezone at 102 St Francis Cir and Member Hassinger seconded. Motion passed unanimously.

6. Adjournment 5:55 p.m.

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

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: October 6, 2025

CATEGORY: Action Item

CAPTION:

Conduct a Public Hearing and consider a request to rezone the property located at 1723 Eighteenth St, also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)

i. Staff Report

ii. Applicant Presentation

iii. Public Hearing to receive comments in favor of or oppose the request.

iv. Consider the recommendation to City Council for approval or denial of the request.

SUMMARY:

Property owners, Robert & Selina Yardley, lost their home in the recent fire and wish to replace it with a Manufactured Home. The application is for a single Manufactured Home and not a Manufactured Home Park. The property consists of 7.05 acres and meets the requirements of the R2M (Manufactured Housing District).

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH-1723 Eighteenth st Robert & Lela Yardley revised
2. Rezone Application - 1723 Eighteenth st revised
3. Pictometry - 1723 Eighteenth st
4. ZONING MAP - 1723 Eighteenth st

5. Future Land Use - 1723 Eighteenth st
6. 3 - PH - 1723 Eighteenth st
7. Public Mailout List - 1723 Eighteenth st

APPROVAL/REVIEW:

Date: October 01, 2025

Carey Dietrich, Director of Community Development & Building

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**

1723 Eighteenth St.

APPLICANT/PROPERTY OWNER

Robert Yardley, Owner

PUBLIC HEARING DATE

P&Z – Monday, October 6, 2025
CC – Tuesday, October 14, 2025,

P&Z DATE

P&Z – Monday, October 6, 2025

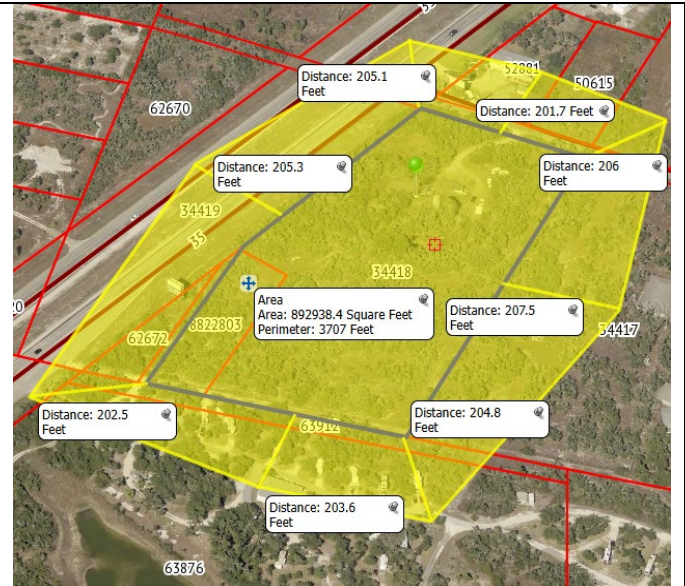
CITY COUNCIL DATE(S)

1st Reading – Tuesday, October 14, 2025
2nd Reading – Tuesday, October 28, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, Robert Yardley, has requested a Rezone to his property at 1723 Eighteenth St. from R1- 1st Single Family Dwelling District to R-2M Manufactured Housing District. Property has frontage to SH 35 Bypass. Owner plans to move one manufactured home onto property, post home fire.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, September 18, 2025, edition and mailed out to ten (10) property owners within a 200-foot radius of the property. No letters For or None Against the request have been received at this time. One mail out has been returned as “unable to forward”.



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 – I 2 (Heavy Industrial 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	7.05 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 owners' home was lost in the recent fires and is trying to replace his one (1) single manufactured dwelling.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC
COMMENTS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

AGENCY COMMENTS

LEGAL NOTICE

RESPONSE TO STANDARDS

LEGAL DESCRIPTION

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 1723 Eighteenth St.
Rockport, Texas 78382
- C. CURRENT ZONING OF PROPERTY: _____
- D. PRESENT USE OF PROPERTY: Homestead
- E. ZONING DISTRICT REQUESTED: Mobile Home
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract Part of 118 7.0458 Block 249
 - 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) _____
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 7.0458
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Our House burned down. We want to put
a mobile home on our land.

K. OWNER'S NAME: (Please print) Robert D. Yardley
ADDRESS: 1723 Eighteenth St.
CITY, STATE, ZIP CODE: Rockport, Tx. 78382
PHONE NO 361-205-9345

L. REPRESENTATIVE: (If Other Than Owner) Selina Yardley
ADDRESS: 1723 Eighteenth St.
CITY, STATE, ZIP CODE: Rockport, Tx 78382
PHONE NO 361-205-9345

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)

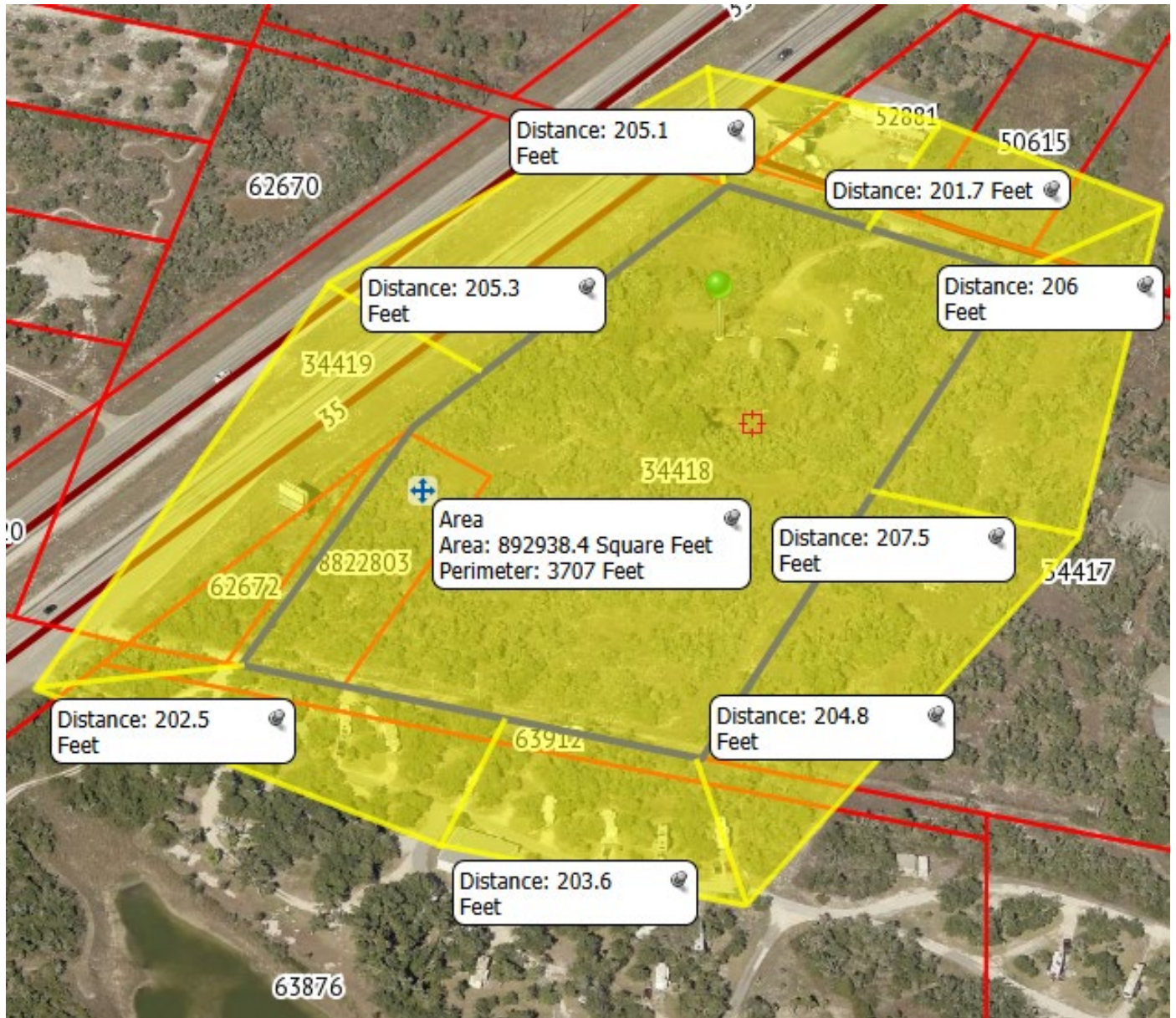
(FOR CITY USE)

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

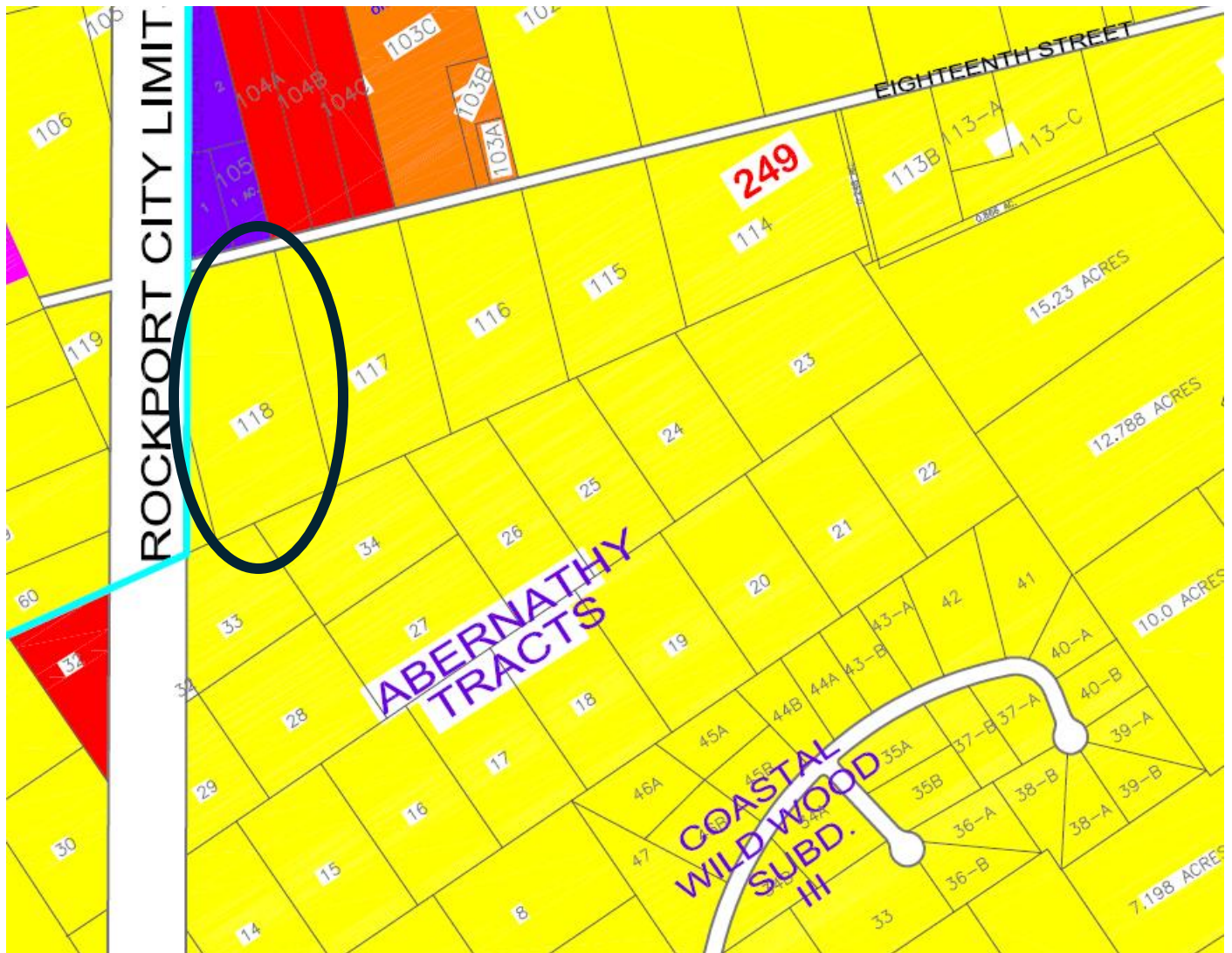
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

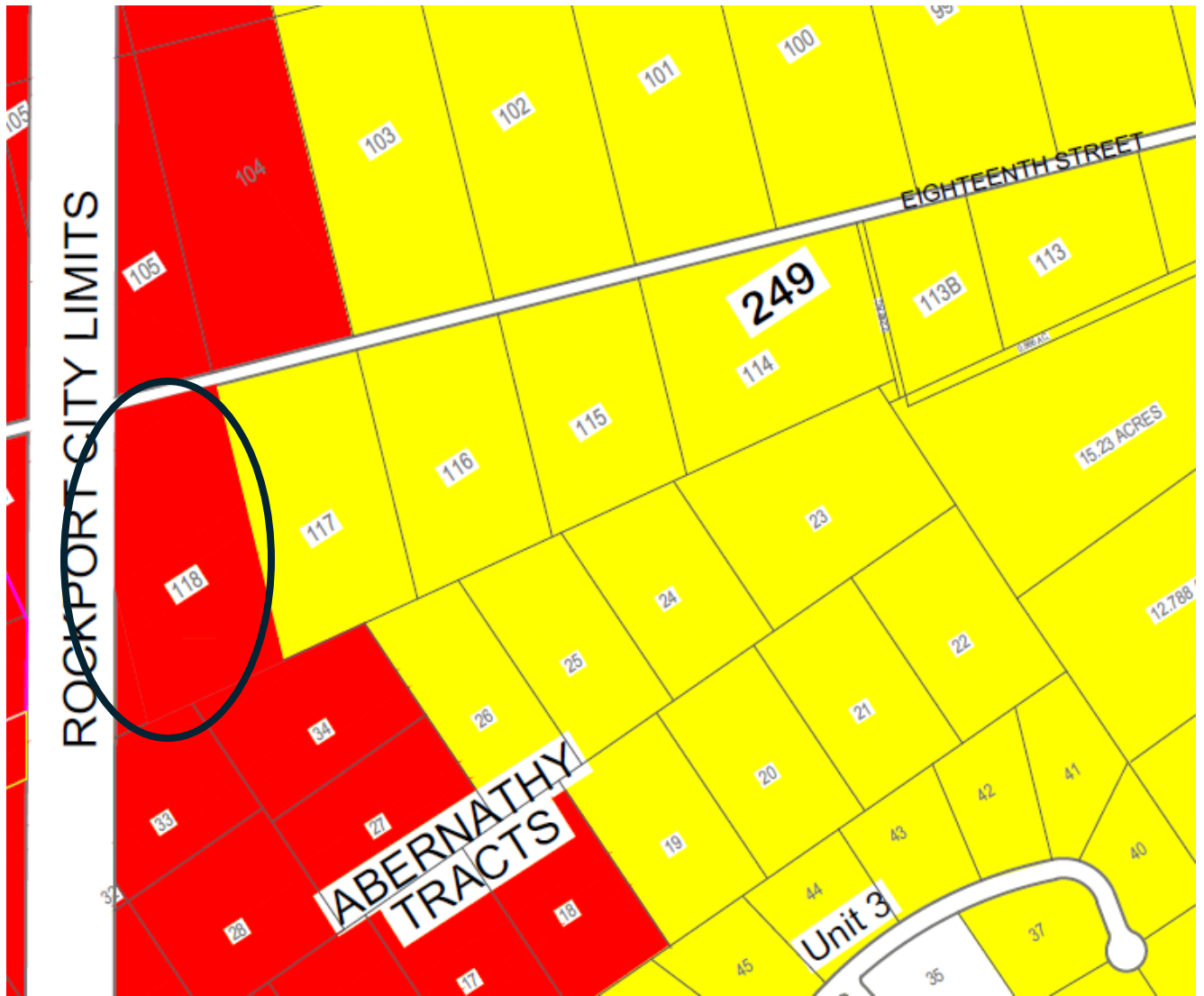
Receipt No. _____



ZONING MAP



Future Land Use





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, October 6, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, October 14, 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 1723 Eighteenth st; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-2M (Manufactured Housing 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 October 6, 2025, and the City Council Agenda of October 14, 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 18 day of September, 2025 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, September 18, 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>
34418	Robert Yardley	1723 Eighteenth st	1723 18th st	Rockport	TX	78382
34417	George & Karen Polinard	1705 Eighteenth st	6835 County Road 511	Rosharon	TX	77583
63912	J F Brazos Enterprises LTD	1020 S H 35 Bypass	2145 Stanmore Dr	Houston	TX	77019
63876	Enchanted Oaks Inc	990 S H 35 Bypass	990 S H 35 Bypass	Rockport	TX	78382
8822803	Cameron Yardley	1046 SH 35 Bypass	1919 Hwy 35 N # 94	Rockport	TX	78382
62672	High Tide Partnership LTD	1028 S H Bypass	P O Box 600477	Dallas	TX	75360
34419	State of Texas	IS S H 35 BYPASS	1700 N Congress Ave	Austin	TX	78701
52881	William Wendland	1100 S H 35 Bypass	P O Box 2194	Rockport	TX	78381
50615	William Wendland	1718 Eighteenth st	P O Box 2194	Rockport	TX	78381
8823671	Steven & Blanca Dykes	1716 Eighteenth st	1321 N Terry st	Rockport	TX	78382
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: October 6, 2025

CATEGORY: Action Item

CAPTION:

Conduct a Public Hearing and consider the Final Plat of property located at 6 & 8 Malibu Ln; also known as KEY ALLEGRO UNIT #5, BLOCK 17, LOT 10 and KEY ALLEGRO UNIT #5, BLOCK 17, LOT 9

i. Staff Report

ii. Applicant Presentation

iii. Public Hearing to receive comments in favor of or oppose the request

iv. Consider the approval or denial of the Final Plat

SUMMARY:

The property owners have purchased the neighboring lot/home and are combining the two. One to be used as their residential dwelling and the other home to be used as a mother-in-law house. The owner has agreed to remove the full kitchen in the mother-in-law's house, making its purpose for personal guest stays and not short-term rental.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH-Final PLat 6 & 8 Malibu Ln revised
2. Plat Application - 6 & 8 Malibu
3. Pictometry for mailer - 6 & 8 Malibu
4. Zoning Map - 6 & 8 Malibu
5. Future Land Use Map - 6 & 8 Malibu

6. 4 - PH 6 & 8 Malibu Ln.
7. Public Mailout List - 6 & 8 Malibu

APPROVAL/REVIEW:

Date: October 01, 2025

Carey Dietrich, Director of Community Development & Building

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



APPLICANT/PROPERTY OWNER
John & Tammy Wildman, Owners

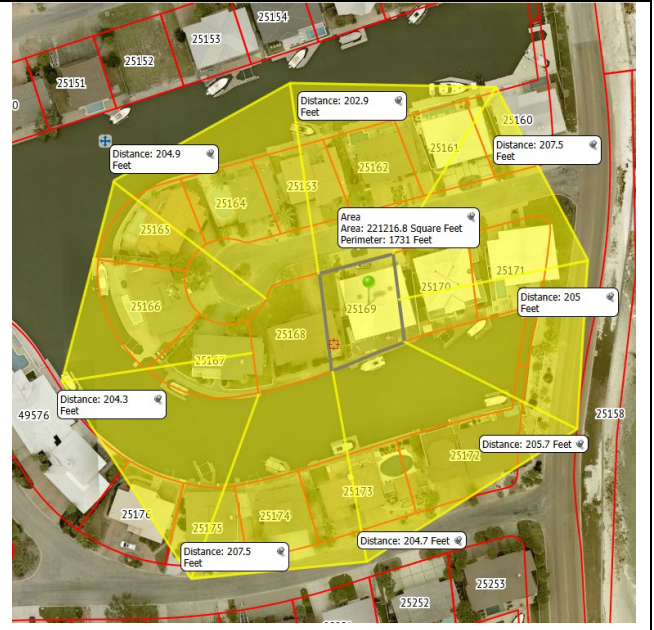
PUBLIC HEARING DATE
P&Z – Monday, October 6, 2025
CC – N/A

P&Z DATE
P&Z – Monday, October 6, 2025

CITY COUNCIL DATE(S)
1st Reading – N/A
2nd Reading – N/A

Property owners, John and Tammy Wildman wish to combine two (2) lots into one (1) lot in the Key Allegro area at 6 and 8 Malibu, Rockport, Tx 78382.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, September 18, 2025, edition and mailed out to eighteen (18) property owners within a 200-foot radius of the property. We have received one (1) letter in favor and zero (0) opposed.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R2 – 2nd Single Family Dwelling District	Dwellings on each property.	N – R2 – 2nd Single Family Dwelling District S – R2 – 2nd Single Family Dwelling District E – R2 – 2nd Single Family Dwelling District W – R2 – 2nd Single Family Dwelling District	Dwellings will be connected by a breeze way of the deck, that faces the canal side of property.	.368 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

The property owners have purchased the neighboring lot/home and are combining the two. One to be used as their residential dwelling and the other home to be used as a mother-in-law house. The owner has agreed to remove the full kitchen in the mother-in-law house, making its purpose for personal guest stays and not short-term rental.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



RECEIVED
AUG 26 2025

RECEIVED
JUN 27 2025

BY: scant

BY: _____

Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

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

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

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

GENERAL INFORMATION:

Address: 6 & 8 MALIBU ACAD Property ID: 25168 & 25169

Subdivision: KEY ALLEGRO ISLAND ESTATES, UNIT #5 Block: 17 Lot: 9 & 10

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: JOHN & TAMMY WILDMAN

Company: _____

Mailing Address: 6 MALIBU LN, ROCKPORT, TX 78382

Phone: 281.352.9388

Email: TAMMYWILDMAN1@AOL.COM

ENGINEER/PLANNER/SURVEYOR:

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

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

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

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOT 10-R, BLOCK 17, KEY ALLEGRO ISLAND ESTATES, UNIT #5

- Present Zoning District: R-2 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____ ☒ YES ☐ NO
- Do all proposed lots have access to existing public streets? ☒ YES ☐ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	2	0.368 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	2	0.368 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	0.368 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	0.368 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

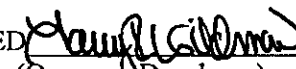
- A. Utility Distribution System(s) (Off-site & On-site)
- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazard Map

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

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

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

SIGNED


(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

Subdivision: The division, re-division or combination of land(s) into one or more lots or tracts, except as may be excluded herein or by state law.

- Any plat for a new subdivision which is not an Administrative Plat or a Minor Re-plat may require the following:
 - a. Concept Plan & Preliminary Plat: This is a working dialogue to address issues of magnitude and complexity. A Site Plan along with a Preliminary Plat are required.
 - b. Final Plat
- City staff shall make determination as to the need of a Concept Plan based on the magnitude and complexity of the plat. Small subdivisions may only require a final plat.
- Concept Plan Review staff will schedule a meeting with applicant in order to render written comments.
 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
 - 10 days after completed review, staff will send applicant written comments and recommendations.
 - Applicant then shall prepare necessary changes, prepare final plat, and submit final plat for formal review by Planning and Zoning Commission.
- After 6 months the Concept Plan is considered null and void unless a request for an additional one time 6 month extension is made.
- The Concept Plan can be amended during this time at no additional charge.
- The Concept Plan should accompany the plat when submitted for formal and final review.

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

The Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not less than 100 feet to an inch and shall show the following information (either on the plat or supporting document) for the area to be platted and all land within 200 feet of the outer boundary of the subdivision:

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.

- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)
- (15) Recreational and Public Uses: The approximate location, dimensions and area of all parcels of land proposed to be set aside for private or public recreation use (park) or other public use. Land to be dedicated to the city shall be so indicated. (Refer to section 90-58 for parkland dedication procedures.)
- (16) Common Areas: Any proposed open spaces intended as common areas, but not public spaces under public ownership. Maintenance of these areas shall be the responsibility of a homeowners association.
- (17) Phasing: If the plat is to be developed in phases, such phasing shall be shown.
- (18) Vicinity map: General location map showing the proposed platted area relative to the community.
- (19) Land use: Indication of the proposed use of any lot other than a single-family detached lot, e.g. multifamily, commercial, office, etc.
- (20) Block and Lot Numbers: Blocks shall be consecutively numbered or lettered in order. All lots in each block shall be consecutively numbered.

HELPFUL DEFINITIONS:

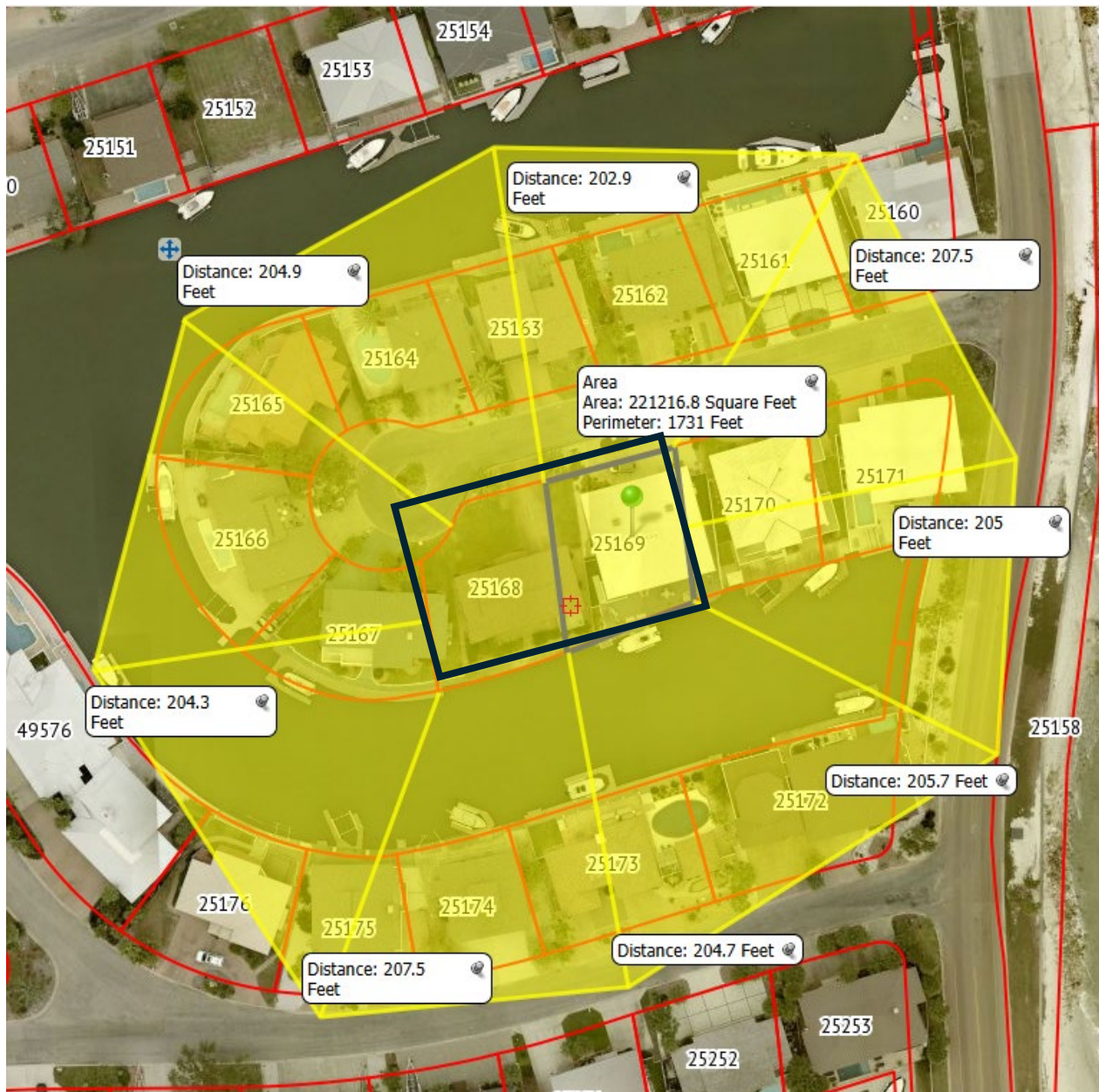
Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

- (1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:
- (2) *Administrative plat*: A plat in which:
 - a. Adjustments to platted lots are needed that meet the criteria for amending plats described by sections 212.0065 and 212.016, Local Government Code (L.G.C.), 2000 edition;
 - b. A minor plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities (section 212.0065, L.G.C., 2000 edition); or
 - c. A re-plat under section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

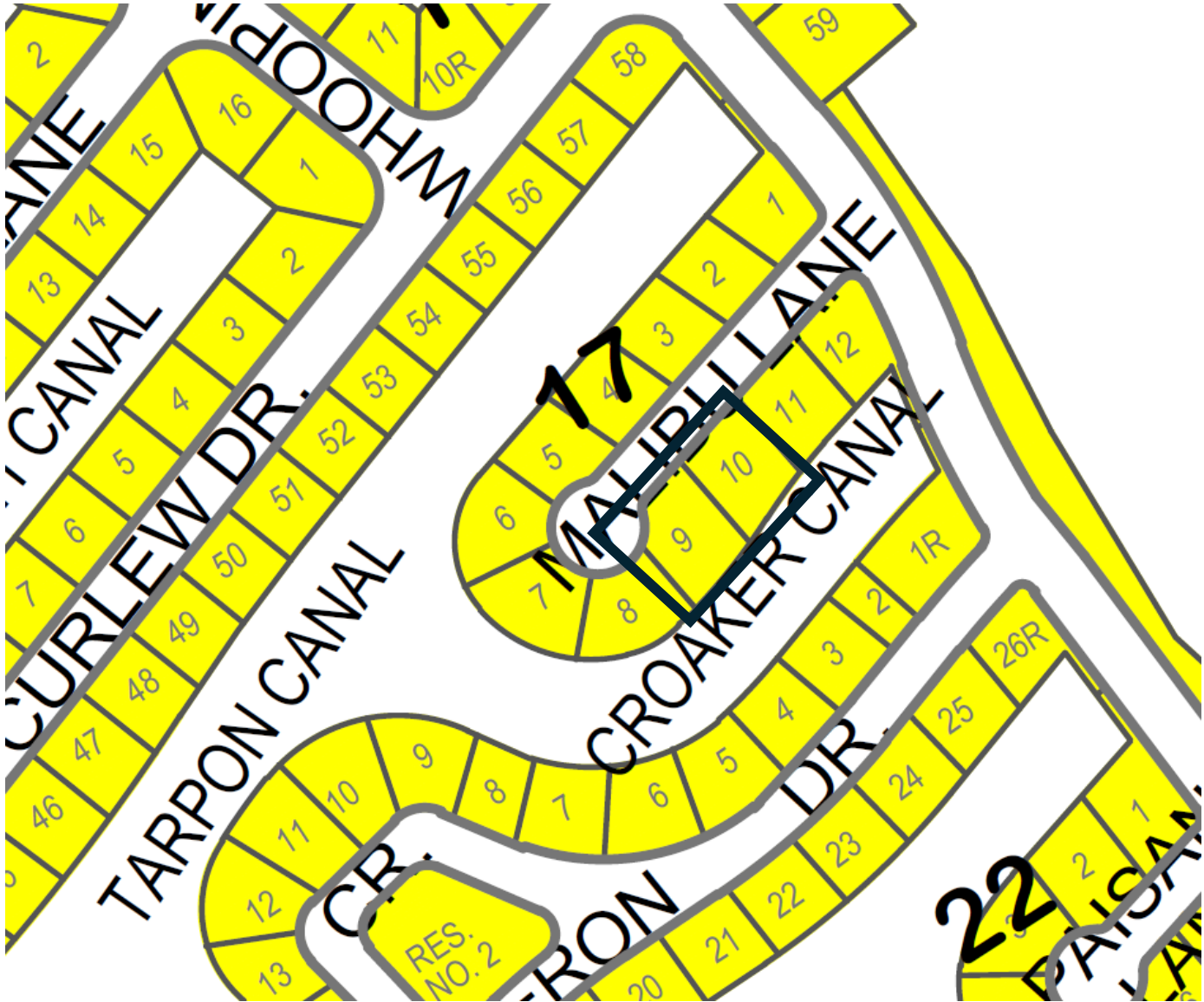
- (3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings required per section 212.014 and section 212.015, L.G.C., 2000 edition. Only a final plat may be required.



ZONING MAP



Future Land Use Map





PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, October 6, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the Final Plat of property located at 6 & 8 Malibu Ln; also known as KEY ALLEGRO UNIT #5, BLOCK 17, LOT 10 and KEY ALLEGRO UNIT #5, BLOCK 17, LOT 9.

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 October 6, 2025, and posted on the City's website <https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 18th day of September 2025 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, as well as City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* on Thursday, September 18 , 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>
25168	John & Tammy Wildman	8 Malibu Ln	6 Malibu Ln	Rockport	TX	78382
25169	John & Tammy Wildman	6 Malibu Ln	6 Malibu Ln	Rockport	TX	78382
25170	Forrest & Ann Word Trustees	4 Malibu Ln	708 Terrell Rd	San Antonio	TX	78209
25171	Shari Heyen	2 Malibu Ln	46 Williamsburg Ln	Houston	TX	77024
25167	Happy Harbor Rockport LLC	10 Malibu Ln	1420 Redbud Trl	Austin	TX	78746
25166	J Kraft Inc	12 Malibu Ln	P O Box 60089	Houston	TX	77205
25165	Bailey Ernestine	11 Malibu Ln	2714 Sugarwood Dr	Sugar Land	TX	77478
25164	John Marshall	9 Malibu Ln	9 Malibu Ln	Rockport	TX	78382
25163	WJB3 Management LLC	7 Malibu Ln	804 Patterson Ave	San Antonio	TX	78209
25162	William Jenkins III	5 Malibu Ln	5 Malibu Ln	Rockport	TX	78382
25161	Bradley & Mona Chilcote	3 Malibu Ln	3 Malibu Ln	Rockport	TX	78382
25160	Timothy & Julie Locker	1 Malibu Ln	P O Box 11250	College Station	TX	77842
25172	William & Deborah Sutton	1 Blue Heron	208 Tower Dr	San Antonio	TX	78232
25173	Ronald Well & Lenore Heath	5 Blue Heron	5202 Briar Dr	Houston	TX	77056
25174	Donald & Betty Lou Minenmayer	7 Blue Heron	7 Blue Heron	Rockport	TX	78382
25175	Johhn Roy Aimone	9 Blue Heron	203 Fairway St	Victoria	TX	77904
25176	Eleven Clue Heron LLC	11 Blue Heron	109 Indian Hill Pt	Kyle	TX	78640
49576	Matthew & Ann Johnston	15 Blue Heron	15 Blue Heron Circle	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