



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, DECEMBER 1, 2025 - 5:30 PM
CITY HALL
212 N. LIVE OAK ST.
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, December 1, 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 and Roll Call. ()

II. CITIZENS TO BE HEARD

III. APPROVAL OF MINUTES

2. Deliberate and act on approval of the Planning and Zoning Commission meeting minutes of October 6, 2025. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

3. Consider a request for a Conditional Use Permit (CUP) for property located at 1723 Eighteenth St; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres for the purpose of adding one (1) manufactured home to replace the family home that was lost in the fire.
 - 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 (Carey Dietrich, Building Director) (Carey Dietrich, Director of Community Development & Building)
4. Consider a request to rezone property located at 3481 SH 35 Bypass: also known as S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District).
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request (Carey Dietrich, Building Director) (Carey Dietrich, Director of Community Development & Building)
5. Consider a request to rezone property located at 3525 SH 35 Bypass: also known as S3095 JS&R ACRES BLK 1 LOT 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District).
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request (Carey Dietrich, Building Director) (Carey Dietrich, Director of Community Development & Building)
6. Consider the Replat of the Final Plat of Pearl Street Square Phase I located at 1802 FM 2165 Rockport, Tx.; also known as A179 J W PAUP SURVEY, ACRES 10.3446.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Take action for approval or denial of the Replat of the Final Plat of Pearl Street Square Phase I (Carey Dietrich, Director of Community Development & Building)
7. Consider the Replat of the Final Plat of Pearl Street Square Phase II located at 1802 FM 2165: also known as A179 J W PAUP SURVEY, ACRES 10.3446.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.

iv. Take action for approval or denial of the Replat of the Final Plat of Pearl Street Square Phase II.
(Carey Dietrich, Director of Community Development & Building)

V. ADJOURNMENT

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 12 p.m. on November 21, 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

A handwritten signature in black ink that reads "Stacy M. Cantu". The signature is written in a cursive, flowing style.

Stacy Cantu
Building and Development Planning Technician