



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

PLANNING AND ZONING COMMISSION MINUTES

On this the 6th day of October 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
Josh Dowling
Ric Young
Rocky Gudim

Members Absent

Warren Hassinger – Vice Chair
Tom Blazek

Staff Members Present

Kimberly Henry, Assistant to City Manager
Carey Dietrich, Building Dept. Director / Community Planner
Robert Decker, Asst. Building Dept. Director / Building Official
Belinda Garcia, Administrator Coordinator
Stacy Cantu, Building & Dev Planning Technician

Guest(s) Present (1)

Selina Yardley, 1723 Eighteenth St.

I. Opening Agenda

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 18, 2025.

Motion: Member K. Hesley motioned to approve minutes with changes made to her comment on August 18th, 2025, item #5 for 102 St Francis Cir. Motion did not pass Unanimously, K. Hesley voted “no”. Member R. Young made a motion to approve August 18, 2025, minutes with changes to be made. Member Young Seconded. **Motion Passed Unanimously.**

III. Public Hearing

Open Public Hearing 5:33 pm.

3. 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 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)

Building Director, Carey Dietrich, explained that Staff recommend Approval for property owners, Robert & Selina Yardley, who 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).

Moving forward to the Applicant Presentation, property owner, Selina Yardley spoke. Stating they are trying to replace the home that her and parents live in that was taken by the Salt Lake fires.

Chair R. Davis opened the public hearing at 5:33 p.m., as there were no speakers in person, Staff did receive three (3) returned mail outs, two (2) – returned Public Notices were in opposition for the rezone. One is located at 990 SH 35 Bypass, and the other is located at 1020 SH 35 Bypass. One (1) not able to be forwarded (1046 SH 35 Bypass). Chair R. Davis closed the public hearing at 5:37 p.m.

Member R. Gudim asked if there was a grandfathered clause where if someone has lost a home in tragedy, it can be replaced once to what was originally on the property. Building Director C. Dietrich stated there is not a clause that states that and asked Ms. Yardley to clarify if it was a manufactured home or mobile home on the property that was lost in the fires. Ms. Yardley stated it was a mobile home; her parents had put in the road on Eighteenth when the mobile home was brought in. Her parents had given her the mobile home, and they built a small home onto the property (prior to being in city limits). The mobile home was demoed prior to the fire, and a tiny home replaced it, which was burned in the fires as well. They are wanting to upgrade to the manufactured home, because the home is compatible for the family and affordable.

Motion: Member R. Gudim made a motion to recommend approval to Council that the property be rezoned to R-2M to get the single Manufactured Home onto the property and Secretary K. Hesley seconded. **Motion Passed Unanimously.**

4. Conduct a Public Hearing 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.
 - 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 (Carey Dietrich, Building Director)

Building Director, Carey Dietrich, explained that Staff recommend Approval for the property owners (living in dwelling at 8 Malibu) who have purchased the neighboring lot/home (6 Malibu) and are wanting to combine the two dwellings. 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 from the *mother-in-law's house*, making its purpose for personal guest stays and not short-term rental. As well as attaching the two homes with a breezeway type deck.

Chair Davis opened the public hearing at 5:45 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 questioned the two homes being connected by said breezeway if this were why the Final Plat would show it as one residential lot. And Building Director, C. Dietrich, responded with the

homeowner would want to claim them both on his homestead for taxing purposes. C. Dietrich also reiterated that accessory use structures can not be rented in residential zoning.

Chair R. Davis opened the public hearing at 5:45 p.m. There was no in person speakers, and one (1) Public Notices returned to Staff from 5 Malibu, stating in favor of the improvements they have made to the property. Chair R. Davis closed the public hearing at 5:46 p.m.

Motion: Member J. Dowling made a motion to recommend approval to Council that the Final Plat be approved for 6 & 8 Malibu. Member R. Young seconded the motion. **Motion Passed Unanimously.**

5. Adjournment (5:47 p.m.)

Motion: Member R. Young made a motion to adjourn. Member J. Dowling 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: December 1, 2025

CATEGORY: Action Item

CAPTION:

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)
-

SUMMARY:

Due to the large fires earlier this year, the residential home located at this address was destroyed. The owners would now like to install a manufactured home on the property. An application to rezone the property from R-1 (Single-Family Residential) to R-2M (Manufactured Housing District) was submitted and approved at the October 2025 Planning and Zoning Commission and City Council meetings. However, during those meetings, letters were submitted and individuals spoke in opposition to the rezone. The property owners stated that they have no intention of developing a manufactured home park; their goal is to simply install an affordable home as quickly as possible so they can return to their property.

At the October 12, 2025 City Council meeting, the Council approved the rezone to R-2M so that the proper documentation would be in place for the property owners to proceed with ordering the manufactured home. However, Council also directed staff to return with a Conditional Use Permit (CUP) and to initiate a rezone back to R-1, in response to the concerns raised by neighboring property owners regarding the R-2M designation.

Once the CUP is in place, the City will initiate the process to rezone the property back to R-1.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the 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.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH 1723 Eighteenth st CUP
2. Rezone Application_1723 Eighteenth
3. Pictometry for Mailouts_1723 Eighteenth
4. ZONING MAP_1723 Eighteenth
5. Future Land Use_1723 Eighteenth
6. Public Mailout List _1723 Eighteenth
7. Mailouts

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 21, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 21, 2025



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for 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.

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 December 1, 2025, and the City Council Agenda of December 9, 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 6th day of November, 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* Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



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. _____

Information Regarding Electronic Protests

ARANSAS COUNTY APPRAISAL DISTRICT
11 HWY 35 N
ROCKPORT, TX 78382-4140

361-729-9733

Property ID: 34418
Legal: S5925 Swickheimer BLK 249 LOT
PART OF 118 7.0458 Acres

Situs: 1723 EIGHTEENTH ST ROCKPORT, TX
78382

Owner ID: 26705

PIN: yYJ787fUY

TWO OPTIONS FOR FILING A PROTEST – ONLINE OR PAPER

FILING AN ONLINE PROTEST

IF YOU ARE FILING AN ONLINE PROTEST FOR THE FIRST TIME:

- Go to the Aransas County Appraisal District (ACAD) website at aransascad.org.
- Select the Taxpayer Portal tab found near the top of the website homepage.
- Click on the "Sign up" link located below the blue login button.
- Use the property ID and PIN located on your Notice of Appraised Value (NOA) to register. If you have multiple properties, just choose one property ID.
- If there is not a PIN number on your NOA, the property is not eligible for an online protest and a paper protest must be completed – see below.
- Once you have completed the registration process, you may file protests (appeals) in your online account.

IF YOU HAVE FILED AN ONLINE PROTEST BEFORE:

- Go to the taxpayer portal on the ACAD website and login with your email address and password. There is a "Forgot Password" option below the blue login button if you need to reset your password.

AFTER YOU FILE AN ONLINE PROTEST

When updates are made to a protest (appeal), you will receive an email from info@mail.gov. Be sure to log back into your online account, so you can view documents and information. Documents may include a settlement offer, appraisal district evidence, or a Notice of Hearing. Even if the email seems to give all the information needed, **always log into your account after an email and view new documents.**

PAPER PROTEST

- Complete form located on the back of the 2025 Notice of Appraised Value (enclosed).
- Bring in person or mail to:

Aransas County Appraisal District
11 Hwy 35 N
Rockport, Texas 78382

- Please do not fax or email protests.
-

Description of Exemptions

Please see a brief explanation of these total or partial exemption of property from taxation required or authorized by the Property Tax Code. You or your property (including inherited property) may qualify for one of these residence homestead exemptions.

*** General Residence Homestead Exemption (HS)** (Tax Code Section 11.13(a) and (b)) Property was owned and occupied as owner's principal residence on Jan. 1. No residence homestead exemption can be claimed by the property owner on any other property.

*** Disabled Person Exemption (DP)** (Tax Code Section 11.13(c) and (d)) Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) This exemption cannot be combined with the persons age 65 or older exemption.

*** Age 65 or Older Exemption (OV65)** (Tax Code Section 11.13(c) and (d)) This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) This exemption cannot be combined with the disabled persons exemption.

*** Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (OV65s)** (Tax Code Section 11.13(q)) Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

*** 100 Percent Disabled Veterans Exemption (DVHS)** (Tax Code Section 11.131(b)) Property owner who receives a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

*** Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (DVHSS)** (Tax Code Section 11.131(c) and (d)) Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131(b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

*** Donated Residence Homestead of Partially Disabled Veteran (DVCH)** (Tax Code Section 11.132(b)) A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request. *** Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (DVCHS)** (Tax Code Section 11.132(c) and (d)) Surviving Spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132(b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

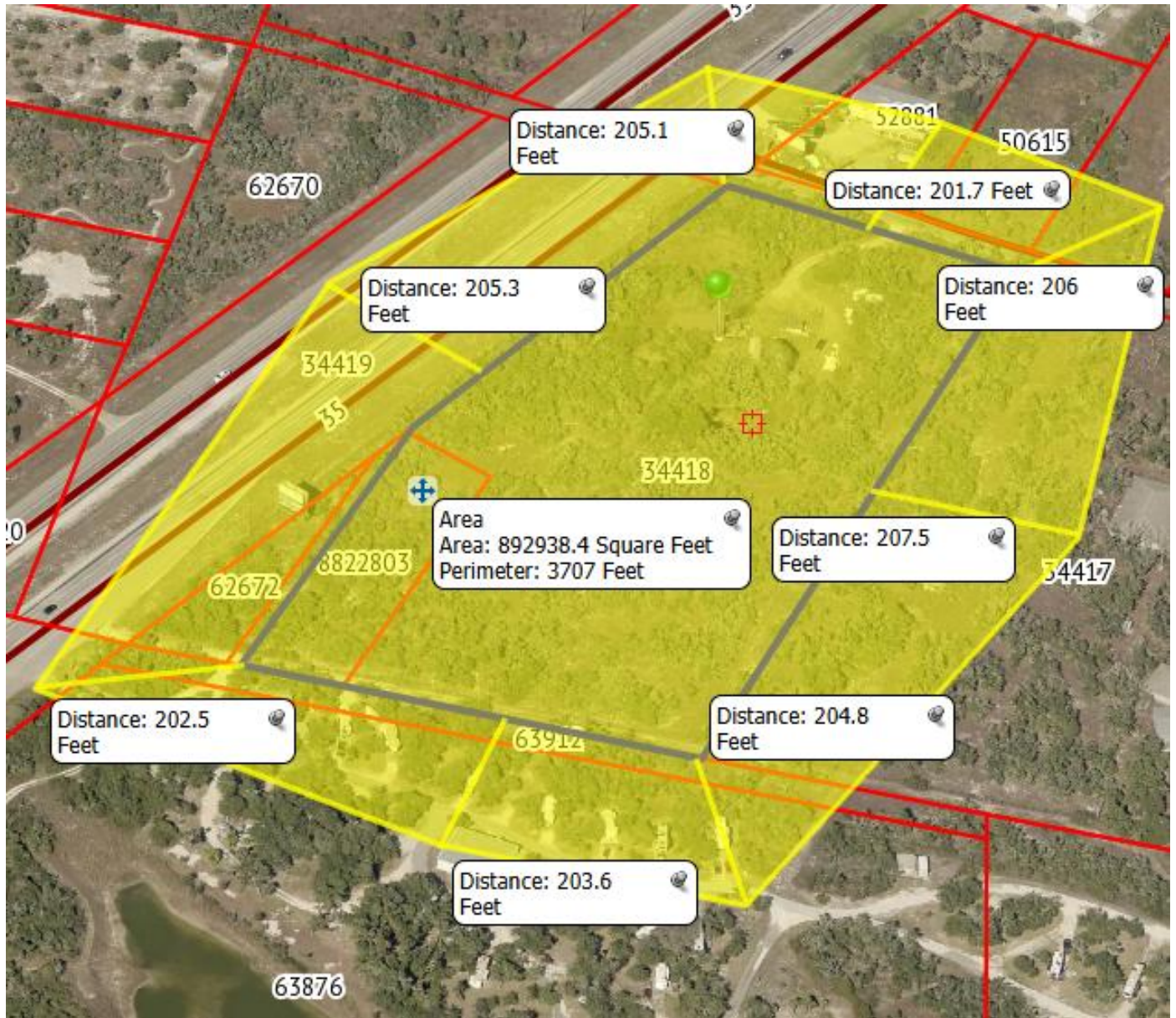
*** Surviving Spouse of a Member of Armed Services Killed in Action (MASSS)** (Tax Code Section 11.133(b) and (c)) Surviving spouse of a U.S. armed services member who is killed in action who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

*** Surviving Spouse of a First Responder Killed in the Line of Duty (FRSS)** (Tax Code Section 11.134) Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request

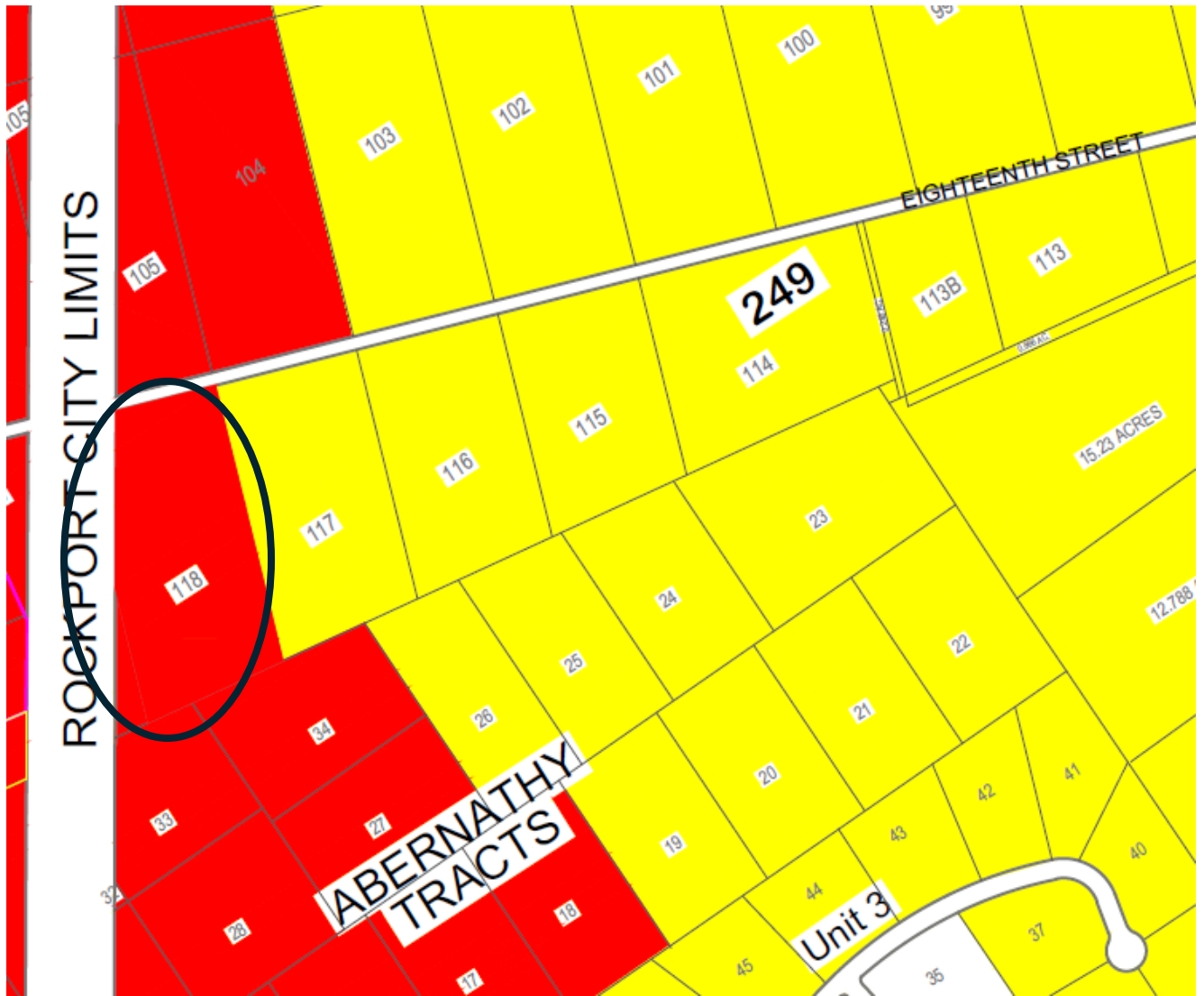
*** Temporary Exemption Property Damaged by Disaster** (Tax Code Section 11.35) Property owners use form 50.312 to claim a temporary property tax exemption for property in a governor-declared disaster area with at least 15 percent damage.

*** Surviving Spouse of a Disabled Person (DPS)**

Surviving spouse of a person who qualified for the disabled persons exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death. Contact the appraisal district for more information.



Future Land Use



<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



PUBLIC HEARING
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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.

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: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

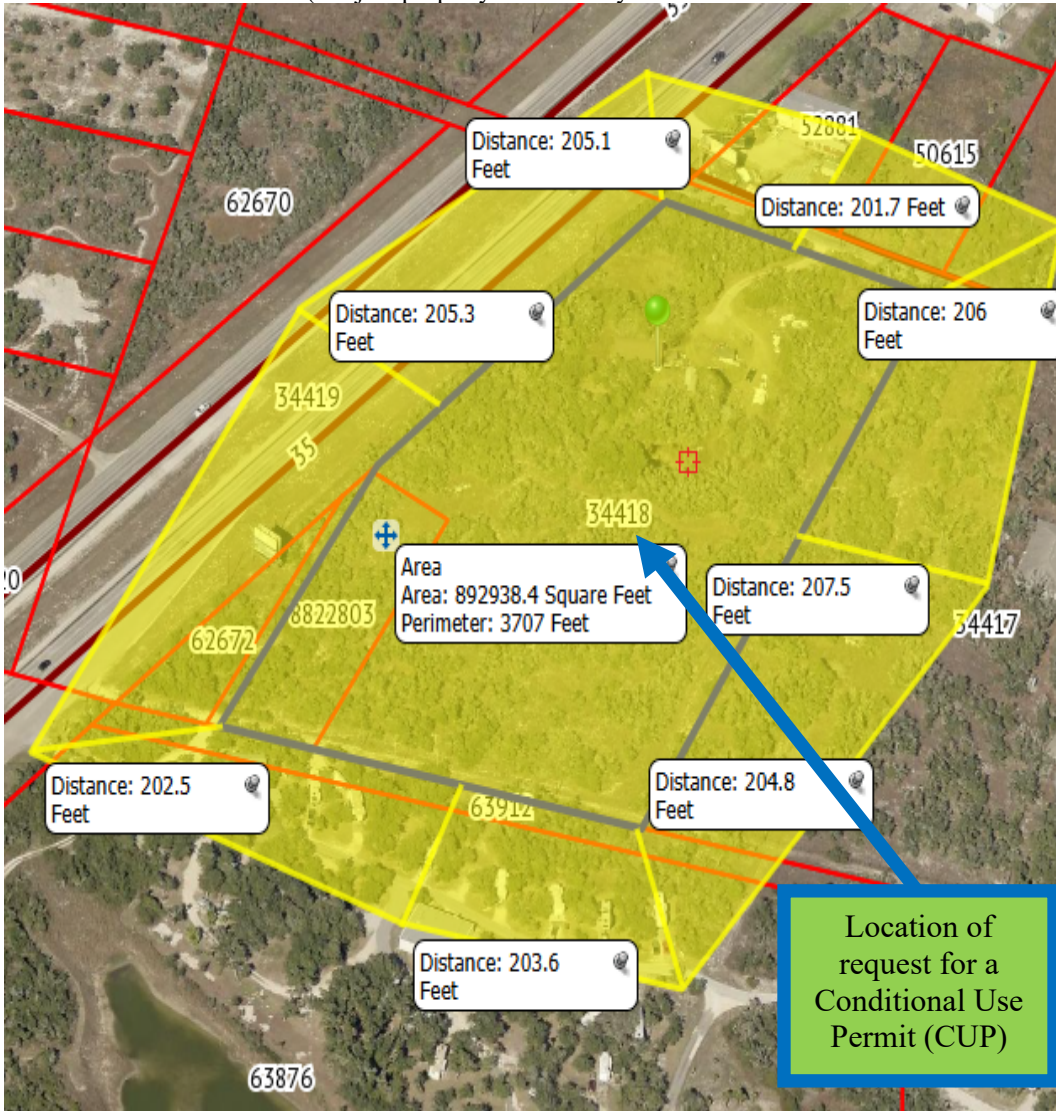
REASON:

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

«Property_Owner»
«Mailing_Address»
«City», «State»«ZIP»

SITUS ADDRESS: «Situs_Address»



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: December 1, 2025

CATEGORY: Action Item

CAPTION:

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)

SUMMARY:

Property owners C&F Land Development, LLC, represented by Mr. Mark Orozco, is requesting to rezone this property, which fronts Highway 35 Bypass to B1 (General Business District) for future commercial development. The B-1 zoning is in compliance with the Future Land Use Map.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the 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).

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH_3481 SH 35 Bypass

2. Rezone Application_3481 SH 35 Bypass
3. Pictometry_3481 SH 35 Bypass
4. Zoning Map_3481 SH 35 Bypass
5. Future Land Use Map_3481 SH 35 Bypass
6. Mailouts_3481 SH 35 Bypass
7. Public Mailout List _3481 SH 35 Bypass

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 21, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 21, 2025



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 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 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)

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 December 1, 2025, and the City Council Agenda of December 9, 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 6th day of November, 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* on Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



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 3481 SH. 35, Rockport TX
Located south of FM 3036 and north of FM 2165 (Prop ID 88-2321) 78382
- C. CURRENT ZONING OF PROPERTY: 1st Single Family Dwelling District (R-1)
- D. PRESENT USE OF PROPERTY: Vacant
- E. ZONING DISTRICT REQUESTED: B-1 General Business District
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies) 3.5 ± Acres
- Lot or Tract 2D, 2E, & 2F Block 1 (Vol 7 p 197)
 - 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) N/A
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 3.41 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
DEED 388741
Rezone from R-1 to B-1 for resale for
future Commercial development of lots along S.H 35

K. OWNER'S NAME: (Please print) C.F. Land Development, LLC
ADDRESS: 5525 S. Staples St. Suite B2
CITY STATE ZIP CODE: Corpus Christi, TX. 78411
PHONE NO 361-993-0808

L. REPRESENTATIVE: (If Other Than Owner) MARK OROZCO
ADDRESS: 11525 SASPAMCO CREEK
CITY, STATE, ZIP CODE Corpus Christi, TX. 78410
PHONE NO 361-548-2007

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

M. FILING FEE:

☒ REZONING	\$150.00 + \$10.00 PER ACRE	\$180.00
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: _____

Mark G. Orozco

(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 803809157 10/26/2020
Document #: 1004017340002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

C&F Land Development LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Laura Ferreira

C. The business address of the registered agent and the registered office address is:

Street Address:

5525 S Staples St Ste B2 Corpus Christi TX 78411

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☒ B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Managing Member 1: **Patricia Cardenas**

Title: **Managing Member**

Address: **5525 S Staples St Ste B2 Corpus Christi TX, USA 78411**

Managing Member 2: **Laura Ferreira**

Title: **Managing Member**

Address: **5525 S Staples St Ste B2 Corpus Christi TX, USA 78411**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Sonia Becerra **1000 N. West St. Suite 1200, Wilmington, DE 19801**

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Sonia Becerra

Signature of Organizer

FILING OFFICE COPY

CLERK'S FILE NO. #387044

RE- PLAT OF:

LOTS 2A, 2B, 2C, 2D, 2E, & 2F, BLOCK 1

JS AND R ACRES SUBDIVISION

ARANSAS COUNTY, TEXAS

**BEING A REPLAT OF BLOCK 1, LOT 2, JS AND R ACRES SUBDIVISION, RECORDED
IN VOLUME: 6, PAGE: 293, MAP RECORDS OF ARANSAS COUNTY, TEXAS.**

**DATE OF PLAT: OCTOBER 12, 2021
DATE FILED: NOVEMBER 03, 2021
TIME FILED: 1:15 P.M.**

VOLUME: 7, PAGES: 187

**OWNERS: C & F LAND DEVELOPMENT, LLC
WEST COAST HOMES, LLC**

**FILED BY: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC
FOR: TEXAS GEO TECH LAND SURVEYING, INC**

STATE OF TEXAS
COUNTY OF ARKANSAS

WE, WEST COAST HOMES LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 2A, 2B AND 2C, BEING PART OF THE SUBDIVISION OF THE FOREGOING PROPERTY THAT WE AND THE LAND SURVEYOR AND ENGINEER AS SHOWN THAT ALL EASEMENTS ARE DEEDS TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES, THAT THE MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND RECORDATION.

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY LAURA

ON THE 12th DAY OF OCTOBER 2021.

[Signature]
LAURA J. WILSON, JR.
LAURA J. WILSON, JR.
LAURA J. WILSON, JR.

STATE OF TEXAS
COUNTY OF ARKANSAS

WE, WEST COAST HOMES LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 2A, 2B AND 2C, BEING PART OF THE SUBDIVISION OF THE FOREGOING PROPERTY THAT WE AND THE LAND SURVEYOR AND ENGINEER AS SHOWN THAT ALL EASEMENTS ARE DEEDS TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES, THAT THE MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND RECORDATION.

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY

ON THE 12th DAY OF OCTOBER 2021.

[Signature]
LAURA J. WILSON, JR.
LAURA J. WILSON, JR.
LAURA J. WILSON, JR.

STATE OF TEXAS
COUNTY OF ARKANSAS

I, DANIEL J. WILSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN DULY EXAMINED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

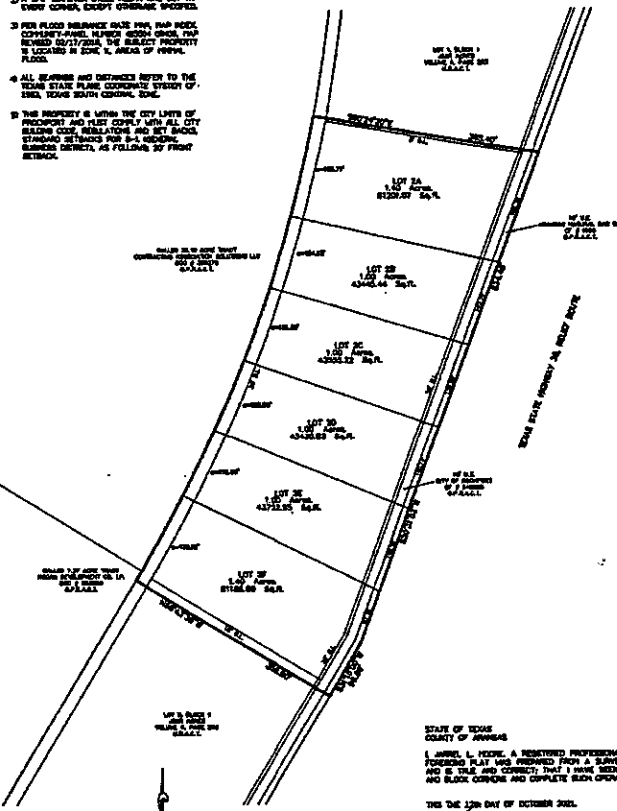
THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.



**BLOCK 1, LOTS 2A, 2B, 2C, 2D, 2E, AND 2F
JES AND R ACRES**
BEING A RE-PLAT OF BLOCK 1, LOT 2, JES AND R ACRES SUBDIVISION, RECORDED IN
VOLUME 6, PAGE 293, MAP RECORDS ARKANSAS COUNTY, TEXAS.

- GENERAL NOTES
1. THE TOTAL PLATTED AREA CONTAINS 6.61 ACRES OF LAND.
 2. A 5/8" BRASSER STEEL CORNER WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 3. PER FLOOD INSURANCE RATE MAP, MAP MOD. COUNTY-FLOOD, NUMBER 5004, THIS REVEALED 05/17/2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF 100% FLOOD.
 4. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE, ZONE.
 5. THE PROPERTY IS WITHIN THE CITY LIMITS OF PROSPER AND PLIES CORRELATE WITH ALL CITY BEARING, DISTANCE, BEARING AND DISTANCE, STANDARD BEARING FOR S-4, BEARING, BEARING, DISTANCE, AS FOLLOWS, BY FRONT SETBACK.



STATE OF TEXAS
COUNTY OF ARKANSAS

WE, WEST COAST HOMES LLC, HEREBY CERTIFY THAT WE HAVE A LEND ON THE

PROPERTY HERE SHOWN.

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
THE VICE, SENIOR LENDING OFFICER

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY THE

FRONT.

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
COUNTY PUBLIC IS AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ARKANSAS

BY THIS PLAT OF THE HEREIN RECORDED PROPERTY FOR PLATS OF RECORD IN ARKANSAS COUNTY, TEXAS, BY THE PLANNING AND RECORD COMMISSION OF RECORDING TEXAS IN ACCORDANCE WITH THE LAND SUBDIVISION ORDINANCE OF PROSPER TEXAS AND VOTED'S ACT OR STATUTE, ARTICLE 50A.

THIS THE 25th DAY OF OCTOBER 2021.

[Signature]
KIM KELLEY
SECRETARY

STATE OF TEXAS
COUNTY OF ARKANSAS

I, DANIEL J. WILSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN DULY EXAMINED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.
DANIEL J. WILSON, JR.



TEXAS GEO TECH

LAND SURVEYING, INC.

2000 & 2000 BY, 2000 BY
2000 & 2000 BY, 2000 BY
2000 & 2000 BY, 2000 BY

Aransas CAD

387044

Property Search Results > 8818686 JS & R GROUP LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	8818686	Legal Description:	S3095 JS&R ACRES BLK 1 LOT 2
Geographic ID:	6430-000-219-010	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	B 1		
Property Use Description:	GENERAL BUSINESS DISTRICT		

Location

Address:	3547 S H 35 BYPASS ROCKPORT, TX 78382	Map ID:	A-7
Neighborhood:			
Neighborhood CD:			

Owner

Name:	JS & R GROUP LLC	Owner ID:	124104
Mailing Address:	302 OLYMPIC DR ROCKPORT, TX 78382-6832	% Ownership:	100.000000000000%

Exemptions:

Tax Due

There is currently No Amount Due on this property.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

Database last updated on: 11/2/2021 10:05 PM

W. Harris Computer Corporation

*Filed by: Griffith & Brundrett
Surveying & Engineering Inc.
For: Texas GEO TECH Land
Surveying Inc.*

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 2:11 P.M.

NOV 03 2021 INDEXED

STATE OF TEXAS-COUNTY OF ARANSAS I hereby certify that this instrument was
FILED on the date and at the time affixed hereon by me and was duly RECORDED in
the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS
as stamped hereon by me.



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS

VOL: 7 Pg: 187

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PARTITION DEED

Date: December 20th 2021

First Party: C&F LAND DEVELOPMENT LLC

First Party's Mailing Address: 5525 S. Staples Street, Suite B2, Corpus Christi, TX 78411

Second Party: WEST COAST HOMES LLC

Second Party's Mailing Address: 5701 Ocean Drive, Corpus Christi, Texas 78412

Consideration: The partition effected hereby.

Partition of Share Number One

Share Number One Property (including any improvements):

Lot Nos. Two D (2D), Two E (2E) and Two F (2F), JS & R ACRES, Aransas County, Texas, according to the plat thereof recorded in Volume 7, Page 187, Plat Records, Aransas County, Texas.

Reservations from Share Number One Conveyance: None.

Exceptions to Share Number One Conveyance and Warranty:

Deed of Trust dated July 21, 2021, recorded at Document No. 384560, Official Public Records of Aransas County, Texas, executed by Mortgagor and C&F LAND DEVELOPMENT LLC in favor of AMERICAN BANK, N.A. securing a note described therein in the principal sum of \$193,800.00.

This conveyance is subject to all lawful restrictive covenants and easements, if any, of record in the office of the County Clerk of the County in which said land is located and presently in force and affecting said land. There is also excepted herefrom all oil, gas and other minerals, if any, heretofore conveyed to others or reserved by Mortgagor's predecessors in title as shown by the records of said Clerk.

First Party shall have and possess in severalty the Share Number One Property, and Second Party, for the Consideration and subject to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty, grants and conveys to First

Party the Share Number One Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever. Second Party binds Second Party and Second Party's heirs and successors to warrant and forever defend all and singular the Share Number One Property to First Party and First Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty.

First Party releases Second Party from any claim or lien for owelty.

Partition of Share Number Two

Share Number Two Property (including any improvements):

Lot Nos. Two A (2A), Two B (2B) and Two C (2C), JS & R ACRES, Aransas County, Texas, according to the plat thereof recorded in Volume 7, Page 187, Plat Records, Aransas County, Texas.

Reservations from Share Number Two Conveyance: None.

Exceptions to Share Number Two Conveyance and Warranty:

Deed of Trust dated July 21, 2021, recorded at Document No. 384560, Official Public Records of Aransas County, Texas, executed by Mortgagor and C&F LAND DEVELOPMENT LLC in favor of AMERICAN BANK, N.A. securing a note described therein in the principal sum of \$193,800.00.

This conveyance is subject to all lawful restrictive covenants and easements, if any, of record in the office of the County Clerk of the County in which said land is located and presently in force and affecting said land. There is also excepted herefrom all oil, gas and other minerals, if any, heretofore conveyed to others or reserved by Mortgagor's predecessors in title as shown by the records of said Clerk.

Second Party shall have and possess in severalty the Share Number Two Property, and First Party, for the Consideration and subject to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty, grants and conveys to Second Party the Share Number Two Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Second Party and Second Party's heirs, successors, and assigns forever. First Party binds First Party and First Party's heirs and successors to warrant and forever defend all and singular the Share Number Two Property to Second Party and Second Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty.

Second Party releases First Party from any claim or lien for owelty.

Executed by both parties effective as of the date first above written.

C&F LAND DEVELOPMENT LLC

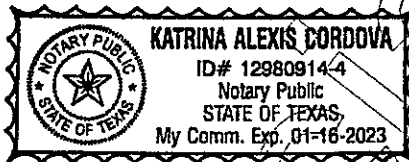
By: [Signature]
Laura Sorzano Ferreira, Member

By: [Signature]
Maria Patricia Cardenas, Member

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on the 20th day of December, 2021,
by Laura Sorzano Ferreira, Member of C&F LAND DEVELOPMENT LLC, a Texas limited
liability company, on behalf of said company.



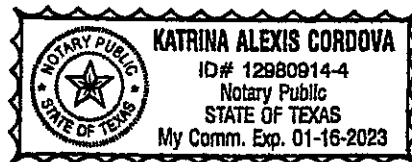
[Signature]
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on the 20th day of December, 2021,
by Maria Patricia Cardenas, Member of C&F LAND DEVELOPMENT LLC, a Texas limited
liability company, on behalf of said company.

[Signature]
Notary Public, State of Texas



388741

WEST COAST HOMES LLC

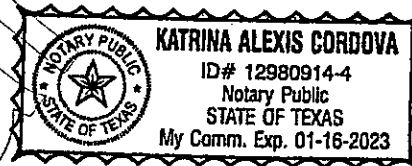
By: 
Alberto Ayala
Manager

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on the 20th day of December, 2021, by Alberto Ayala, Manager of WEST COAST HOMES LLC, a Texas limited liability company, on behalf of said company.


Notary Public, State of Texas



RETURN TO:
American Bank, N.A.
P.O. Box 6469
Corpus Christi, Texas 78466-6469

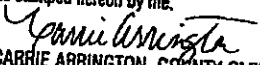
4/38 ✓
FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 1:00 P. M.

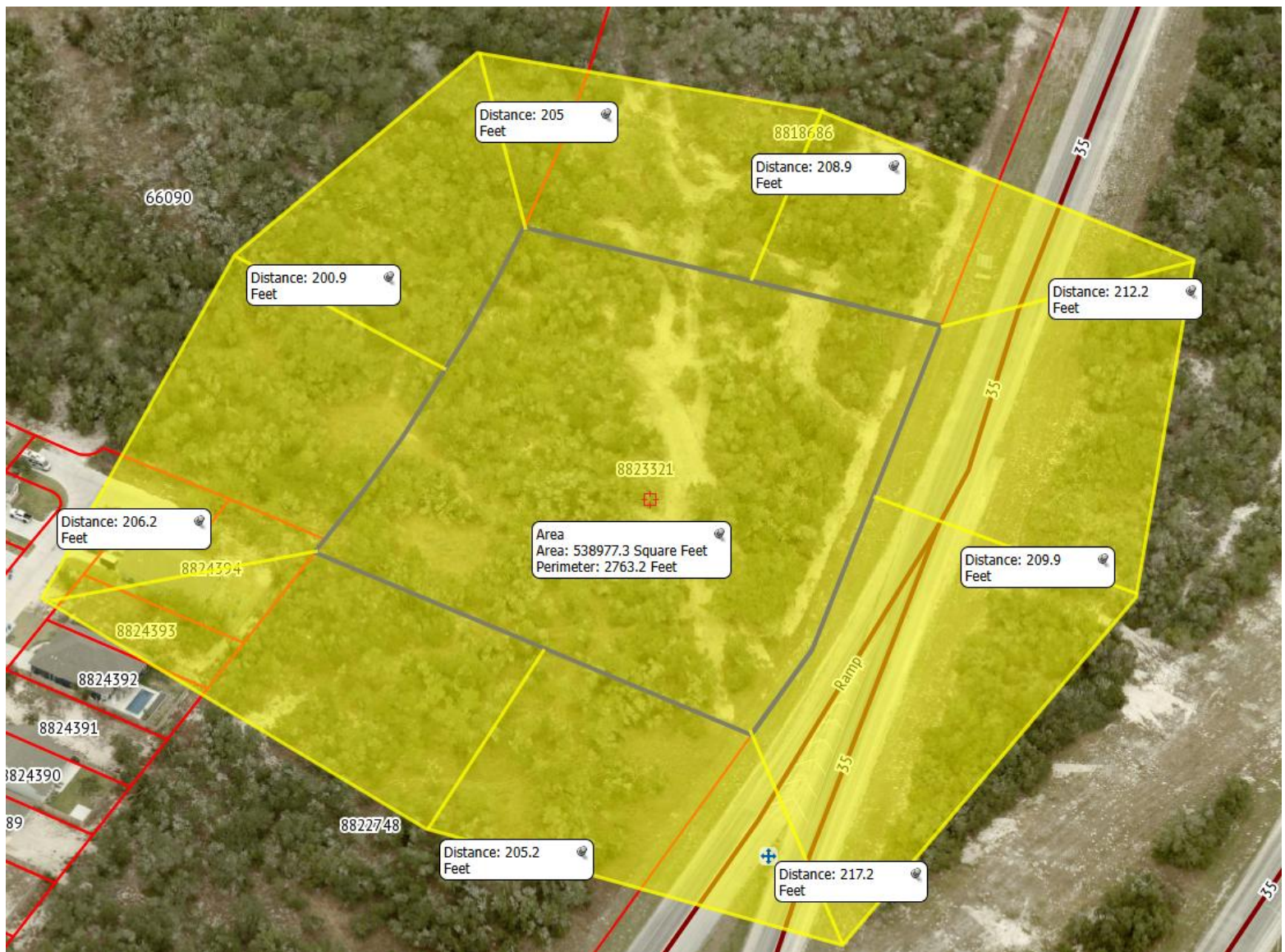
JAN 21 2022

INDEXED

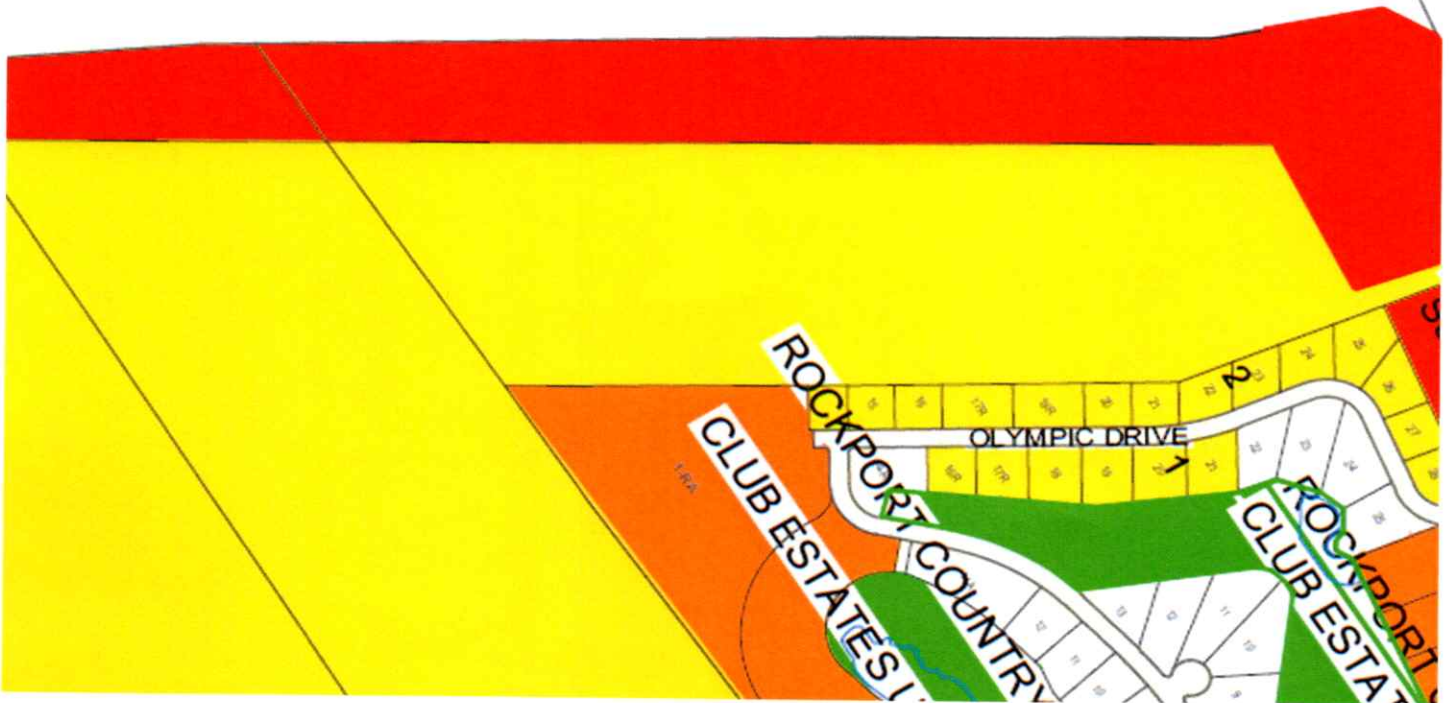
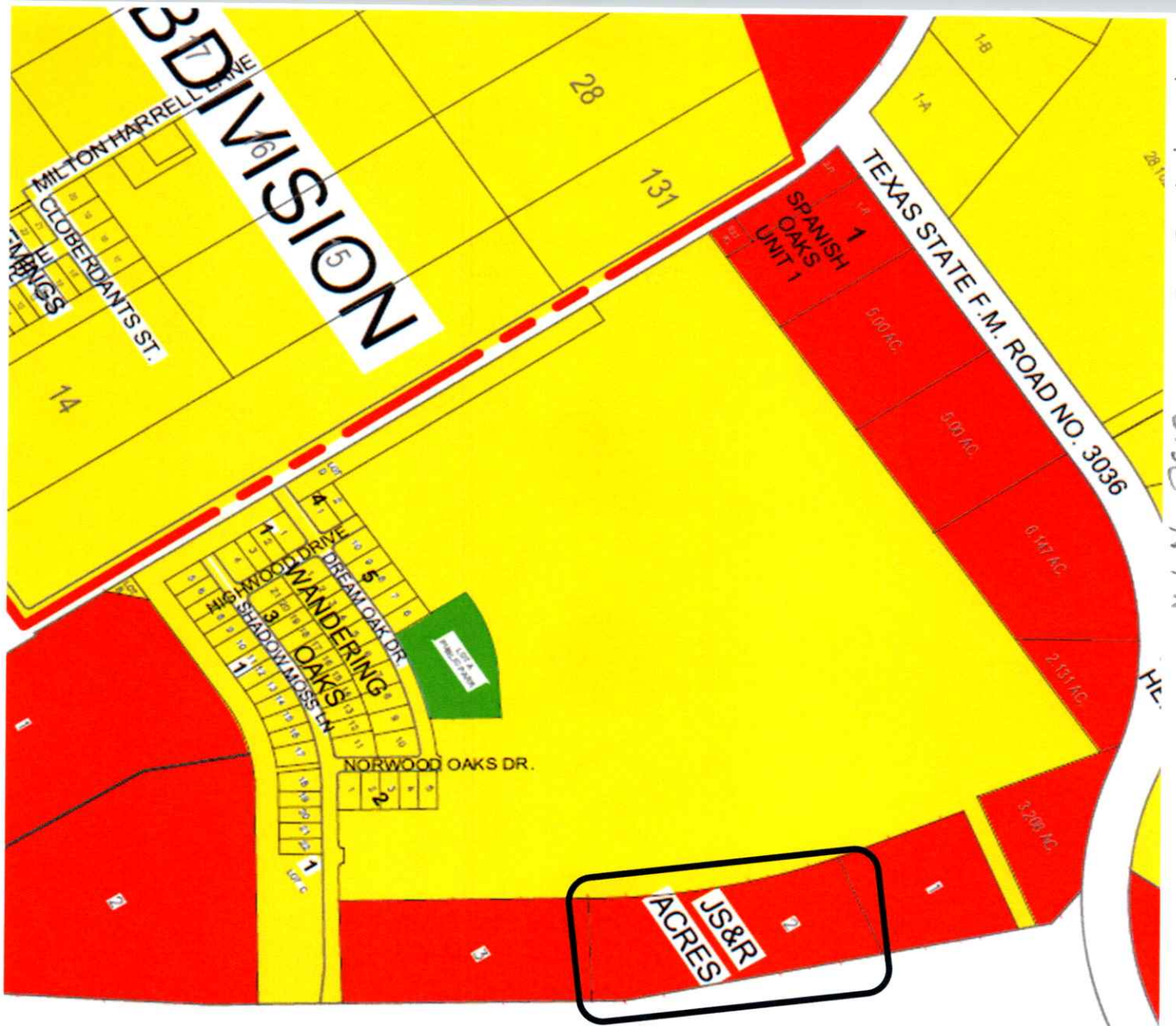
STATE OF TEXAS - COUNTY OF ARANSAS I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.




CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS









PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 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 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)

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 December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

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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.

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: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

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

«Property_Owner»
«Mailing_Address»
«City», «State»«ZIP»

SITUS ADDRESS: «Situs_Address»

<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>
8823321	C & F Land Development	3481 SH 35 Bypass	5525 S Staples St STE B2	Corpus Christi	TX	78411
8818686	West Coast Homes LLC	3525 SH 35 Bypass	5701 Ocean Dr	Corpus Christi	TX	78412
66090	Avisa Developers LLC	Rockport, TX	213 Country Club Blvd	Portland	TX	78374
8824394	Jeremy Simmons	150 Broad Oak Dr	150 Broad Oak Dr	Rockport	TX	78382
8824393	Hogan Building Company	146 Broad Oak Dr	P O Box 2487	Corpus Christi	TX	78403
8824392	Grant and Stephanie Tayl	142 Broad Oak Dr	142 Broad Oak Dr	Rockport	TX	78382
8822748	Hope Church Rockport	3401 SH 35 Bypass	3182 FM 1781	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: Carey Dietrich, Director of Community Development & Building

MEETING DATE: December 1, 2025

CATEGORY: Action Item

CAPTION:

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)

SUMMARY:

Property owners C&F Land Development, LLC, represented by Mr. Mark Orozco, are requesting to rezone this property, which fronts Highway 35 Bypass to B1 (General Business District) for future commercial development. The B-1 zoning is in compliance with the Future Land Use Map.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the 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).

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH_3525 SH 35 Bypass
2. Rezone Application_3525 SH 35 Bypass
3. Pictometry_3525 SH 35 Bypass
4. Zoning Map_3525 SH 35 Bypass
5. Future Land Use Map_3525 SH 35 Bypass
6. Mail Outs
7. Public Mailout List _3525 SH 35 Bypass

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 21, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 21, 2025



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 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 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)

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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 6th day of November, 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* on Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



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 3525 S.H. 35, Rockport, Tx 78382
Located south of FM 3036 and north of FM 2165 (Prop ID 8818686)
- C. CURRENT ZONING OF PROPERTY: (R-1) 1st Single Family Dwelling District
- D. PRESENT USE OF PROPERTY: Vacant
- E. ZONING DISTRICT REQUESTED: (B-1) General Business District
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies) JS & R Acres
- Lot or Tract 2A, 2B & 2C Block 1 (Vol. 7 Pg 187)
 - 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) _____
N/A
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 3.4 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Deed 388741
for future
S.H. 35 Rezone from R-1 to B-1 for resale
Commercial development of lots along

K. OWNER'S NAME: (Please print) West Coast Homes, LLC
ADDRESS: 5701 Ocean Drive
CITY, STATE, ZIP CODE: Corpus Christi, TX 78412
PHONE NO 361-510-6172

L REPRESENTATIVE: (If Other Than Owner) Mark Orozco
ADDRESS: 11525 SASPAMCO CREEK
CITY, STATE, ZIP CODE: Corpus Christi, TX 78410
PHONE NO 361-548-2007

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

M. FILING FEE:

☒ REZONING	\$150.00 + \$10.00 PER ACRE	\$180.00
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: Mark G. Orozco
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 803645559 06/10/2020
Document #: 975673380003
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

West Coast Homes LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Albert Ayala

C. The business address of the registered agent and the registered office address is:

Street Address:

5701 Ocean Dr Corpus Christi TX 78412

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.
The names and addresses of the governing persons are set forth below:

Manager 1: **Barbara G. Ayala**

Title: **Manager**

Address: **5701 Ocean Dr Corpus Christi TX, USA 78412**

Manager 2: **Albert Ayala**

Title: **Manager**

Address: **5701 Ocean Dr Corpus Christi TX, USA 78412**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Albert Ayala 5701 Ocean Drive, Corpus Christi, Texas, 78412

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Albert Ayala

Signature of Organizer

FILING OFFICE COPY

CLERK'S FILE NO. #387044

RE- PLAT OF:

LOTS 2A, 2B, 2C, 2D, 2E, & 2F, BLOCK 1

JS AND R ACRES SUBDIVISION

ARANSAS COUNTY, TEXAS

**BEING A REPLAT OF BLOCK 1, LOT 2, JS AND R ACRES SUBDIVISION, RECORDED
IN VOLUME: 6, PAGE: 293, MAP RECORDS OF ARANSAS COUNTY, TEXAS.**

DATE OF PLAT: OCTOBER 12, 2021

DATE FILED: NOVEMBER 03, 2021

TIME FILED: 1:15 P.M.

VOLUME: 7, PAGES: 187

**OWNERS: C & F LAND DEVELOPMENT, LLC
WEST COAST HOMES, LLC**

**FILED BY: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC
FOR: TEXAS GEO TECH LAND SURVEYING, INC**

Aransas CAD

387044

Property Search Results > 8818686 JS & R GROUP LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	8818686	Legal Description:	S3095 JS&R ACRES BLK 1 LOT 2
Geographic ID:	6430-000-219-010	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	B 1		
Property Use Description:	GENERAL BUSINESS DISTRICT		

Location

Address:	3547 S H 35 BYPASS ROCKPORT, TX 78382	Mapsco:	
Neighborhood:		Map ID:	A-7
Neighborhood CD:			

Owner

Name:	JS & R GROUP LLC	Owner ID:	124104
Mailing Address:	302 OLYMPIC DR ROCKPORT, TX 78382-6832	% Ownership:	100.000000000000%
		Exemptions:	

Tax Due

There is currently No Amount Due on this property.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

Database last updated on: 11/2/2021 10:05 PM

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 2:11 P.M. 3/81

NOV 03 2021 INDEXED

STATE OF TEXAS-COUNTY OF ARANSAS I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS

*Filed by: Griffith & Brundrett
Surveying & Engineering Inc.
for: Texas GEO TECH Land
Surveying Inc.*

VOL: 7 Pg: 187

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PARTITION DEED

Date: December 20th, 2021

First Party: C&F LAND DEVELOPMENT LLC

First Party's Mailing Address: 5525 S. Staples Street, Suite B2, Corpus Christi, TX 78411

Second Party: WEST COAST HOMES LLC

Second Party's Mailing Address: 5701 Ocean Drive, Corpus Christi, Texas 78412

Consideration: The partition effected hereby.

Partition of Share Number One

Share Number One Property (including any improvements):

Lot Nos. Two D (2D), Two E (2E) and Two F (2F), JS & R ACRES, Aransas County, Texas, according to the plat thereof recorded in Volume 7, Page 187, Plat Records, Aransas County, Texas.

Reservations from Share Number One Conveyance: None.

Exceptions to Share Number One Conveyance and Warranty:

Deed of Trust dated July 21, 2021, recorded at Document No. 384560, Official Public Records of Aransas County, Texas, executed by Mortgagor and C&F LAND DEVELOPMENT LLC in favor of AMERICAN BANK, N.A. securing a note described therein in the principal sum of \$193,800.00.

This conveyance is subject to all lawful restrictive covenants and easements, if any, of record in the office of the County Clerk of the County in which said land is located and presently in force and affecting said land. There is also excepted herefrom all oil, gas and other minerals, if any, heretofore conveyed to others or reserved by Mortgagor's predecessors in title as shown by the records of said Clerk.

First Party shall have and possess in severalty the Share Number One Property, and Second Party, for the Consideration and subject to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty, grants and conveys to First

Party the Share Number One Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever. Second Party binds Second Party and Second Party's heirs and successors to warrant and forever defend all and singular the Share Number One Property to First Party and First Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty.

First Party releases Second Party from any claim or lien for owelty.

Partition of Share Number Two

Share Number Two Property (including any improvements):

Lot Nos. Two A (2A), Two B (2B) and Two C (2C), JS & R ACRES, Aransas County, Texas, according to the plat thereof recorded in Volume 7, Page 187, Plat Records, Aransas County, Texas.

Reservations from Share Number Two Conveyance: None.

Exceptions to Share Number Two Conveyance and Warranty:

Deed of Trust dated July 21, 2021, recorded at Document No. 384560, Official Public Records of Aransas County, Texas, executed by Mortgagor and C&F LAND DEVELOPMENT LLC in favor of AMERICAN BANK, N.A. securing a note described therein in the principal sum of \$193,800.00.

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Second Party shall have and possess in severalty the Share Number Two Property, and First Party, for the Consideration and subject to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty, grants and conveys to Second Party the Share Number Two Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Second Party and Second Party's heirs, successors, and assigns forever. First Party binds First Party and First Party's heirs and successors to warrant and forever defend all and singular the Share Number Two Property to Second Party and Second Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty.

Second Party releases First Party from any claim or lien for owelty.

Executed by both parties effective as of the date first above written.

C&F LAND DEVELOPMENT LLC

By: [Signature]
Laura Sorzano Ferreira, Member

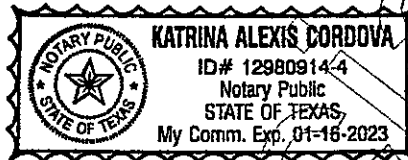
By: [Signature]
Maria Patricia Cardenas, Member

STATE OF TEXAS

COUNTY OF NUECES

§
§
§

This instrument was acknowledged before me on the 20th day of December, 2021, by Laura Sorzano Ferreira, Member of C&F LAND DEVELOPMENT LLC, a Texas limited liability company, on behalf of said company.



Notary Public, State of Texas

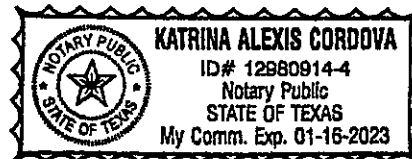
STATE OF TEXAS

COUNTY OF NUECES

§
§
§

This instrument was acknowledged before me on the 20th day of December, 2021, by Maria Patricia Cardenas, Member of C&F LAND DEVELOPMENT LLC, a Texas limited liability company, on behalf of said company.

[Signature]
Notary Public, State of Texas



388741

WEST COAST HOMES LLC

By: 
Alberto Ayala
Manager

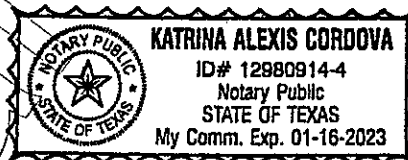
STATE OF TEXAS

§
§
§

COUNTY OF NUECES

This instrument was acknowledged before me on the 20th day of December, 2021,
by Alberto Ayala, Manager of WEST COAST HOMES LLC, a Texas limited liability company,
on behalf of said company.


Notary Public, State of Texas



RETURN TO:
American Bank, N.A.
P.O. Box 6469
Corpus Christi, Texas 78466-6469

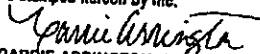
4/38 ✓
FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 1:00 P. M.

JAN 21 2022

INDEXED

STATE OF TEXAS-COUNTY OF ARANSAS I hereby certify that this instrument was
FILED on the date and at the time affixed hereon by me and was duly RECORDED in
the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS
as stamped hereon by me.

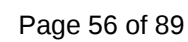



CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS



Prop ID 8818686

The map shows a complex land layout. A prominent black rectangle highlights a red-colored parcel in the lower right, labeled "JS&R ACRES". To the left of this highlighted area is a large yellow parcel labeled "DIVISION". Further left, a red parcel is labeled "SPANISH OAKS UNIT 1". The map is bounded by several roads: "MILTON HARRELL LANE" at the top left, "CLOBERDANTS ST." below it, "TEXAS STATE F.M. ROAD NO. 3036" on the right, and "NORWOOD OAKS DR." at the bottom. A curved road, "WANDERING OAKS", runs through the center. Other labels include "HIGHWOOD DRIVE", "DREAM OAK DR", "SHADOW MISTEN", and "OAKS". Various parcel numbers (e.g., 14, 28, 131, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and acreage values (e.g., 1.00 AC, 0.147 AC, 2.191 AC, 3.288 AC) are scattered throughout the map. A green area is labeled "CITY OF HOUSTON".





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.

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: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

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.)



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Why am I receiving this notice?

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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

«Property_Owner»
«Mailing_Address»
«City», «State»«ZIP»

SITUS ADDRESS: «Situs_Address»

<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>
8818686	West Coast Homes LLC	3525 SH 35 Bypass	5701 Ocean Dr	Corpus Christi	TX	78412
8823321	C & F Land Development	3481 SH 35 Bypass	5525 S Staples St STE B2	Corpus Christi	TX	78411
66090	Avisa Developers LLC	Rockport, Tx	213 Country Club Blvd	Portland	TX	78382
8820175	Zintgraff Investments, LT	3551 SH 35 Bypass	19843 Zephyr CV	Garden Ridge	TX	78266
	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: Carey Dietrich, Director of Community Development & Building

MEETING DATE: December 1, 2025

CATEGORY: Action Item

CAPTION:

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
-

SUMMARY:

Property owner, Tommy Fox, along with the design engineer, Paul Lipkke, has submitted a Replat of the Final Plat of Phase I which reduces the size of the two R7 zoned lots to allow for 3 additional R2 zoned lots. Revised drainage and civil plans have been submitted and are under review.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of 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

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

- 1. PH_Pearl Street Phase I
- 2. Application_Phase 1 (Pearl Street Square)
- 3. AMENDED FINAL PLAT PHASE 1
- 4. Pictometry_Phase 1 (Pearl Street Square)

5. ZONING MAP_Phase 1 (Pearl Street Square)
6. FUTURE LAND USE MAP_Phase 1 (Pearl Street Square)
7. Mail Outs_Pearl St Phase 1
8. Public Mailout List - Phase 1

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 21, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 21, 2025



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the replat of Final Plat of Pearl Street Square Phase I property located at 1802 FM 2165 Rockport, Tx.; also known as A179 J W PAUP SURVEY, ACRES 10.3446.

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 December 1, 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 6th day of November, 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* in the Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



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: 1802 FM 2165 ACAD Property ID: 47073
 Subdivision: PEARL ST. SQUARE Block: 1 Lot: Thru 13
2 Thru 12
 Other Legal Description: Plus Outlot 1

PROPERTY OWNER OF RECORD:

Name: TOMMY FOX
 Company: JF FOX CONSTRUCTION
 Mailing Address: PO BOX 2708
ROCKPORT, TX 78382
 Phone: 361-537-0575
 Email: JF FOX CONSTRUCTION @YAHOO.COM

ENGINEER/PLANNER/SURVEYOR:

Name: PAUL LIPPE, PE
 Company: LIPPE CARTWRIGHT & ROBERTS
 Mailing Address: 2808 TRAYLOR BLVD
ROCKPORT, TX 78382
 Phone: 713-725-6811
 Email: PAUL@LCRVS.COM

BACKGROUND

Project Name: PEARL ST. SQUARE

- Present Zoning District: R-7 & K-2 Are you requesting a zoning change? YES ☒ NO
- If yes, which Zoning District is requested? _____
- 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	25		
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office	2		
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			

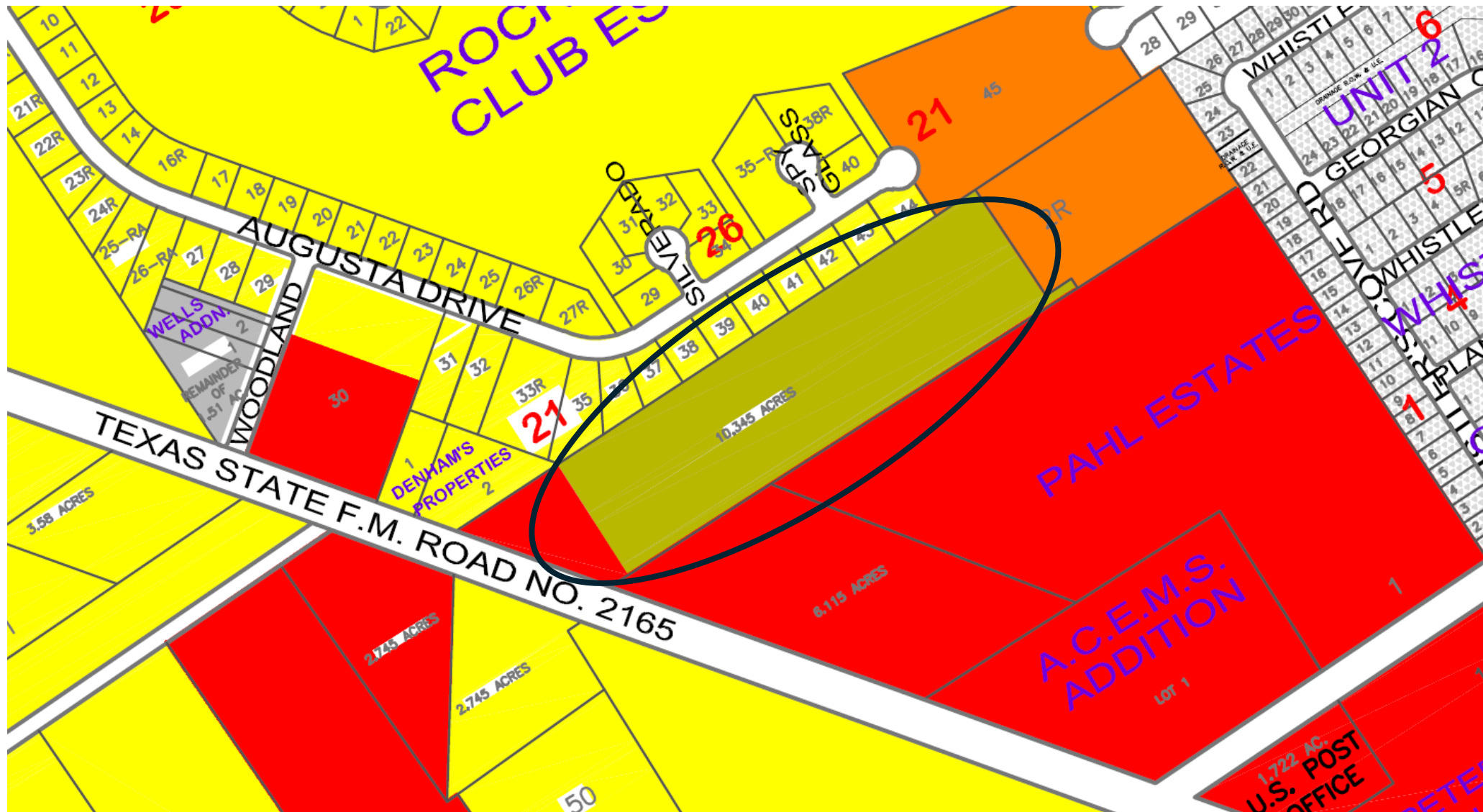
Please describe below any other information unique or pertinent to the platting of the property.

The plat was prior approved. With this revision, Outlots 1 and 2 were reduced in size to allow the addition of 3 lots zoned R-2

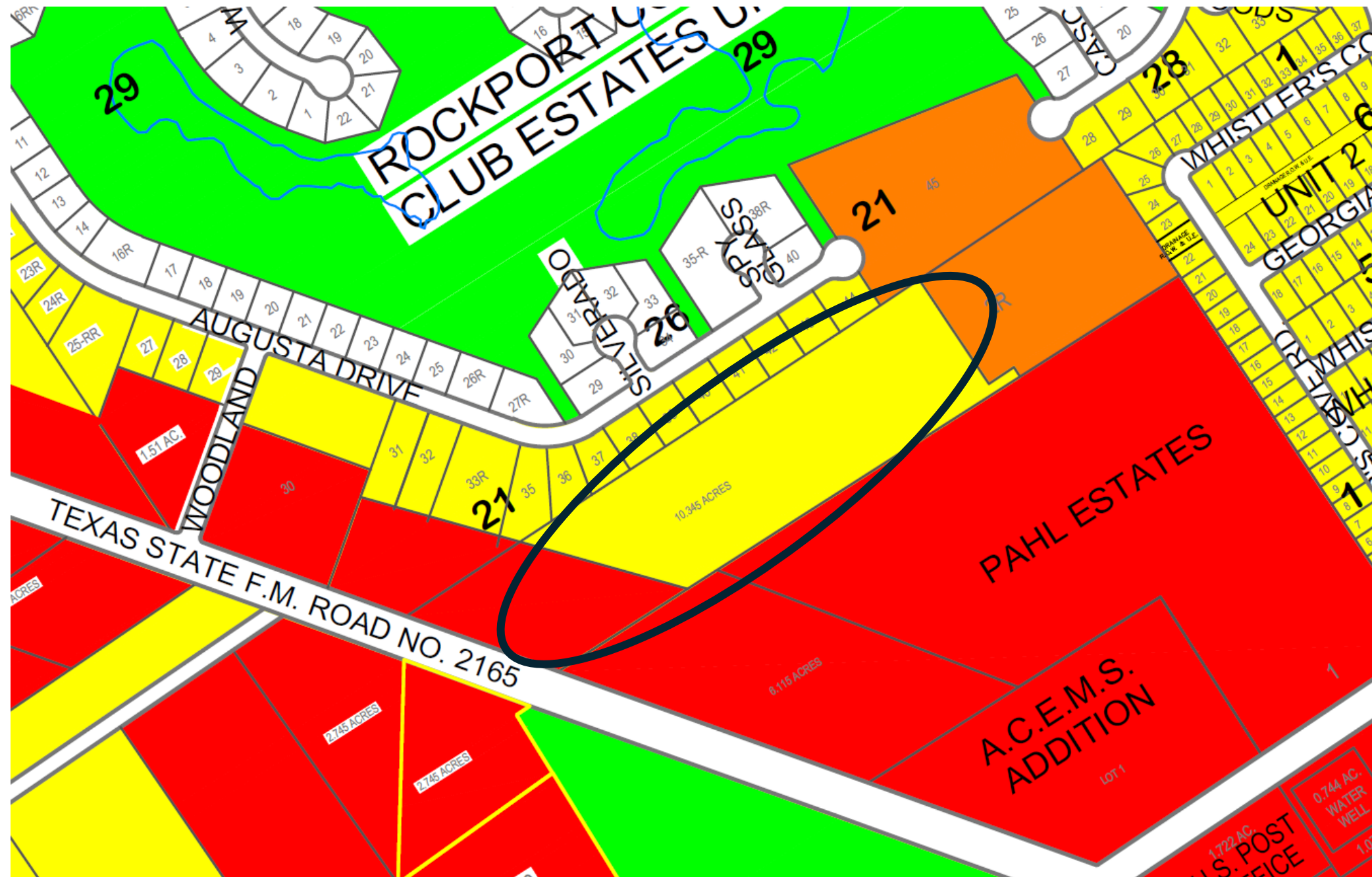
Page 65 of 89



ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the replat of Final Plat of Pearl Street Square **Phase I** property located at 1802 FM 2165 Rockport, Tx.; also known as A179 J W PAUP SURVEY, ACRES 10.3446

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 December 1, 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.

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: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

REASON:

Signature

See map on reverse side.

Location Map of Proposed Final Plat 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

«Property_Owner»
«Mailing_Address»
«City», «State»«ZIP»

SITUS ADDRESS: «Situs_Address»

<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>
47073	JJ Fox Construction, Inc	1802 FM 2165	PO Box 2708	Rockport	TX	78382
54416	J & S Lagoons RV LLC	600 Enterprise Blvd	401 Oakwood St	Ingram	TX	78025
54417	Adiena Bednarz	1702 FM 2165	1607 Wethersfield Rd	Austin	TX	78703
30360	City of Rockport	1601 FM 2165	2751 S H 35 Bypass	Rockport	TX	78382
28628	Elizabeth Guth	1821 FM 2165	8392 Winter Berry Dr	Castle Pines	CO	80108
28629	Edward and Mischelle Sample	1853 FM 2165	5101 Royalton Dr	Corpus Christi	TX	78413
8822923	David Denham	1826 FM 2165	420 Olympic Dr	Rockport	TX	78382
57516	Louis and Erin Oliver	479 Augusta Dr	479 Augusta Dr	Rockport	TX	78382
31546	Roofus LLC	483 Augusta Dr	P O Box 1658	Fulton	TX	78358
31547	Carlos Lizcano	485 Augusta Dr	123 Champions Dr	Rockport	TX	78382
31548	Roofus LLC	487 Augusta Dr	P O Box 1658	Fulton	TX	78358
31549	John and Felisa Wallace	489 Augusta Dr	489 Augusta Dr	Rockport	TX	78382
31550	John and Courtney Uhr	491 Augusta Dr	491 Augusta Dr	Rockport	TX	78382
31551	William and Traci Baucum	493 Augusta Dr	493 Augusta Dr	Rockport	TX	78382
31552	Helen Goldate	495 Augusta Dr	495 Augusta Dr	Rockport	TX	78382
31553	Samuel Moss	497 Augusta Dr	1024 N McCampbell St	Aransas Pass	TX	78336
31554	Christian and Marie Salas	499 Augusta Dr	499 Augusta Dr	Rockport	TX	78382
31555	Charlie and Melissa Solis	501 Augusta Dr	501 Augusta Dr	Rockport	TX	78382
31649	Kevin and Joanne Ferrall	501 Spyglass	2230 Aarrowhead Ct	Rockwall	TX	75032
60305	Joseph Taylor	504 Spyglass	1916 Los Santos Dr	San Marcos	TX	78666
31643	Jerome Moszer	601 Silverado St	601 Silverado St	Rockport	TX	78382
31638	Kenneth and Patricia Moore	602 Silverado St	602 Silverado 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: Carey Dietrich, Director of Community Development & Building

MEETING DATE: December 1, 2025

CATEGORY: Action Item

CAPTION:

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.
-

SUMMARY:

Property owner, Tommy Fox, along with the design engineer, Paul Lipkke, has submitted a Replat of the Final Plat of Phase II which reduces the size of the drainage detention pond. Revised drainage and civil plans have been submitted and are under review.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of 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.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH_Pearl Street Phase II
2. Application_Phase 2 (Pearl Street Square)
3. AMENDED FINAL PLAT PHASE 2
4. AMENDED DRAINAGE REPORT
5. Pictometry_Phase 2 (Pearl Street Square)

6. ZONING MAP_Phase 2 (Pearl Street Square)
7. FUTURE LAND USE MAP_Phase 2 (Pearl Street Square)
8. Mail Outs_Pearl St Phase 2
9. Public Mailout List - Phase 2

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 21, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 21, 2025



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the replat of Final Plat of Pearl Street Square Phase II property located at 1802 FM 2165; also known as A179 J W PAUP SURVEY, ACRES 10.3446.

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 December 1, 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 6th day of October, 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* in the Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



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: 1802 FM 2165 ACAD Property ID: 47073
 Subdivision: PEARL ST. SQUARE Block: 1 Lot: 14-22
2 13-19
 Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: TOMMY FOX
 Company: JF FOX CONSTRUCTION
 Mailing Address: PO BOX 2708
ROCKPORT, TX 78382
 Phone: 361-537-0575
 Email: JF FOX CONSTRUCTION @ YAHOO.COM

ENGINEER/PLANNER/SURVEYOR:

Name: PAUL LIPPKE, PE
 Company: LIPPKE CARTER RIGBY & ROBERTS
 Mailing Address: 2808 TRAYLOR BLVD
ROCKPORT, TX 78382
 Phone: 713-725-6811
 Email: PAUL @ LCRUS.COM

BACKGROUND

Project Name: PEARL ST. SQUARE

- 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 ☐

* NOTE: ONLY CHANGE FROM THE ORIGINAL ARE THE LOT NUMBERS.

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	15		
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 (Detention)	1		
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	16		

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.

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., 2025.

PRELIMINARY - NOT RECORDABLE
FOR ANY PURPOSE

BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

Owner Certification

State of Texas
County of _____

J.J. FOX CONSTRUCTION, 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 herein; 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., 2025.

TOMMY FOX, President

Lienholder Certification

State of _____
County of _____

TUCKER FAMILY PROPERTIES, LLC

does hereby certify that I (we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D., 2025.

PRINT NAME & TITLE

SIGNATURE

State of _____
County of _____

This instrument was acknowledged before me by:

This the ____ day of _____, A.D., 2025.

Notary Public in and for the State of _____

REPLAT OF FINAL PLAT OF:
PEARL STREET SQUARE, PHASE 2
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
BEING A FINAL PLAT OF 4.743 ACRES OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 403689 OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

AUGUST 29, 2024

100 0 100 200 300 FEET

GRAPHIC SCALE

LOT 2, BLOCK 1
DENHAM'S PROPERTIES
Vol. 7, Pg. 154, P.R.A.C.T.

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

OUTLOT 1

1

2

3

4

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10

11

12

13

14

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16

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18

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OUTLOT 2

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12

LOT 20, BLOCK 2
0.851 Acres / 37,074 Sq.Ft.
EXISTING DRAINAGE ESMT. - CITY OF ROCKPORT

LOT 21, BLOCK 2
0.888 Acres / 38,133 Sq.Ft. (DEDICATED TO THE CITY OF ROCKPORT BY THIS PLAT)
EXISTING DRAINAGE ESMT. - CITY OF ROCKPORT

LOT 1
PAHL ESTATES
Vol. 4, Pg. 159, P.R.A.C.T.

ROCKPORT COUNTRY CLUB ESTATES
UNIT 2, BLOCK 21
Vol. 4, Pg. 31, P.R.A.C.T.

CIL PEARL COURT
50' WIDE PUBLIC R.O.W.

CIL PEARL COURT
50' WIDE PUBLIC R.O.W.

EXISTING DETENTION POND
64,652 SF

TEXAS FARM ROAD 2165
100' R.O.W. (VOLUME 9-4, PAGE 358)

6.115 ACRES
OUT OF THE J.W. PAUP SURVEY, A-179
JEFFREY BEDNARZ, CTR875439, O.P.R.A.C.T.

Locator Map

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Metes & Bounds Description

BEING THE DESCRIPTION OF 4.743 ACRES OF LAND OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRES OF LAND BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 403689 OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 4.743 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 5/8" steel rebar found for the Northeast corner of said 10.345 acre tract, and being the Northeast corner of Lot 20, PAHL ESTATES, according to the plat recorded in Volume 4, Page 159, P.R.A.C.T., and being the North boundary line of Block 21, Rockport Country Club Estates, Unit 2, according to the plat recorded in Volume 4, Page 31, P.R.A.C.T., and being the Northeast corner and PLACE OF BEGINNING of this survey;

THENCE, South 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, PAHL ESTATES, a distance of 227.72 feet to a 5/8" steel rebar found for a corner corner of said 10.345 acres and said Lot 20, and taking an INTERIOR corner of this survey;

THENCE, North 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 72.43 feet to a 5/8" steel rebar found for the common corner of said tracts and being an EXTERIOR corner of this survey;

THENCE, South 01°17'30" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 227.72 feet to a 5/8" steel rebar found for the common corner of said tracts, and being the North boundary line of Lot 1, PAHL ESTATES, according to the plat recorded in Volume 4, Page 159, P.R.A.C.T., and being the Southeast corner of this survey;

THENCE, South 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 227.72 feet to a 5/8" steel rebar found for the common corner of said tracts and being an EXTERIOR corner of this survey;

THENCE, North 01°17'30" West, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 72.43 feet to a 5/8" steel rebar found for the common corner of said tracts and being an EXTERIOR corner of this survey;

THENCE, North 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 227.72 feet to a 5/8" steel rebar found for the common corner of said tracts and being an EXTERIOR corner of this survey;

THENCE, North 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 227.72 feet to a 5/8" steel rebar found for the common corner of said tracts and being an EXTERIOR corner of this survey;

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THENCE, North 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 227.72 feet to a 5/8" steel rebar found for the common corner of said tracts and being an EXTERIOR corner of this survey;

THENCE, North 89°52'00" East, along and with the common boundary line of said 10.345 acres and said Lot 20, a distance of 227.72 feet to a 5/8" steel re



PEARL ST. SQUARE AMENDED DRAINAGE REPORT

November 13, 2025

Contents:

- 1- Site Plats**
- 2- TR-55 Computer Analysis**
- 3- Volume Calculation**



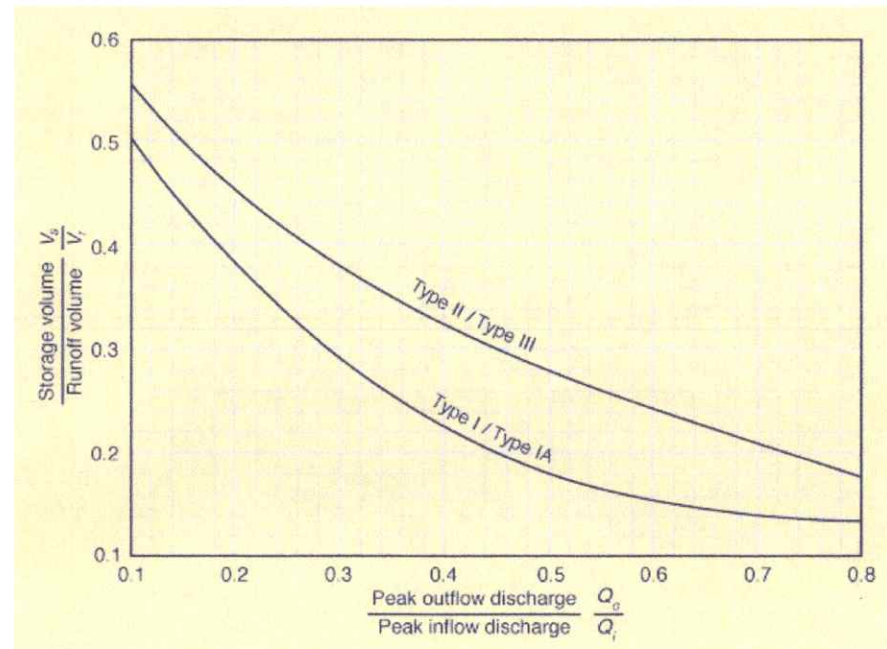


online_tr55_detention: TR-55 detention basin storage volume calculator



A detention basin in an urban area.

Reference: Natural Resources Conservation Service. (1986).
TR-55 Urban Hydrology for Small Watersheds,
Chapter 6: Storage Volume for Detention Basins.



INPUT DATA:

[Sample input file]

Watershed (optional):

Units:

(SI units) [U.S. units]

Catchment area A (ha) [ac]: 8.5 ac

OUTPUT:

Watershed name (optional):

Selected units: U.S. Customary units

Selected storm type: Type II / Type III

Runoff volume $V_r = 4.576$ ac-ft

0.45 AF/AC
@ 10.55

Ratio $Q_o / Q_i = 0.356$

Storm depth P (mm) [in]: 6.46 in.Ratio $V_s / V_r = 0.347$

Storm type:

Type I / Type IA
Type II / Type IIIDetention basin storage volume $V_s = 1.586$ ac-ft 5 YR.Pre-development peak flow Q_o (m³/s) [cfs]: 9 cfsPost-development peak flow Q_i (m³/s) [cfs]: 25.3 cfs $X 2 = 3.17 \text{ A.F.}$

0.37 AF/AC CATCHMENT AREA

ACTUAL = 5.27 AF

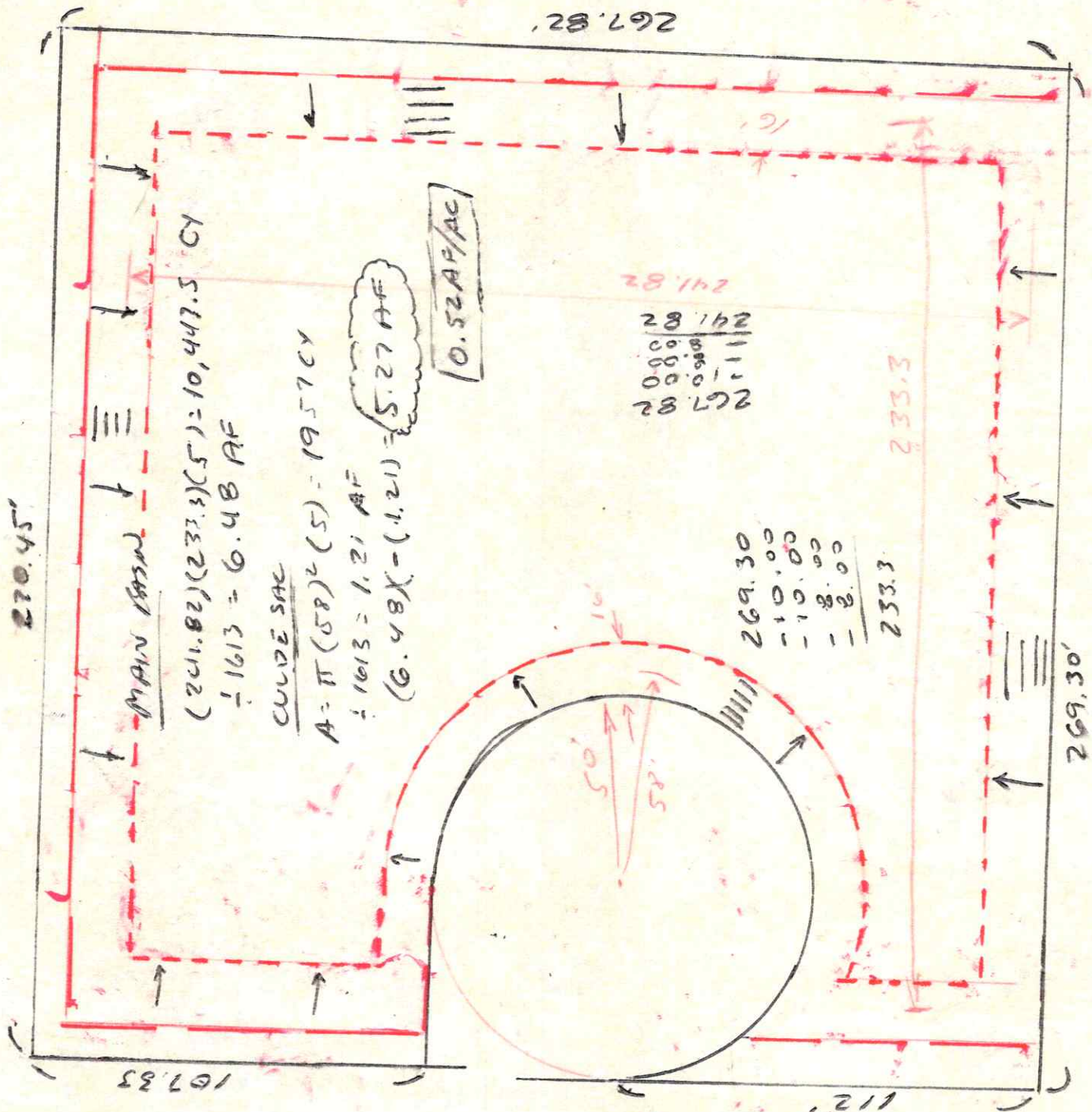
Calculate

Reset

Your request was processed at 02:55:16 pm on January 29th, 2022 [220129 14:55:16].

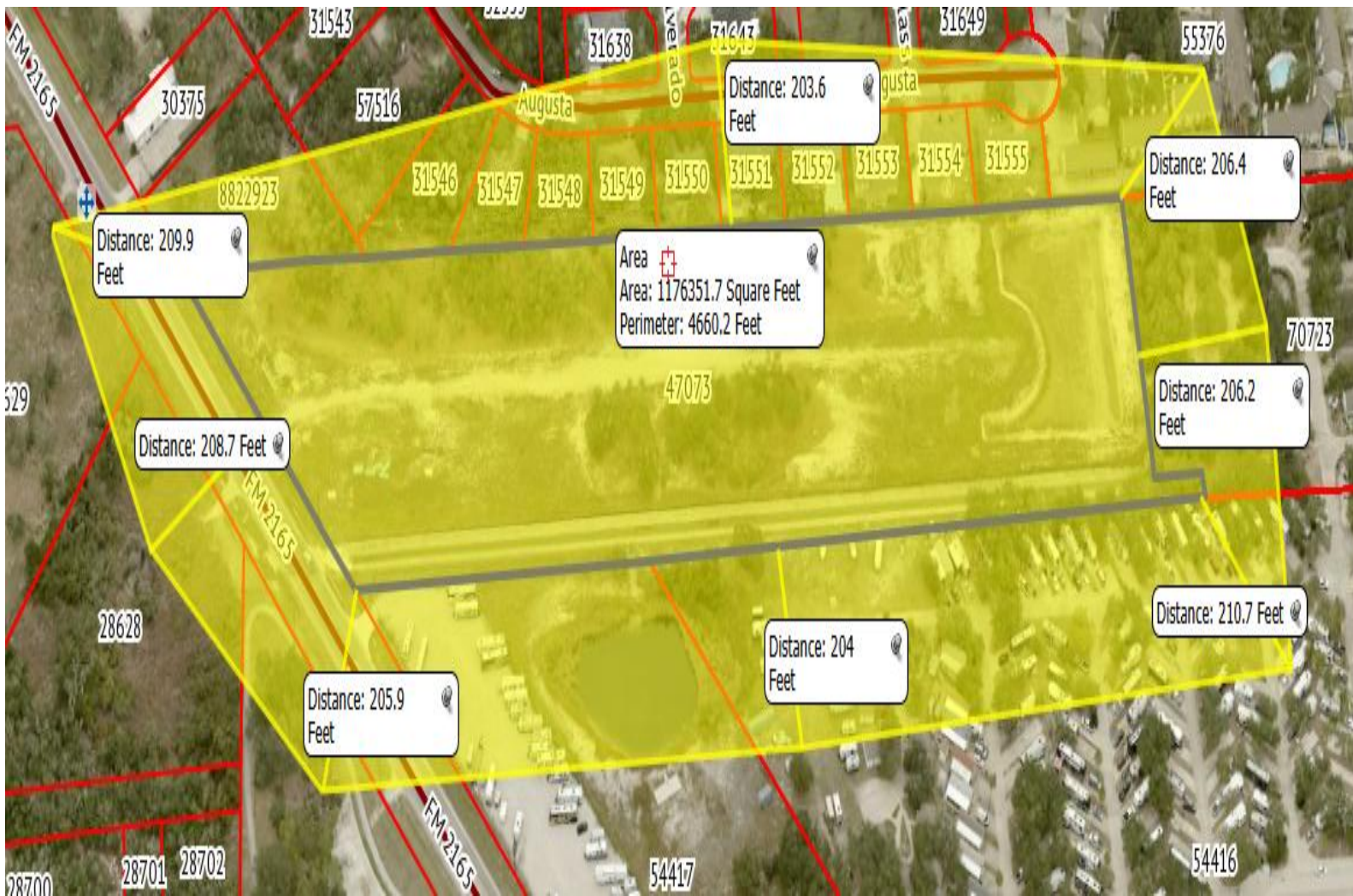
Thank you for running online_tr55_detention. [140429]

 Count

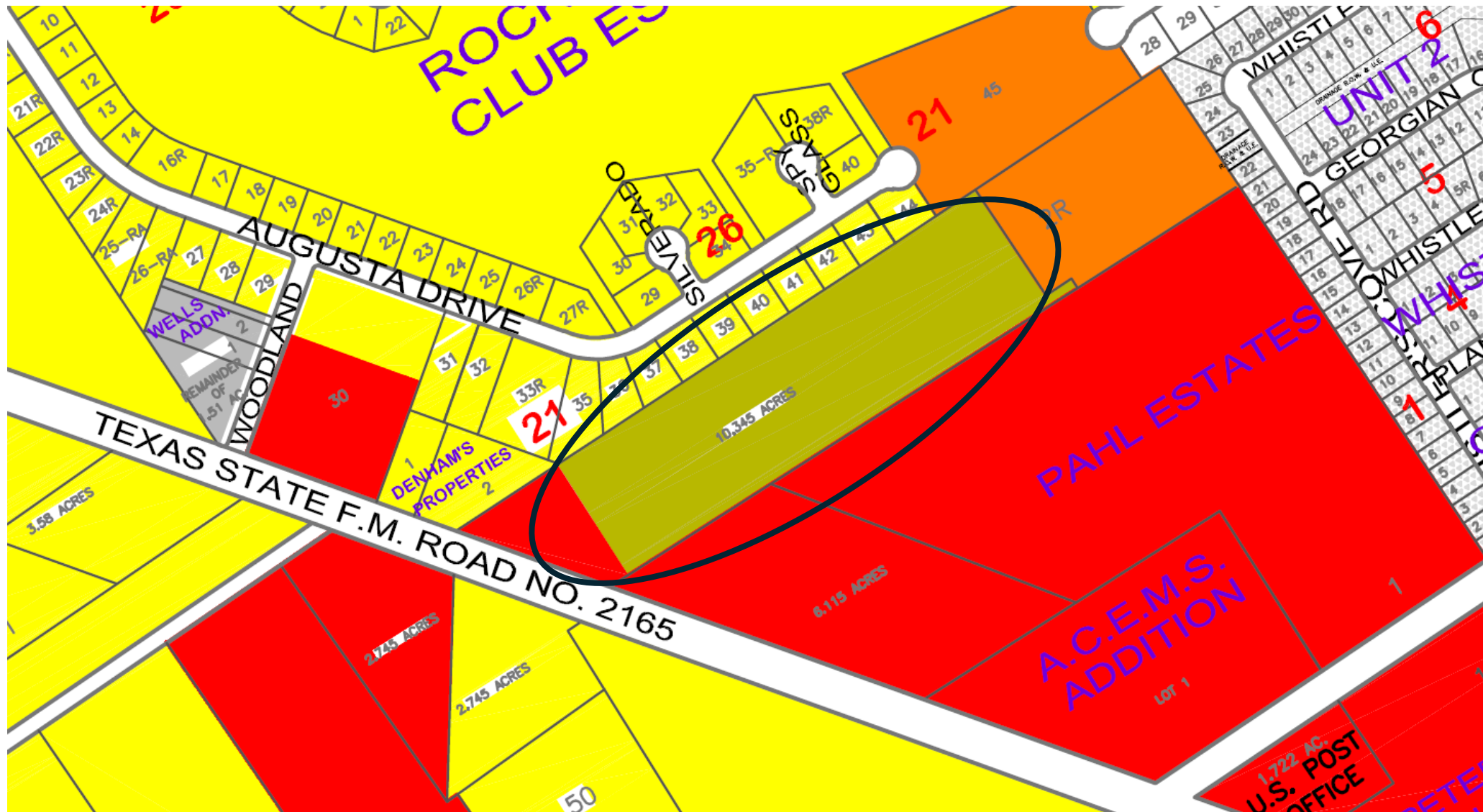


DETENTION POND VOLUME CALC

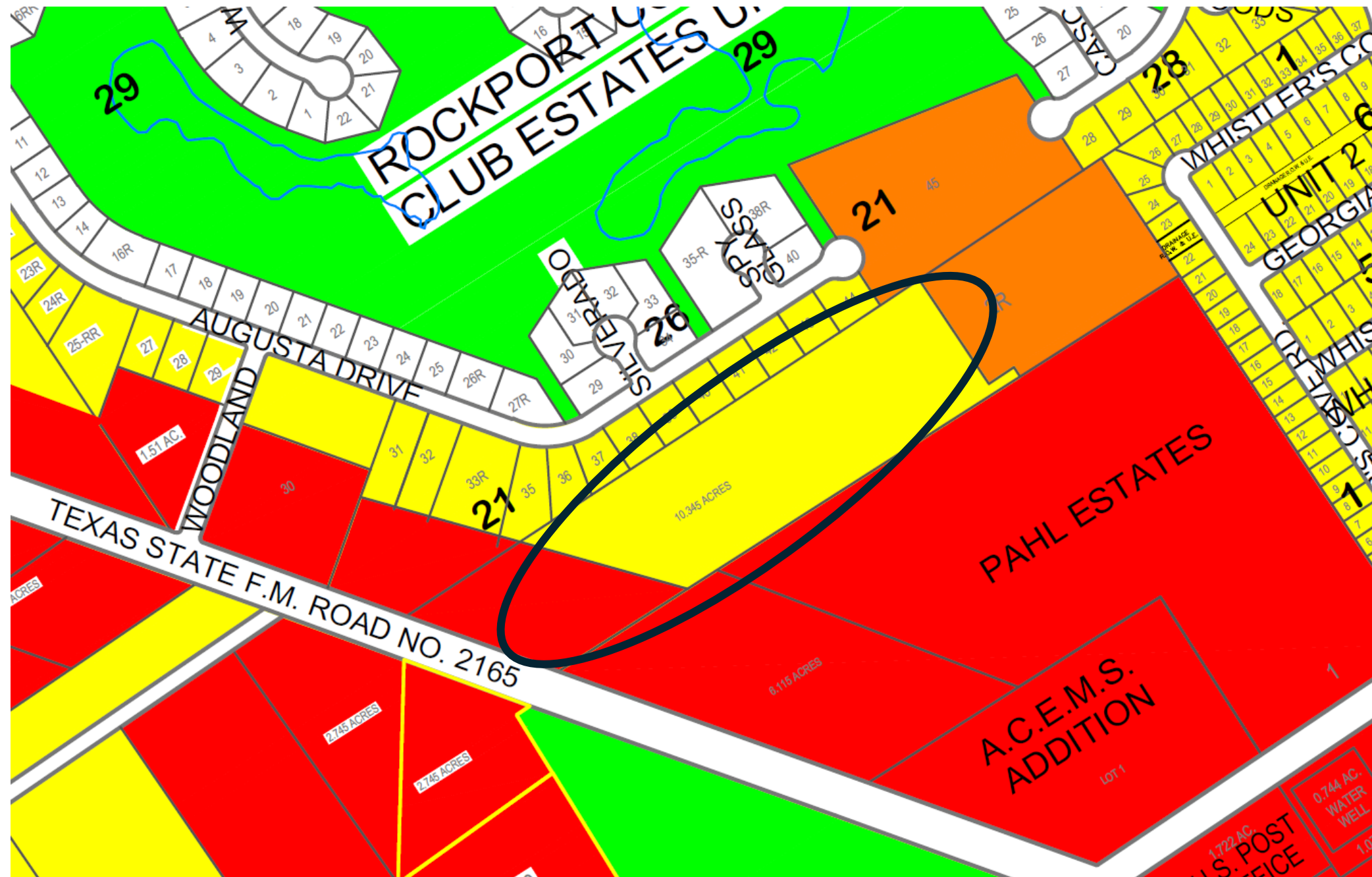
11.45'



ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the replat of Final Plat of Pearl Street Square **Phase II** property located at 1802 FM 2165; also known as A179 J W PAUP SURVEY, ACRES 10.3446.

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 December 1, 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.

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: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

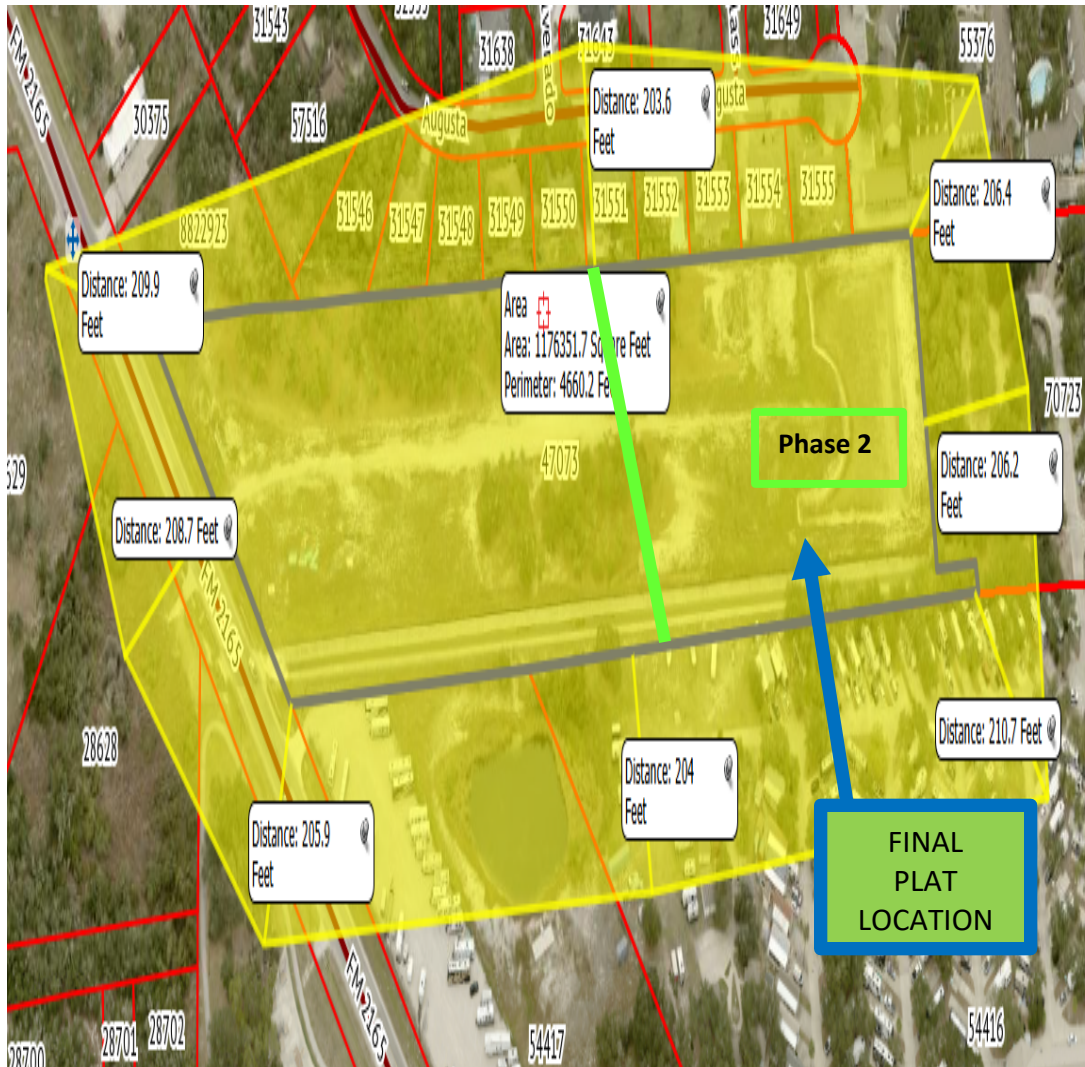
REASON:

Signature

See map on reverse side.

Location Map of Proposed Final Plat 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

«Property_Owner»
 «Mailing_Address»
 «City», «State»«ZIP»

SITUS ADDRESS: «Situs_Address»

<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>
47073	JJ Fox Construction, Inc	1802 FM 2165	PO Box 2708	Rockport	TX	78382
54416	J & S Lagoons RV LLC	600 Enterprise Blvd	401 Oakwood St	Ingram	TX	78025
54417	Adiena Bednarz	1702 FM 2165	1607 Wethersfield Rd	Austin	TX	78703
30360	City of Rockport	1601 FM 2165	2751 S H 35 Bypass	Rockport	TX	78382
28628	Elizabeth Guth	1821 FM 2165	8392 Winter Berry Dr	Castle Pines	CO	80108
28629	Edward and Mischelle Sample	1853 FM 2165	5101 Royalton Dr	Corpus Christi	TX	78413
8822923	David Denham	1826 FM 2165	420 Olympic Dr	Rockport	TX	78382
57516	Louis and Erin Oliver	479 Augusta Dr	479 Augusta Dr	Rockport	TX	78382
31546	Roofus LLC	483 Augusta Dr	P O Box 1658	Fulton	TX	78358
31547	Carlos Lizcano	485 Augusta Dr	123 Champions Dr	Rockport	TX	78382
31548	Roofus LLC	487 Augusta Dr	P O Box 1658	Fulton	TX	78358
31549	John and Felisa Wallace	489 Augusta Dr	489 Augusta Dr	Rockport	TX	78382
31550	John and Courtney Uhr	491 Augusta Dr	491 Augusta Dr	Rockport	TX	78382
31551	William and Traci Baucum	493 Augusta Dr	493 Augusta Dr	Rockport	TX	78382
31552	Helen Goldate	495 Augusta Dr	495 Augusta Dr	Rockport	TX	78382
31553	Samuel Moss	497 Augusta Dr	1024 N McCampbell St	Aransas Pass	TX	78336
31554	Christian and Marie Salas	499 Augusta Dr	499 Augusta Dr	Rockport	TX	78382
31555	Charlie and Melissa Solis	501 Augusta Dr	501 Augusta Dr	Rockport	TX	78382
31649	Kevin and Joanne Ferrall	501 Spyglass	2230 Aarrowhead Ct	Rockwall	TX	75032
60305	Joseph Taylor	504 Spyglass	1916 Los Santos Dr	San Marcos	TX	78666
31643	Jerome Moszer	601 Silverado St	601 Silverado St	Rockport	TX	78382
31638	Kenneth and Patricia Moore	602 Silverado St	602 Silverado 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