



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, DECEMBER 8, 2025 - 5:30 PM
CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, December 8, 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. CALL TO ORDER AND ROLL CALL

II. CITIZENS TO BE HEARD

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

III. APPROVAL OF MINUTES

1. Deliberate and act on the approval of the Planning and Zoning Committee meeting minutes of December 1, 2025. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider the Final Plat of Lakeway Estates Phase I, located at 3250 – 3330 S H 35 Bypass: also known as J W Paup Survey ABS A179 152.582 ACRES, J W Paup Survey ABS A179 6.887 ACRES,
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Take action to approve or deny the Final Plat. (Carey Dietrich, Director of Community Development & Building)
3. Consider a request to rezone the property located at Railroad Reserve property on S Ann St., also known as Railroad Reserve, Acres 13.519, Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey) to R-2 (2nd Single Family Dwelling District), currently zoned R-5 (2nd Multi 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)
4. Consider a request to rezone the property located at 802 W Morgan and 155 Kelly Lane, also known as J Smith Survey, Acres 12.705 and Acres 12,500 out of a 25.205 Acre Tract, Being The N/2 out of a 51.88 Acre Tract to R-2 (2nd Single Family Dwelling 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)

V. ADJOURN

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 4 p.m. on December 1, 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