



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 style with a large, stylized 'S' and 'C'.

Stacy Cantu
Building and Development Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 1st day of December 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
Warren Hassinger – Vice Chair
Josh Dowling
Ric Young
Rocky Gudim

Members Absent

Kim Hesley – Secretary
Tom Blazek

Staff Members Present

Kimberly Henry, Assistant to City Manager
Matt Anderson, Council Liaison
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 (2)

Selina Yardley, 1723 Eighteenth St.
Paul Lippke, Pearl Street Phase I & II

I. OPENING AGENDA

1. Call Meeting to Order and Roll Call.

Chair R. Davis called the meeting to order at **5:30 p.m.**

II. CIZITZENS 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.

Motion: Chair R. Davis voiced changes that were needing to be made, she emailed the office prior to the meeting. Changes were made to the time stamps when she opened and closed the Public Hearing for item #4 on the agenda. Member J. Dowling made a motion to approve the October 6, 2025, minutes with changes requested by Chair R. Davis. Member R. Young Seconded. **Motion Passed Unanimously.**

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.

Building Official, Robert Decker, explained that staff recommends approval for the CUP for the property owners, Robert & Selina Yardley, who lost their home in the recent fire and wish to replace it with a Manufactured Home. At 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.

Moving forward to the Applicant Presentation, property owner, Selina Yardley, was present but did not speak further on the matter.

Chair R. Davis opened the public hearing at 5:35 p.m., there were no speakers in person, Staff did receive one (1) returned mail out – in favor. Chair R. Davis closed the public hearing at 5:35 p.m.

Motion: Member W. Hassinger made a motion to recommend approval to Council that the property receive their Conditional Use Permit (CUP) and Member R. Gudim seconded.
Motion Passed Unanimously.

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.

Building Official Robert Decker, explained that staff recommends approval for the property owners, represented by Mr. Mark Orozco, who is requesting to rezone this property, which fronts Highway 35 Bypass from R-1 (Single Dwelling District) to B1 (General Business District) for future commercial development. The B-1 zoning is in compliance with the Future Land Use Map.

The applicant was not present to provide any additional information.

Chair R. Davis opened the public hearing at 5:39 p.m., there were no speakers in person, Staff did receive two (2) returned mail out notices – Both being in favor. Chair R. Davis closed the public hearing at 5:39 p.m.

Motion: Member R. Gudim made a motion to recommend approval to Council that the property be rezoned to B-1 from R-1. Member J. Dowling seconded the motion. **Motion Passed Unanimously.**

5. Consider a request to rezone property located at 3525 SH 35 Bypass: also known as S3095 JS&RACRES 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 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.**

Building Official Robert Decker, explained that staff recommends approval for the property owners, represented by Mr. Mark Orozco, who is requesting to rezone this property, which fronts Highway 35 Bypass from R-1 (Single Dwelling District) to B1 (General Business District) for future commercial development. The B-1 zoning is in compliance with the Future Land Use Map.

The applicant was not present to provide any additional information.

Chair R. Davis opened the public hearing at 5:43 p.m., there were no speakers in person, Staff did receive three (3) returned mail out notices – all being in favor. Chair R. Davis closed the public hearing at 5:43 p.m.

Motion: Member J. Dowling made a motion to recommend approval to Council that the property be rezoned to B-1 from R-1. Member R. Young seconded the motion. **Motion Passed Unanimously.**

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.**

Building Director, Carey Dietrich, explained that staff recommends approval for the Replat of the Final Plat that is presented for Pearl Street Square Phase I. 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. A revised drainage and civil plans have been submitted and are under review.

Moving forward to the Applicant Presentation, Mr. Lippke stated that the buyer was not interested in the private lots in the gated community and wanted a few more lots available. The buyer is happy and he just wants the board to be happy as well.

Chair R. Davis opened the public hearing at 5:46 p.m., there were no speakers in person, Staff did not receive any returned mail out notices being in favor or opposed. Chair R. Davis closed the public hearing at 5:46 p.m.

Motion: Member W. Hassinger made a motion to approve the Replat of the Final Plat for Phase I of Pearl Street Square. Member R. Young seconded the motion. **Motion Passed Unanimously.**

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.

Building Director, Carey Dietrich, explained that staff recommends approval for the Replat of the Final Plat that is presented for Pearl Street Square Phase 2. This is the same case as the previous agenda item, # 6, with the shift of lots/sizes, everything was moved over and was re-numbered. 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. A revised drainage and civil plans have been submitted and are under review.

Moving forward to the Applicant Presentation, Mr. Lippke was present for this item and available to answer questions, although none were directed to him.

Chair R. Davis opened the public hearing at 5:50 p.m., there were no speakers in person, Staff did not receive any returned mail out notices being in favor or opposed. Chair R. Davis closed the public hearing at 5:50 p.m.

Motion: Member J. Dowling made a motion to approve the Replat of the Final Plat for Phase II of Pearl Street Square. Member R. Gudim seconded the motion. **Motion Passed Unanimously.**

V. ADJOURNMENT

Motion: Member R. Young made a motion to adjourn. Member R. Gudim seconded. **Motion passed unanimously.** The Planning and Zoning Commission meeting of December 1, 2025, adjourned at 5:51 p.m.

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 8, 2025

CATEGORY: Action Item

CAPTION:

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.
-

SUMMARY:

Property owners, Hamed Mostaghassi and Hossein Mostaghassi, wish to submit for a Final Plat of Lakeway Estates Phase I, which is the first phase of a 431-lot single-family dwelling subdivision located at 3250 – 3330 SH 35 Bypass.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of 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,

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH-Final Plat Lakeway Estates Phase 1
2. Plat App. - 3250-3330 SH 35 Bypass
3. Lakeway Phase 1 Final Plat
4. Pictometry_Lakeway Estates

5. Zoning Map_Lakeway Estates
6. Future Land Use_Lakeway Estates
7. PH - Lakeway Estates Phase 1
8. Public Mailout List _Lakeway Estates
9. Mail Outs

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 25, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 25, 2025

STAFF REPORT

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

**PROPERTY ADDRESS/LOCATION**

3250 – 3330 SH 35 Bypass

APPLICANT/PROPERTY OWNER

Hamed Mostaghasi and Hossein Mostaghasi, Owner

PUBLIC HEARING DATE

P&Z – Monday, December 8, 2025
CC – N/A

P&Z DATE

P&Z – Monday, December 8, 2025

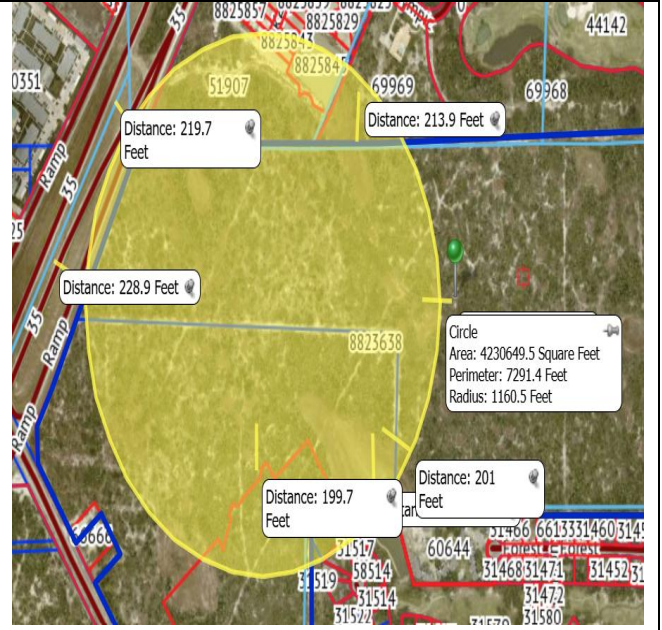
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Hamed Mostaghasi and Hossein Mostaghasi wish to submit for a Final Plat of 3250 – 3330 SH 35 Bypass otherwise known as Lakeway Estates Phase 1

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 20, 2025, edition and mailed out to four (4) property owners within a 200-foot radius of the property. We have received ----- letter, for City property in the area and zero (0) in favor and zero (0) opposed.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Undeveloped Land	N – R1 – 1 st Single Family Dwelling District S – R1 – 1 st Single Family Dwelling District E – R1 – 1 st Single Family Dwelling District W –		41.43 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

PROPERTY HISTORY

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



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: 3250-3330 SH 35 BYPASS, ROCKPORT, TX ACAD Property ID: 8823638 & 8823637

Subdivision: _____ Block: _____ Lot: _____

Other Legal Description: JW PAUP SURVEY ABC 179 152.582 ACRES & 6.887 ACRES

PROPERTY OWNER OF RECORD:

Name: HAMED MOSTAGHASI AND
HOSSEIN MOSTAGHASI
Company: _____
Mailing Address: 4833 SARATOGA BLVD #423
CORPUS CHRISTI, TX 78413-2213
Phone: (361) 765-7241
Email: rickmostaghasi@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.
Company: J. SCHWARZ & ASSOCIATES
Mailing Address: PO BOX 60733
CORPUS CHRISTI, TX 78466
Phone: 361-774-4534
Email: brandi@jsatx.com

BACKGROUND

Project Name: LAKEWAY ESTATES PHASE 1

- Present Zoning District: R-1 AND B-1 Are you requesting a zoning change? YES ☐ NO ☒
- If yes, which Zoning District is requested? _____ YES ☐ NO ☒
- Do all proposed lots have access to existing public streets? YES ☐ NO ☒
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? YES ☐ NO ☒
- Is the existing lot in compliance with the Storm Drainage Master Plan? YES ☐ NO ☒

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	41.43 AC	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	41.43 AC	

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

All lots within the development will be constructed in accordance with the current Zoning designation. Typical single-family residential lots will be 70' wide by 120' deep with a lot area of 8400 square feet. The lots designated as Commercial Tracts are zoned as B-1 and will be developed in the future, in accordance with B-1 requirements.

The subdivision will be constructed in phases, as indicated on the Concept Plan.

Wetlands have been identified on the property by Coastal Environments, Inc. and determined to be non-jurisdictional. This work is being coordinated with the USACE.

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	88	18.89 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	1	4.85 AC	
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	3	8.64 AC	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: Amenities Center	1	1.88 AC	
Public/ Private Street R.O.W	1	7.17 AC	
TOTAL		41.43 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED Hamed Rick Mostaghassi
(Owner or Developer)

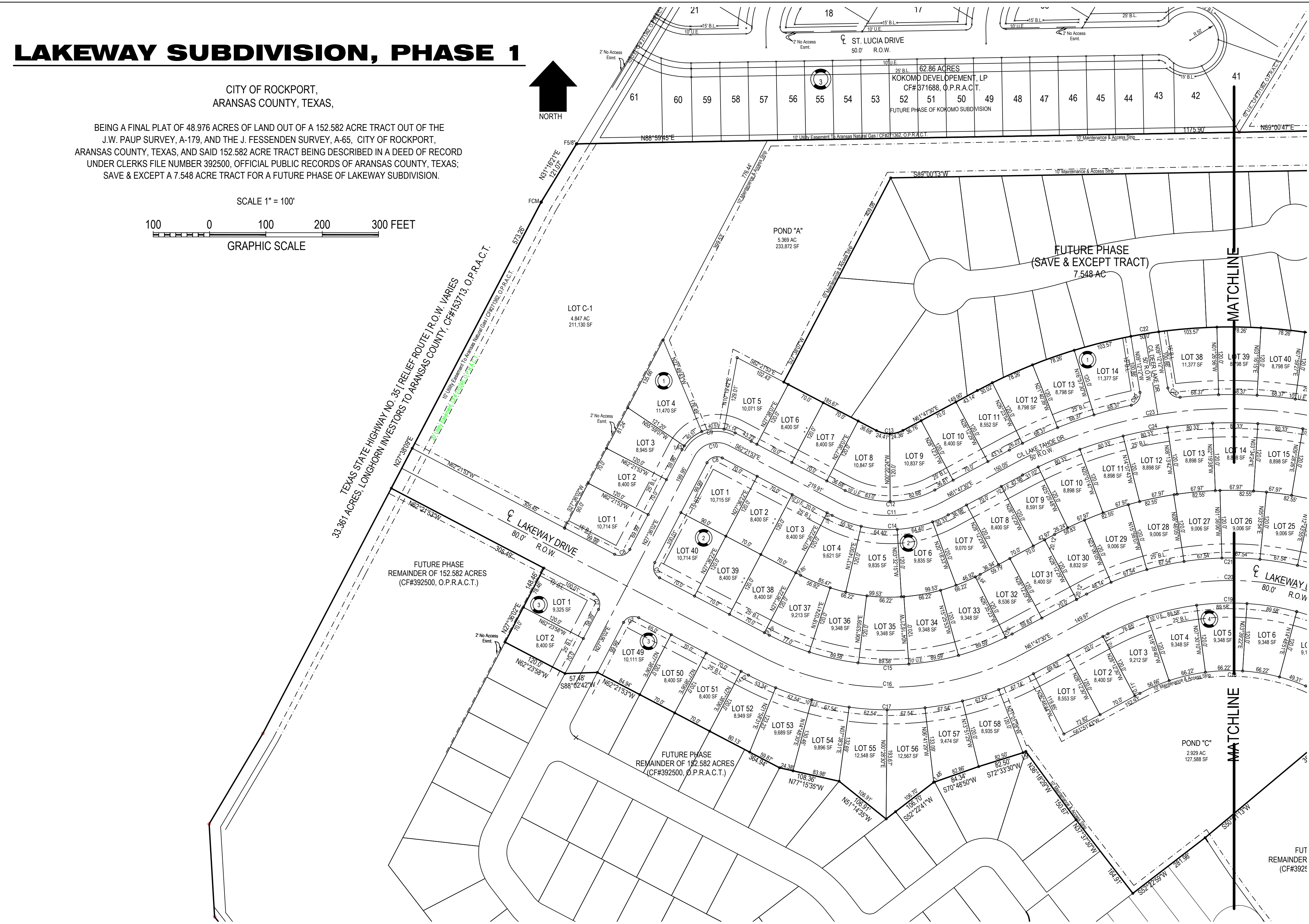
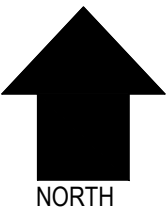
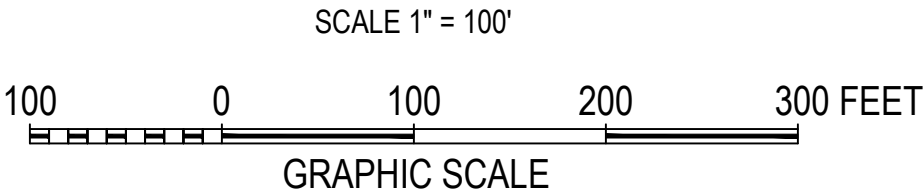
FOR CITY USE

Received By _____	Date _____	Fees Paid \$ _____
Submitted information () accepted () rejected By: _____		
If rejected, reasons why: _____		
Receipt No. _____		

LAKEWAY SUBDIVISION, PHASE 1

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 48.976 ACRES OF LAND OUT OF A 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 7.548 ACRE TRACT FOR A FUTURE PHASE OF LAKEWAY SUBDIVISION.



LAKEWAY SUBDIVISION, PHASE 1

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 48.976 ACRES OF LAND OUT OF A 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 7.548 ACRE TRACT FOR A FUTURE PHASE OF LAKEWAY SUBDIVISION.

SCALE 1" = 100'

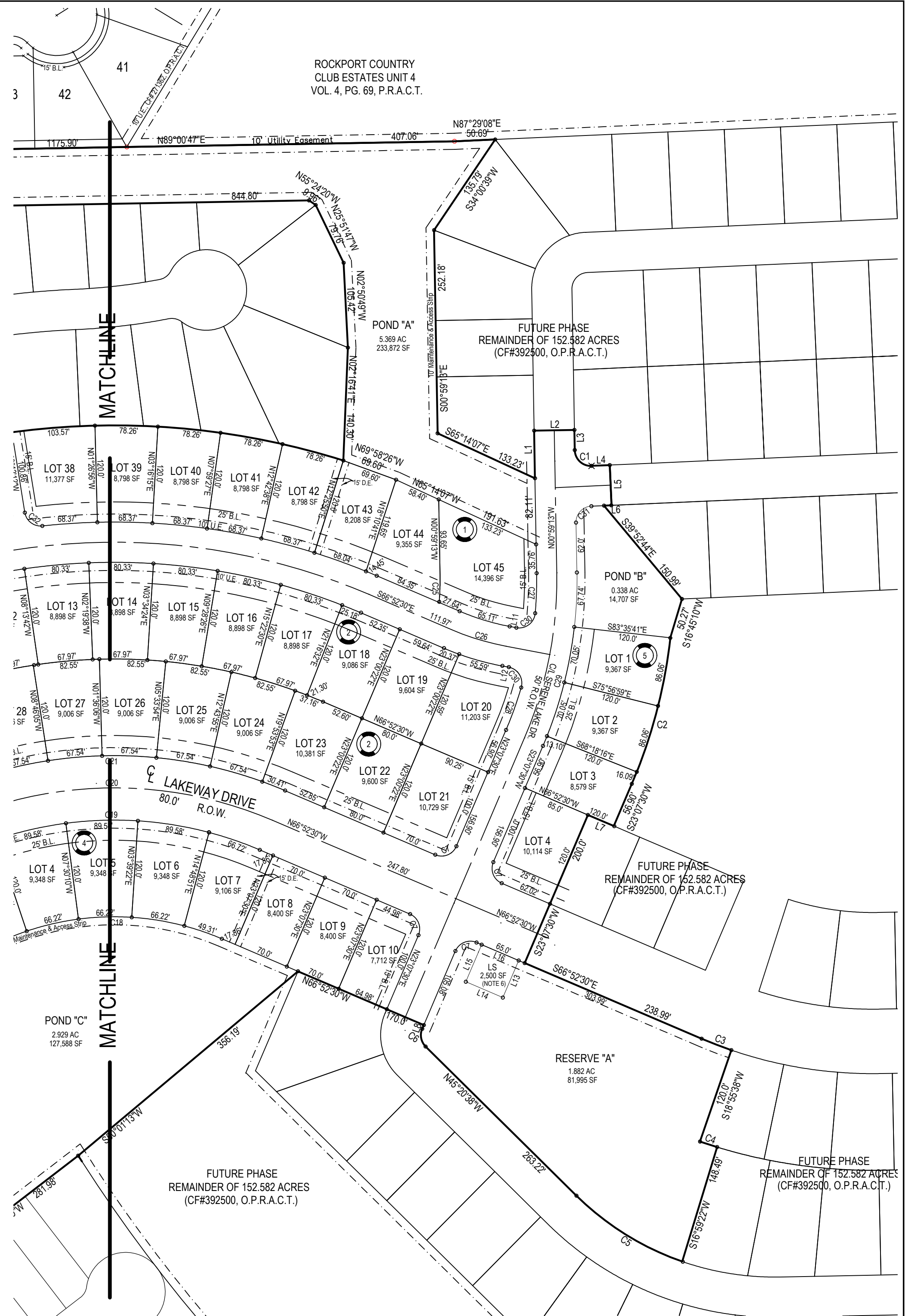


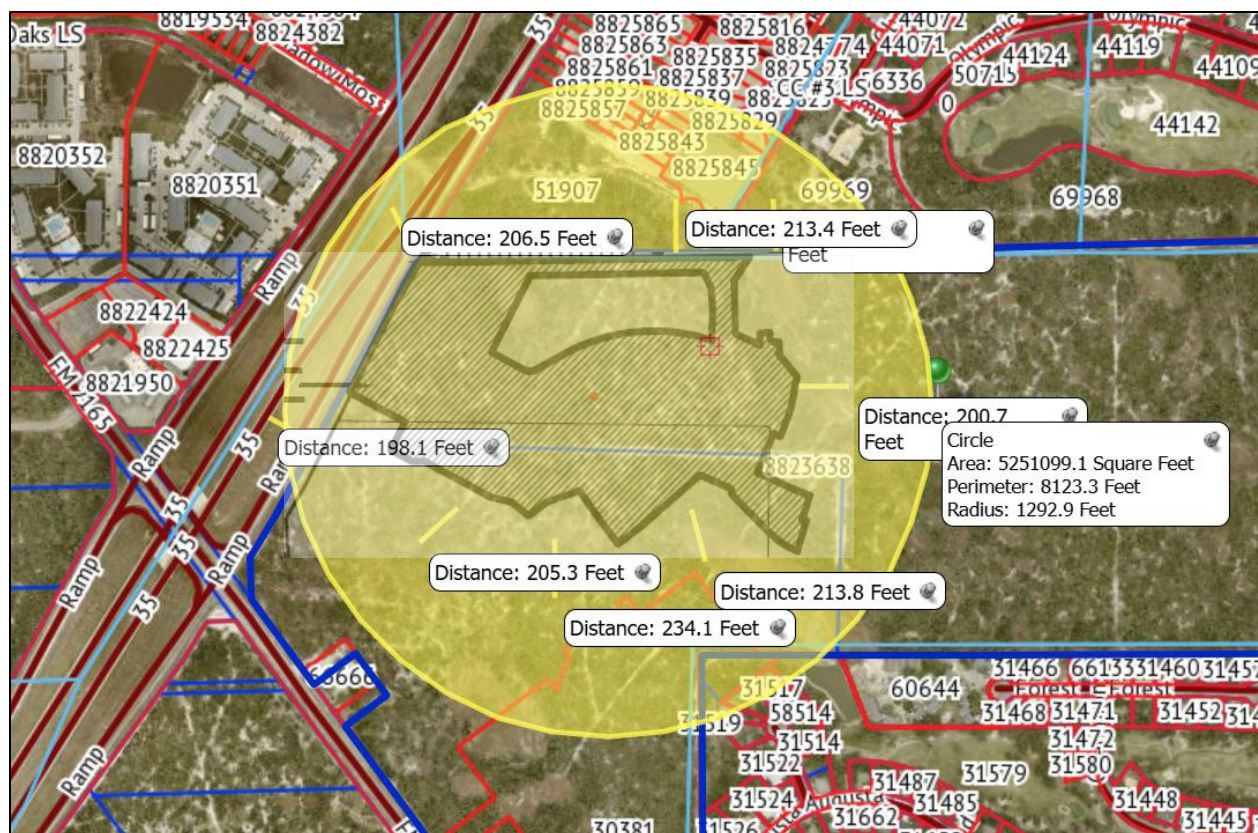
CURVE DATA

C1	C2	C3	C4	C5	C6
D = 91°31'57"	D = 16°43'10"	D = 04°11'54"	D = 01°56'16"	D = 25°32'08"	D = 68°27'28"
R = 20.0'	R = 645.0'	R = 540.0'	R = 660.0'	R = 350.0'	R = 20.0'
CH = 28.66'	CH = 187.55'	CH = 39.56'	CH = 22.32'	CH = 154.70'	CH = 22.50'
T = 20.54'	T = 94.78'	T = 19.79'	T = 11.16'	T = 79.31'	T = 13.61'
L = 31.95'	L = 188.22'	L = 39.57'	L = 22.32'	L = 155.99'	L = 23.90'
C7	C8	C9	C10	C11	C12
D = 89°58'58"	D = 90°01'24"	D = 90°01'41"	D = 90°01'51"	D = 55°50'39"	D = 55°50'23"
R = 20.0'	R = 20.0'	R = 70.0'	R = 45.0'	R = 195.0'	R = 170.0'
CH = 28.28'	CH = 28.28'	CH = 99.02'	CH = 63.66'	CH = 182.62'	CH = 159.20'
T = 19.99'	T = 20.01'	T = 70.03'	T = 45.02'	T = 103.34'	T = 90.09'
L = 31.41'	L = 31.42'	L = 109.99'	L = 70.71'	L = 190.06'	L = 165.68'
C13	C14	C15	C16	C17	C18
D = 55°53'13"	D = 55°50'40"	D = 55°50'36"	D = 55°50'40"	D = 55°50'39"	D = 51°20'07"
R = 50.0'	R = 220.0'	R = 460.0'	R = 500.0'	R = 540.0'	R = 340.0'
CH = 46.86'	CH = 206.04'	CH = 430.80'	CH = 468.27'	CH = 505.73'	CH = 294.54'
T = 26.52'	T = 116.59'	T = 243.78'	T = 264.98'	T = 286.18'	T = 163.39'
L = 48.77'	L = 214.43'	L = 448.34'	L = 487.33'	L = 526.32'	L = 304.63'
C19	C20	C21	C22	C23	C24
D = 51°20'00"	D = 51°20'00"	D = 51°20'0"	D = 45°38'19"	D = 51°20'00"	D = 51°20'00"
R = 460.0'	R = 500.0'	R = 540.0'	R = 950.0'	R = 805.0'	R = 780.0'
CH = 398.47'	CH = 433.14'	CH = 467.77'	CH = 736.87'	CH = 697.30'	CH = 675.69'
T = 221.04'	T = 240.28'	T = 259.49'	T = 399.72'	T = 386.81'	T = 374.83'
L = 412.11'	L = 447.97'	L = 483.79'	L = 756.72'	L = 721.18'	L = 698.83'
C25	C26	C27	C28	C29	C30
D = 05°32'05"	D = 12°26'27"	D = 06°00'05"	D = 06°45'32"	D = 24°06'43"	D = 95°40'34"
R = 355.0'	R = 325.0'	R = 475.0'	R = 475.0'	R = 525.0'	R = 20.0'
CH = 34.28'	CH = 70.43'	CH = 49.73'	CH = 56.0'	CH = 219.31'	CH = 29.65'
T = 17.16'	T = 35.42'	T = 24.90'	T = 28.05'	T = 112.13'	T = 22.09'
L = 34.29'	L = 70.57'	L = 49.75'	L = 56.03'	L = 220.94'	L = 33.40'
C31	C32				
D = 88°29'37"	D = 86°59'01"				
R = 20.0'	R = 20.0'				
CH = 27.91'	CH = 27.53'				
T = 19.48'	T = 18.97'				
L = 30.89'	L = 30.36'				

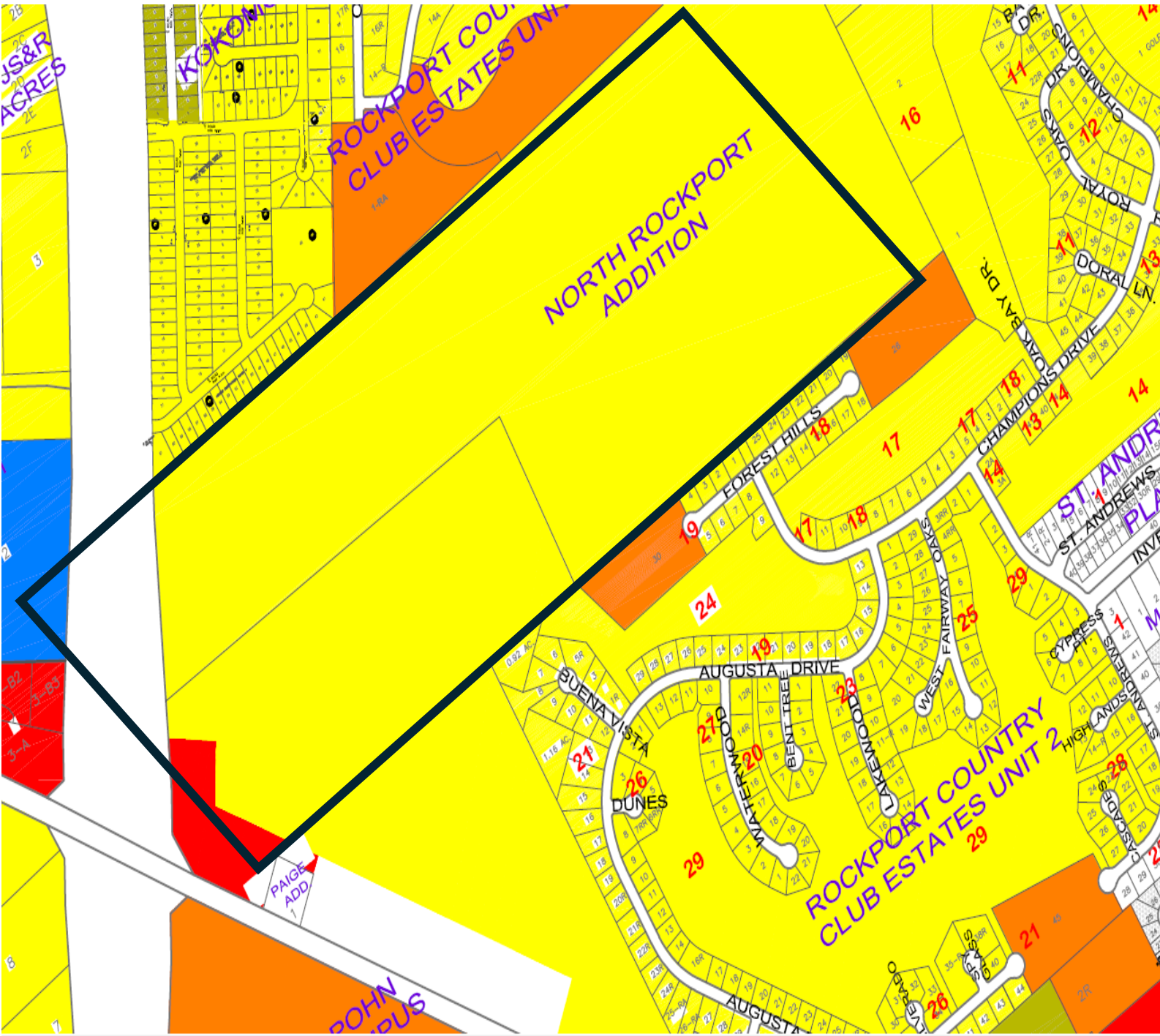
LINE DATA

L1 = N00°59'13"W, 59.14'
L2 = N89°00'48"E, 50.0'
L3 = S00°59'18"E, 24.98'
L4 = N87°29'15"E, 22.63'
L5 = S02°30'43"E, 50.3'
L6 = S87°29'15"W, 9.00'
L7 = N66°52'30"W, 35.0'
L8 = N23°07'30"E, 5.08'
L9 = S65°23'25"W, 5.52'
L10 = S88°02'42"W, 57.48'
L11 = N79°18'32"E, 8.22'
L12 = S79°18'32"E, 8.22'
L13 = S23°07'30"W, 50.0'
L14 = N66°52'30"W, 50.0'
L15 = N23°07'30"E, 50.0'
L16 = S66°52'30"W, 50.0'

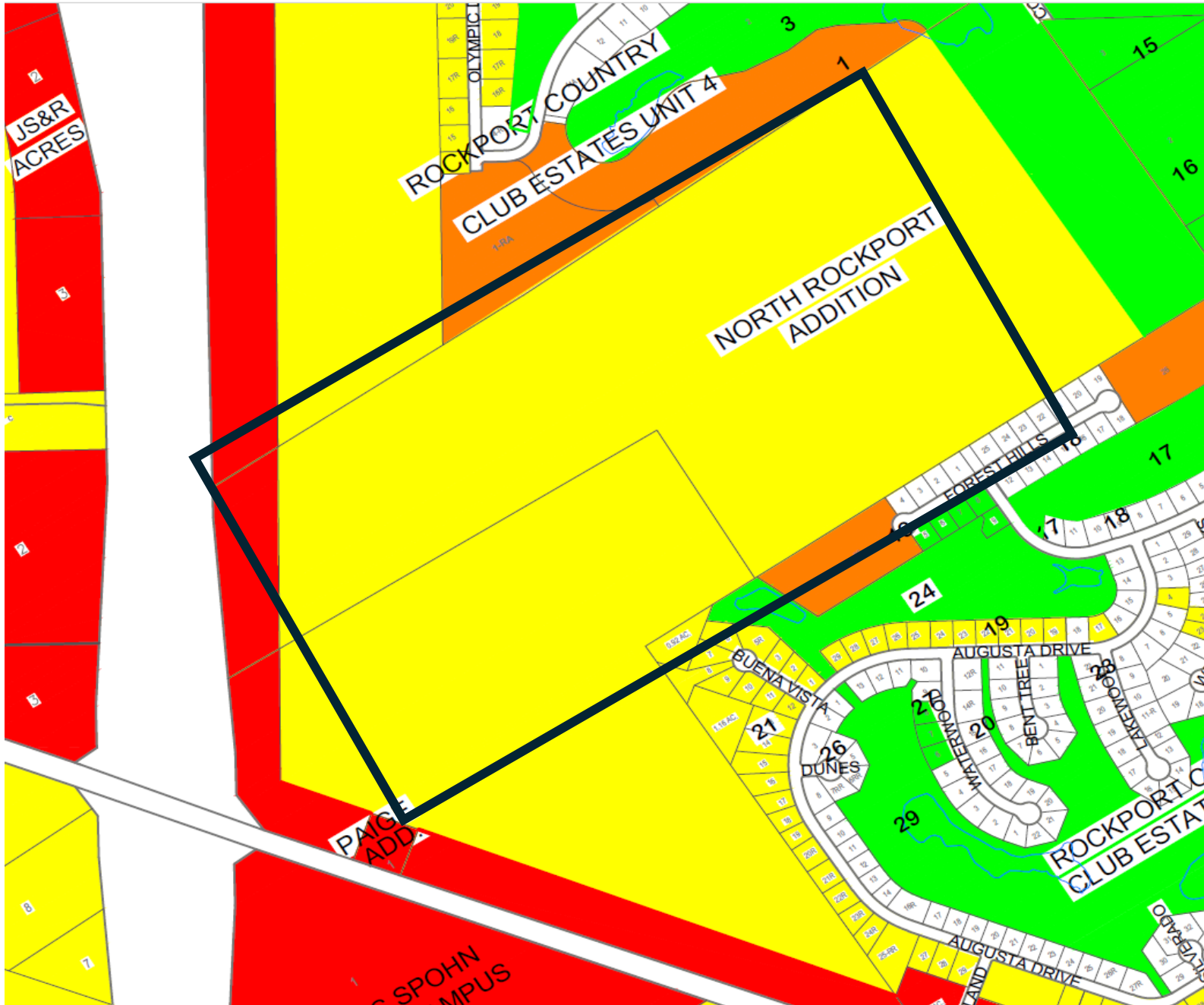




Zoning Map _ Lakeway Estates Phase 1



Future Land Use Map _ Lakeway Estates Phase 1





PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025, at 5:30 p.m. at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a Final Plat of the property located at 3250 – 3330 S H 35 Bypass; also known J W Paup Survey ABS A179 152.582 ACRES, J W Paup Survey ABS A179 6.887 ACRES, Lakeway Estates Phase 1.

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 8, 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://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

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

POSTED the 20th 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* in the Thursday, November 20, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich,
Director Building & Development

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
51907	KOKOMO DEVELOPMENT LP	2202 FM 3036	14830 FM 1346	ST HEDWIG,	TX	78152-9639
69969	HOOVER RONALD C	343 OLYMPIC DR	343 OLYMPIC DR	ROCKPORT	TX	78382-6833
8825845	CITY OF ROCKPORT	IS POND	2751 S H 35 BYPASS	ROCKPORT	TX	78382-5710
8823638	MOSTAGHASI HOSSEIN &HAMED	290 S H 35 BYPASS	4833 SARATOGA BLVD #423	CORPUS CHRISTI	TX	78413-2213
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382



PUBLIC HEARING
Planning & Zoning Commission
and City Council

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CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

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.

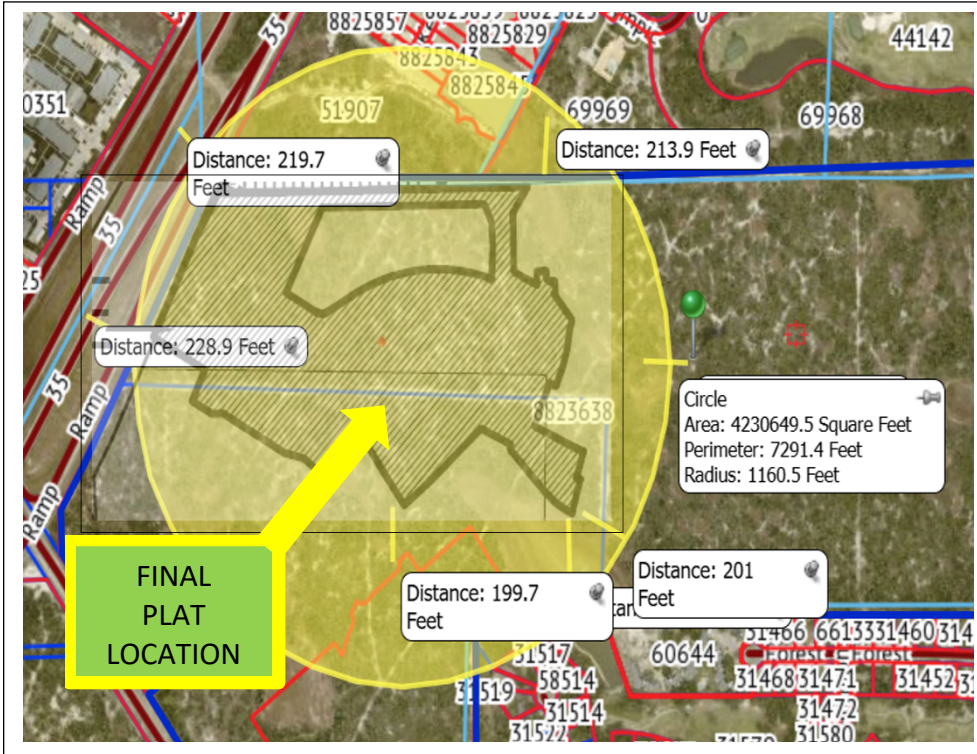
What do I do now?

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»

STAFF REPORT

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

**PROPERTY ADDRESS/LOCATION**

Railroad Property,
Property ID: 31037

APPLICANT/PROPERTY OWNER

Stuart Lynn of Sal Holdings, LLC, Owner

PUBLIC HEARING DATE

P&Z – Monday, December 8, 2025
CC – Tuesday, December 9, 2025

P&Z DATE

P&Z – Monday, December 8, 2025

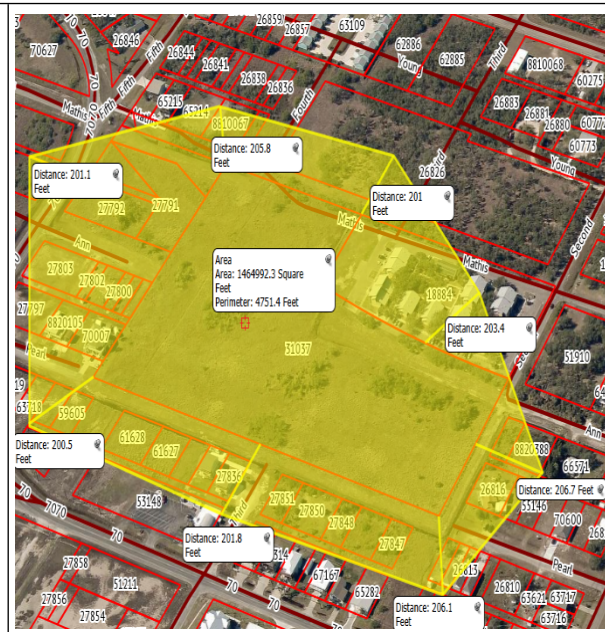
CITY COUNCIL DATE(S)

1st Reading – Tuesday December 9, 2025
2nd Reading – Tuesday, January 13, 2026,

BRIEF SUMMARY OF REQUEST

Property owner, Stuart Lynn of Sal Holdings, LLC is requesting to rezone the property to R2 (2nd Single Family Dwelling District) in order to develop a single family subdivision following the requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 20, 2025, edition and mailed out to forty-eight (48) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R5 – 2 nd Multi-Family Dwelling District	Undeveloped Land	N – R1 (1st Single Family Dwelling District) / B1 (General Business District) S – N/A - Not in City Limits E – N/A - Not in City Limits W – N/A - Not in City Limits	No Improvements	13.519 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Vacant Land

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



RECEIVED
OCT 02 2025
BY: Carson

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 See Exhibit A
Property ID 31037

C. CURRENT ZONING OF PROPERTY: R-5

D. PRESENT USE OF PROPERTY: Undeveloped

E. ZONING DISTRICT REQUESTED: R-2

F. CONDITIONAL USE REQUESTED: _____

G. LEGAL DESCRIPTION: (Fill in the one that applies) See Exhibit A

• Lot or Tract _____ Block _____

• Tract _____ of the _____
Survey as per metes and bounds (field notes attached)

• If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
VILLAGE BY THE BAY

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): _____
See Exhibit A

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Requesting to re plat with 50' x 100' single family
dwelling lots

K. OWNER'S NAME: (Please print) VILLAGE BY THE BAY LTD
ADDRESS: 15481 S. PAPRE ISLAND DR STE 101
CITY, STATE, ZIP CODE: CORPUS CHRISTI, TX 78418
PHONE NO 979-578-2021

L. REPRESENTATIVE: (If Other Than Owner) ALICA WATERS / SPAL HOLDINGS, LLC
ADDRESS: 2200 Ave. A
CITY, STATE, ZIP CODE: BAY CITY TX 77414
PHONE NO 713-816-3971

NOTE: Do you have property owner's permission for this request?
See attached 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. _____

VILLAGE BY BAY

Authentisign ID: 4163EF00-B5D2-EF11-88CF-002248299057

EXHIBIT A

SHL

JC

GH

PROPERTY ID: 27792

LEGAL DESCRIPTION: Manning, BLOCK 411, Lot 5 - 12, & 14 - 21 & 0.419 ACS OF ROW & RR
SITUS ADDRESS: 1819-1833 S ANN ST ROCKPORT, TX 78382

PROPERTY ID: 27791

LEGAL DESCRIPTION: MANNING, BLOCK 411, LOT 1 THRU 4, AND .80 (RR) ACRES 1.00
SITUS ADDRESS: 720 MATHIS ST ROCKPORT, TX 78382

PROPERTY ID: 31037

→ R5-R2

LEGAL DESCRIPTION: RAILROAD RESERVE, ACRES 13.519, MANNING SPECIFICALLY INCL
150X85 RR RES ADJ TO ABST 92 (J KETTLE SURVEY)
SITUS ADDRESS: ? S ANN ST ROCKPORT, TX 78382

VILLAGE BY THE BAY LTD
15481 S PADRE ISLAND DR STE 101
CORPUS CHRISTI, TX 78418

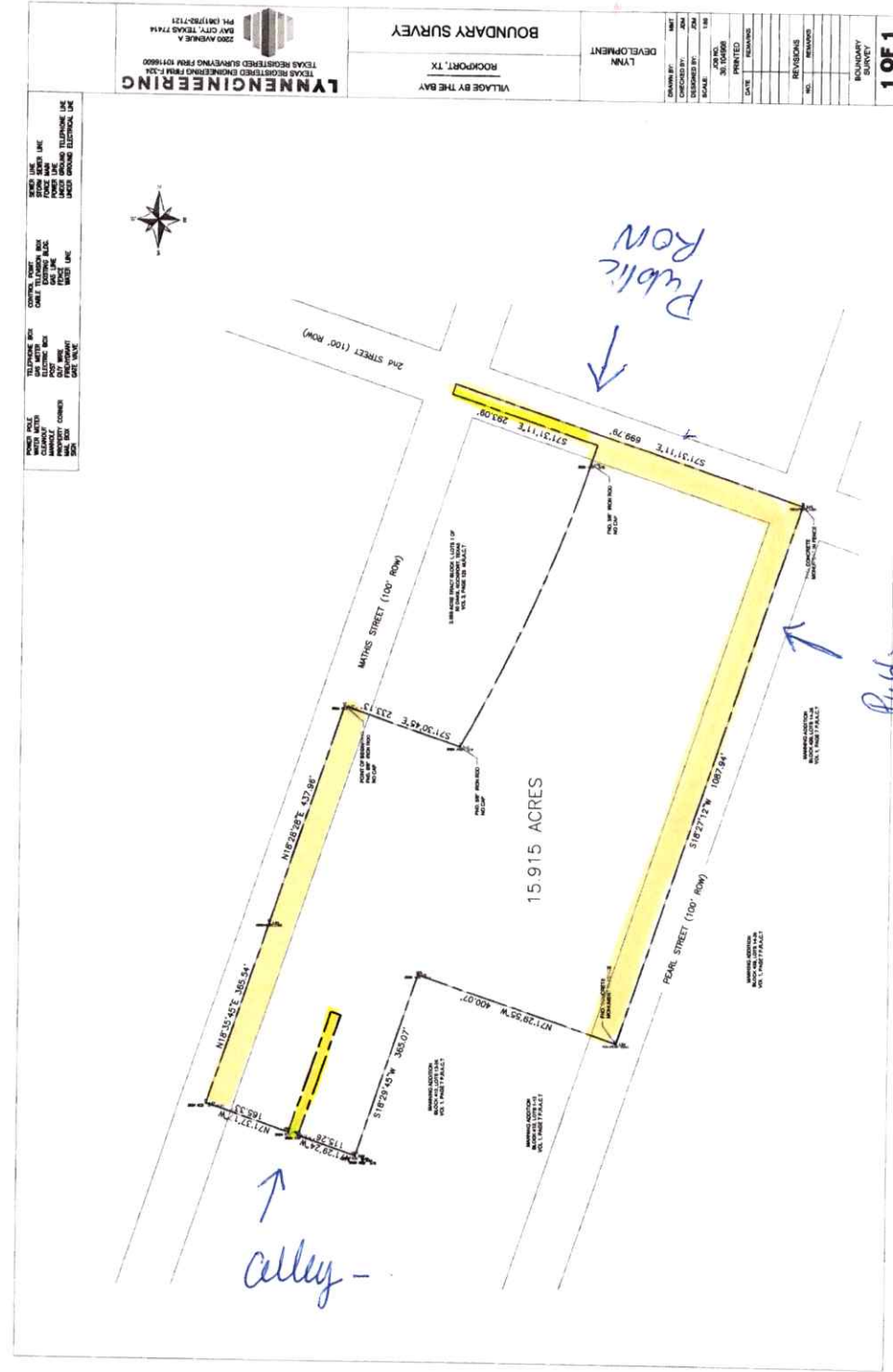
October 30, 2024

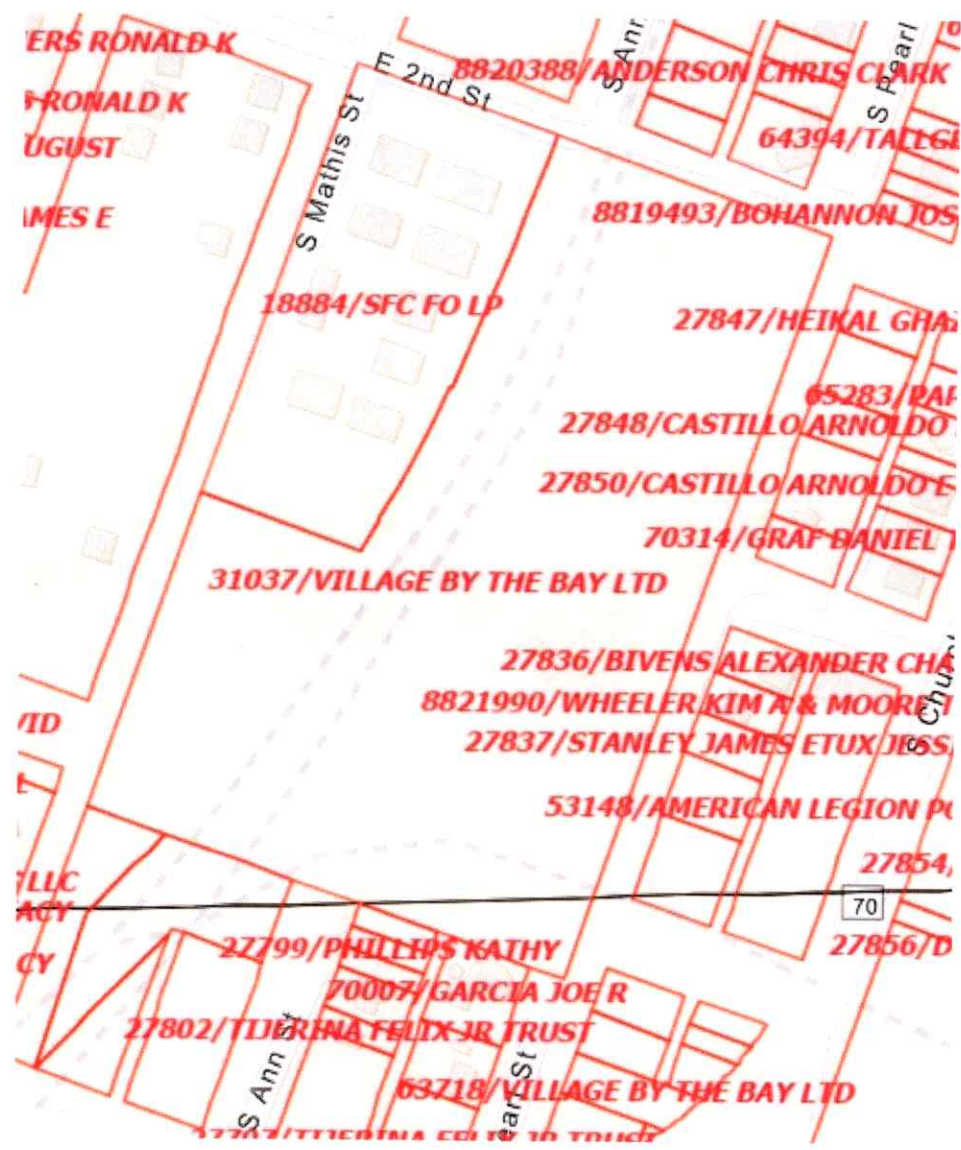
To Whom It May Concern,

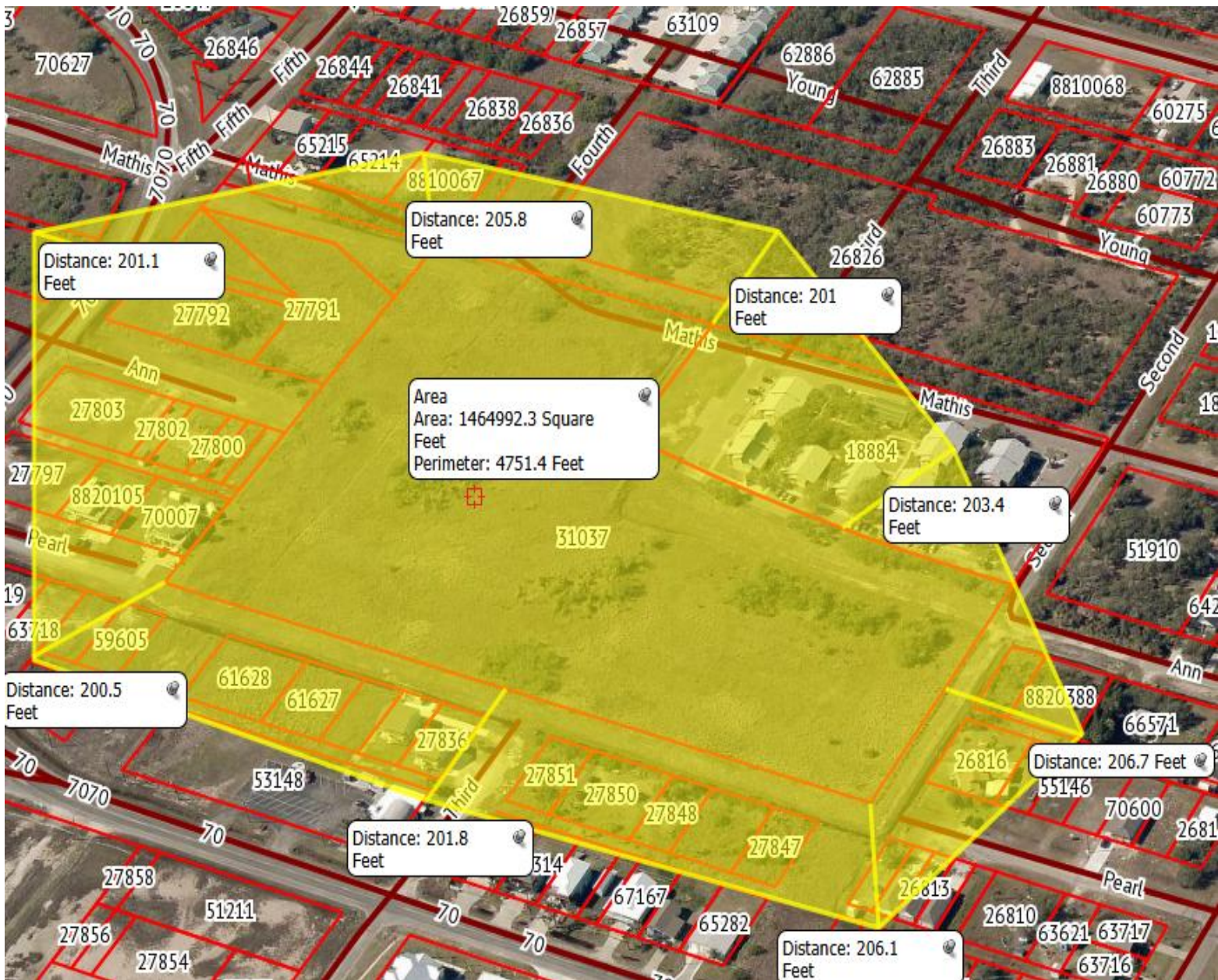
I, VILLAGE BY THE BAY LTD, the owner of the property located at 1819-1833 S ANN ST ROCKPORT, TX 78382, 1720 MATHIS ST ROCKPORT, TX 78382, ? S ANN ST ROCKPORT, TX 78382 (property ID: 27792, 27791, 31037), hereby grant permission to SAL Holdings, LLC to apply for a Conditional Use Permit (CUP) for the property mentioned above.

This authorization allows SAL Holdings, LLC to proceed with the necessary applications and related processes concerning the CUP.

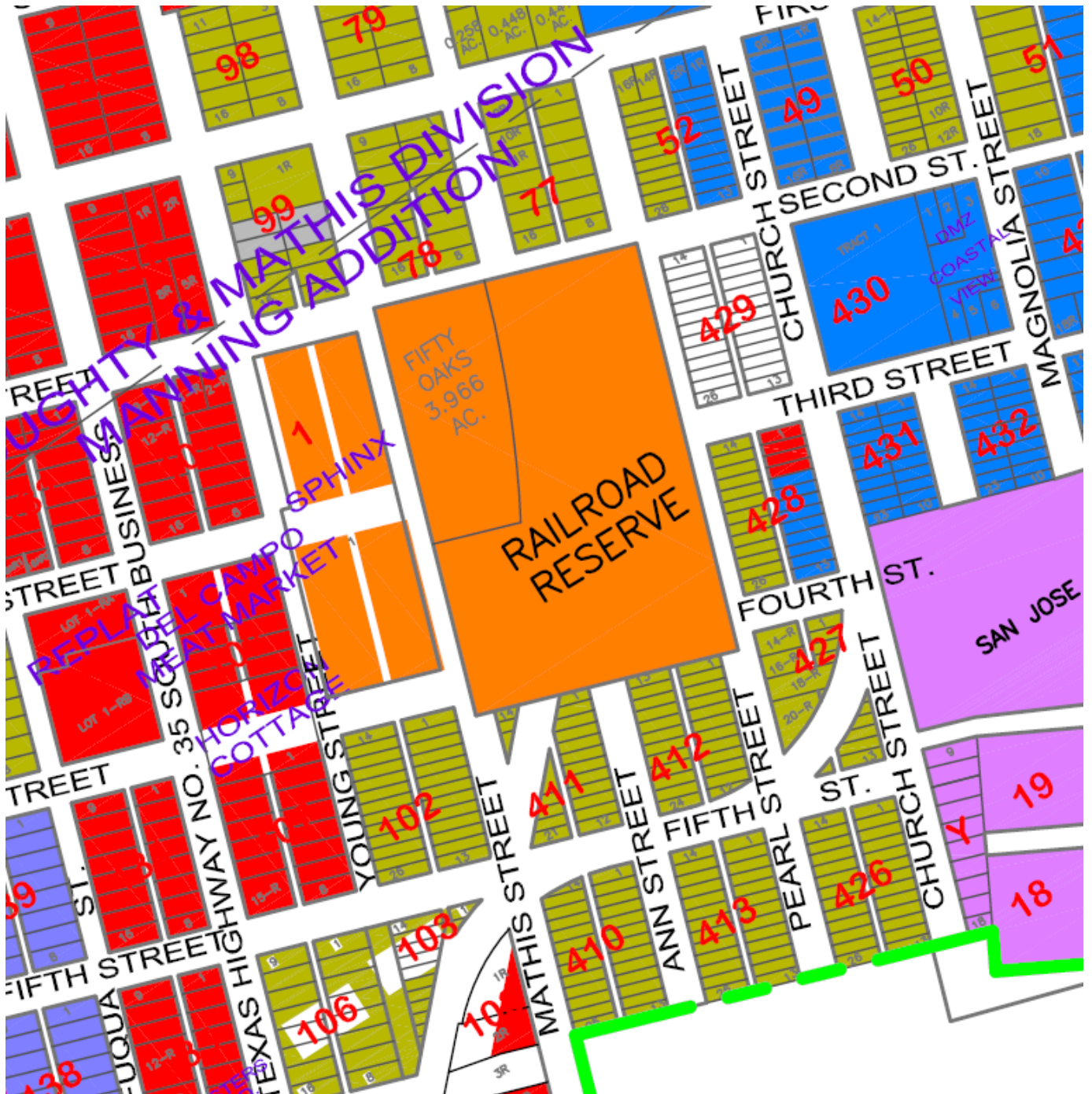
Signature: Gabi Hilpold ^{Authenticate} John Cadena (represented party of VILLAGE BY THE BAY LTD)
Date: 11/19/24 11/20/24



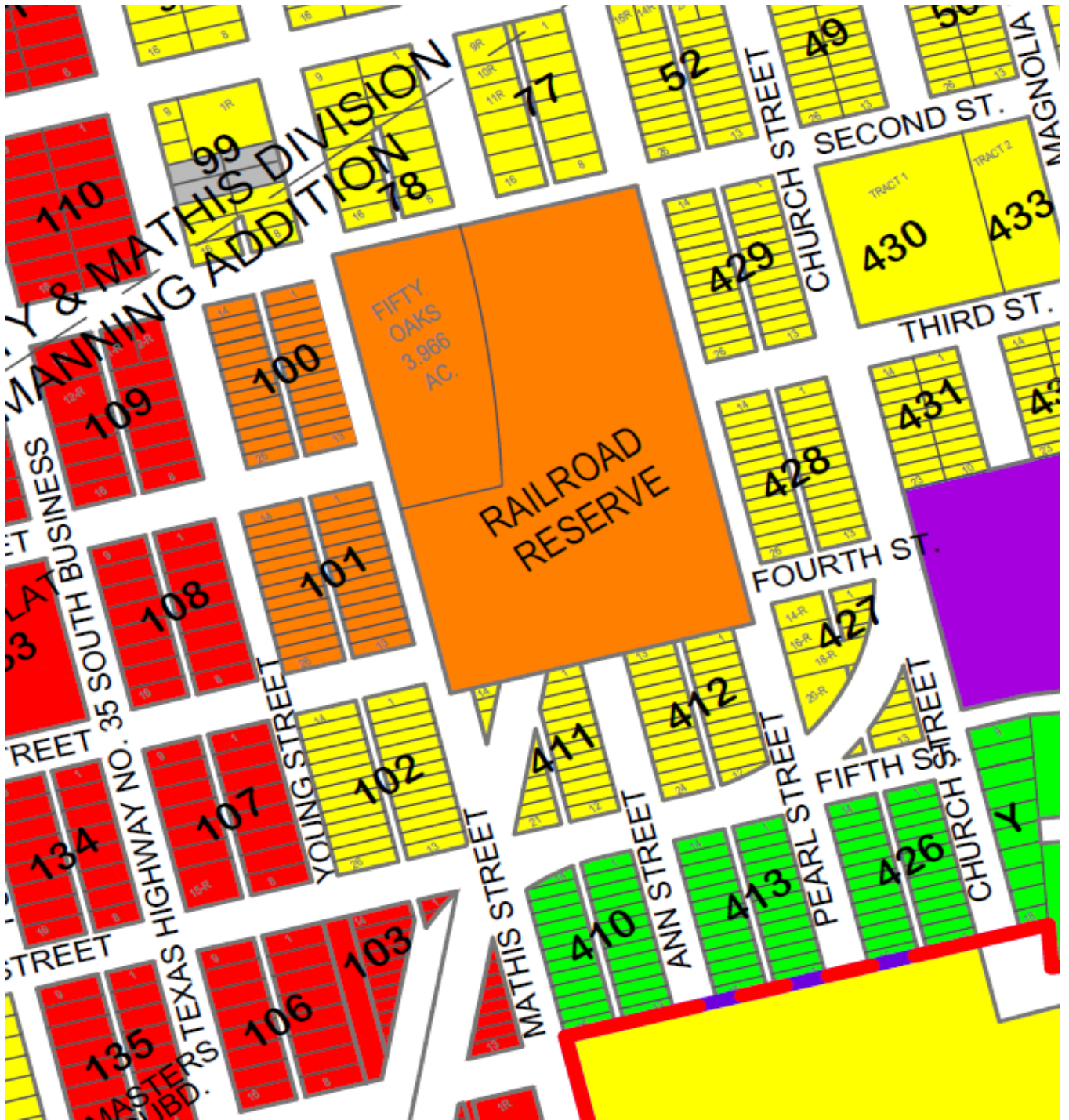




ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING
Planning & Zoning Commission
and City Council

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CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
31037	Village By the Bay LTD	? S Ann St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
8810088	Scrivner D R Estate	1901 - 1925 S Ann St	PO Box 1401	George West	TX	78022
27791	Village By the Bay LTD	1720 Mathis St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
27792	Village By the Bay LTD	1819 - 1833 S Ann St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
27803	Felix Tijerina Jr Trust	1828 S Ann St	1824 S Ann St	Rockport	TX	78382
27802	Felix Tijerina Jr Trust	1824 S Ann St	1824 S Ann St	Rockport	TX	78382
27801	Margaret Rodgers	1816 S Ann St	156 Grand Lagoon Shores Dr	Panama City	FL	32408
27800	Margaret Rodgers	1814 S Ann St	156 Grand Lagoon Shores Dr	Panama City	FL	32408
27798	Angelica Boose	1810 S Ann St	132 Janacek	Rockport	TX	78382
27797	Felix Tijerina Jr Trust	1825 S Pearl St	1824 S Ann St	Rockport	TX	78382
8820105	Leslie Stranahan	1821 S Pearl St	1821 S Pearl St	Rockport	TX	78382
70007	Joe Garcia	1805 S Pearl St	1805 S Pearl St	Rockport	TX	78382
63719	Village By the Bay LTD	1818 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
63718	Village By the Bay LTD	1818 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
59606	Village By the Bay LTD	1806 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
59605	Village By the Bay LTD	1802 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
61628	James and Jessica Stanley	1724 - 1730 S Pearl St	13121 Delphinus Walk	Austin	TX	78732
61627	James and Jessica Stanley	1718 - 1722 S Pearl St	13121 Delphinus Walk	Austin	TX	78732
27837	James and Jessica Stanley	1712 S Pearl St Unit	13121 Delphinus Walk	Austin	TX	78732
8821990	Kim Wheeler and Teresa Moore	1706 S Pearl St	2450 Oak Hills Circle # 2415	Fort Worth	TX	76109
27836	Charles Alexander Bivens	703 E Third St	14210 Arbor Oak	San Antonio	TX	78249
53148	American Legion Post # 363	1701 S Church St	1701 S Church St	Rockport	TX	78382
27851	Fernando & Alva Ibarra	702 E Third St	7846 Bur Oak Way	San Antonio	TX	78223
27850	Arnoldo and Ruth Castillo	1616 S Pearl St Unit UNOPE	1615 S Church St	Rockport	TX	78382
27848	Arnoldo and Ruth Castillo	1612 S Pearl St Unit UNOP R	1615 S Church St	Rockport	TX	78382
8819989	Vicki Kelner	1606 S Pearl St Unit UNOP R	1602 Chilton Ln	Katy	TX	77493
27847	Ghazi & Anna Heikal	1602 S Pearl St Unit UNOP R	12327 Spilt Rail Pkwy	Austin	TX	78750
27846	Steve Kilburn and Cynthia Schilling	1623 S Church St	PO Box 275	Marble Falls	TX	78654
70314	Daniel and Elizabeth Graf	1619 S Church St	1619 S Church St	Rockport	TX	78382
27843	Arnoldo and Ruth Castillo	1615 S Church St	1615 S Church St	Rockport	TX	78382
27842	Arnoldo and Ruth Castillo	1613 S Church St	1615 S Church St	Rockport	TX	78382
67167	James and Maricella Castillo	1609 S Church St	1609 S Church St	Rockport	TX	78382
65283	Papagayo Inc	1605 S Church St	719 Waterwood	Rockport	TX	78382

65282	Rogelio and Celina Ibarra	1601 S Church St	5531 Randolph Blvd	San Antonio	TX	78233
8819493	Joshua and Shanda Bohannon	1526 S Pearl St	3788 FM 1781	Rockport	TX	78382
8819492	Joshua and Shanda Bohannon	1524 S Pearl St	3788 FM 1781	Rockport	TX	78382
26813	James Johnston and Jennifer Chave	1522 S Pearl St	12123 Stoney Bend St	San Antonio	TX	78247
26816	Jim and Linda Simpson	1515 S Pearl St	1515 S Pearl St	Rockport	TX	78382
8823784	James and Linda Simpson	1513 S Pearl St	1515 S Pearl St	Rockport	TX	78382
8820686	Daniela Cruz and Yadsmin Alvarado	1532 S Ann St	823 Northlake Dr	Richardson	TX	75080
8820388	Chris Anderson Clark	1524 - 1528 S Ann St	16092 S State Highway 16	Fredericksbrg	TX	78624
66571	Gary and Allana Raven	1516 S Ann St	309 Briarwood Trl	Austin	TX	78746
18884	SFC FO LP	501 E Second St	638 Camino De Kis Mares Ste H 1	San Clemente	CA	92673
26826	Lovely Villas LLC	1601 Mathis St	1307 Mystic River Ln	Rosenberg	TX	77471
26832	David Phillip	1801 Mathis St	129 Sendero Verde	San Antonio	TX	78261
8810067	Lee Melton	1803 Mathis St	129 Sendero Verde	San Antonio	TX	78261
65214	Jeremy and Robin Cunningham	1811 - 1817 Mathis St	1819 S Mathis St	Rockport	TX	78382
65215	Jeremy and Robin Cunningham	1819 Mathis St	1819 S Mathis 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
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, **December 8, 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 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)

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 8, 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 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: _____

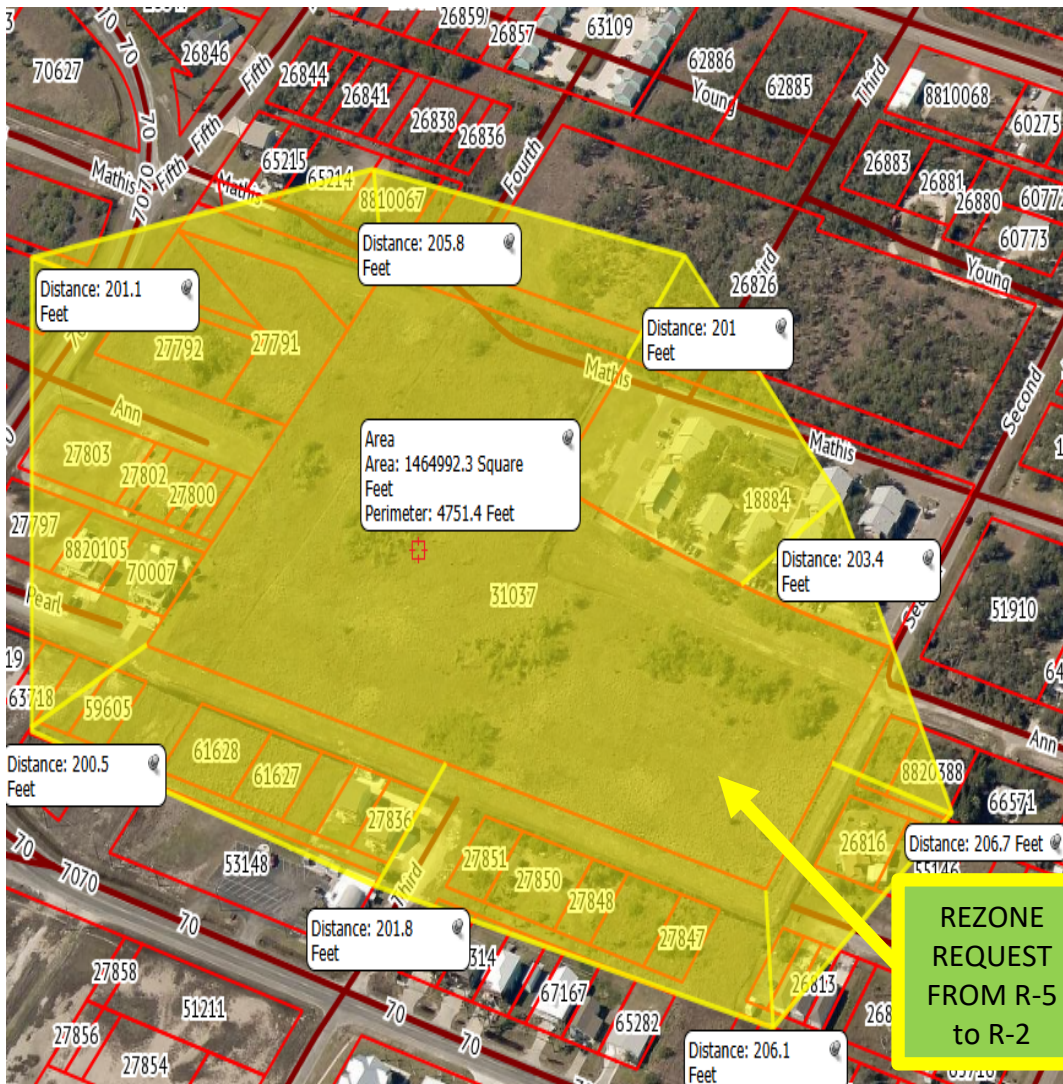
REASON:

Signature

See map on reverse side.

Location Map of Proposed 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 8, 2025

CATEGORY: Action Item

CAPTION:

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)
-

SUMMARY:

Property owner, Stuart Lynn of Sal Holdings, LLC is requesting to rezone the property to R2 (2nd Single Family Dwelling District) in order to develop a single-family subdivision following the requirements of the R2 zoning district.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the 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)

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. StaffReportPH- 802 W Morgan - The Oaks at Market
2. Submittal The Oaks at Market -5-1-2025
3. Pictometry for Mailouts_The Oaks @ Market
4. Zoning Map_The Oaks @ Market
5. Future Land Use Map_The Oaks @ Market
6. PH The Oaks @ Market
7. Public Mailout List_The Oaks @ Market
8. Mail Outs - 12-8-25

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: November 25, 2025

Kimberly Henry, Assistant to the City Manager

Date: November 25, 2025

STAFF REPORT

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

**PROPERTY ADDRESS/LOCATION**

802 W Morgan & 155 Kelly Ln

APPLICANT/PROPERTY OWNER

Stuart Lynn of Sal Holdings, LLC, Owner

PUBLIC HEARING DATE

P&Z – Monday, December 8, 2025
 CC – Tuesday, December 9, 2025,

P&Z DATE

P&Z – Monday, December 8, 2025

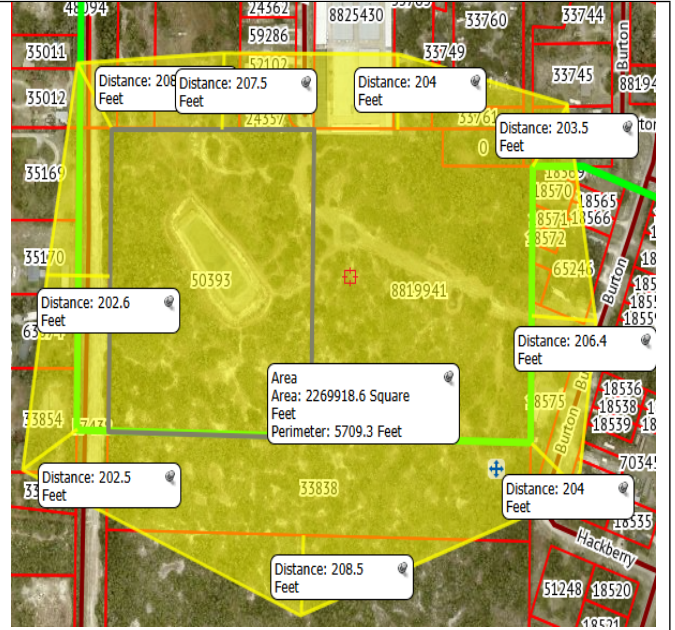
CITY COUNCIL DATE(S)

1st Reading – Tuesday December 9, 2025
 2nd Reading – Tuesday, January 13, 2026,

BRIEF SUMMARY OF REQUEST

Property owner, Stuart Lynn of Sal Holdings, LLC is requesting to rezone the property to R2 (2nd Single Family Dwelling District) in order to develop a single family subdivision following the requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, October 30, 2025, edition and mailed out to seventeen (17) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R1 – 1 st Single Family Dwelling District	Undeveloped Land	N – R1 (1st Single Family Dwelling District) / B1 (General Business District) S – N/A - Not in City Limits E – N/A - Not in City Limits W – N/A - Not in City Limits	No Improvements	32.993 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Vacant Land

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning [☒] Conditional Permit [☐]

Planned Unit Development (P.U.D.) by Conditional Permit [☐]

B. ADDRESS AND LOCATION OF PROPERTY (#1D 881994) 802 W. Morgan St,

(#1D 50393) 155 Kelly Ln & (#1D 33838) W of W Murray St. - county

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: undeveloped

E. ZONING DISTRICT REQUESTED: R-2

F. CONDITIONAL USE REQUESTED: _____

G. LEGAL DESCRIPTION: (Fill in the one that applies)

• Lot or Tract _____ Block _____

• Tract _____ of the _____
Survey as per metes and bounds (field notes attached)

✓ If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____

THE OAKS AT MARKET STREET

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 33.676 acres

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Planned new single residential lots ~ 163 50'x100'

K. OWNER'S NAME: (Please print) JAL HOLDINGS, LLC
ADDRESS: 2200 Ave A
CITY, STATE, ZIP CODE: Bay City, TX 77404
PHONE NO 979-245-8900

L. REPRESENTATIVE: (If Other Than Owner) _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NO _____

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

YES ☒ NO ☐

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: Alicia Waters
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

Oaks at Market Street

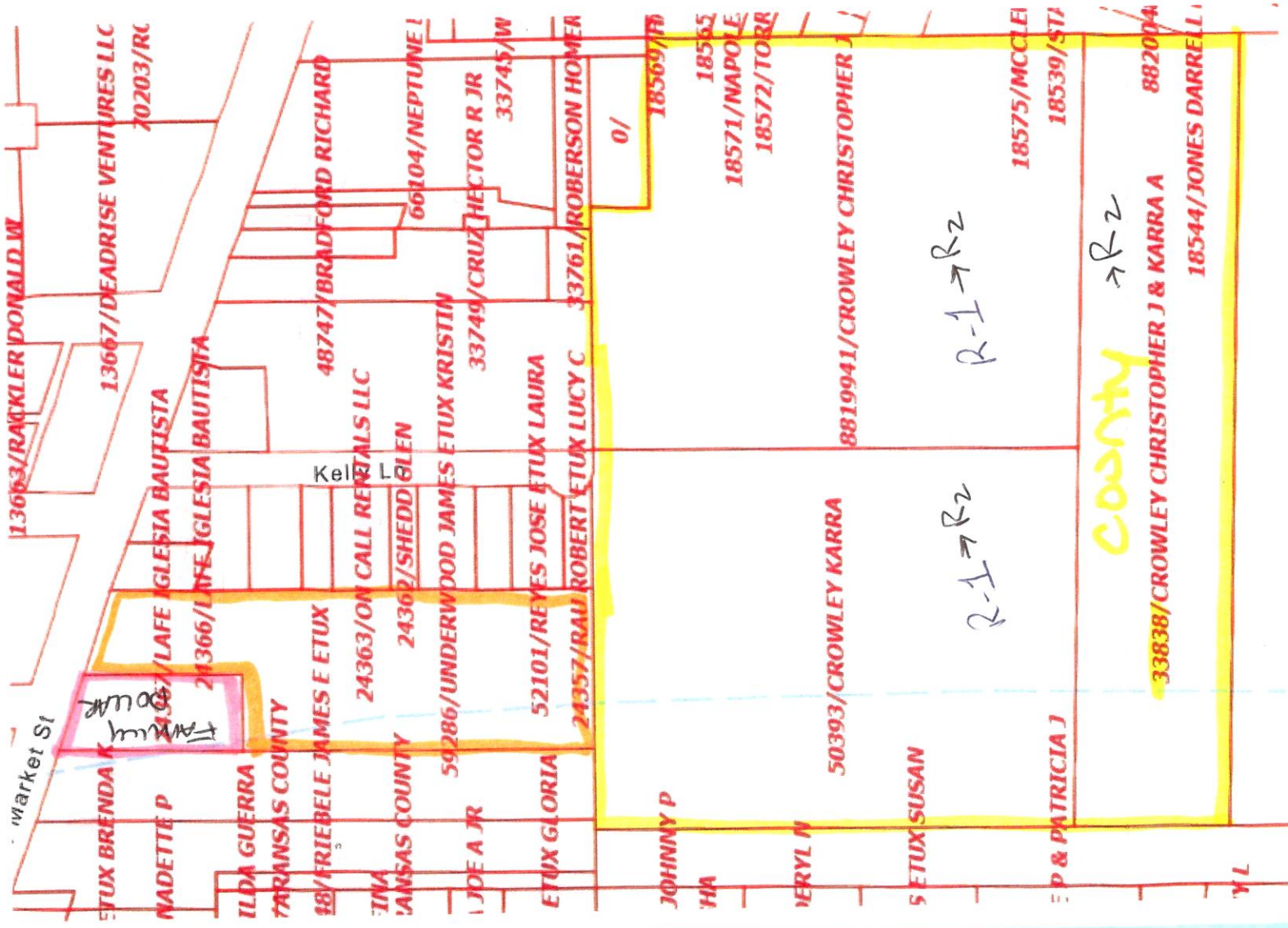
Exhibit A

12.50 Acres out of 25.205 Acre Tract, being the N/2 out of a 51.88 Acre Tract J Smith Survey
(Property ID 50393)

7.788 Acres N/3 of S/2 J Smith Survey (Property ID 33838)

12.705 Acres out of a 25.205 Acre Tract, being the N/2 out of a 51.88 Acre Tract J Smith
Survey (Property ID 8819941)

12 *00* *✓*



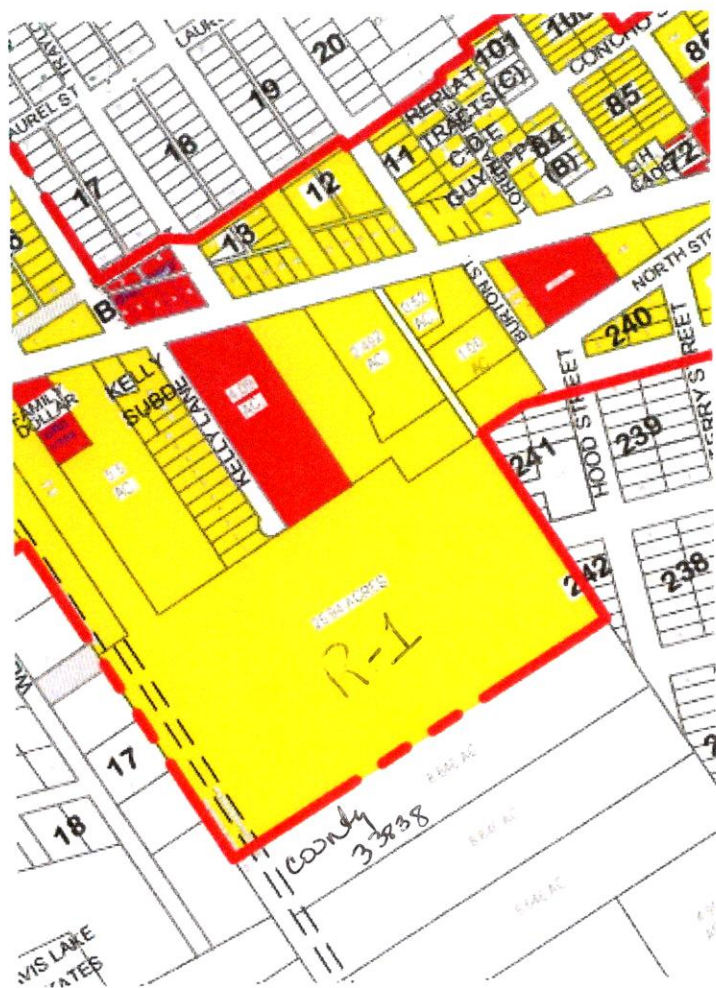
Oaks at Market Street

33838 WOFW
Murray St.

5819941
802 W Morgan

50393
155 Kelly Ln

78382



The Oaks at Market Street

State of Texas §

County of Aransas §

BEING a 33.676-acre tract of land out of the John Smith Survey Abstract 187, and out of Blocks 1 – 6 of the Bellevue Addition to Rockport, Texas according to the plat filed at Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas and said tract being comprised of that called 12.500-acre tract of land described in File Number 355149 and that called 12.705-acre tract of land described in File Number 355150 and the remainder of that called 8.65-acre tract of land described in File Number 345262, all as recorded in the Official Public Records of Aransas County, Texas, and this 33.676-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap marked "2133" found in the South line of that Aransas County 2.906-acre tract as recorded in File Number 197536 of the Official Public Records of Aransas County, which marks the Northwest corner of the herein described tract and the Northeast corner of that Aransas County 1.477-acre tract described in File Number 221579 of the Official Records of Aransas County, Texas;

THENCE North 89°20'59" East with the North line of the herein described tract, same being the North line of said 12.500-acre tract and with the South line of said Aransas County 2.906-acre tract, and with the South line of that 2.59-acre tract described in Volume 185, Page 173 of the Deed Records of Aransas County, Texas, and with the South line of the remainder of the Christopher J. Crowley, et ux 5.489-acre tract as described in File Number 340659 of the Official Property Records of Aransas County and the South line of Lot 1 of Kelly Subdivision according to the plat recorded at Volume 2, Page 11 of the Map Records of Aransas County, Texas at a distance of 151.17 feet pass a found 5/8 inch iron rod with no cap marking the Southwest corner of said 5.489-acre tract, at a distance of 432.95 feet pass a 5/8 inch iron rod with cap marked "Lynn Engineer Firm 10116600" set for the Southeast corner of said Crowley 5.489-acre tract and the Southwest corner of Lot 1 of Kelly Subdivision and continuing for a total distance of 612.54 feet (called South 89°12'00" West 612.20 feet in File Number 355149 of the Official Public Records of Aransas County) to a found 5/8 inch iron rod with cap marked "2133" found in the West right-of-way line of Kelly Lane;

THENCE North 89°34'50" East, continuing with the North line of said 12.500-acre tract and crossing Kelly Lane, a 60 foot wide public street right-of-way for a distance of 59.95 feet to a 5/8 inch iron rod with no cap marking the Northeast corner of said 12.500-acre tract and the Northwest corner of the aforementioned 12.705-acre tract and the Southwest corner of that called 4.09 acre tract described in Volume V-2, Page 472 of the Deed Records of Aransas County, Texas and continuing for a total distance of 261.60 feet (called 262.0 feet

in Volume V-2, Page 472 of the Deed Records of Aransas County, Texas) to a found 5/8 inch iron rod with cap marked "2133" marking the Southeast corner of said 4.09-acre tract and the Southwest corner of a called 0.19-acre tract described in Exhibit C of the deed recorded as File Number 310881 of the Official Public Records of Aransas County;

THENCE continuing with the North line of said 12.705-acre tract and the South line of said 0.19-acre tract for a distance of 155.36 feet to a found 5/8 inch iron rod marked "2133" at an exterior corner of the herein described tract and being the Northwest corner of the Clarence D. Christensen, et ux Sandra called 0.5877-acre tract;

THENCE South 00°50'31" East with the West line of said 0.5877-acre tract for a distance of 100.30 feet to a found 5/8 inch iron rod with cap marked "2133" for an interior corner of the herein described tract;

THENCE North 89°08'43" East with the South line of said 0.5877-acre tract for a distance of 291.00 feet to a found concrete monument marking the most Easterly Northeast corner of the aforementioned 12.705-acre tract, said monument being in the West boundary line of the Doughty and Mathis Division according to the plat recorded in Volume E, Pages 272-273 in the Deed Records of Aransas County, Texas;

THENCE South 00°37'35" East with the East line of said 12.705-acre tract and the West line of the Doughty and Mathis Division for a distance of 727.05 feet to a found 5/8 inch iron rod with no cap marking the Southeast corner of said 12.705-acre tract and the Northeast corner of the aforementioned remainder of a called 8.65-acre tract;

THENCE South 00°32'40" East continuing with the West line of said Doughty and Mathis Division and with the East line of said remainder of said 8.65-acre tract for a distance of 267.15 feet (called 266.63 feet in File Number 345262 of the Official Public Records of Aransas County) to a found 5/8 inch iron rod with cap marked "2133" marking the Southeast corner of said remainder of an 8.65-acre tract and the Northeast corner of a called 8.65-acre tract, called the Center 1/3 of a 25.94-acre tract;

THENCE North 89°51'06" West with the common line between the called North 1/3 and called Center 1/3 of a called 25.94-acre tract and with the South line of the herein described tract for a distance of 1,374.62 feet to a found 5/8 inch iron rod with cap marked "2133" marking the Southwest corner of the herein described tract and also being in the East line of the aforementioned Aransas County 1.477-acre tract;

THENCE North 00°56'52" West with the West line of the herein described tract and the East line of said 1.477-acre tract, at a distance of 267.02 feet pass a found 5/8 inch iron rod with cap marked "2133" marking the Northwest corner of the remainder of an 8.65-acre tract and the Southwest corner of the aforementioned 12.500-acre tract and continuing with the

West line of said 12.500-acre tract and the East line of said 1.477-acre tract for a total distance of 1,076.33 feet to the POINT OF BEGINNING containing in area 33.676 acres of land, more or less.

This description is based on a survey made on the ground under my supervision in March, 2025 and it accurately represents the property herein described to the best of my knowledge and belief.

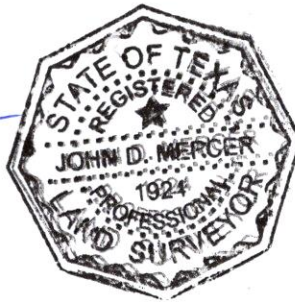
Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 (2011).

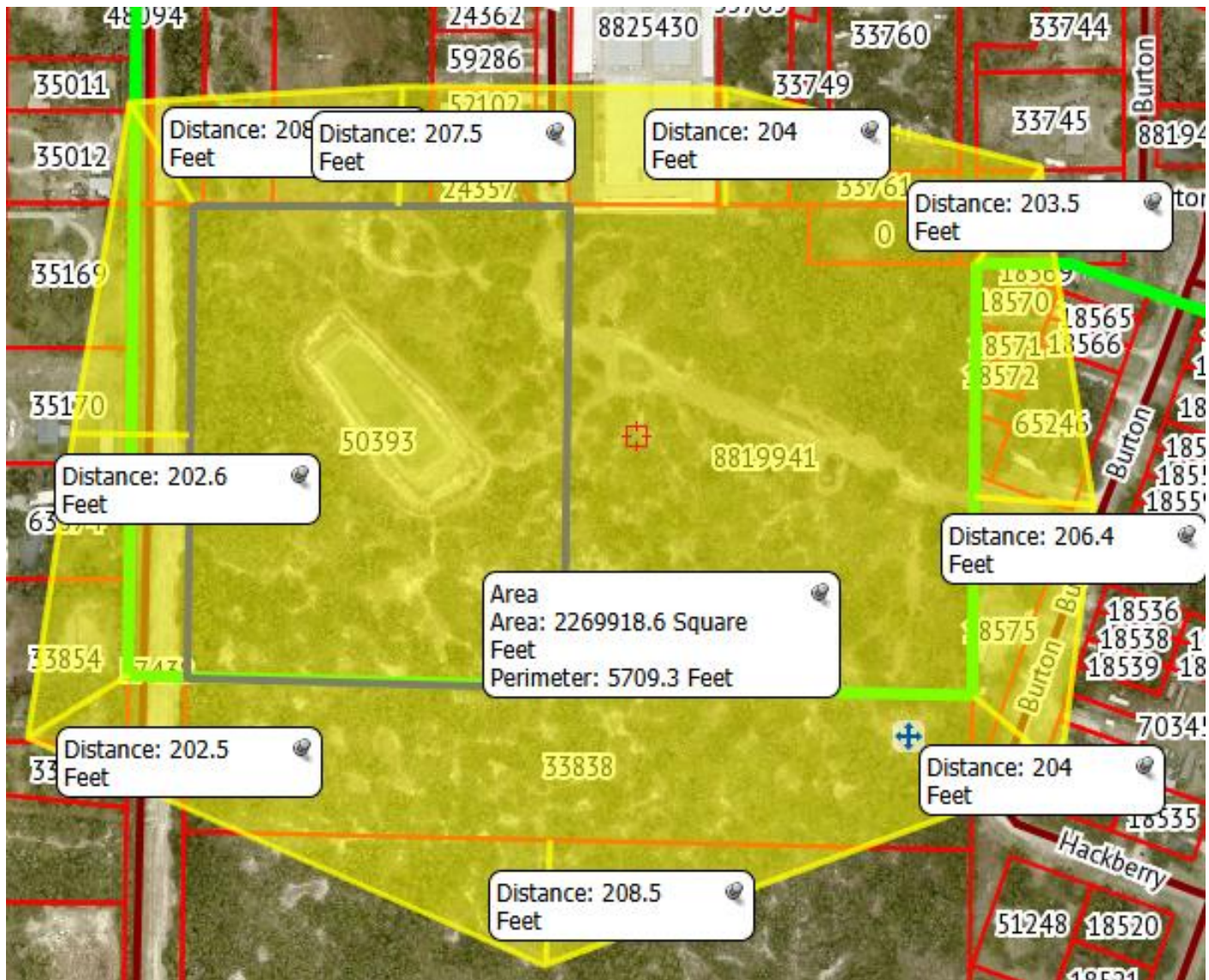
John D. Mercer
John D. Mercer, RPLS #1924

3/14/25

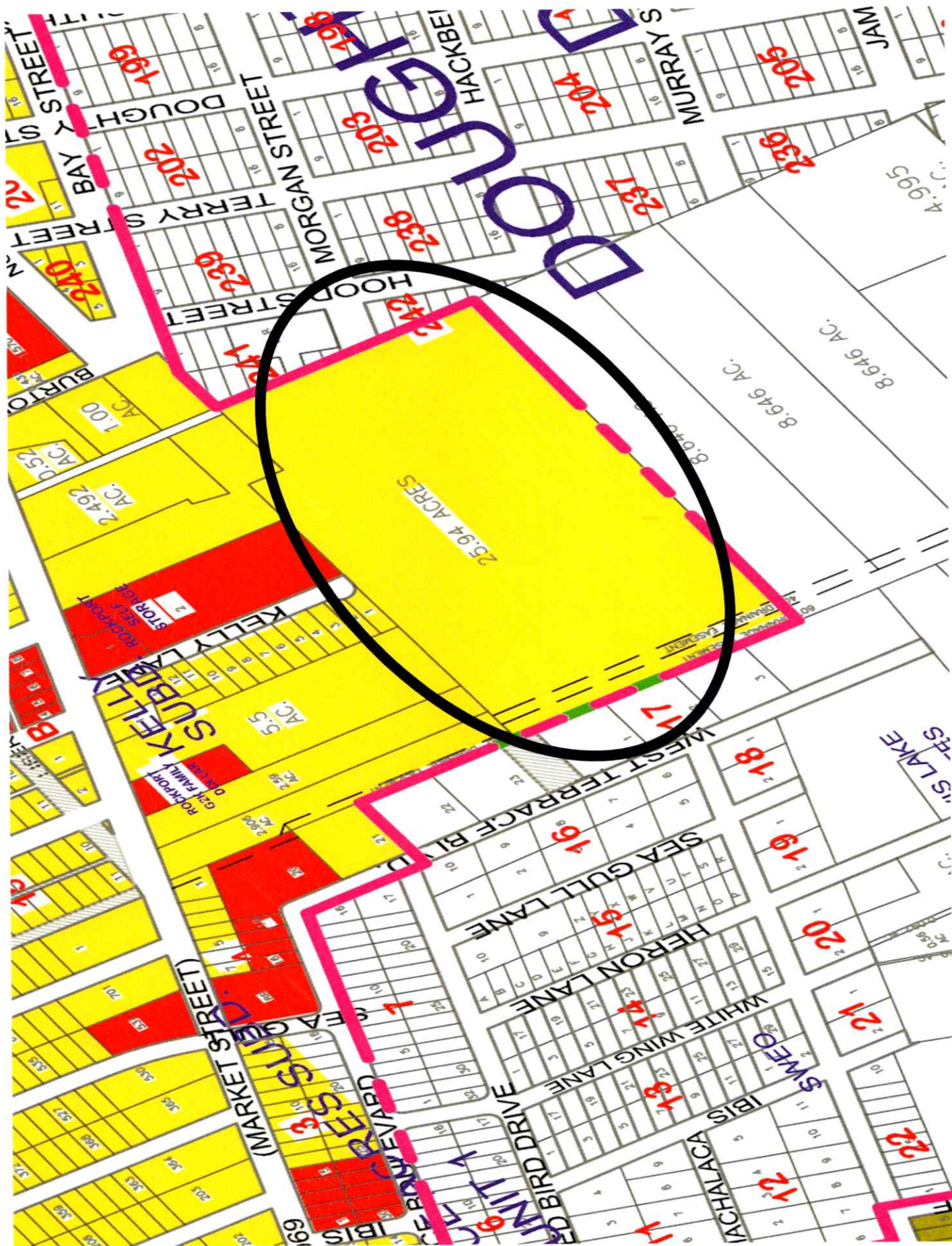
Lynn Engineering, LLC

Surveying Firm No. 10116600





Zoning Map



Future Land Use Map





PUBLIC HEARING
Planning & Zoning Commission
and City Council

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POSTED the 20th day of November, 2025 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in Thursday, November 20, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
8819941	Sal Holdings LLC	802 W Morgan st.	2200 Avenue A	Bay City	TX	77414
50393	Sal Holdings LLC	155 Kelly Ln.	2200 Avenue A	Bay City	TX	77414
57438	Aransas County	Questionable Existence near	2740 Highway 35 N	Rockport	TX	78382
33771	Aransas County	1107 W Market st.	2740 Highway 35 N	Rockport	TX	78382
33748	Peggy Friebele	1105 W Market st.	1105 W Market st.	Rockport	TX	78382
33770	Christopher & Karra Crowley	1001 W Market st.	P O Box 296	Rockport	TX	78381
52102	James & Kristin Underwood	131 Kelly Ln.	131 Kelly Ln.	Rockport	TX	78382
52101	Jose & Laura Reyes	135 Kelly Ln.	8006 Green Devon dr.	Houston	TX	77095
24357	Robert & Lucy Rau	143 Kelly Ln.	143 Kelly Ln.	Rockport	TX	78382
8825430	Siyata Storage Rockport LLC	825 W Market st.	7523 Coachwood dr.	Houston	TX	77071
33763	Jack Sheridan	801 W Market st.	124 Ceilo Vista dr.	Rockport	TX	78382
33749	Hector Cruz Jr.	725 W Market st.	725 W Market st.	Rockport	TX	78382
33760	Ben Grande	711 W Market st.	P O Box 4274	Corpus Christi	TX	78469
33761	Homer Roberson III	711-R W Market st.	1145 W Young ave.	Aransas Pass	TX	78336
66104	Neptune Enterprises Inc	621 W Market st.	1922 Goliad rd.	San Antonio	TX	78223
33745	Ansley Jayd Wood	133 S Burton st.	133 S Burton st.	Rockport	TX	78382
33772	Clarence & Sandra Christensen	131 S Burton st.	131 S Burton 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
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	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
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CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

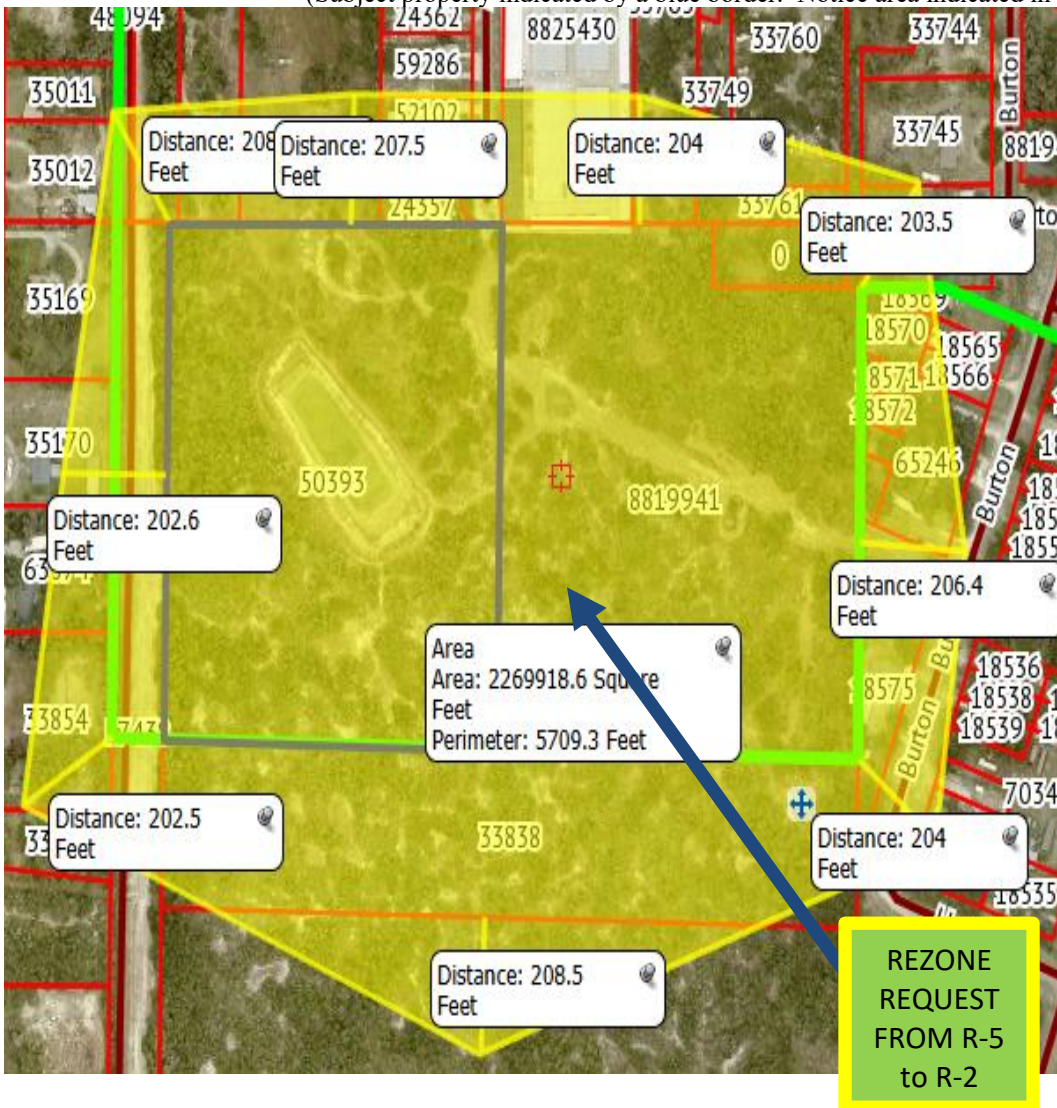
REASON:

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»