



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, JANUARY 5, 2026 - 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, January 5, 2026, 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 approval of the regular Planning and Zoning meeting minutes of December 8, 2025. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request to rezone property located at 1842 FM 2165; also known as S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 - .5 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 in favor or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request. (Robert Decker, Chief Building Official)
3. Consider a request to rezone property located at 2011 Myrtle; also known as S2149 Fulton Outlots LOT 88-C 2.0669 Acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request. (Robert Decker, Chief Building Official)
4. Deliberate and Act regarding the Planning and Zoning Commission 2026 Calendar with meetings restricted by holidays or other foreseen events. (Stacy Cantu, Building & Development Planning Tech.)

V. ADJOURN

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 12:30 p.m. on December 22, 2025, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382



Stacy Cantu
Building and Development Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 8th 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
Kim Hesley – Secretary
Ric Young
Rocky Gudim

Members Absent

Tom Blazek
Josh Dowling

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)

Brandi Karl, Lakeway Estates
Stuart Lynn, Village by the Bay & Oaks at Market

I. CALL MEETING TO ORDER AND ROLL CALL.

Chair R. Davis called December 8, 2025, regular Planning and Zoning meeting to order at 5:30 p.m. Quorum was established.

II. CIZITZENS TO BE HEARD

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Planning and Zoning committee meeting minutes of December 1, 2025.

Motion: Vice Chair W. Hassinger made a motion to approve December 1, 2025, minutes as presented. Member R. Gudim Seconded. **Motion Passed Unanimously.**

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider the Final Plat of the property 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, Lakeway Estates Phase 1.

- i. Staff Report.**
- ii. Applicant Presentation.**
- iii. Public Hearing to receive comments for or against the request.**
- iv. Take action to approve or deny the Final Plat of Phase I.**

Building Dept. Director, Carey Dietrich, explained a preliminary had been brought before the board either ending of last year (2024) or beginning of this year (2025) for the new 431 total lots for a new subdivision. This is a Final Plat of just Phase I being presented.

Moving forward to the Applicant Presentation, Brandi Karl was present for questions.

Chair R. Davis opened the public hearing at 5:33 p.m., there were no speakers in person, Staff did receive phone calls prior to the meeting throughout the week, mainly just for clarification. Chair R. Davis closed the public hearing at 5:34 p.m.

During our final discussion, Council Member M. Anderson questioned the matter of sidewalks and streetlights being in place. Building Dept. Director, C. Dietrich, stated the city is going to start requiring all new subdivisions to have sidewalks. The ordinance is a bit ambiguous, but we (the city) have to start somewhere. It was not recalled if sidewalks were included in the Civil Plans, Brandi Karl stated there were no plans originally for sidewalks. It was agreed that once plans were submitted for the subdivision, the city and engineers would work together to see what's best for safety reasons i.e.: the sidewalks and streetlights.

Motion: Vice Chair W. Hassinger made a motion to approve the Final Plat of Phase I of Lakeway Estates and Member R. Young seconded. **Motion Passed Unanimously.**

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.**

Building Official, Robert Decker stated that staff recommend approval of the rezone request for the Railroad Property on S. Ann. Stuart Lynn of SAL Holdings, LLC. Wants to rezone the property from R-5 (2nd Multi Family Dwelling District) to R-2 (2nd Single Family Dwelling District) for a residential subdivision.

The applicant was present, Stuart Lynn with Lynn Engineering. He went over their plans for the property. They are wanting to do a small subdivision, called Village by the Bay, with approximately 76 homesites, lots sizing 50' x 100' and approximately 950 – 1150 sq ft. size of coastal contemporary style homes. It will have gated amenities (pool, pickleball court) including walking paths, pavilion and greenspace. They want R-2 for the smaller 50' x 100' lots.

Chair R. Davis opened the public hearing at 5:43 p.m. and there were no speakers present, Staff did receive two (2) returned mail out notices – Both being in favor. Chair R. Davis closed the public hearing at 5:44 p.m.

Motion: Member R. Gudim made a motion to recommend approval to Council that the property be rezoned to R-2 from R-5. Secretary K. Hesley seconded the motion. **Motion Passed Unanimously.**

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.**

Building Official Robert Decker, stated that staff recommend approval of the rezone request for property at 802 W. Morgan and 155 Kelly Ln. Stuart Lynn of SAL Holdings, LLC. Wants to rezone the property from R-1 (1st Single Family Dwelling District) to R-2 (2nd Single Family Dwelling District) for a residential subdivision.

The applicant was present, Stuart Lynn with Lynn Engineering. He went over their plans for the property. They are wanting to do a subdivision, called The Oaks at Market Street, with approximately 164 lots, lots sizing 50' x 100'. It will have neighborhood amenities (park with a pond, walking trails and lots of trees). Utility and Infrastructure planning are underway. Some off-site utility upgrades will have to be done. Mr. Lynn stated the city has agreed to work with Mr. Lynn and upgrade a lift station to help support a broader area. This is good for Mr. Lynns development and good for growth of the city (and city utilities).

Chair R. Davis opened the public hearing at 5:48 p.m. There were no speakers present, Chair R. Davis closed the public hearing at 5:48 p.m.

There will be entrances at the southeast corner from Hackberry. As well as the subdivision was granted an easement beside the Family Dollar on Market Street that will create an entrance and direct access from Market St.

Motion: Vice Chair W. Hassinger made a motion to recommend approval to Council that the property be rezoned to R-2 from R-1. Member R. Gudim seconded the motion. **Motion Passed Unanimously.**

V. ADJOURNMENT

Motion: Secretary K. Hesley made a motion to adjourn. Chair R. Davis seconded. **Motion passed unanimously.** The Planning and Zoning Commission meeting of December 8, 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: Robert Decker, Chief Building Official

MEETING DATE: January 5, 2026

CATEGORY: Action Item

CAPTION:

Consider a request to rezone property located at 1842 FM 2165; also known as S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 - .5 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 in favor or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request.
-

SUMMARY:

Property owner, Jerry Kruszka, has requested a rezone of his property at 1842 FM 2165 from R1 (1st Single Family Dwelling District) to B-1 (General Business District). The property has frontage to FM 2165 (Pearl St.) and is in line with our Future Land Use Map to be zoned as B-1. Mr. Kruszka has operated his shop on this property for many years and wishes to replace the current structure. However, the legal non-conforming use may not be modified, so Mr. Kruszka is asking to rezone to B-1 in order to get the property zoning compliant with the current use.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone property located at 1842 FM 2165; also known as S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 - .5 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. Rezone Application
2. Pictometry
3. PH_1842 FM 2165
4. Mail Outs_1842 FM 2165
5. Public Mailout List
6. ZONING MAP
7. FUTURE LAND USE MAP

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 19, 2025

Kimberly Henry, Assistant to the City Manager

Date: December 29, 2025



RECEIVED
DEC 05 2025
BY: Scanth

**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 1842 FM 2165
Rockport
- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: Storage Bldg
- E. ZONING DISTRICT REQUESTED: B-1
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract Blk 1 Lot 1 Block 1
 - Tract S 1523 Denham's Property 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): .500 AC (1/2 AC)
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
To Build A Replacement Building

K. OWNER'S NAME: (Please print) Jerry Kruszka
ADDRESS: 211 Crescent dr.
CITY, STATE, ZIP CODE: Rockport
PHONE NO 713 305 7419

L. REPRESENTATIVE: (If Other Than Owner) Larry Pearce
ADDRESS: POB 1452 1909 W. Chaparral St
CITY, STATE, ZIP CODE: Fulton TX
PHONE NO 361 548 0581

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

YES X 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. _____

ARANSAS COUNTY APPRAISAL DISTRICT
PROPERTY 30375 R
Legal Description
S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 .5 Acres

OWNER ID
141803

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2025
KRUSZKA JERRY
2111 CRESENT DR
ROCKPORT, TX 78382

Entities
CAD 100%
CRO 100%
GAR 100%
NVD 100%
SAR 100%
XSP 100%

Values
IMPROVEMENTS 149,880
LAND MARKET + 60,000
MARKET VALUE = 209,880
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 209,880
CAP LOSS - 0
ASSESSED VALUE = 209,880

Ref ID1: 37833
1523-001-001-000

Ref ID2: R30375
Map ID A-4

ACRES: .5000
EFF. ACRES:

APPR VAL METHOD: Income

SITUS 1842 FM 2165 ROCKPORT, TX 78382

GENERAL

UTILITIES CG LAST APPR. 8SA
TOPOGRAPHY Level & Low LAST APPR. YR 2018
ROAD ACCESS Paved LAST INSP. DATE 10/23/2024
ZONING NEXT INSP. DATE
BUILDER
NEXT REASON
REMARKS

CLASS TO WHSA AND 100%. ADJ SKETCH PER
LIST INFO AND DRIVE RUN/SA/10-14-20/SA///
PART OF BLDG HAS MINI SPLITS. CLASS FOR
THIS. ALSO REPAIRS COMPLETE?///ROOF,

BUILDING PERMITS

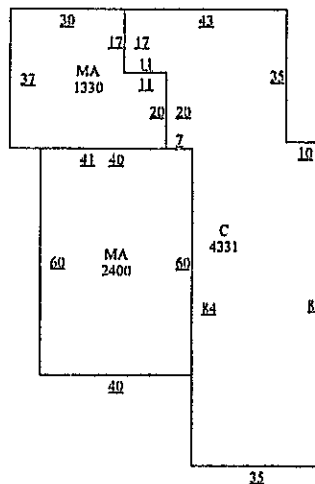
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
07/01/2021 ELEC 0 A 0

SALE DT PRICE GRANTOR DEED INFO
04/13/2021 ***** DENHAM DAVID I GWD / /
07/19/1995 ***** FDIC SWD / 201461 / 22637
01/03/1995 ***** SNEAD ROY M ETUXSTD / 198481 / 21672

SUBD: S1523 100.00% NBHD:

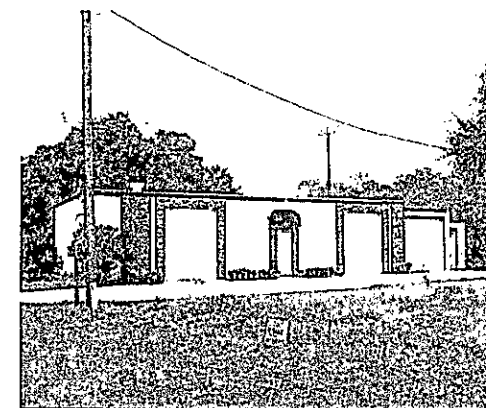
IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	WHS/A*	2,400.0	27.10	1	1983	1993	A	65,040	57%	100%	100%	100%	100%	0.57	37,070
	MA	MAIN AREA	C	WHS/A*	1,330.0	27.10	1	1986	1993	A	36,040	57%	100%	100%	100%	100%	0.57	20,550
	C	CONCRETE	C	*/	4,331.0	4.00	1	2015	2015	A	17,320	96%	100%	100%	100%	100%	0.96	16,630
1.	COMMERCIAL		STCD: F1		8,061.0					Homesite: N	118,400							74,250



EXEMPTIONS

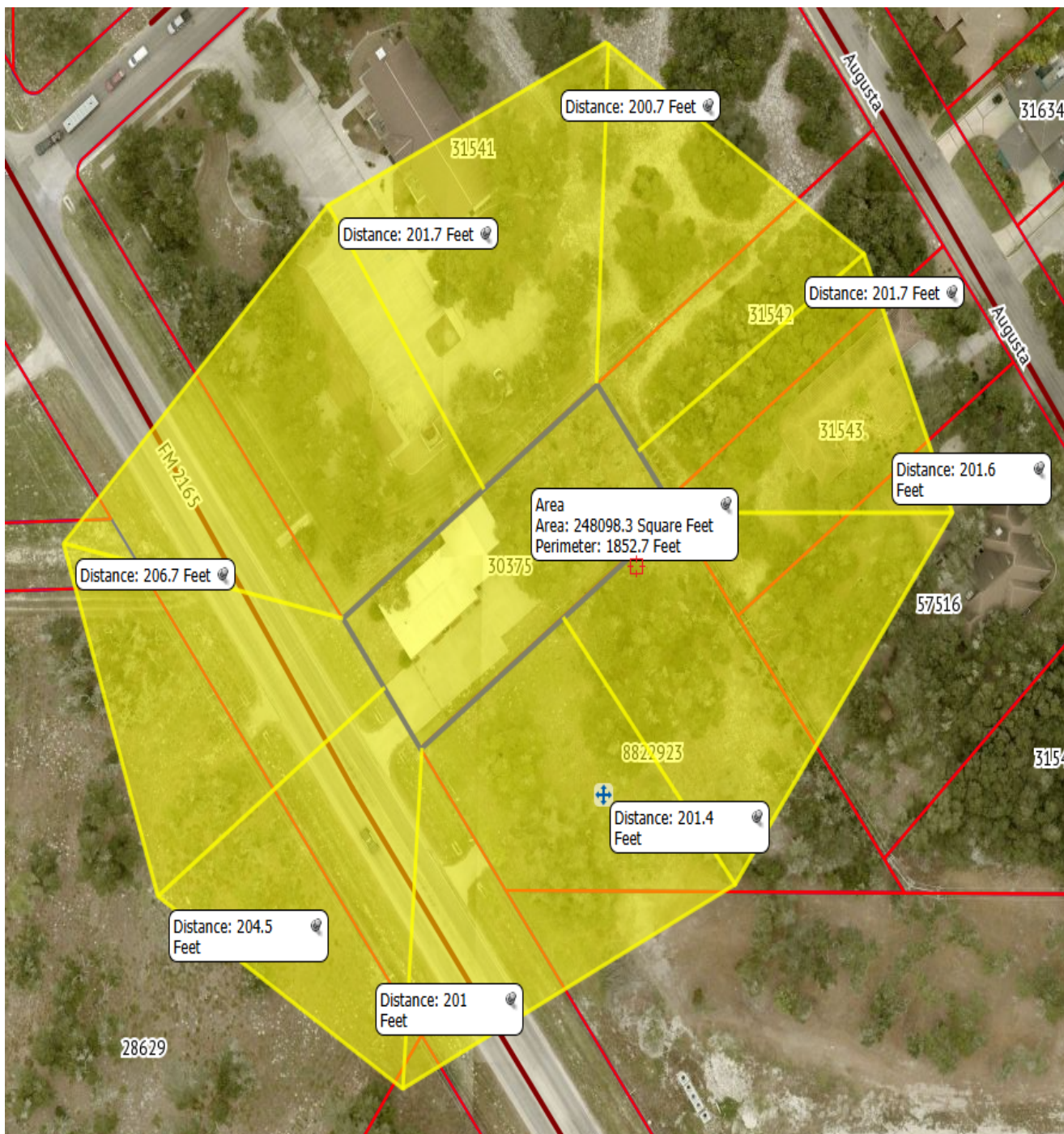
PICTURE



IMPROVEMENT FEATURES

SUBD: S1523 100.00% NBHD:

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	COMMERCIAL		A-PEARL-FRONT			A	0.5000 AC	120,000.00	60,000	1.00		1.00 A	60,000	NO			0.00	0
													60,000					0





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, January 5, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 13, 2026, 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 1842 FM 2165; also known as S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 .5 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 January 5, 2026, and the City Council Agenda of January 13, 2026, 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 18th day of December, 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, December 18, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



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Planning & Zoning Commission
and City Council

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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.



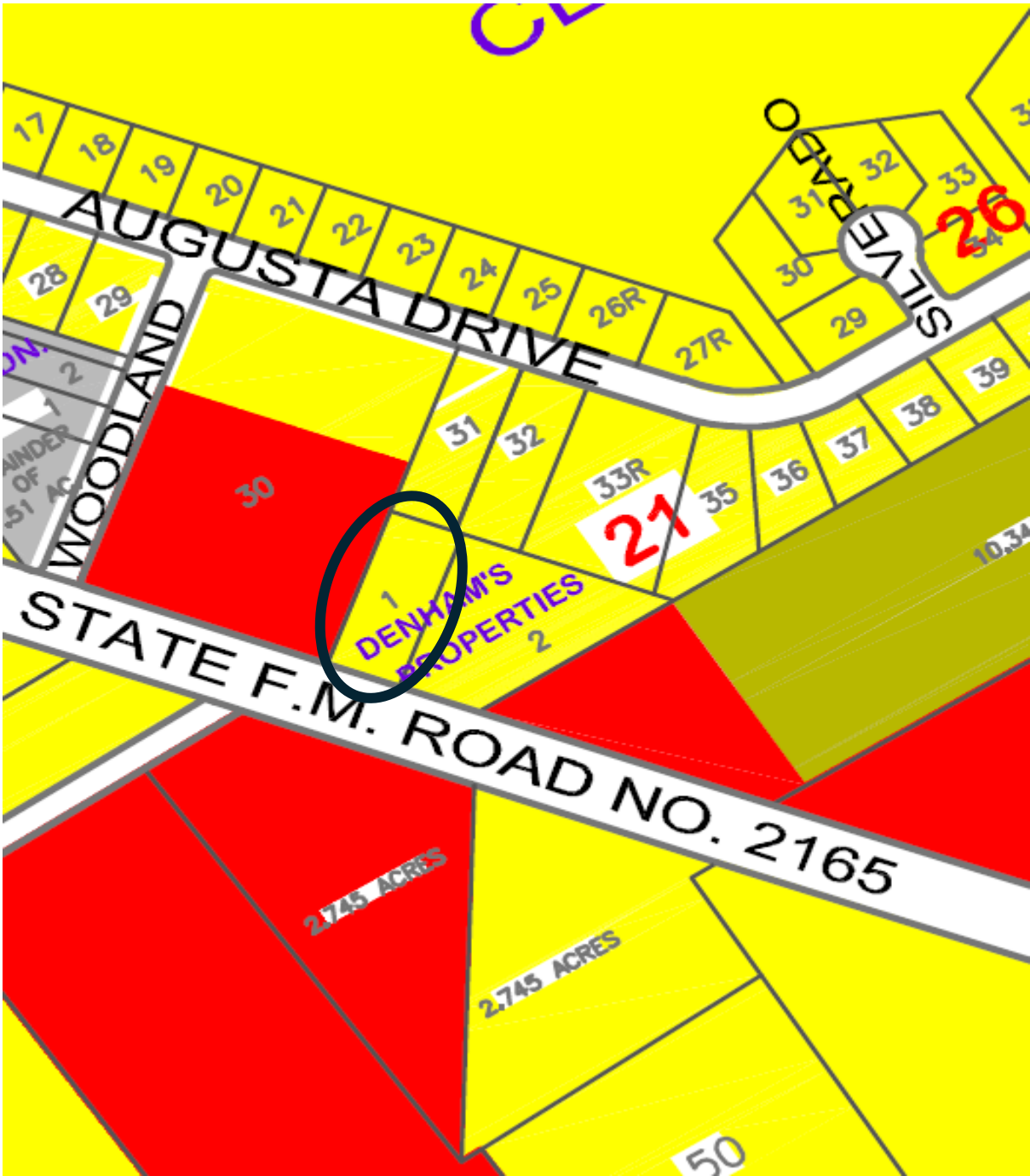
City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

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

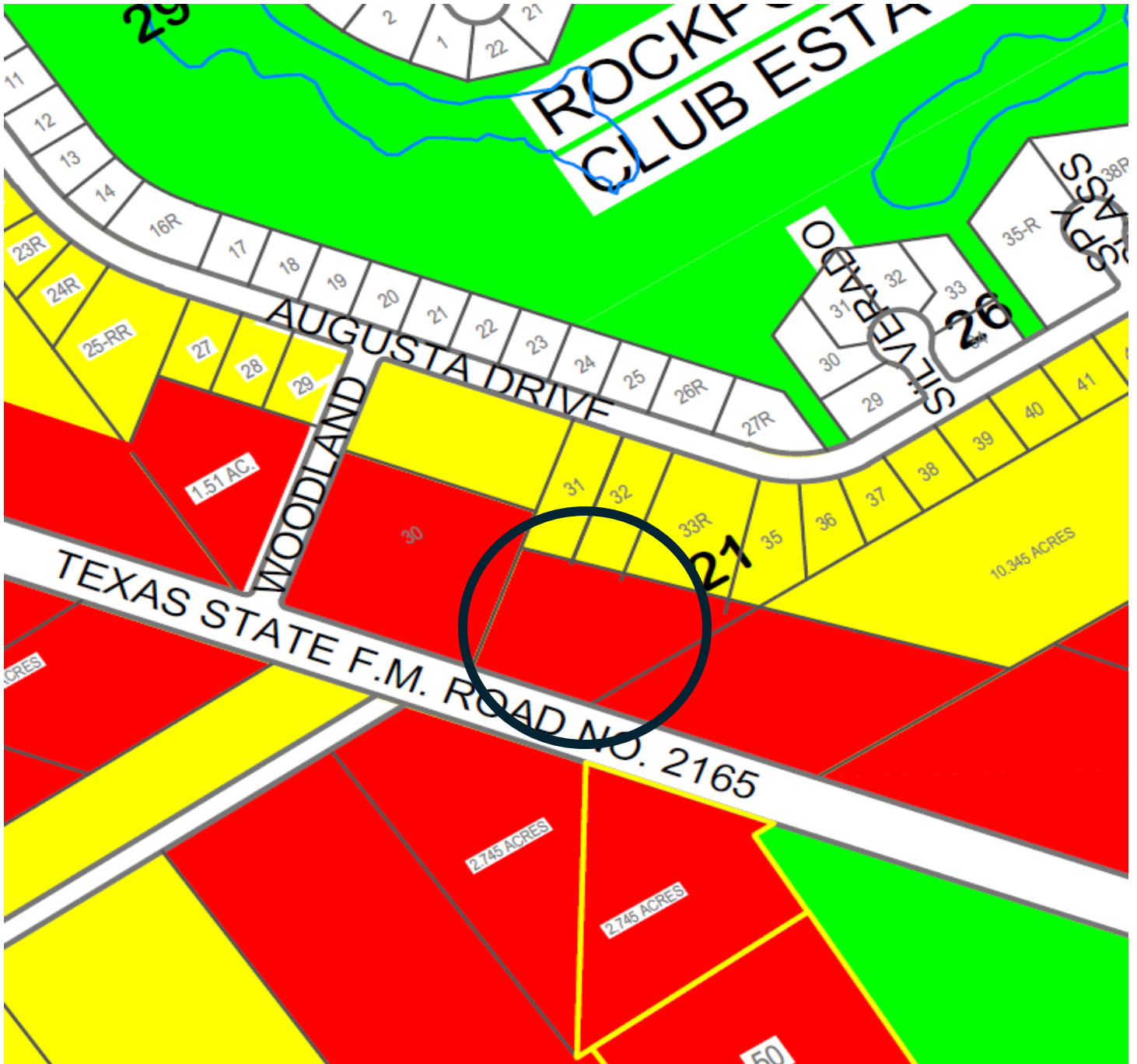
SITUS ADDRESS: «Situs_Address»

<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>
30375	Jerry Kruszka	1842 FM 2165	2111 Crescent Dr	Rockport	TX	78382
31541	Church of Jesus Christ	111 Woodland Dr	Tax ADM DIV 546-3173 50 E North	Salt Lake City	UT	84150
31542	Belvina Kittle	475 Augusta Dr	477 Augusta Dr	Rockport	TX	78382
31543	Belvina Kittle	477 Augusta Dr	477 Augusta Dr	Rockport	TX	78382
57516	Louis and Erin Oliver	479 Augusta Dr	479 Augusta Dr	Rockport	TX	78382
8822923	David Denham	1826 FM 2165	420 Olympic Dr	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
8819372	Pearl Street Land Holdings LLC ATTN	1859 FM 2165	875 E Ashby STE 1100	San Antonio	TX	78212
	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

ZONING MAP



FUTURE LAND USE MAP





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: January 5, 2026

CATEGORY: Action Item

CAPTION:

Consider a request to rezone property located at 2011 Myrtle: also known as S2149 Fulton Outlots LOT 88-C 2.0669 Acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)

- i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request.
-

SUMMARY:

Property owners, Jose M. & Christina Caldas, have requested a Rezone to their property at 2011 Myrtle from R1- (1st Single Family Dwelling District) to R-2M (Manufactured Housing District). Owners purchased the property with the intention of installing a Modular Home, which is allowed in R1 zoning; however, when time to permit and move forward, we were made aware that the home was, in fact, a Manufactured Home, which is not allowed in R1 zoning, and had already purchased the property.

There is R2M (Manufactured Housing District) zoning to the east of this property, which encompasses approximately 12 acres. This property meets the requirement of 2 acres for the R2M zoning.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone property located at 2011 Myrtle: also known as S2149 Fulton Outlots LOT 88-C 2.0669 Acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Rezone Application
2. Pictometry
3. PH_2011 Myrtle
4. Mail Outs_2011 Myrtle
5. Public Mailout List
6. ZONING MAP
7. FUTURE LAND USE MAP

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 19, 2025

Kimberly Henry, Assistant to the City Manager

Date: December 29, 2025



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 2011 Myrtle, Rockport
- C. CURRENT ZONING OF PROPERTY: R1
- D. PRESENT USE OF PROPERTY: Empty -
- E. ZONING DISTRICT REQUESTED: R2 M
- F. CONDITIONAL USE REQUESTED: Residential
- 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) _____
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 2 acre
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

We purchased the property with the understanding that as long as the modular home was on a cement slab we would be able to have it on the property. We have sold our home and the modular home will be done on 12/15. We were trying to ready the lot; now are told the property isn't zoned for modular

- K. OWNER'S NAME: (Please print) Jose M. & Christina Caldas
ADDRESS: 1111 San Ridge Dr.
CITY, STATE, ZIP CODE: El Paso, TX 79912
PHONE NO 915-487-5350 or 915-490-8901
email mccaldas@att.net
- 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 X 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 Stacy C. Date: 12/9/25 Fees Paid: \$ 170.00

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

If rejected, reasons why: _____

Receipt No. _____

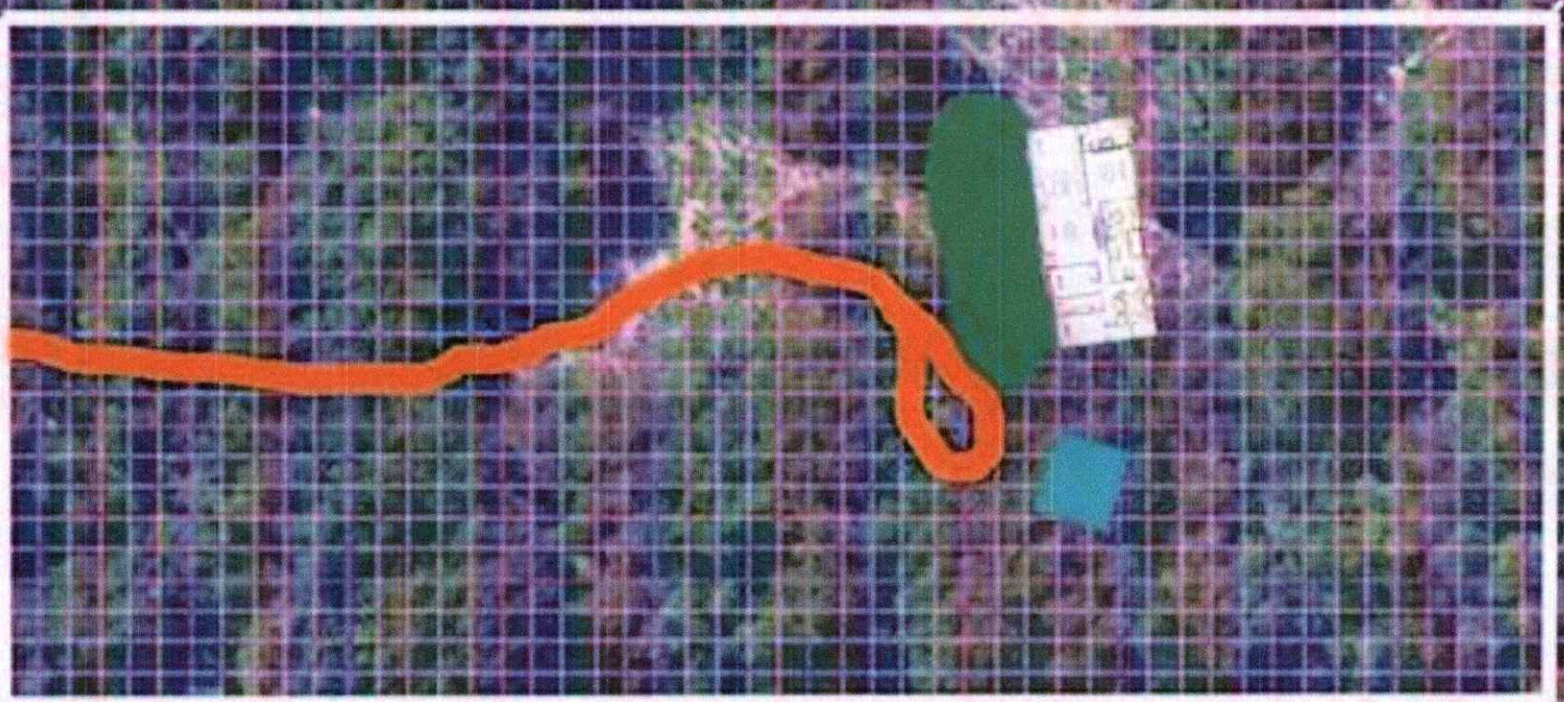


INSTRUCTIONS CITY OF ROCKPORT

1. Complete the application form and return it to the Building & Development Department, 275 S.H. 35 Bypass, Rockport, TX with the required filling fee.
2. Official notice of a public hearing to consider the request will be posted on the City Hall bulletin board and published in the official city newspaper at least 15 days prior to the hearing. The owner/applicant and any representative will be notified of the hearing date by mail.
3. The public hearing will be held on separate dates before the Planning & Zoning Commission & City Council.
4. Recommendations from the Planning & Zoning Commission will be submitted to the City Council. The City Council will make final determination at their next available meeting.
5. We suggest that the applicant or a representative be present at the public hearings, at the Planning & Zoning meeting and at the City Council meeting to answer any questions that might arise.

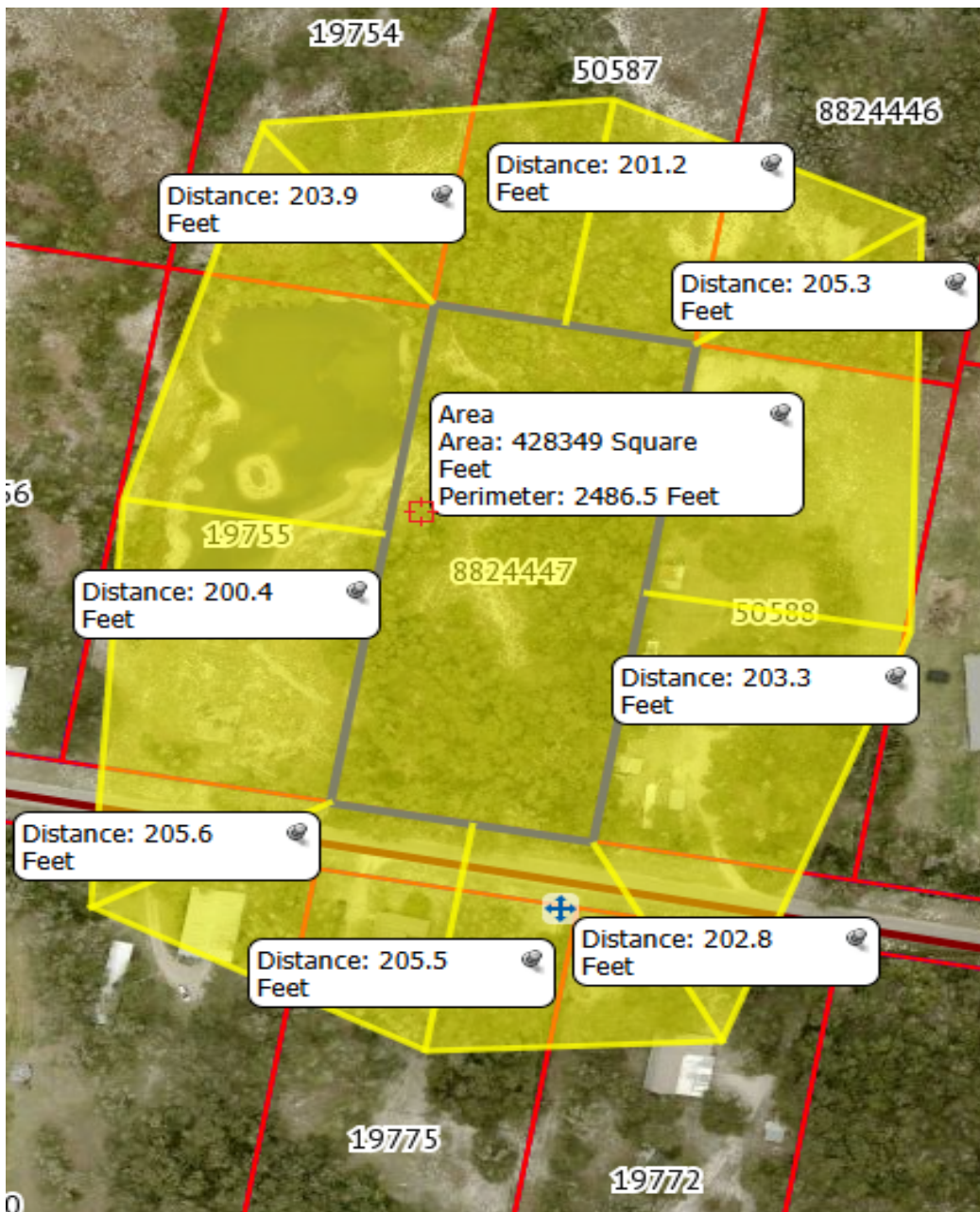
200 Feet

**450
Feet**



1 square = 3 square yards

2011 Myrtle Street





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, January 5, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 13, 2026, 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 2011 Myrtle; also known as S2149 Fulton Outlots LOT 88-C 2.0669 Acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of January 5, 2026, and the City Council Agenda of January 13, 2026, 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 18th day of December, 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, December 18, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

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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: _____

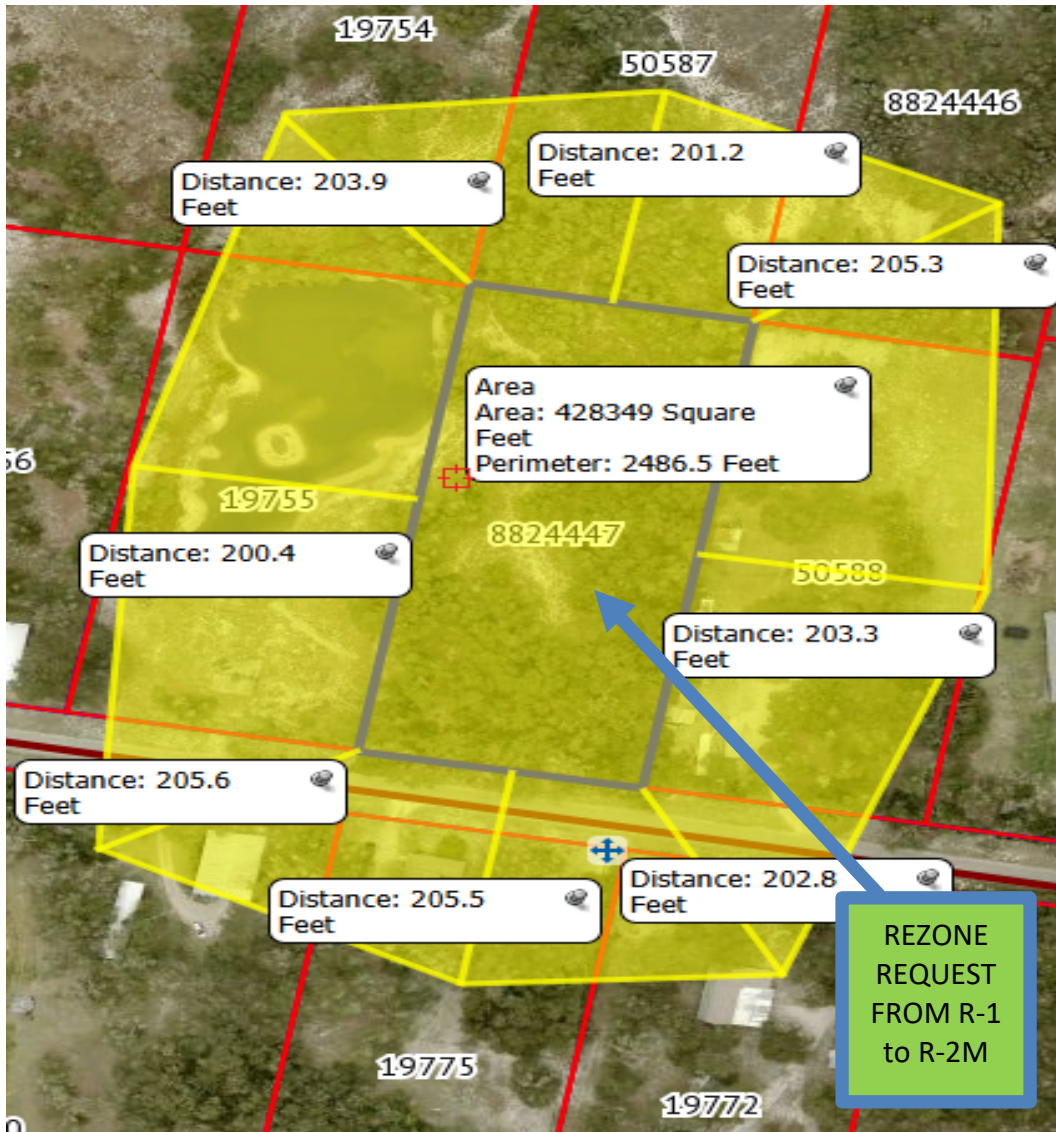
REASON:

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>
8824447	Jose Caldas & Christina Moore-Caldas	2011 Myrtle St	1111 Sun Ridge Dr	El Paso	TX	78382
19755	Kenneth Raymond	2101 Myrtle St	43 S Lake Dr	Rockport	TX	78382
19754	Kenneth Raymond	2102 Lone Star Rd	43 S Lake Dr	Rockport	TX	78382
50587	Susan Hardin Holland	2022 Lone Star Rd	221 Castano Ave	San Antonio	TX	78209
8824446	Casey Meisner & Megan Lauterbach	2006 Lone Star Rd	102 Captains Bay Dr	Rockport	TX	78382
50588	Davy Walpole	2001 Myrtle St	P O Box 35	Fulton	TX	78358
19772	Shirley Bradshaw	2002 Myrtle St	P O Box 98	Fulton	TX	78358
19775	Michael Wilson	2010 Myrtle St	P O Box 1422	Fulton	TX	78358
19770	Michael and Mary Shaw	2108 Myrtle St	1901 Brookstone Dr	Wylie	TX	75098
	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

ZONING MAP



FUTURE LAND USE MAP





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Stacy Cantu, Building & Development Planning Tech.

MEETING DATE: January 5, 2026

CATEGORY: Action Item

CAPTION:

Deliberate and Act regarding the Planning and Zoning Commission 2026 Calendar with meetings restricted by holidays or other foreseen events.

SUMMARY:

Attached is the 2026 calendar for suggested dates falling on the 1st and 3rd Mondays of each month. There are a few conflicts that need to be discussed and reconsidered:

- * September 7th is a Holiday
- * December 21st is the week of Christmas

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff is seeking direction from the Planning and Zoning Commissioners.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. 2026 Calendar

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 19, 2025

Kimberly Henry, Assistant to the City Manager

Date: December 30, 2025

JANUARY 2026

SUN				MON		TUES		WED		THURS		FRI		SAT															
										City Holiday: New Years																			
										1		2		3															
										Day 1		Day 2		Day 3															
P & Z Meeting																													
																4		5		6		7		8		9		10	
																Week 1 /Day 4		Day 5		Day 6		Day 7		Day 8		Day 9		Day 10	
				Council Meeting																									
																11		12		13		14		15		16		17	
																Week 2 /Day 11		Day 12		Day 13		Day 14		Day 15		Day 16		Day 17	
City Holiday: MLK Day				P & Z Meeting																									
																18		19		20		21		22		23		24	
																Week 3 /Day 18		Day 19		Day 20		Day 21		Day 22		Day 23		Day 24	
				Council Meeting																									
																25		26		27		28		29		30		31	
																Week 4 /Day 25		Day 26		Day 27		Day 28		Day 29		Day 30		Day 31	

FEBRUARY 2026

SUN			MON		TUES		WED		THURS		FRI		SAT	
			P & Z Meeting											
1			2		3		4		5		6		7	
Week	5 /Day	32	Day	33	Day	34	Day	35	Day	36	Day	37	Day	38
			Council Meeting											
8			9		10		11		12		13		14	
Week	6 /Day	39	Day	40	Day	41	Day	42	Day	43	Day	44	Day	45
			P & Z Meeting											
15			16		17		18		19		20		21	
Week	7 /Day	46	Day	47	Day	48	Day	49	Day	50	Day	51	Day	52
			Council Meeting											
22			23		24		25		26		27		28	
Week	8 /Day	53	Day	54	Day	55	Day	56	Day	57	Day	58	Day	59

MARCH

2026

SUN			MON		TUES		WED		THURS		FRI		SAT		
			P & Z Meeting												
1			2		3		4		5		6		7		
Week	9	/Day	60	Day	61	Day	62	Day	63	Day	64	Day	65	Day	66
					Council Meeting										
8			9		10		11		12		13		14		
Week	10	/Day	67	Day	68	Day	69	Day	70	Day	71	Day	72	Day	73
			P & Z Meeting												
15			16		17		18		19		20		21		
Week	11	/Day	74	Day	75	Day	76	Day	77	Day	78	Day	79	Day	80
					Council Meeting										
22			23		24		25		26		27		28		
Week	12	/Day	81	Day	82	Day	83	Day	84	Day	85	Day	86	Day	87
29			30		31										
Week	13	/Day	88	Day	89	Day	90								

APRIL

2026

SUN	MON	TUES	WED	THURS	FRI	SAT
					City Holiday: Good Friday	
			1	2	3	4
Week 13			Day 91	Day 92	Day 93	Day 94
	P & Z Meeting					
5	6	7	8	9	10	11
Week 14 /Day 95	Day 96	Day 97	Day 98	Day 99	Day 100	Day 101
		Council Meeting				
12	13	14	15	16	17	18
Week 15 /Day 102	Day 103	Day 104	Day 105	Day 106	Day 107	Day 108
	P & Z Meeting					
19	20	21	22	23	24	25
Week 16 /Day 109	Day 110	Day 111	Day 112	Day 113	Day 114	Day 115
		Council Meeting				
26	27	28	29	30		
Week 17 /Day 116	Day 117	Day 118	Day 119	Day 120		

MAY 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
					1	2
Week 17					Day 121	Day 122
	P & Z Meeting					
3	4	5	6	7	8	9
Week 18 /Day 123	Day 124	Day 125	Day 126	Day 127	Day 128	Day 129
		Council Meeting				
10	11	12	13	14	15	16
Week 19 /Day 130	Day 131	Day 132	Day 133	Day 134	Day 135	Day 136
	P & Z Meeting					
17	18	19	20	21	22	23
Week 20 /Day 137	Day 138	Day 139	Day 140	Day 141	Day 142	Day 143
	City Holiday: Memorial Day	Council Meeting				
24	25	26	27	28	29	30
Week 21 /Day 144	Day 145	Day 146	Day 147	Day 148	Day 149	Day 150
31						
Week 22 /Day 151						

JUNE 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
P & Z Meeting						
	1	2	3	4	5	6
Week 22	Day 152	Day 153	Day 154	Day 155	Day 156	Day 157
		Council Meeting				
7	8	9	10	11	12	13
Week 23 /Day 158	Day 159	Day 160	Day 161	Day 162	Day 163	Day 164
P & Z Meeting						
14	15	16	17	18	19	20
Week 24 /Day 165	Day 166	Day 167	Day 168	Day 169	Day 170	Day 171
		Council Meeting				
21	22	23	24	25	26	27
Week 25 /Day 172	Day 173	Day 174	Day 175	Day 176	Day 177	Day 178
28	29	30				
Week 26 /Day 179	Day 180	Day 181				

JULY

2026

SUN	MON	TUES	WED	THURS	FRI	SAT
					City Holiday: Independence Day	
			1	2	3	4
Week 26			Day 182	Day 183	Day 184	Day 185
	P & Z Meeting					
5	6	7	8	9	10	11
Week 27 /Day 186	Day 187	Day 188	Day 189	Day 190	Day 191	Day 192
		Council Meeting				
12	13	14	15	16	17	18
Week 28 /Day 193	Day 194	Day 195	Day 196	Day 197	Day 198	Day 199
	P & Z Meeting					
19	20	21	22	23	24	25
Week 29 /Day 200	Day 201	Day 202	Day 203	Day 204	Day 205	Day 206
		Council Meeting				
26	27	28	29	30	31	
Week 30 /Day 207	Day 208	Day 209	Day 210	Day 211	Day 212	

AUGUST 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
Week 30						1 Day 213
2 Week 31 /Day 214	3 Day 215	4 Day 216	5 Day 217	6 Day 218	7 Day 219	8 Day 220
9 Week 32 /Day 221	10 Day 222	11 Day 223	12 Day 224	13 Day 225	14 Day 226	15 Day 227
16 Week 33 /Day 228	17 Day 229	18 Day 230	19 Day 231	20 Day 232	21 Day 233	22 Day 234
23 Week 34 /Day 235	24 Day 236	25 Day 237	26 Day 238	27 Day 239	28 Day 240	29 Day 241
30 Week 35 /Day 242	31 Day 243					

SEPTEMBER 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
		1	2	3	4	5
Week 35		Day 244	Day 245	Day 246	Day 247	Day 248
6	7	8	9	10	11	12
Week 36 /Day 249	Day 250	Day 251	Day 252	Day 253	Day 254	Day 255
13	14	15	16	17	18	19
Week 37 /Day 256	Day 257	Day 258	Day 259	Day 260	Day 261	Day 262
20	21	22	23	24	25	26
Week 38 /Day 263	Day 264	Day 265	Day 266	Day 267	Day 268	Day 269
27	28	29	30			
Week 39 /Day 270	Day 271	Day 272	Day 273			

Note: Need to change 9/7/26 Meeting date due to Holiday.

OCTOBER

2026

SUN	MON	TUES	WED	THURS	FRI	SAT
				1	2	3
Week 39				Day 274	Day 275	Day 276
	P & Z Meeting					
4	5	6	7	8	9	10
Week 40 /Day 277	Day 278	Day 279	Day 280	Day 281	Day 282	Day 283
		Council Meeting				
11	12	13	14	15	16	17
Week 41 /Day 284	Day 285	Day 286	Day 287	Day 288	Day 289	Day 290
	P & Z Meeting					
18	19	20	21	22	23	24
Week 42 /Day 291	Day 292	Day 293	Day 294	Day 295	Day 296	Day 297
		Council Meeting				
25	26	27	28	29	30	31
Week 43 /Day 298	Day 299	Day 300	Day 301	Day 302	Day 303	Day 304

November 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
P & Z Meeting						
1	2	3	4	5	6	7
Week 44 /Day 305	Day 306	Day 307	Day 308	Day 309	Day 310	Day 311
		City Holiday: Veteran's Day				
8	9	10	11	12	13	14
Week 45 /Day 312	Day 313	Day 314	Day 315	Day 316	Day 317	Day 318
P & Z Meeting						
15	16	17	18	19	20	21
Week 46 /Day 319	Day 320	Day 321	Day 322	Day 323	Day 324	Day 325
				City Holiday: Thanksgiving		
22	23	24	25	26	27	28
Week 47 /Day 326	Day 327	Day 328	Day 329	Day 330	Day 331	Day 332
29	30					
Week 48 /Day 333	Day 334					

Note: City Council may change their meeting date due to attending TML

DECEMBER
2026

SUN	MON	TUES	WED	THURS	FRI	SAT
		1	2	3	4	5
Week 48		Day 335	Day 336	Day 337	Day 338	Day 339
P & Z Meeting	Council Meeting					
6	7	8	9	10	11	12
Week 49 /Day 340	Day 341	Day 342	Day 343	Day 344	Day 345	Day 346
13	14	15	16	17	18	19
Week 50 /Day 347	Day 348	Day 349	Day 350	Day 351	Day 352	Day 353
				City Holiday: Christmas		
P & Z Meeting						
20	21	22	23	24	25	26
Week 51 /Day 354	Day 355	Day 356	Day 357	Day 358	Day 359	Day 360
				City Holiday: New Years Ev/New Years Day '27		
27	28	29	30	31		
Week 52 /Day 361	Day 362	Day 363	Day 364	Day 365		