



City of Rockport

CITY COUNCIL REGULAR MEETING AGENDA

TUESDAY, JANUARY 13, 2026 - 5:00 PM
ROCKPORT CITY HALL
212 N LIVE OAK
ROCKPORT, TEXAS 78382

Mayor Tim Jayroe
Mayor Pro Tern (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel

Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett
Vanessa Shrauner, City Manager

Notice is hereby given that Rockport City Council will hold a Regular Meeting on Tuesday, January 13, 2026, at 5:00 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 City Council welcomes citizen participation and comments at all City Council Meetings on an Agenda item or any subject matter.

Written comments submitted by 3:30 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 City Secretary before the meeting begins.
- Any citizen with handouts should provide them to the City Secretary before the meeting. If you wish the City Council to receive your handouts for the meeting, please provide 8 copies; if not, the City Council 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 City Council 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 City Council 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 City Council 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. PLEDGE OF ALLEGIANCE

III. 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.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. Proclamation - proclaiming January as the Fair Housing Month (Kimberly Henry, Assistant to the City Manager)
2. Tenure Tuesday (Vanessa Shrauner, City Manager)

V. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the City Council.

3. Consider the approval of the City Council Minutes for the December 9, 2025, City Council Regular Meeting (Shelley Goodwin, City Secretary)

VI. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

4. Consider the approval of the second and final reading of Ordinance 1998 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (Single Family Dwelling District) for 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), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)
5. Consider the approval of the second and final reading of Ordinance 1999, granting a Conditional Use Permit (CUP) for the purpose of allowing the installation and use as a residential dwelling of one Manufactured Home on property located at 1723 18th Street; also known as Swickheimer Blk 246 Lot Part of 118, being 7.0458 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)
6. Consider the approval on the second and final reading of Ordinance 2000 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 3525 SH 35 Bypass: also known as S3095 JS&R Acres BLK 1 Lot 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), repealing all

ordinances in conflict therewith; providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)

7. Consider the approval of the second and final reading of Ordinance 2001 amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance number 1027 by changing the zoning of land from R-5 (2nd Multi-Family Dwelling District); for property located Railroad Reserve Property on S Ann Street., also known as Railroad Reserve, acres 13.519; Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey0, to B-1 (General Business District), repealing all Ordinances in conflict there to R-2 (2nd Single Family Dwelling District); providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)
8. Consider the approval of the second and final reading of Ordinance 2002 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) for property located 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, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)
9. Consider the approval on the second and final readings of Ordinance 2003 amending the City's Water Conservation Plan to require formal review and renewal every five years; providing for administration; providing a severability clause; providing for conflicts; and providing an effective date.. (Ryan Picarazzi, Public Works Director)
10. 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. Presentation by staff
 - ii. Presentation by requestor
 - iii. Public Hearing to receive comments in favor of or against the request.
 - iv. Consider the approval on the first of two readings of Ordinance 2004 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 2011 Myrtle; also known as S2149 Fulton Outlots LOT 88-C 2.0669 ACRES, to R-2M (Manufactured Housing District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)
11. 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. Presentation by staff.
 - ii. Presentation by requestor.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider the approval on the first of two readings of Ordinance 2005 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 2011 Myrtle; also known as S2149 Fulton Outlots LOT 88-C 2.0669 ACRES, to R-2M (Manufactured Housing District), repealing all ordinances in conflict therewith; providing for

severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)

12. Request to voluntarily annex the property located at N/3 of the S/2 Lot 33 in the John Smith Survey, Abstract 187 in Aransas County, Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas, BEING 8.433 acres, more or less, with a zoning designation of R2 (2nd Single Family Dwelling District).
 - i. Presentation by staff
 - ii. Presentation by requestor
 - iii. Public Hearing to receive comments in favor of or against the request.
 - iv. Consider the approval on the first of two readings of the Ordinance 2008 annexing the hereinafter described territory to the City of Rockport, Aransas County, Texas and extending the boundary limits of said City to include said hereinafter the inhabitants of said property all the rights and privileges of other citizen and binding said inhabitants by all the acts, ordinances, resolutions, and regulations of said city; and adopting a serve plan or agreement. (Carey Dietrich, Director of Community Development & Building)
13. Consider the approval on the only reading of Ordinance 2006, amending Ordinance No. 1992 which adopted the 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026; repealing all prior ordinances in conflict herewith; providing for publication; and providing for an effective date (Concho Street Drainage Project) (Robbie Sorrell, Finance Director)
14. Consider the approval of the only reading of Ordinance 2007, amending Ordinance No. 1992 which adopted the 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026; repealing all prior ordinances in conflict herewith; and providing for an effective date (Willdan, and Freese and Nichols studies). (Robbie Sorrell, Finance Director)

VII. OTHER ACTION ITEMS AND UPDATES

15. Request for a Heritage District Certificate of Appropriateness Application submitted by Aransas County Navigation District for 902 Navigation Circle to create a Food Truck Park adjacent to the Sculpture Garden.
 - i. Presentation by staff
 - ii. Presentation by requestor
 - iii. Consider the approval of the Heritage District Certificate of Appropriateness Application submitted by Aransas County Navigation District for 902 Navigation Circle to create a Food Truck Park adjacent to the Sculpture Garden. (Carey Dietrich, Director of Community Development & Building)
16. Request for a Heritage District Certificate of Appropriateness Application submitted by RCAD for 105 S Magnolia to install a Vintage Train Caboose for the Rockport Railroad Museum expansion.
 - i. Presentation by staff
 - ii. Presentation by requestor
 - iii. Consider the approval of the Heritage District Certificate of Appropriateness Application submitted by RCAD for 105 S Magnolia to install a Vintage Train Caboose for the Rockport Railroad Museum expansion. (Carey Dietrich, Director of Community Development & Building)

VIII. CITY MANAGER'S UPDATE

IX. CITY COUNCIL REPORT

The City Council will report/update on activities in respective Wards, and all committee assignments. No

formal action can be taken on these items at this time.

X. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 2: Texas Government Code § 551.072, Real Property

Note 3: Texas Government Code § 551.074, Personnel Matters

Note 4: Texas Government Code § 551.076, Security

Note 5: Texas Government Code § 551.087, Economic Development Negotiations

Note 6: Texas Government Code § 551.089, IT Security

The City Council will consider the following items in Executive Session. The Council may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Council announces that the item will be considered during Executive Session.

17. Discussion to deliberate the appointees' annual performance evaluation process and duties (City Manager, Municipal Judge, and City Secretary)³. (Shelley Goodwin, City Secretary)

XI. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in the Executive Session as necessary.

XII. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 2:50p.m. on January 7, 2026, on the bulletin board at City Hall, 212 N. Live Oak, Rockport, Texas 78382.



Shelley Goodwin, TRMC/MMC
City Secretary



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: January 13, 2026

CATEGORY: Presentation

CAPTION:

Proclamation - proclaiming January as the Fair Housing Month

SUMMARY:

In July 2025, we were notified that Rockport was awarded the Texas General Land Office's Community Development Block Grant (CDBG)-MIT Regional Mitigation contract No. 24-065-166-F081. This is a \$3,447,500 grant that will include both a drainage project and an underground fiber project with zero match. As we have worked through the various required forms and necessities, one of those items is the Proclamation to proclaim April as Fair Housing Month in the City of Rockport. It is required to be presented at a City Council meeting, but does not specify when.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

No action is required. Only that the Proclamation be read at a City Council Meeting.

STRATEGIC INITIATIVES:

Presentation

ATTACHMENTS:

1. Fair Housing

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026



Proclamation

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, the principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS, the National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, BE IT RESOLVED that I, Tim Jayroe, Mayor of the City of Rockport, Texas, proudly proclaim the month of January as

Fair Housing Month in City of Rockport

and encourages all residents of the City of Rockport to become aware and support the Fair Housing law.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed on this 13th day of January, 2026.

Tim Jayroe, Mayor



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: January 13, 2026

CATEGORY: Presentation

CAPTION:

Tenure Tuesday

SUMMARY:

January City employees that have received tenure are:

Christella Hernandez - Building & Development - 5 years

BACKGROUND:

Announcing a tenure is a way to recognize the following:

1. Recognizing Dedication and Loyalty
2. Building a Positive Work Culture
3. Encouraging Employee Retention
4. Celebrating Rockport's Knowledge
5. Promoting Transparency
6. Enhancing Reputation of the Rockport Team

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

To acknowledge employees with tenure.

STRATEGIC INITIATIVES:

Customer Service PresentationPresentation

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: January 06, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026



**CITY OF ROCKPORT
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, DECEMBER 9, 2025 - 5:00 PM
ROCKPORT CITY HALL
212 N LIVE OAK
ROCKPORT, TEXAS 78382**

City Councilmembers Present:

Mayor Tim Jayroe
Councilmember (Ward 1) Stephanie Rangel
Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett

City Councilmembers Absent:

Mayor Pro Tem (Ward 4) Andrea Hattman

City Staff Present:

Vanessa Shrauner, City Manager via Zoom
Art Rodriguez, City Attorney
Nathan Anderson, Police Chief
Ryan Picarazzi, Public Works Director
Robbie Sorrell, Director of Finance
Nannette Eiland, Tourism Manager
Kimberly Henry, Assistant to the City Manager
Bob Argtsinger, Director of IT
Shelley Goodwin, City Secretary via zoom

I. CALL TO ORDER AND ROLL CALL

Mayor Jayroe called December 9, 2025, Regular Meeting to order at 5:00 p.m. announced that a quorum had been met.

II. PLEDGE OF ALLEGIANCE

Mayor Jayroe led the Pledge of Allegiance.

III. CITIZENS TO BE HEARD

No one wished to speak.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. 2025 Rockport Citizen University Graduation Certificates

Mayor Jayroe presented the following 2025 Rockport Citizen University Graduation Certificates to:

- Larry Tabbert
- Barry Hill
- Pam Dixon Frost
- Sandra Little Pfeurrer

- Sandy Swanson
- Laura Flanagan
- Todd Kocian
- Tracey Ramsey Bennet

Mayor Jayroe stated if residents ever have any questions about the City these residents would be able to assist with answering your questions. The members of the class meet once a month to learn from each department, they also took a tour of the City facilities, and the final class was a dinner was held that included the history of Rockport.

Councilmember Brundrett stated there is still room available for the 2026 Citizen University class and if interested contact the City Secretary.

2. Proclamation to proclaim December 14, 2025, as the official Centennial of the Aransas County Navigation District

Mayor Jayroe read the Proclamation and stated he would

3. Proclamation to proclaim December as Pirate Pride Appreciation Month

Mayor Jayroe read the Proclamation and proclaimed December as Pirate Pride Appreciation Month.

Mayor and City Council expressed how proud they were of the Pirates and their appreciation for the students, teachers, and parents for all they do.

VI. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the City Council.

- 4. Consider the approval of the City Council Minutes for the November 12, 2025, City Council Regular Meeting**
- 5. Consider the approval of Resolution 2025-45R authorizing the Mayor to execute a contract/agreement between the City of Rockport and Langford Community Management Services, Inc. for Grant Administration of the Texas General Land Office, Texas Coastal Management Program (CMP) Grant Cycle 31; and providing for an effective date.**
- 6. Consider the approval of Resolution 2025-46R authorizing the Mayor to execute a contract/agreement between the City of Rockport and Anchor QEA, Inc. for Engineering Services of the Texas General Land Office, Texas Coastal Management Program (CMP) Grant Cycle 31; and providing for an effective date.**
- 7. Consider the approval of Resolution 2025-47R, authorizing the Rockport Police Department to apply for and operate an ALERRT Travel Assistance Grant administered by the Office of the Governor for fiscal year 2026; and authorizing the**

Mayor to act as the Executive Officer and authorized representative in all matters pertaining to the participation in this grant.

- 8. Consider the approval of Resolution 2025-48R authorizing the Rockport Police Department to apply for and operate a Bullet-Resistant Components for Law Enforcement Vehicles Grant administered by the Office of the Governor for fiscal year 2026; and authorizing the Mayor to act as the Executive Officer and authorized representative in all matters pertaining to the participation in this grant**
- 9. Consider the approval of Resolution 2025-49R amending Resolution 2025-10R adopting an Updated Personnel Policies Manual; amending Section I Division 4 Compensation and Benefits; and amending Section I Division 11 Post Employment as set forth in Exhibit A attached herein; and providing an effective date.**
- 10. Consideration and possible approval of an amendment to the Interlocal Cooperation Agreement with Aransas County and the Aransas County Navigation District**

Motion: Upon a motion made by Councilmember Rangel and a second by Councilmember Anderson, to approve the Consent Agenda Items 4-10. The City Council voted by roll call:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against.

VI. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- 11. Consider the approval of the first and only reading of Ordinance 1996 authorizing the issuance of approximately \$5,100,000 in principal amount of City of Rockport Texas Tax Note, Series 2025 for (1) Planning, Constructing, Improving and Repairing Streets, Sidewalks, Bridges and Drainage Improvements, together with Right-of-Way acquisition, Traffic and Street Signalization, Landscaping, and Lighting Improvements, (2) Acquiring Equipment and Vehicles for various City departments, including the Public Works and Building & Development Department, (3) Acquiring, Constructing, Improving and Equipping Public Safety Facilities, including Police Department Facilities and Facilities for the Volunteer Fire Department, (4) Acquiring, Constructing, Improving and Equipping Wastewater Treatment Facilities and Parks and Recreational Facilities, (5) Purchasing Real Property, Materials, Supplies, Equipment, Machinery, Buildings, Land, and Rightof-Way for authorized needs and purposes related to the aforementioned capital improvements; securing the payment thereof by authorizing the levy of an annual Ad Valorem Tax; and approving and authorizing the execution of a Paying Agent/Registrar Agreement, a Purchase Letter, and all other instruments and procedures related thereto.**

Robbie Sorrell, Finance Director, stated this was previously presented to the City Council; however, due to the status of the Audit the City Council was unable to proceed. This Tax Note will be used for several projects; this is a seven-year note.

Bob Henderson, Financial Advisory, provided the history of the five bids with a rate at 3.5%.

The City Council discussed the Capital Improvement Projects.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel, to approve the only reading of Ordinance 1996 authorizing the issuance of approximately \$5,100,000 in principal amount of City of Rockport Texas Tax Note, Series 2025 for (1) Planning, Constructing, Improving and Repairing Streets, Sidewalks, Bridges and Drainage Improvements, together with Right-of-Way acquisition, Traffic and Street Signalization, Landscaping, and Lighting Improvements, (2) Acquiring Equipment and Vehicles for various City departments, including the Public Works and Building & Development Department, (3) Acquiring, Constructing, Improving and Equipping Public Safety Facilities, including Police Department Facilities and Facilities for the Volunteer Fire Department, (4) Acquiring, Constructing, Improving and Equipping Wastewater Treatment Facilities and Parks and Recreational Facilities, (5) Purchasing Real Property, Materials, Supplies, Equipment, Machinery, Buildings, Land, and Rightof-Way for authorized needs and purposes related to the aforementioned capital improvements; securing the payment thereof by authorizing the levy of an annual Ad Valorem Tax; and approving and authorizing the execution of a Paying Agent/Registrar Agreement, a Purchase Letter, and all other instruments and procedures related thereto. The City Council voted by roll call:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against.

12. Consider the approval on emergency for Ordinance 1997 amending Code of Ordinances Chapter 102 'Utilities', Article D, Water Service', deleting the content of Division 4, 'Drought (Contingency and Emergency Plan' and replacing said Division 4 contents by referring to and adopting a Comprehensive Drought Contingency Plan as Exhibit A, and as may be modified in the future by ordinance; repealing all other ordinances in conflict therewith; providing for severability; and providing an effective date.

Ryan Picarazzi, Public Works Director, TCEQ is requesting we add back some language in our Ordinance that we recently left out.

Motion: Upon a motion made by Councilmember Rangel and a second by Councilmember Anderson, to approve emergency for Ordinance 1997 amending Code of Ordinances Chapter 102 'Utilities', Article D, Water Service', deleting the content of Division 4, 'Drought (Contingency and Emergency Plan' and replacing said Division 4 contents by referring to and adopting a Comprehensive Drought Contingency Plan as Exhibit A, and as may be modified in the future by ordinance; repealing all other ordinances in conflict therewith; providing for severability; and providing an effective date. The City Council voted by roll call:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against.

13. Consider the approval of Resolution 2025-50R authorizing Professional Service Provider selection for Capital Improvement Projects funded and administered through the General Fund for the Fiscal Year 2025/2026 Street Improvements.

Kimberly Henry, Assistant to the City Manager, stated the City went out for bids and staff is recommending contracting with Pape-Dawson for professional engineering services for FY2025/2026 Capital Improvement Projects for Street Improvements.

The City Council discussed the following:

- Bids
- Work history with Pape-Dawson

Motion: Upon a motion made by Councilmember Rangel and a second by Councilmember Anderson, to approve Resolution 2025-50R authorizing Pape-Dawson as the Professional Service Provider for Capital Improvement Projects funded and administered through the General Fund for the Fiscal Year 2025/2026 Street Improvements.

. The City Council voted by roll call:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against.

14. Request to rezone the 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).

- Presentation by staff
- Presentation by requestor
- Public Hearing to receive comments in favor of or against the request.
- Consider the approval on the first of two readings Ordinance 1998 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (Single Family Dwelling District) for 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), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

Robert Decker, Assistant Director of Building and Development, reviewed the request by C & F Land Development LLC. He noted the requested is to rezone this property from R-1 to B-1. He noted that the Planning and Zoning Commission voted unanimously.

Mayor Jayroe opened the public hearing at 5:27 p.m. and asked if anyone wished to speak. No one did so he closed the public hearing at 5:27 p.m.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel to approve first of two readings Ordinance 1998 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by

changing the zoning of land from R-1 (Single Family Dwelling District) for 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), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

15. 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. Presentation by staff

ii. Presentation by requestor

iii. Public Hearing to receive comments in favor of or against the request.

iv. Consider approval on the first of two readings Ordinance 1999 granting a Conditional Use Permit (CUP) for the purpose of allowing the installation and use as a residential dwelling of one Manufactured Home on property located at 1723 18th Street; also known as Swickheimer Blk 246 Lot Part of 118, being 7.0458 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

Robert Decker, Assistant Director of Building and Development, reviewed the request. He noted that due to a fire the property including the home were destroyed and the owners came before City Council on October 12, 2025. The City Council approved the rezone to R-2M so a manufactured home could be ordered, but the direction to staff was to return with a Conditional Use Permit and then initiate a rezone back to R-1 the Planning and Zoning Commission voted unanimously.

Mayor Jayroe opened the public hearing at 5:31 p.m. and asked if anyone wished to speak. No one did, so he closed the public hearing at 5:32 p.m.

Motion: Upon a motion made by Councilmember Rangel and a second by Councilmember Anderson to approve first of two readings Ordinance 1999 granting a Conditional Use Permit (CUP) for the purpose of allowing the installation and use as a residential dwelling of one Manufactured Home on property located at 1723 18th Street; also known as Swickheimer Blk 246 Lot Part of 118, being 7.0458 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye

Councilmember (Ward 3) Brundrett aye
The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

- 16. Request to rezone the property located at 3525 SH 35 Bypass: also known as S3095 JS&R Acres BLK 1 Lot 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, from R-1 (1st Single Family Dwelling District) to B-1 (General Business District).**
- i. Presentation by staff**
 - ii. Presentation by requestor**
 - iii. Public Hearing to receive comments in favor of or against the request.**
 - iv. Consider the approval on the first of two readings of Ordinance 2000 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 3525 SH 35 Bypass: also known as S3095 JS&R Acres BLK 1 Lot 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.**

Robert Decker, Assistant Director of Building and Development, reviewed the request for rezoning to B1 for future commercial development.

Mayor Jayroe opened the public hearing at 5:33 p.m. and asked if anyone wished to speak. No one did, so he closed the public hearing at 5:34 p.m.

The City Council discussed the required sidewalks.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel to approve first of two readings of Ordinance 2000 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 3525 SH 35 Bypass: also known as S3095 JS&R Acres BLK 1 Lot 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

- 17. Request to rezone 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), R-5 (2nd Multi-Family Dwelling District) to R-2 (2nd Single Family Dwelling District).**
- i. Presentation by staff**
 - ii. Presentation by requestor**

- iii. **Public Hearing to receive comments in favor of or against the request.**
- iv. **Consider the approval on the first of two readings of Ordinance 2001 amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance number 1027 by changing the zoning of land from R-5 (2nd Multi-Family Dwelling District); for property located Railroad Reserve Property on S Ann Street., also known as Railroad Reserve, acres 13.519; Manning Specifically, Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey0, to B-1 (General Business District), repealing all Ordinances in conflict there to R-2 (2nd Single Family Dwelling District); providing for severability; and providing an effective date.**

Carey Dietrich, Director of Community Development & Building, reviewed the rezoning request to R2 to develop a single-family subdivision.

Stuart Lynn, Sal Holdings, LLC., provided a PowerPoint presentation of the proposed Lynn Development, why Lynn Development is needed, and a project overview.

Mayor Jayroe opened the public hearing at 5:39 p.m. and asked if anyone wished to speak.

Emma Simpson spoke about the effects on Pearl Street

No one did, so Mayor Jayroe closed the public hearing at 5:41 p.m.

The City Council discussed the requirement of sidewalks and streetlamps.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Anderson to approve first of two readings Ordinance 2001 amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance number 1027 by changing the zoning of land from R-5 (2nd Multi-Family Dwelling District); for property located Railroad Reserve Property on S Ann Street., also known as Railroad Reserve, acres 13.519; Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey0, to B-1 (General Business District), repealing all Ordinances in conflict there to R-2 (2nd Single Family Dwelling District); providing for severability; and providing an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

18. 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, City of Rockport, Aransas County, Texas, from R-1 (1st Single Family Dwelling District) to R-2 (2nd Single Family Dwelling District).

i. Presentation by staff

ii. Presentation by requestor

iii. Public Hearing to receive comments in favor of or against the request.

iv. Consider the approval of the first of two readings of Ordinance 2002 amending

the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) for property located 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, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

Carey Dietrich, Director of Community Development & Building, stated the requestor is requesting the property be rezoned to R2 to develop a single-family subdivision.

Stuart Lynn of Sal Holdings, LLC., provided a PowerPoint presentation of the proposed The Oaks subdivision and the overall review.

Mayor Jayroe opened the public hearing at 5:45 p.m. and asked if anyone wished to speak. No one did, so he closed the public hearing at 5:46 p.m.

The City Council discussed the following:

- The proposed project
- The funding project
- The housing price point

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Anderson to approve first of two readings Ordinance 2002 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) for property located 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, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

19. Consider approval on the first of two readings of Ordinance 2003 amending the City's Water Conservation Plan to require formal review and renewal every five years; providing for administration; providing a severability clause; providing for conflicts; and providing an effective date.

Ryan Picarazzi, Public Works Director, stated the City recognizes the need for programs to minimize water usage. He noted the Water Conservation Plan was reviewed by TECQ. The Plan includes leak detection, maintenance, education, and restrictions during drought.

The City Council discussed the water leak detection program.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel to approve first of two readings Ordinance 2003 amending the City's Water Conservation Plan to require formal review and renewal every five years; providing for administration; providing a severability clause; providing for conflicts; and providing an effective date.

The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

VII. OTHER ACTION ITEMS AND UPDATES

20. Discussion and direction on a proposal from Freese and Nichols regarding Alternate Water Supply Options

Adam Conner, Freese and Nichols, spoke regarding a proposal for alternate water supply option. He reviewed the scope of the services.

Ryan Picarrazzi, Director of Public Works, stated at the last meeting staff were asked to look at alternative water supply options.

The City Council discussed the following:

- Different well site options
- Groundwater
- Funding
- Options for alternative water supplies
- To seek funding a study would need to be performed
- Study longevity before need an update
- Need for a study to review the City's option

Art Rodriguez, City Attorney, reviewed the scope of the services and the proposal.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Anderson to approve the proposal from Freese and Nichols regarding Alternate Water Supply Options. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye

The motion to approve passed unanimously; four (4) for and none (0) against. The motion passed unanimously.

IX. CITY MANAGER'S UPDATE

Vanessa Shrauner, City Manager, reported that she and Shelley Goodwin are in Nacogdoches at a Financial Boot Camp Conference and will be bringing back several ideas.

X. CITY COUNCIL REPORT

Councilmember Rangel reported on how festive the City looks and encouraged everyone to check the CVB calendar to see all the options and events available. She also wished everyone a Merry Christmas and Happy New Year.

Councilmember Anderson reported he attended Tropical Christmas and participated in the parade. He thanked everyone involved for an outstanding event. He also wished everyone a Merry Christmas.

Councilmember Brundrett thanked Jody Davis with the Fleet Department for always making the Golf Cart look great. He noted that Tropical Christmas had a great turnout this year and thanked Parks for their hard work. He also noted that Downtown looks great, and he wished everyone a Merry Christmas and Happy New Year.

Mayor Jayroe stated he also participated in the parade, and he thanked everyone that was involved in Tropical Christmas. He wished everyone a Merry Christmas and Happy New Year.

XIII. ADJOURN

Motion: Upon a motion made by Councilmember Rangel and a second by Councilmember Anderson to adjourn the December 9, 2025, City Council Regular Meeting at 6:17 p.m.

Tim Jayroe
Mayor

Shelley Goodwin, TRMC/MMC
City Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Consider the approval of the second and final reading of Ordinance 1998 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (Single Family Dwelling District) for 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), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUMMARY:

Property owners C&F Land Development, LLC, represented by Mr. Mark Orozco, is requesting to rezone this property, which fronts Highway 35 Bypass from R-1 (Single Family 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 first reading of the Ordinance was approved by Council on December 9, 2025. There have been no changes to the request.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

The Planning and Zoning Commission, by unanimous vote, recommend to City Council approval of this request to change the zoning of land from R-1 (1st Single Family Dwelling District) for 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).

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Ordinance - 3481 SH 35 Bypass
2. StaffReportPH-3481 SH 35 Bypass
3. Rezone Application_3481 SH 35 Bypass
4. Pictometry_3481 SH 35 Bypass
5. Zoning Map_3481 SH 35 Bypass
6. Future Land Use Map_3481 SH 35 Bypass
7. PH_3481 SH 35 Bypass
8. RETURNED RESPONSES - Public Notices
9. Public Mailout List _3481 SH 35 Bypass

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 29, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED 3481 SH 35 BYPASS; ALSO KNOWN AS S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 ACRES, TO B-1 (GENERAL BUSINESS DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 6, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 7, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 6, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 1, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on December 1, 2025, the Planning & Zoning Commission did meet and said Commission voted with a vote of [REDACTED] to recommend to the City Council to **Approve / Deny** this request to re-zone property, located at 3481 SH 35 Bypass, to B-1 (General Business District); and

WHEREAS, on December 9, 2025, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 3481 SH 35 Bypass, City of Rockport, Aransas County, Texas: be changed from R-1 (1st Single Family Dwelling District) to B-1 (General Business District)

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 9th day of December, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading, this ____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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

BLK 1 LOT 2D, 2E & 2F 3.4055 Acres
Property ID: 8823321

APPLICANT/PROPERTY OWNER

C&F Land Development LLC, Owner

PUBLIC HEARING DATE

P&Z – Monday, December 1, 2025
CC – Tuesday, December 9, 2025

P&Z DATE

P&Z – Monday, December 1, 2025

CITY COUNCIL DATE(S)

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

BRIEF SUMMARY OF REQUEST

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

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 6, 2025, edition and mailed out to forty-eight (48) property owners within a 200-foot radius of the property. Two (2) letters For and none 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 (1 st Single Family Dwelling District) S – R1 (1 st Single Family Dwelling District) E – N/A – Highway 35 Bypass W – R1 (1 st Single Family Dwelling District)	No Improvements	3.4055 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Commercial 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 3481 SH. 35, Rockport TX
Located south of FM 3036 and north of FM 2165 (Prop ID 88-2321) 78382
- C. CURRENT ZONING OF PROPERTY: 1st Single Family Dwelling District (R-1)
- D. PRESENT USE OF PROPERTY: Vacant
- E. ZONING DISTRICT REQUESTED: B-1 General Business District
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies) JS & R Acres
- Lot or Tract 2D, 2E, & 2F Block 1 (Vol 7 p 197)
 - Tract _____ of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) N/A
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 3.41 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
DEED 388741
Rezone from R-1 to B-1 for resale for
future Commercial development of lots along S.H 35

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

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

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

M. FILING FEE:

☒ REZONING	\$150.00 + \$10.00 PER ACRE	\$180.00
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE	
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE	
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE	

(Make check payable to the City of Rockport)

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

Signed: Mark G. Orozco
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

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

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

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

Article 1 - Entity Name and Type

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

C&F Land Development LLC

Article 2 – Registered Agent and Registered Office

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

OR

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

Name:

Laura Ferreira

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

Street Address:

5525 S Staples St Ste B2 Corpus Christi TX 78411

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

Managing Member 1: **Patricia Cardenas**

Title: **Managing Member**

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

Managing Member 2: **Laura Ferreira**

Title: **Managing Member**

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

Article 4 - Purpose

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

Supplemental Provisions / Information

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

Organizer

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

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

Effectiveness of Filing

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

OR

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

Execution

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

Sonia Becerra

Signature of Organizer

FILING OFFICE COPY

CLERK'S FILE NO. #387044

RE- PLAT OF:

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

JS AND R ACRES SUBDIVISION

ARANSAS COUNTY, TEXAS

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

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

VOLUME: 7, PAGES: 187

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

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

STATE OF TEXAS
COUNTY OF ARKANSAS

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

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
DANIEL L. WATKINS
DANIEL L. WATKINS, FLS

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAURA E. FORDMAN AND MARK A. CARPINE

THIS THE 19th DAY OF OCTOBER 2021.

[Signature]
VERONICA LABA
Notary Public, State of Texas
Commission Expires 08-22-2023
Notary ID 52347-0

STATE OF TEXAS
COUNTY OF ARKANSAS

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

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
ALBERT AYALA, Notary
ALBERT AYALA, Notary

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT AYALA AND BARRERA S. AYALA

THIS THE 14th DAY OF OCTOBER 2021.

[Signature]
VERONICA LABA
Notary Public, State of Texas
Commission Expires 08-22-2023
Notary ID 52347-0

STATE OF TEXAS
COUNTY OF ARKANSAS

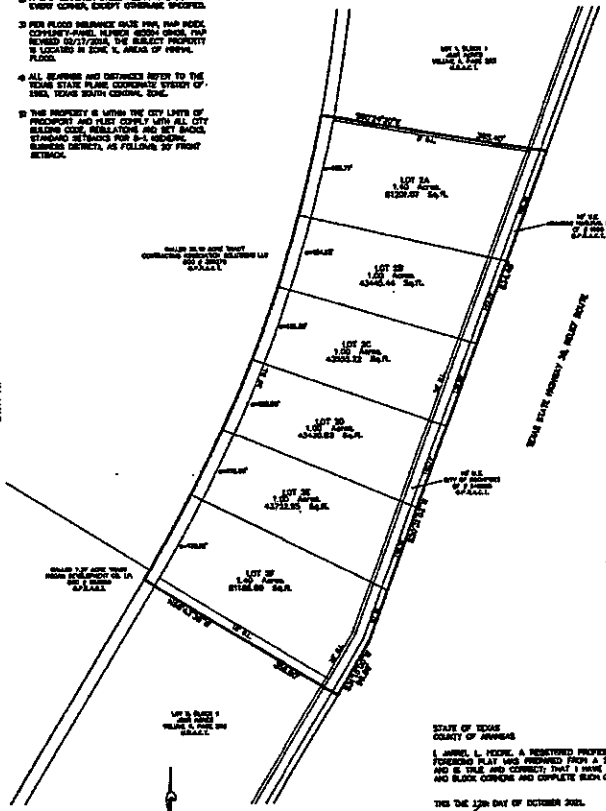
I, CARLOS ARISTIZABAL, CLERK OF THE COUNTY COURT IN AND FOR ARKANSAS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 12th DAY OF OCTOBER 2021, WAS FILED IN MY OFFICE ON THE 12th DAY OF OCTOBER 2021, AND THAT I HAVE RECORDED THE SAME IN VOLUME 7, PAGE 187, OF THE PUBLIC RECORDS OF ARKANSAS COUNTY, TEXAS.

[Signature]
CARLOS ARISTIZABAL
CLERK, ARKANSAS COUNTY CLERK
ARKANSAS COUNTY, TEXAS
AT 2:00 O'CLOCK P.M.
OCTOBER 13, 2021
BY *[Signature]*
387044

**BLOCK 1, LOTS 2A, 2B, 2C, 2D, 2E, AND 2F
JES AND R ACRES**

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

- GENERAL NOTES
1. THE TOTAL PLATTED AREA CONTAINS 8.81 ACRES OF LAND.
 2. A 5/8" DIAMETER STEEL PEG WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 3. PER FLOOD INSURANCE RATE MAP, MAP MOD. COUNTY-FLOOD NUMBER 5804, THIS REVED 05/17/2018, THE SUBJECT PROPERTY IS LOCATED IN SMC 1, AREA OF 100% FLOOD.
 4. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE, ZONE.
 5. THE PROPERTY IS WITHIN THE CITY LIMITS OF PROSPER AND PLIES COMPLY WITH ALL CITY BUILDING CODE, REGULATION AND SET BACKS. STANDARD SETBACKS FOR 3-4 BEDROOM, SINGLE-FAMILY, AS FOLLOWS: 30' FRONT SETBACK.



STATE OF TEXAS
COUNTY OF ARKANSAS

WE, ARISTIZABAL, HEREBY CERTIFY THAT WE HAVE A LEND ON THE PROPERTY HERE SHOWN.

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
THE NOTARY, ARISTIZABAL OFFICE

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY P.M. FLOTT.

THIS THE 13th DAY OF OCTOBER 2021.

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

STATE OF TEXAS
COUNTY OF ARKANSAS

BY THIS PLAT OF THE HEREIN RECORDED PROPERTY FOR PLATS OF RECORD IN ARKANSAS COUNTY, TEXAS, BY THE PLANNING AND RECORD COMMISSION OF RECORDS, TEXAS, IN ACCORDANCE WITH THE LAND SUBDIVISION ORDINANCE OF PROSPER, TEXAS AND VOTED'S 2011 CH. STATUTE, ARTICLE 50A.

THIS THE 25th DAY OF OCTOBER 2021.

[Signature]
KIM KELLEY
SECRETARY

STATE OF TEXAS
COUNTY OF ARKANSAS

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

THIS THE 12th DAY OF OCTOBER 2021.

[Signature]
JAMES L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6894



**TEXAS GEO TECH
LAND SURVEYING, INC.**

2000 S. WILSON ST., SUITE 200
CANTON, TEXAS 75041
(817) 487-8800 Fax (817) 487-8808
www.tgtsurvey.com

Aransas CAD

387044

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

Tax Year: 2021

Property

Account

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

Location

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

Owner

Name:	JS & R GROUP LLC	Owner ID:	124104
Mailing Address:	302 OLYMPIC DR ROCKPORT, TX 78382-6832	% Ownership:	100.0000000000%
		Exemptions:	

Tax Due

There is currently No Amount Due on this property.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

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

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

VOL: 7 Pg: 187

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 2:11 P.M.

NOV 03 2021 INDEXED

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



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS

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

PARTITION DEED

Date: December 20th 2021

First Party: C&F LAND DEVELOPMENT LLC

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

Second Party: WEST COAST HOMES LLC

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

Consideration: The partition effected hereby.

Partition of Share Number One

Share Number One Property (including any improvements):

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

Reservations from Share Number One Conveyance: None.

Exceptions to Share Number One Conveyance and Warranty:

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

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

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

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

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

Partition of Share Number Two

Share Number Two Property (including any improvements):

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

Reservations from Share Number Two Conveyance: None.

Exceptions to Share Number Two Conveyance and Warranty:

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

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

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

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

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

C&F LAND DEVELOPMENT LLC

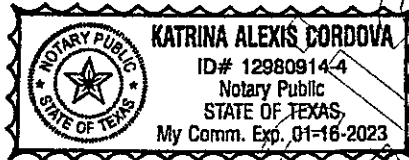
By: [Signature]
Laura Sorzano Ferreira, Member

By: [Signature]
Maria Patricia Cardenas, Member

STATE OF TEXAS

COUNTY OF NUECES

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



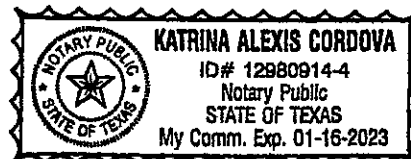
[Signature]
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF NUECES

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

[Signature]
Notary Public, State of Texas



388741

WEST COAST HOMES LLC

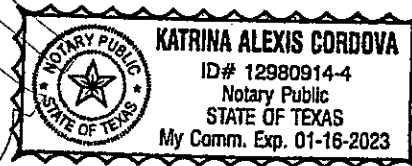
By: 
Alberto Ayala
Manager

STATE OF TEXAS

COUNTY OF NUECES

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


Notary Public, State of Texas



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

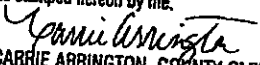
4/38 ✓
FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 1:00 P. M.

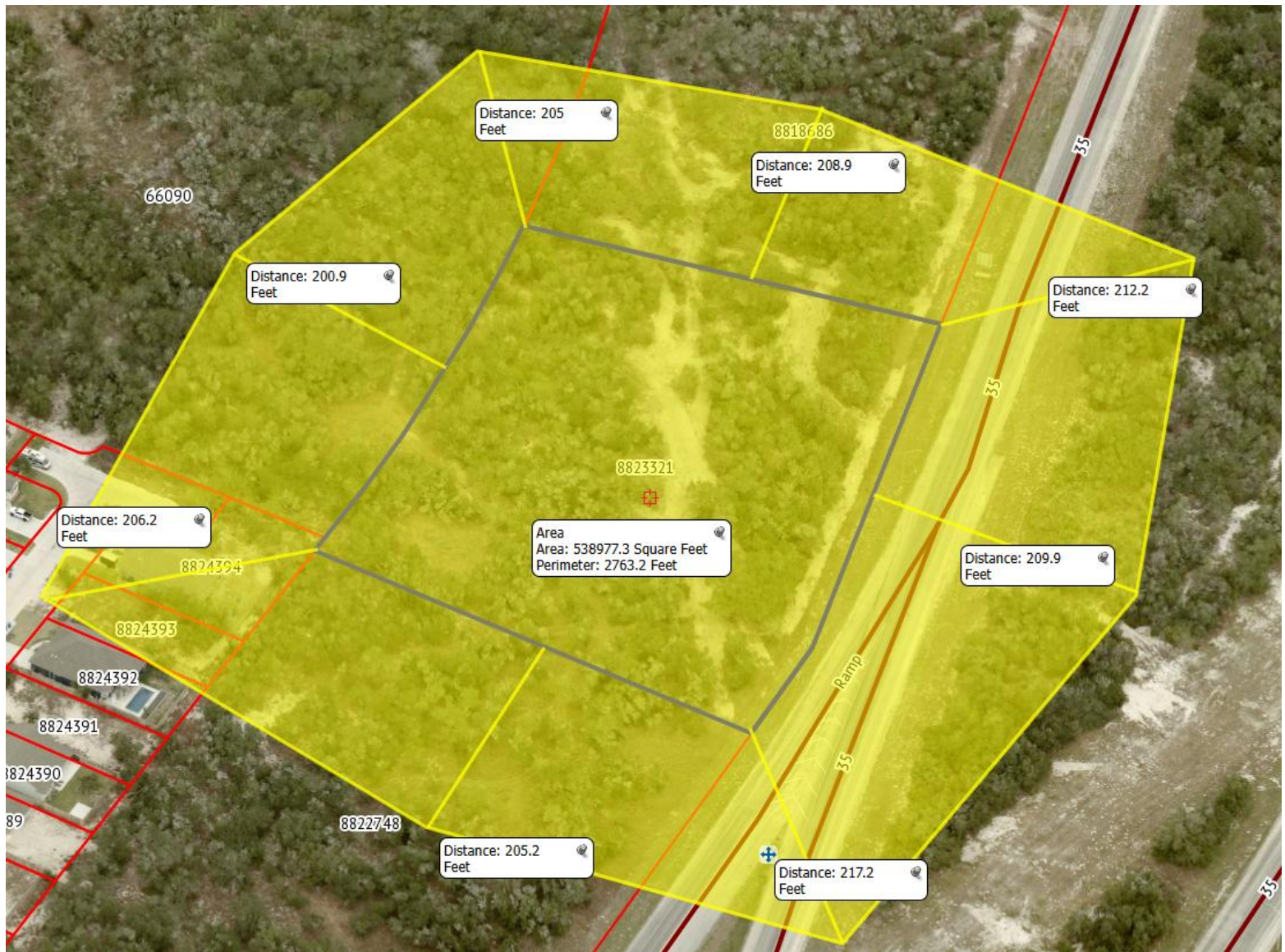
JAN 21 2022

INDEXED

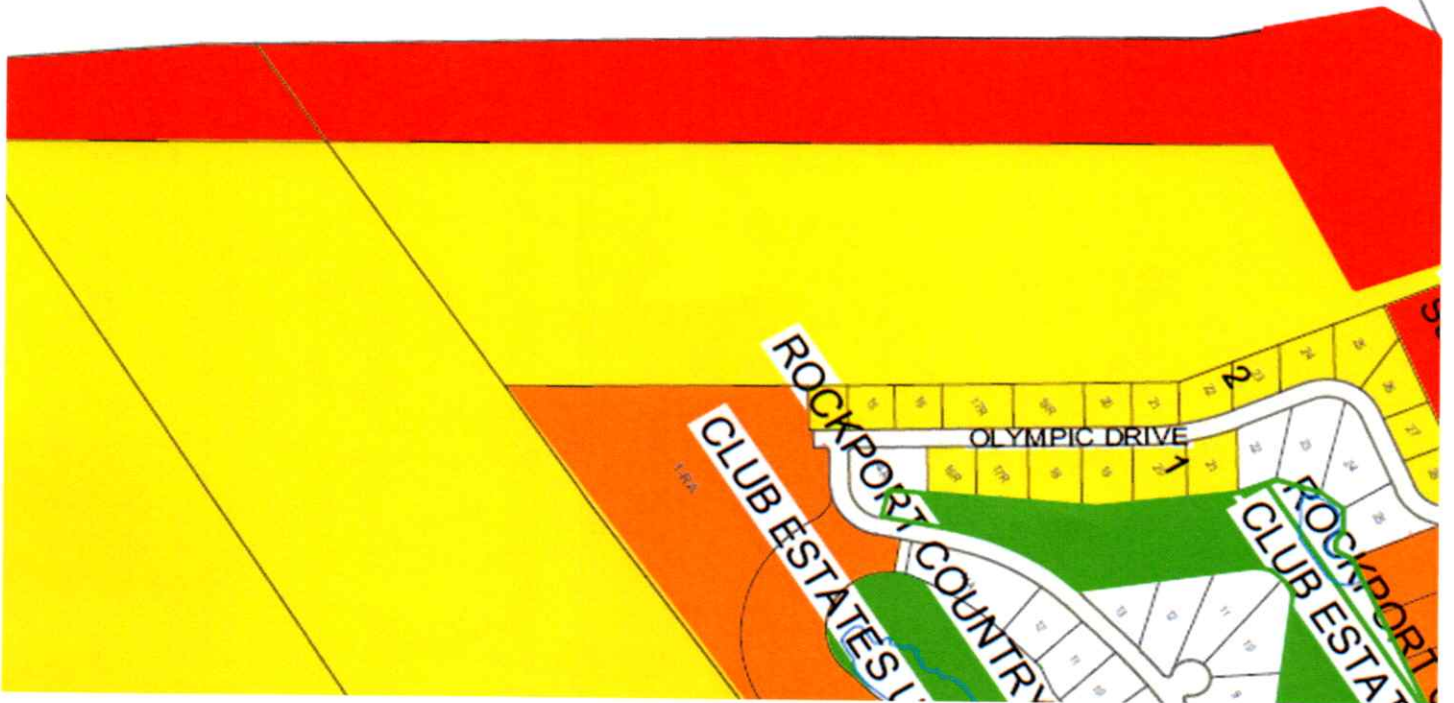
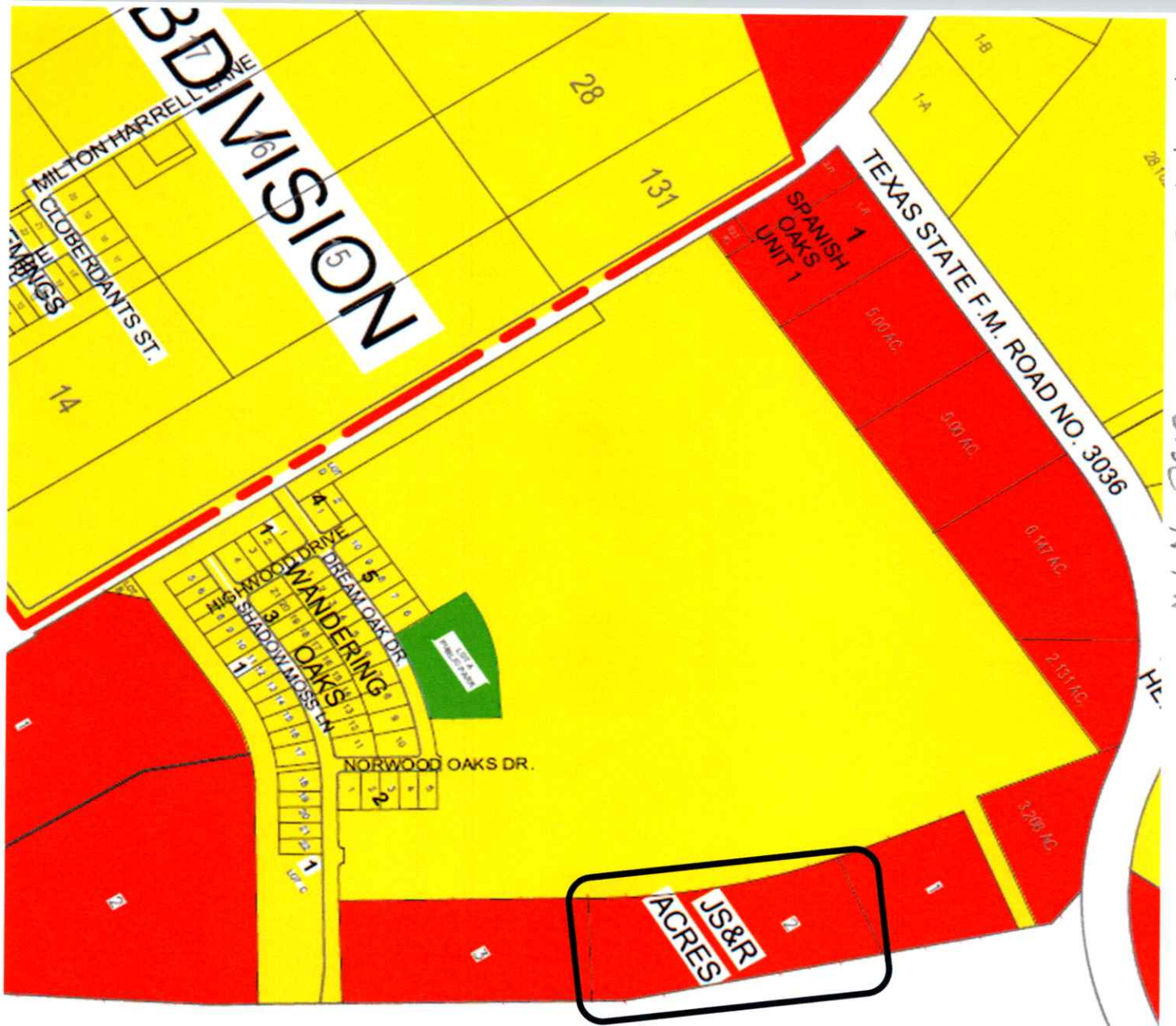
STATE OF TEXAS - COUNTY OF ARANSAS I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.




CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS









PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3481 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 6th day of November, 2025 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* on Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

Scanned

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3481 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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: Albert Ayala / West Coast Homes LLC.
Address: 5701 Ocean Dr. Corpus Christi City/State: TX, 78412

☒ IN FAVOR () IN OPPOSITION

Phone: 361 510-6172

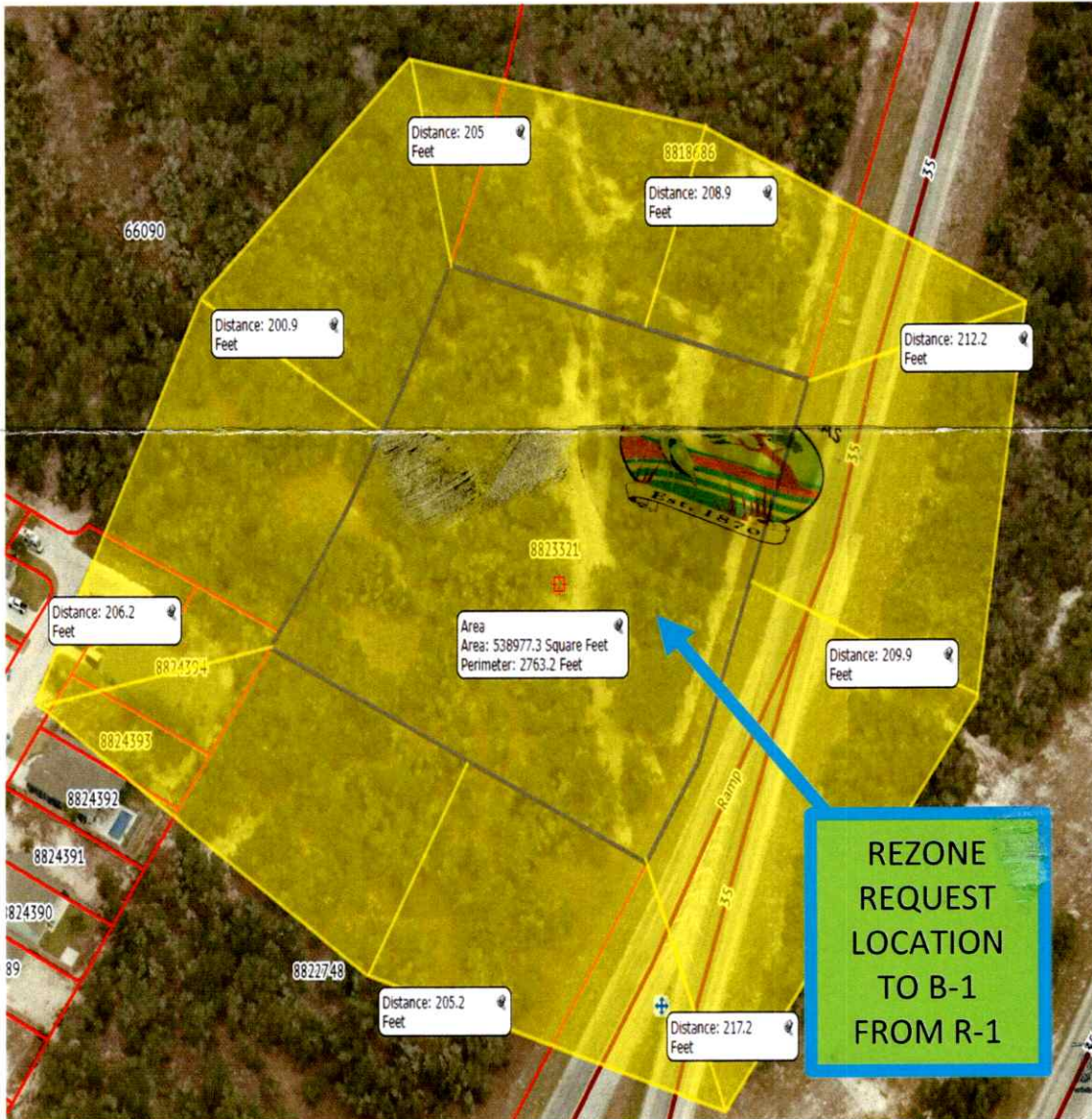
REASON:


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.

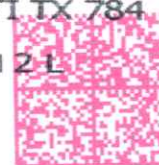


City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

CORPUS CHRISTI TX 784

17 NOV 2025AM 2 L

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 78382 \$ 000.74⁰
02 7H
0006090064 NOV 07 2025

West Coast Homes LLC
5701 Ocean Dr
Corpus Christi, TX 78412

SITUS ADDRESS: 3525 S H 35 Bypass

78412-284701





PUBLIC HEARING
Planning & Zoning Commission
and City Council

Scanned

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3481 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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: C&F Land Development, LLC / Laura S. Ferreira
Address: 5525 S Staples St, Ste B2 City/State: Corpus Christi, TX. 78411

(☒) IN FAVOR () IN OPPOSITION

Phone: (361) 993-0808

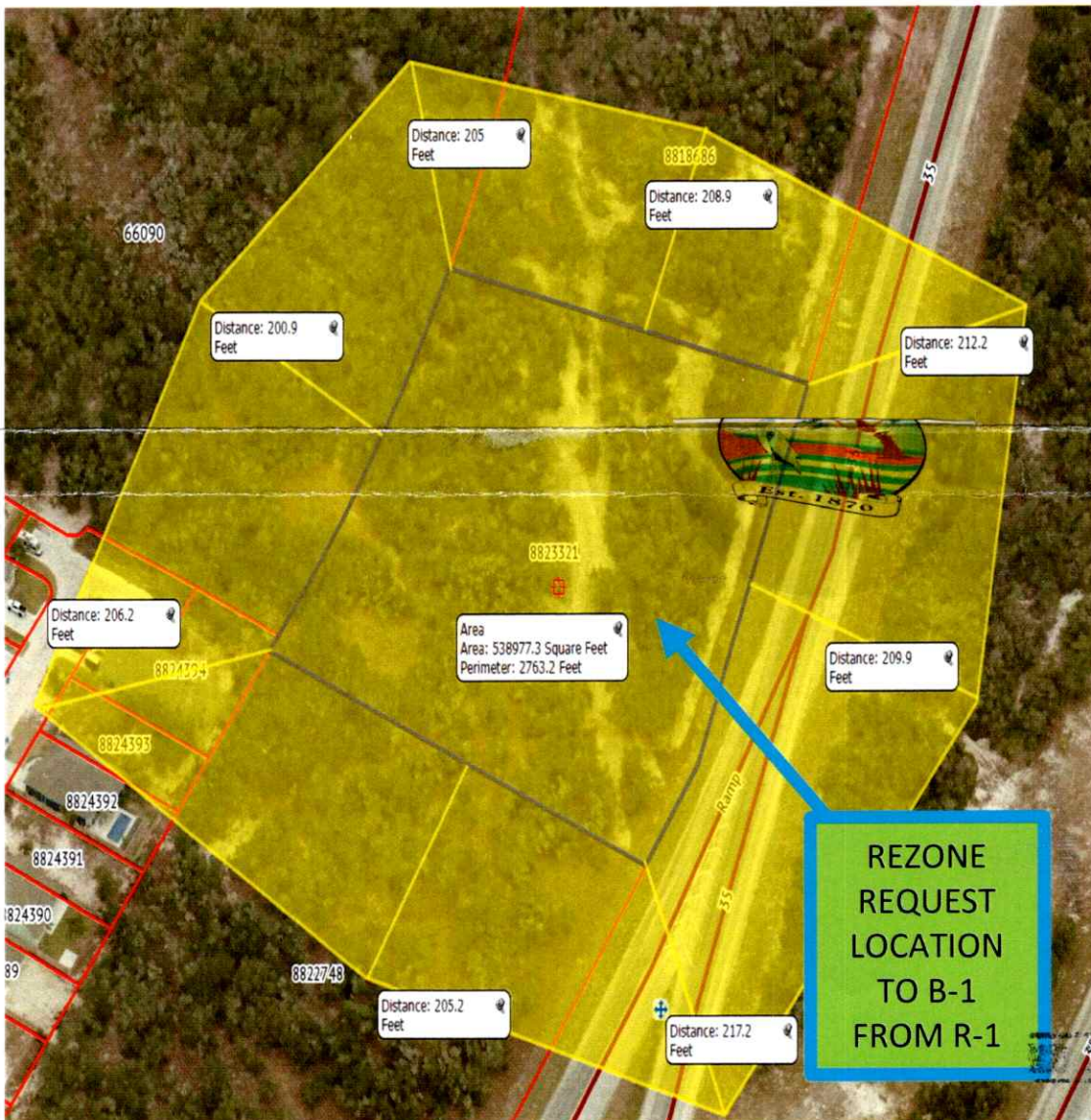
REASON:

Laura S. Ferreira
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

CORPUS CHRISTI TX 784

17 NOV 2025AM 2 L

FIRST CLASS



US POSTAGETM PITNEY BOWES



ZIP 78382 \$ 000.74⁰
02 7H
0006090064 NOV 07 2025

C & F Land Development LLC
5525 S Staples St STE B2
Corpus Christi, TX 78411

SITUS ADDRESS: 3481 S H 35 Bypass

78411-536822



<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
8823321	C & F Land Development	3481 SH 35 Bypass	5525 S Staples St STE B2	Corpus Christi	TX	78411
8818686	West Coast Homes LLC	3525 SH 35 Bypass	5701 Ocean Dr	Corpus Christi	TX	78412
66090	Avisa Developers LLC	Rockport, TX	213 Country Club Blvd	Portland	TX	78374
8824394	Jeremy Simmons	150 Broad Oak Dr	150 Broad Oak Dr	Rockport	TX	78382
8824393	Hogan Building Company	146 Broad Oak Dr	P O Box 2487	Corpus Christi	TX	78403
8824392	Grant and Stephanie Tayl	142 Broad Oak Dr	142 Broad Oak Dr	Rockport	TX	78382
8822748	Hope Church Rockport	3401 SH 35 Bypass	3182 FM 1781	Rockport	TX	78382
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Consider the approval of the second and final reading of Ordinance 1999, granting a Conditional Use Permit (CUP) for the purpose of allowing the installation and use as a residential dwelling of one Manufactured Home on property located at 1723 18th Street; also known as Swickheimer Blk 246 Lot Part of 118, being 7.0458 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

SUMMARY:

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

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

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

The first reading of the Ordinance was approved by Council on December 9, 2025. There have been no changes to the request.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

The Planning and Zoning Commission, by unanimous vote, recommend to City Council approval of this request granting a Conditional Use Permit (CUP) for the purpose of allowing the installation and use as a residential dwelling of one Manufactured Home on property located at 1723 18th Street; also known as Swickheimer Blk 246 Lot Part of 118, being 7.0458 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Ordinance - 1723 18th St - CUP
2. StaffReportPH-1723 Eighteenth st Robert & Lela Yardley
3. Rezone Application_1723 Eighteenth
4. Pictometry for Mailouts_1723 Eighteenth
5. ZONING MAP_1723 Eighteenth
6. Future Land Use_1723 Eighteenth
7. PH 1723 Eighteenth st CUP
8. Public Mailout List _1723 Eighteenth
9. Mailouts
10. Received Mailout Response_1723 Eighteenth (CUP)

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 29, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE PURPOSE OF ALLOWING THE INSTALLATION AND USE AS A RESIDENTIAL DWELLING OF ONE MANUFACTURED HOME ON PROPERTY LOCATED 1723 18TH STREET; ALSO KNOWN AS SWICKHEIMER BLK 249 LOT PART OF 118, BEING 7.0458 ACRES, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request for a Conditional Use Permit (CUP) property was created by the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 6, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 7, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 6, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 1, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on December 1, 2025, the Planning & Zoning Commission did meet and said Commission voted with a vote of _____ to recommend to the City Council to **Approve / Deny** a Conditional Use Permit (CUP) for property located at 1723 Eighteenth St, to allow the installation and use as a residential dwelling of one manufactured home with the condition the CUP will expire and become null and void on the date of the sale of the property; and

WHEREAS, on December 9, 2025, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the property located at 1723 Eighteenth St., City of Rockport, Aransas County, Texas; be granted a Conditional Use Permit (CUP) for the purpose of to allow the installation and use as a residential dwelling of one manufactured home with the condition the CUP will expire and become null and void on the date of the sale of the property; and

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 9th day of December, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading, this _____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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
1723 Eighteenth St.

APPLICANT/PROPERTY OWNER
Robert Yardley, Owner

PUBLIC HEARING DATE
P&Z – Monday, December 1, 2025
CC – Tuesday December 9, 2025,

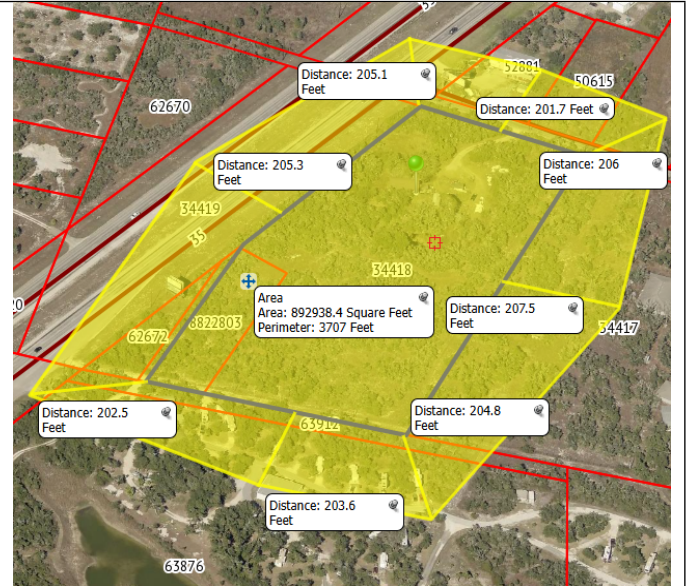
P&Z DATE
P&Z – Monday, October 6, 2025

CITY COUNCIL DATE(S)
1st Reading – Tuesday, December 9, 2025
2nd Reading – Tuesday, January 13, 2026.,

BRIEF SUMMARY OF REQUEST

Property owner, Robert Yardley, was granted a rezone to R2M by the City Council on 10/28/2025. It was discussed at the Council meeting that the best way to allow the Yardley's to utilize a manufactured home for their single-family dwelling was to issue a Conditional Use Permit (CUP) and revert the property back to the original R1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 6, 2025, edition and mailed out to ten (10) property owners within a 200-foot radius of the property. One (1) For or None Against have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R2M - 1 st Single Family Dwelling District	Vacant Land	N – I 2 (Heavy Industrial District) S – R1 – (1 st Single Family Dwelling District) E – R1 – (1 st Single Family Dwelling District) W – R1 – (1 st Single Family Dwelling District)	Undeveloped Land thus far	7.05 Acres

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The property owners' home was lost in the recent fires and is trying to replace his one (1) single manufactured dwelling.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC
COMMENTS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

AGENCY COMMENTS

LEGAL NOTICE

RESPONSE TO STANDARDS

LEGAL DESCRIPTION

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 1723 Eighteenth St.
Rockport, Texas 78382
- C. CURRENT ZONING OF PROPERTY: _____
- D. PRESENT USE OF PROPERTY: Homestead
- E. ZONING DISTRICT REQUESTED: Mobile Home
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract Part of 118 7.0458 Block 249
 - Tract _____ of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 7.0458
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Our House burned down. We want to put
a mobile home on our land.

K. OWNER'S NAME: (Please print) Robert D. Yardley
ADDRESS: 1723 Eighteenth St.
CITY, STATE, ZIP CODE: Rockport, Tx. 78382
PHONE NO 361-205-9345

L. REPRESENTATIVE: (If Other Than Owner) Selina Yardley
ADDRESS: 1723 Eighteenth St.
CITY, STATE, ZIP CODE: Rockport, Tx 78382
PHONE NO 361-205-9345

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

M. FILING FEE:

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

(Make check payable to the City of Rockport)

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

Signed: 
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

Information Regarding Electronic Protests

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

361-729-9733

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

Situs: 1723 EIGHTEENTH ST ROCKPORT, TX
78382

Owner ID: 26705

PIN: yYJ787fUY

TWO OPTIONS FOR FILING A PROTEST – ONLINE OR PAPER

FILING AN ONLINE PROTEST

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

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

IF YOU HAVE FILED AN ONLINE PROTEST BEFORE:

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

AFTER YOU FILE AN ONLINE PROTEST

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

PAPER PROTEST

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

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

- Please do not fax or email protests.
-

Description of Exemptions

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

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

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

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

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

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

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

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

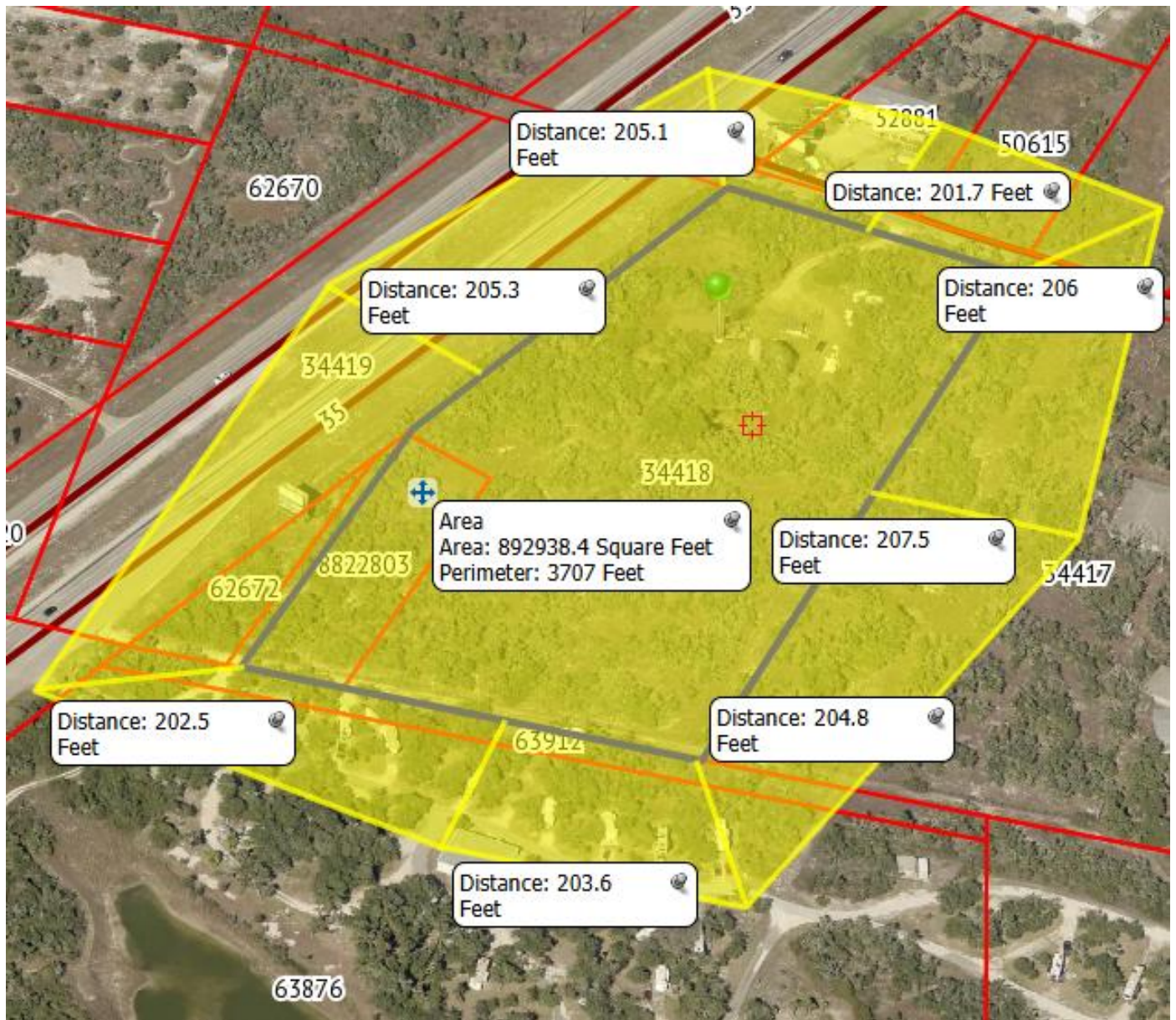
*** Surviving Spouse of a Member of Armed Services Killed in Action (MASSS)** (Tax Code Section 11.133(b) and (c)) Surviving spouse of a U.S. armed services member who is killed in action who has not remarried since the death of the service member. Documentation must be provided to support this exemption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

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

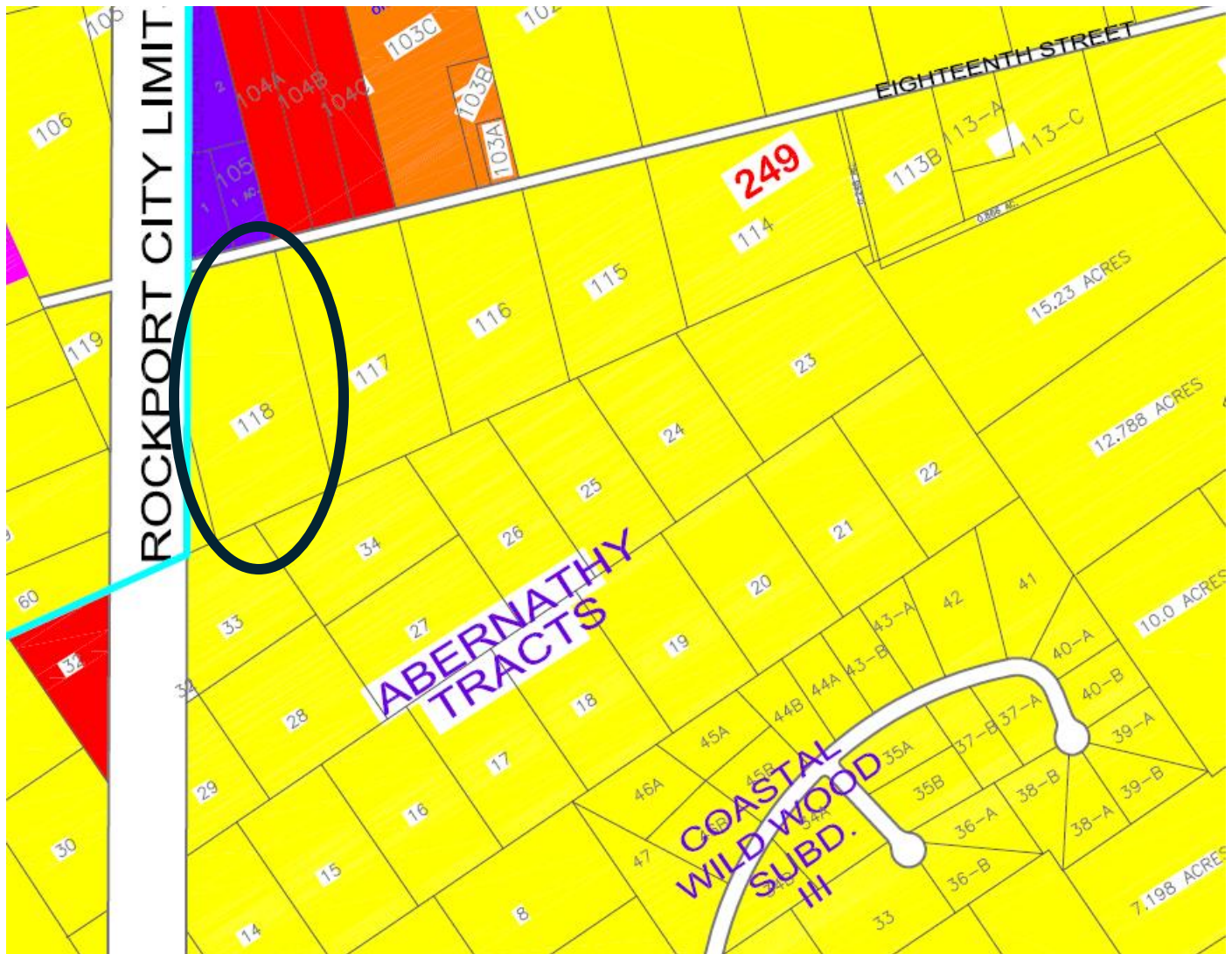
*** Temporary Exemption Property Damaged by Disaster** (Tax Code Section 11.35) Property owners use form 50.312 to claim a temporary property tax exemption for property in a governor-declared disaster area with at least 15 percent damage.

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

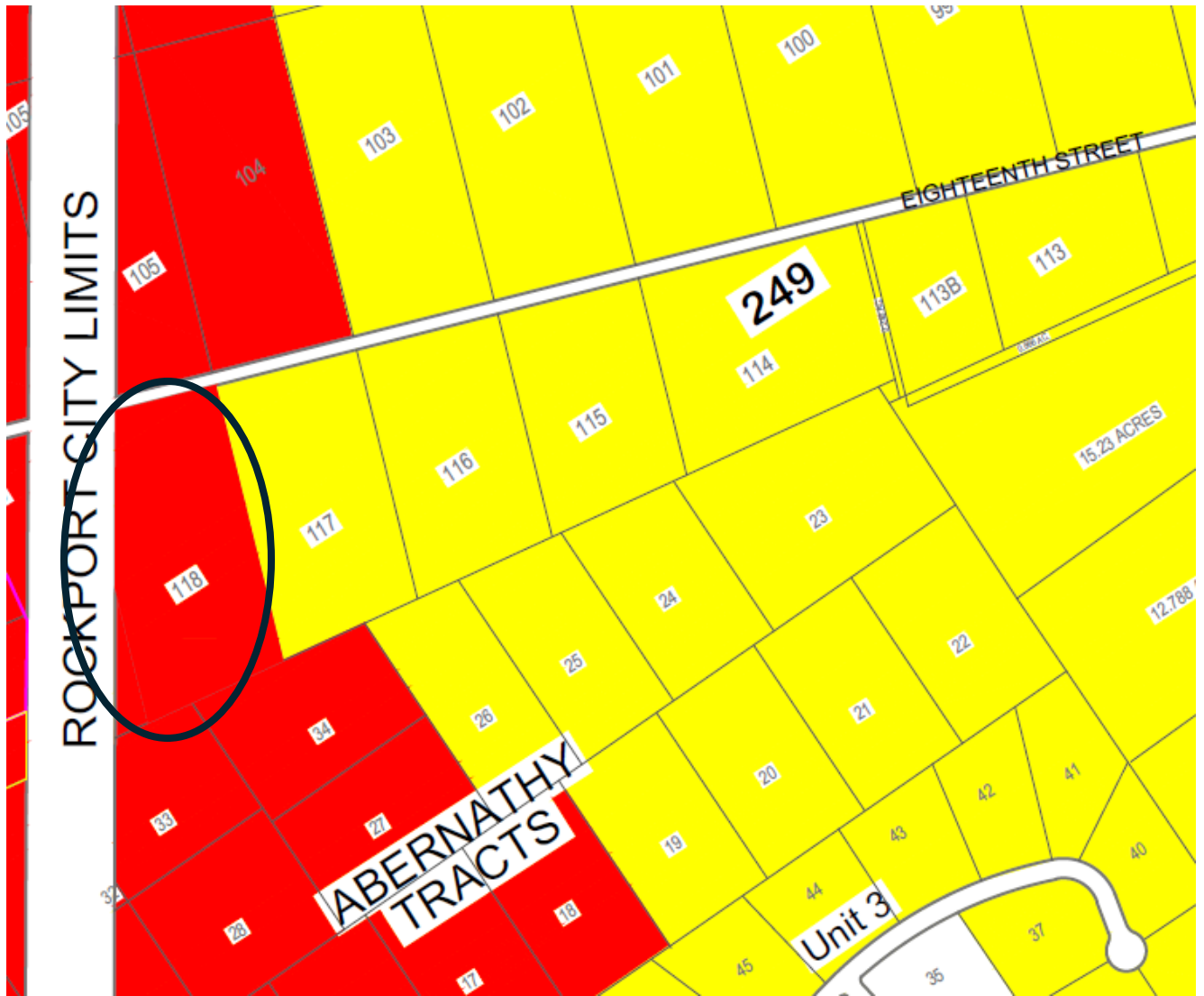
Surviving spouse of a person who qualified for the disabled persons exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death. Contact the appraisal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



ZONING MAP



Future Land Use





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for property located at 1723 Eighteenth St; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres for the purpose of adding one (1) manufactured home to replace the family home that was lost in the fire.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 6th day of November, 2025 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
34418	Robert Yardley	1723 Eighteenth st	1723 18th st	Rockport	TX	78382
34417	George & Karen Polinard	1705 Eighteenth st	6835 County Road 511	Rosharon	TX	77583
63912	J F Brazos Enterprises LTD	1020 S H 35 Bypass	2145 Stanmore Dr	Houston	TX	77019
63876	Enchanted Oaks Inc	990 S H 35 Bypass	990 S H 35 Bypass	Rockport	TX	78382
8822803	Cameron Yardley	1046 SH 35 Bypass	1919 Hwy 35 N # 94	Rockport	TX	78382
62672	High Tide Partnership LTD	1028 S H Bypass	P O Box 600477	Dallas	TX	75360
34419	State of Texas	IS S H 35 BYPASS	1700 N Congress Ave	Austin	TX	78701
52881	William Wendland	1100 S H 35 Bypass	P O Box 2194	Rockport	TX	78381
50615	William Wendland	1718 Eighteenth st	P O Box 2194	Rockport	TX	78381
8823671	Steven & Blanca Dykes	1716 Eighteenth st	1321 N Terry st	Rockport	TX	78382
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for property located at 1723 Eighteenth St; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres for the purpose of adding one (1) manufactured home to replace the family home that was lost in the fire.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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: _____

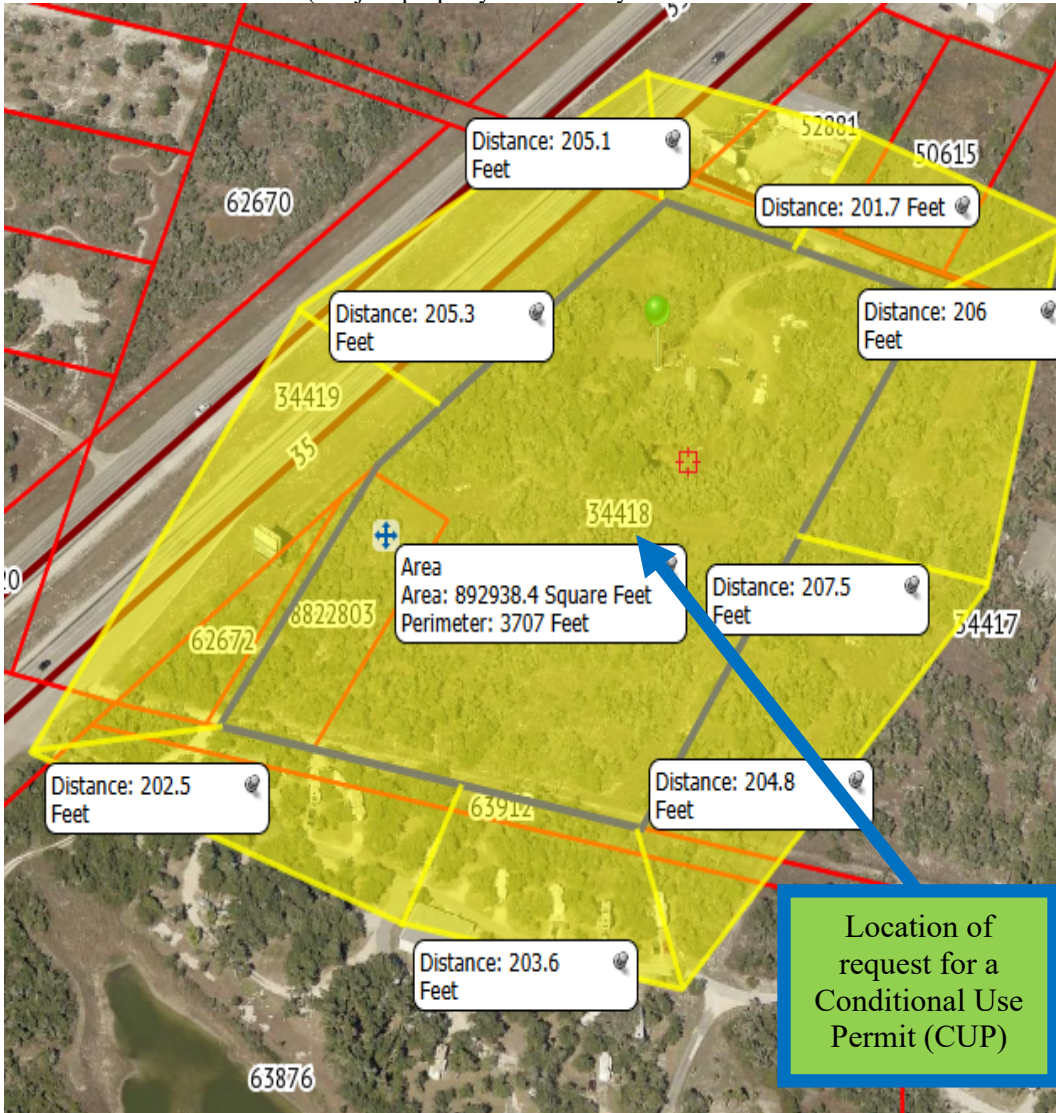
REASON:

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»



PUBLIC HEARING
Planning & Zoning Commission
and City Council

Scanned

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for property located at 1723 Eighteenth St; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres for the purpose of adding one (1) manufactured home to replace the family home that was lost in the fire.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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: Robert D. Jandley
Address: 1723 Eighteenth St.

City/State: Rockport, Tex.

☒ IN FAVOR ☒ IN OPPOSITION

Phone: 361-205-9345

REASON:

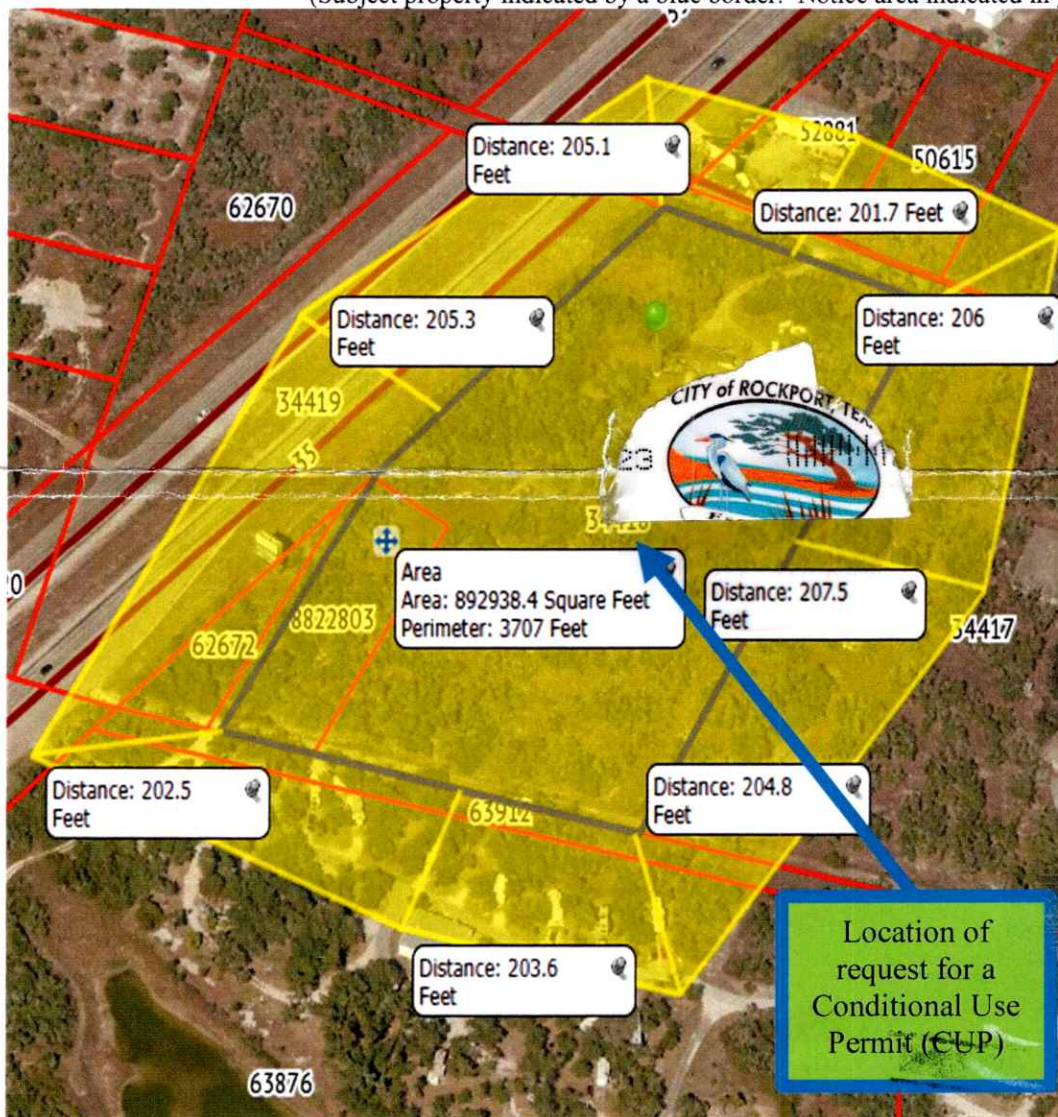
any

Robert D. Jandley
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

CORPUS CHRISTI TX 784
17 NOV 2025AM 2 L

FIRST CLASS



US POSTAGE IMB PITNEY BOWES
ZIP 78382
02 7H
0006090064
\$ 000.74⁰
NOV 07 2025

Robert Yardley
1723 18th st
Rockport, TX 78382

SITUS

ADDRESS:

1723

Eighteenth

st

78382-7407



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Consider the approval on the second and final reading of Ordinance 2000 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 3525 SH 35 Bypass: also known as S3095 JS&R Acres BLK 1 Lot 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUMMARY:

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

The first reading of the Ordinance was approved by Council on December 9, 2025. There have been no changes to the request.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

The Planning and Zoning Commission, by unanimous vote, recommend to City Council approval of this request changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 3525 SH 35 Bypass: also known as S3095 JS&R ACRES BLK 1 LOT 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District),

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Ordinance - 3525 SH 35 Bypass
2. StaffReportPH- 3525 SH 35 Bypass
3. Rezone Application_3525 SH 35 Bypass
4. Pictometry_3525 SH 35 Bypass
5. Zoning Map_3525 SH 35 Bypass
6. Future Land Use Map_3525 SH 35 Bypass
7. PH_3525 SH 35 Bypass
8. Mail Outs
9. Public Mailout List _3525 SH 35 Bypass
10. RETURNED RESPONSES - Public Notices

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 29, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED 3525 SH 35 BYPASS; ALSO KNOWN AS S3095 JS&R ACRES BLK 1 LOT 2A, 2B & 2C 3.4022 ACRES, TO B-1 (GENERAL BUSINESS DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 6, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 7, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 6, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 1, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on December 1, 2025, the Planning & Zoning Commission did meet and said Commission voted with a vote of [REDACTED] to recommend to the City Council to **Approve / Deny** this request to re-zone property, located at 3525 SH 35 Bypass, to B-1 (General Business District); and

WHEREAS, on December 9, 2025, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 3481 SH 35 Bypass, City of Rockport, Aransas County, Texas: be changed from R-1 (1st Single Family Dwelling District) to B-1 (General Business District)

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 9th day of December, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading, this ____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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**

BLK 1 LOT 2A, 2B & 2C 3.4022 Acres
 Property ID: 8818686

APPLICANT/PROPERTY OWNER

C&F Land Development LLC, Owner

PUBLIC HEARING DATE

P&Z – Monday, December 1, 2025
 CC – Tuesday, December 9, 2025

P&Z DATE

P&Z – Monday, December 1, 2025

CITY COUNCIL DATE(S)

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

BRIEF SUMMARY OF REQUEST

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

A public notice regarding this item was published in The Rockport Pilot in the Thursday, November 6, 2025, edition and mailed out to forty-eight (48) property owners within a 200-foot radius of the property. Three (3) letters For and none 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 (1 st Single Family Dwelling District) S – R1 (1 st Single Family Dwelling District) E – N/A – Highway 35 Bypass W – R1 (1 st Single Family Dwelling District)	No Improvements	3.4022 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Commercial 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 3525 S.H. 35, Rockport, Tx 78382
Located south of FM 3036 and north of FM 2165 (Prop ID 8818686)
- C. CURRENT ZONING OF PROPERTY: (R-1) 1st Single Family Dwelling District
- D. PRESENT USE OF PROPERTY: Vacant
- E. ZONING DISTRICT REQUESTED: (B-1) General Business District
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies) JS & R Acres
- Lot or Tract 2A, 2B & 2C Block 1 (Vol. 7 Pg 187)
 - Tract _____ of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
N/A
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 3.4 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Deed 388741 Rezone from R-1 to B-1 for resale
for future Commercial development of lots along
S.H. 35

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

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

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

M. FILING FEE:

☒ REZONING	\$150.00 + \$10.00 PER ACRE	\$180.00
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE	
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE	
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE	

(Make check payable to the City of Rockport)

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

Signed: Mark G. Orozco
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

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

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

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

Article 1 - Entity Name and Type

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

West Coast Homes LLC

Article 2 – Registered Agent and Registered Office

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

OR

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

Name:

Albert Ayala

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

Street Address:

5701 Ocean Dr Corpus Christi TX 78412

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

Manager 1: **Barbara G. Ayala**

Title: **Manager**

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

Manager 2: **Albert Ayala**

Title: **Manager**

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

Article 4 - Purpose

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

Supplemental Provisions / Information

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

Organizer

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

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

Effectiveness of Filing

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

OR

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

Execution

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

Albert Ayala

Signature of Organizer

FILING OFFICE COPY

CLERK'S FILE NO. #387044

RE- PLAT OF:

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

JS AND R ACRES SUBDIVISION

ARANSAS COUNTY, TEXAS

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

DATE OF PLAT: OCTOBER 12, 2021

DATE FILED: NOVEMBER 03, 2021

TIME FILED: 1:15 P.M.

VOLUME: 7, PAGES: 187

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

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

Aransas CAD

387044

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

Tax Year: 2021

Property

Account

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

Location

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

Owner

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

Tax Due

There is currently No Amount Due on this property.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

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

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 2:11 P.M. 3/81

NOV 03 2021 INDEXED

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



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS

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

VOL: 7 Pg: 187

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

PARTITION DEED

Date: December 20th, 2021

First Party: C&F LAND DEVELOPMENT LLC

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

Second Party: WEST COAST HOMES LLC

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

Consideration: The partition effected hereby.

Partition of Share Number One

Share Number One Property (including any improvements):

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

Reservations from Share Number One Conveyance: None.

Exceptions to Share Number One Conveyance and Warranty:

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

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

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

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

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

Partition of Share Number Two

Share Number Two Property (including any improvements):

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

Reservations from Share Number Two Conveyance: None.

Exceptions to Share Number Two Conveyance and Warranty:

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

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

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

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

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

C&F LAND DEVELOPMENT LLC

By: [Signature]
Laura Sorzano Ferreira, Member

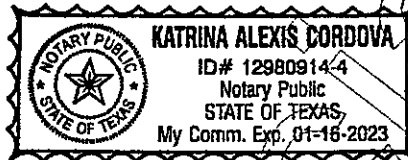
By: [Signature]
Maria Patricia Cardenas, Member

STATE OF TEXAS

COUNTY OF NUECES

§
§
§

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



[Signature]
Notary Public, State of Texas

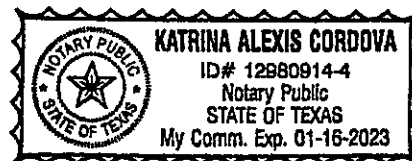
STATE OF TEXAS

COUNTY OF NUECES

§
§
§

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

[Signature]
Notary Public, State of Texas



388741

WEST COAST HOMES LLC

By: 
Alberto Ayala
Manager

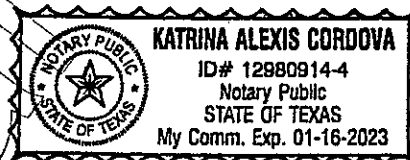
STATE OF TEXAS

§
§
§

COUNTY OF NUECES

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


Notary Public, State of Texas



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

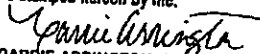
4/38 ✓
FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 1:00 P. M.

JAN 21 2022

INDEXED

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




CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS



Prop ID 8818686



FUTURE LAND USE MAP





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3525 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 6th day of November, 2025 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* on Thursday, November 6, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3525 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2A, 2B & 2C 3.4022 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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»

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
8818686	West Coast Homes LLC	3525 SH 35 Bypass	5701 Ocean Dr	Corpus Christi	TX	78412
8823321	C & F Land Development	3481 SH 35 Bypass	5525 S Staples St STE B2	Corpus Christi	TX	78411
66090	Avisa Developers LLC	Rockport, Tx	213 Country Club Blvd	Portland	TX	78382
8820175	Zintgraff Investments, LT	3551 SH 35 Bypass	19843 Zephyr CV	Garden Ridge	TX	78266
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382



PUBLIC HEARING
Planning & Zoning Commission
and City Council

Scanned

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3481 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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: Albert Ayala / West Coast Homes LLC.
Address: 5701 Ocean Dr. Corpus Christi City/State: TX, 78412

☒ IN FAVOR () IN OPPOSITION

Phone: 361 510-6172

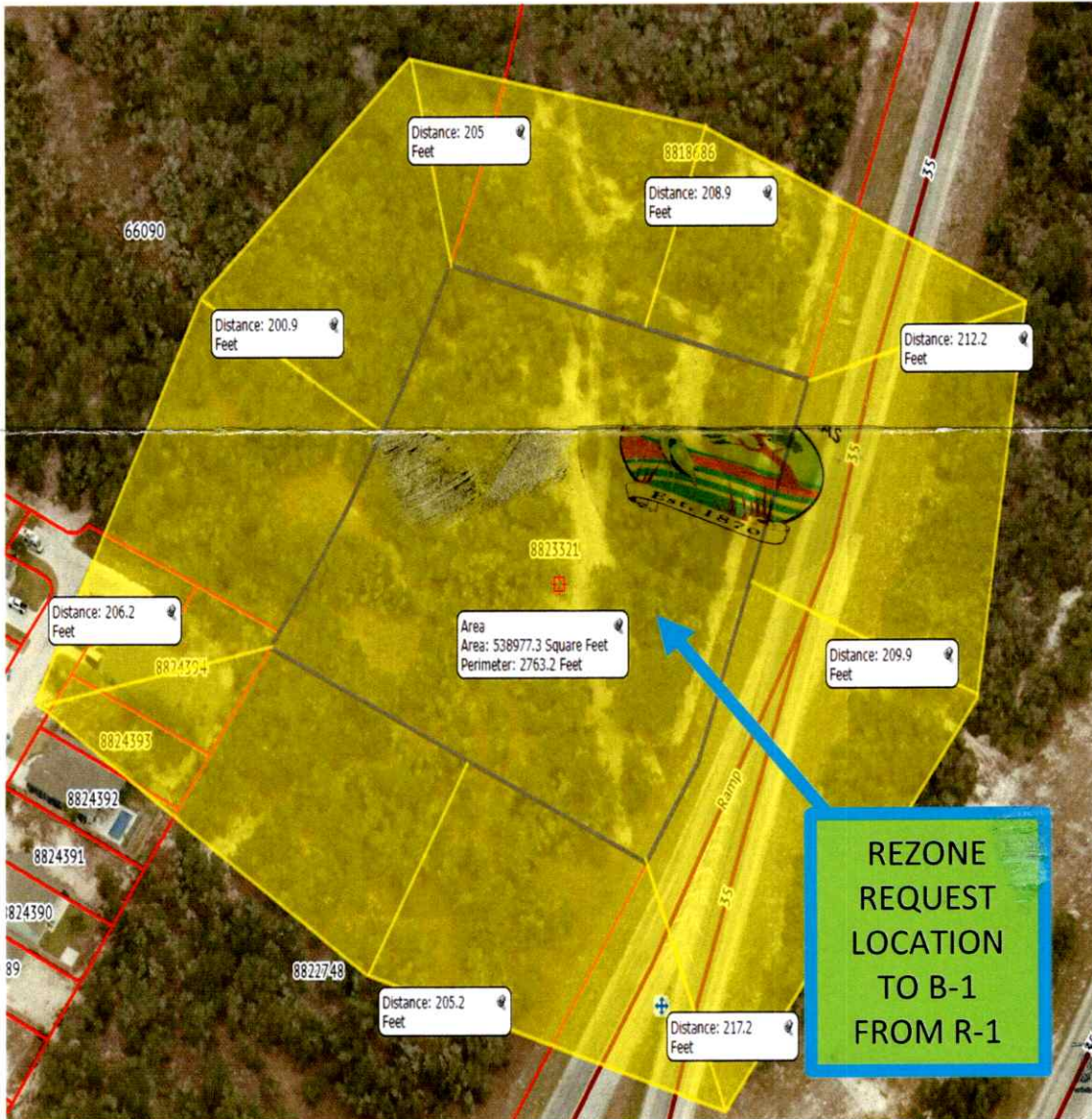
REASON:


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.

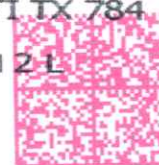


City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

CORPUS CHRISTI TX 784

17 NOV 2025AM 2 L

FIRST-CLASS



US POSTAGE TM PITNEY BOWES

ZIP 78382 \$ 000.74⁰
02 7H
0006090064 NOV 07 2025

West Coast Homes LLC
5701 Ocean Dr
Corpus Christi, TX 78412

SITUS ADDRESS: 3525 S H 35 Bypass

78412-284701





PUBLIC HEARING
Planning & Zoning Commission
and City Council

Scanned

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 1, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone property located at 3481 SH 35 Bypass; also known as S3095 JS&R ACRES BLK 1 LOT 2D, 2E & 2F 3.4055 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of December 1, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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: C&F Land Development, LLC / Laura S. Ferreira
Address: 5525 S Staples St, Ste B2 City/State: Corpus Christi, TX. 78411

(☒) IN FAVOR () IN OPPOSITION

Phone: (361) 993-0808

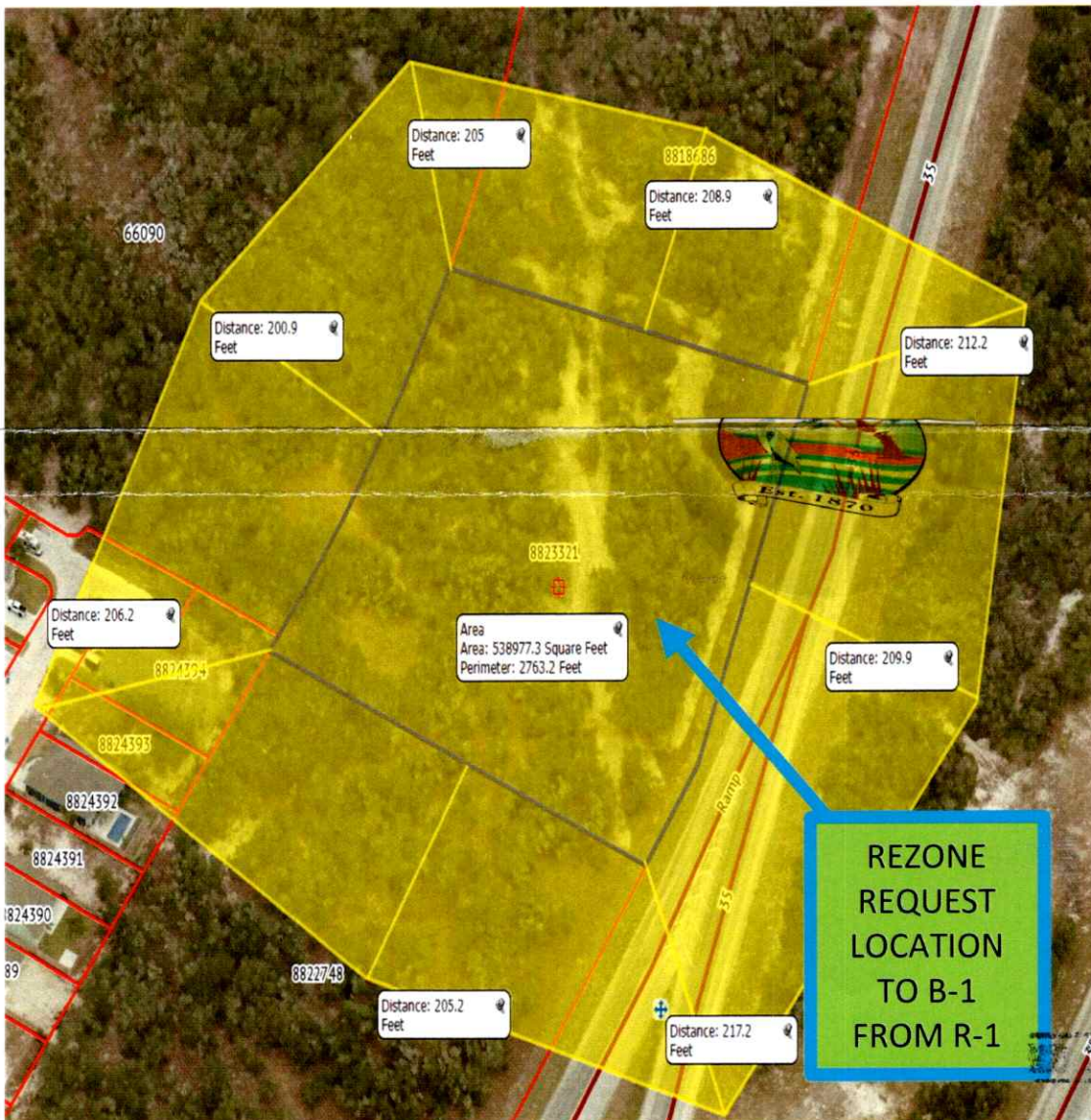
REASON:

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

CORPUS CHRISTI TX 784

17 NOV 2025AM 2 L

FIRST CLASS



US POSTAGETM PITNEY BOWES



ZIP 78382 \$ 000.74⁰
02 7H
0006090064 NOV 07 2025

C & F Land Development LLC
5525 S Staples St STE B2
Corpus Christi, TX 78411

SITUS ADDRESS: 3481 S H 35 Bypass

78411-536822





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Consider the approval of the second and final reading of Ordinance 2001 amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance number 1027 by changing the zoning of land from R-5 (2nd Multi-Family Dwelling District); for property located Railroad Reserve Property on S Ann Street., also known as Railroad Reserve, acres 13.519; Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey0, to B-1 (General Business District), repealing all Ordinances in conflict there to R-2 (2nd Single Family Dwelling District); providing for severability; and providing an effective date.

SUMMARY:

The 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.

The first reading of the Ordinance was approved by Council on December 9, 2025. There have been no changes to the request.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

The Planning and Zoning Commission, by unanimous vote, recommends to City Council approval of the request to change the zoning of land from R-5 (2nd Multi-Family Dwelling District); for property located on Railroad Reserve Property on S Ann Street., also known as Railroad Reserve, acres 13.519; Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey0, to B-1 (General Business District), repealing all Ordinances in conflict there to R-2 (2nd Single Family Dwelling District); providing for severability; and providing an effective date.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Ordinance - Village by the Bay
2. StaffReportPH- Railroad Property - Village By the Bay 12-8-25
3. Rezone Application_ Village By the Bay (Railroad Prop)
4. Pictometry_ Village By the Bay (Railroad Prop)
5. ZONING MAP_ Village By The Bay (Railroad Prop)
6. FUTURE LAND USE MAP_ Village By the Bay (Railroad prop)
7. PH Village By the Bay
8. Public Mailout List_ Village By the Bay (Railroad Prop)
9. RETURNED RESPONSES - Public Notices

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 29, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-5 (2ND MULTI FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED 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 B-1 (GENERAL BUSINESS DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THERE TO R-2 (2ND SINGLE FAMILY DWELLING DISTRICT)WITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 20, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 20, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 20, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 8, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on December 8, 2025, the Planning & Zoning Commission did meet and said Commission voted with a vote of [REDACTED] to recommend to the City Council to **Approve / Deny** this request to re-zone 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); and

WHEREAS, on December 9, 2025, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at Railroad Reserve, Acres 13.519, Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey, City of Rockport, Aransas County, Texas: be changed from R-5 (2nd Multi Family Dwelling District) to R-2 (2nd Single Family Dwelling District)

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 9th day of December, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading, this ____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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

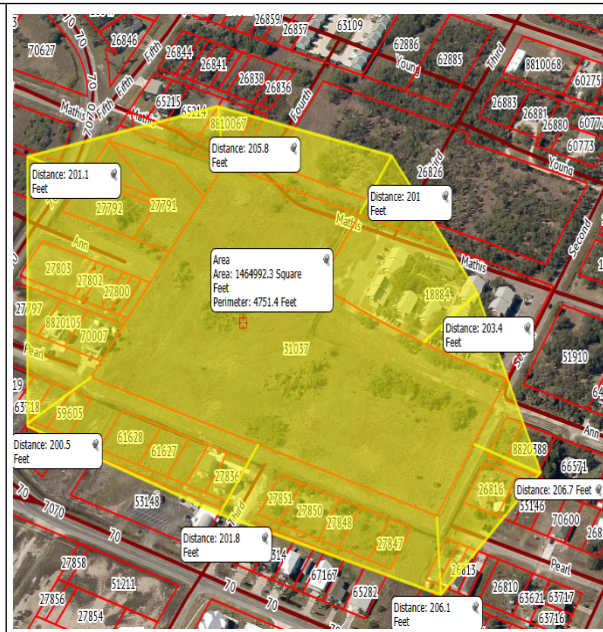
CITY COUNCIL DATE(S)

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. One letters For and none 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 – R2 (2 nd Single Family Dwelling District) S – R2 (2 nd Single Family Dwelling District) E – R2 (2 nd Single Family Dwelling District) W – R5 (2 nd Multi-Family dwelling district)	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: Carsten

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

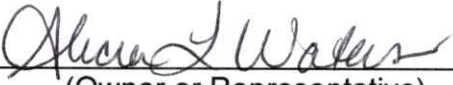
NOTE: Do you have property owner's permission for this request?
See attached YES ✓ NO

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

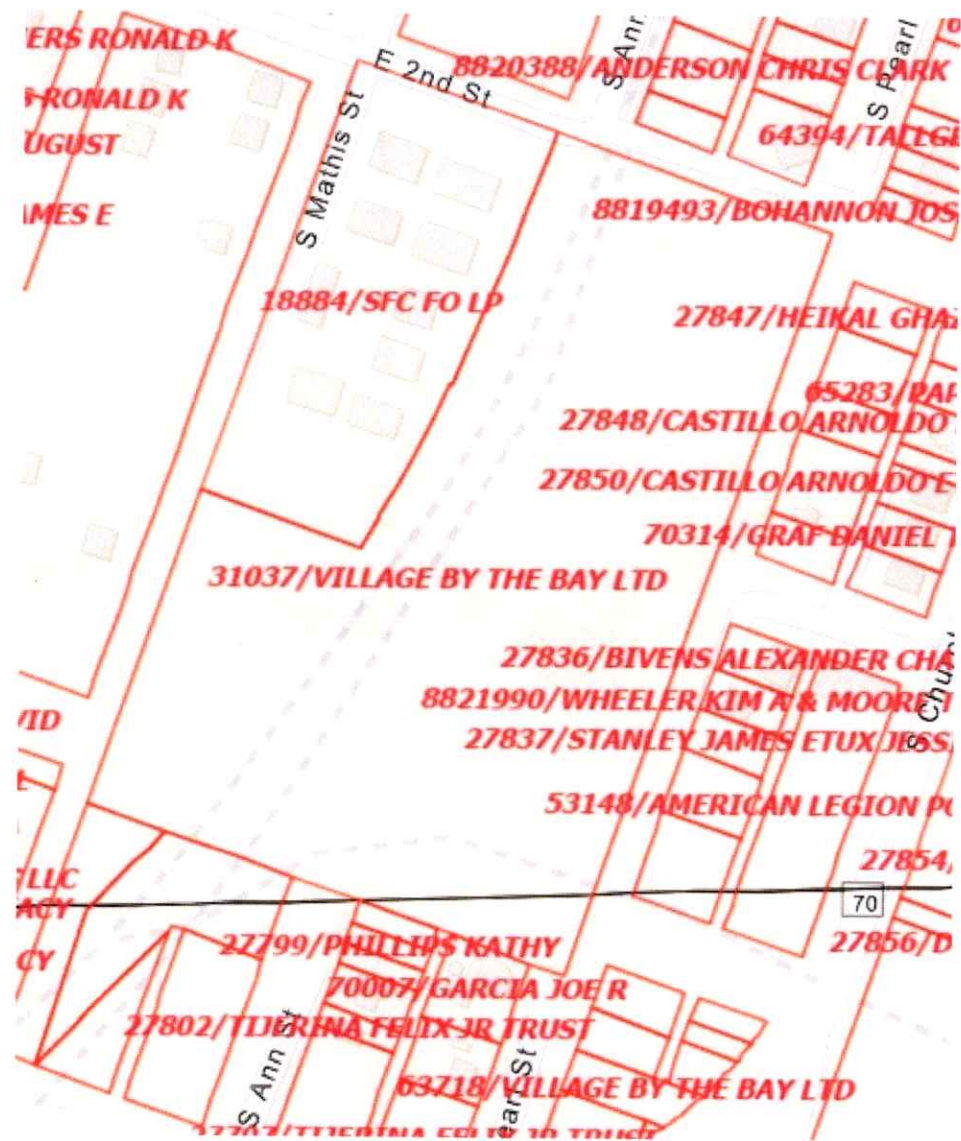
October 30, 2024

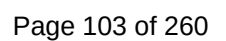
To Whom It May Concern,

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.

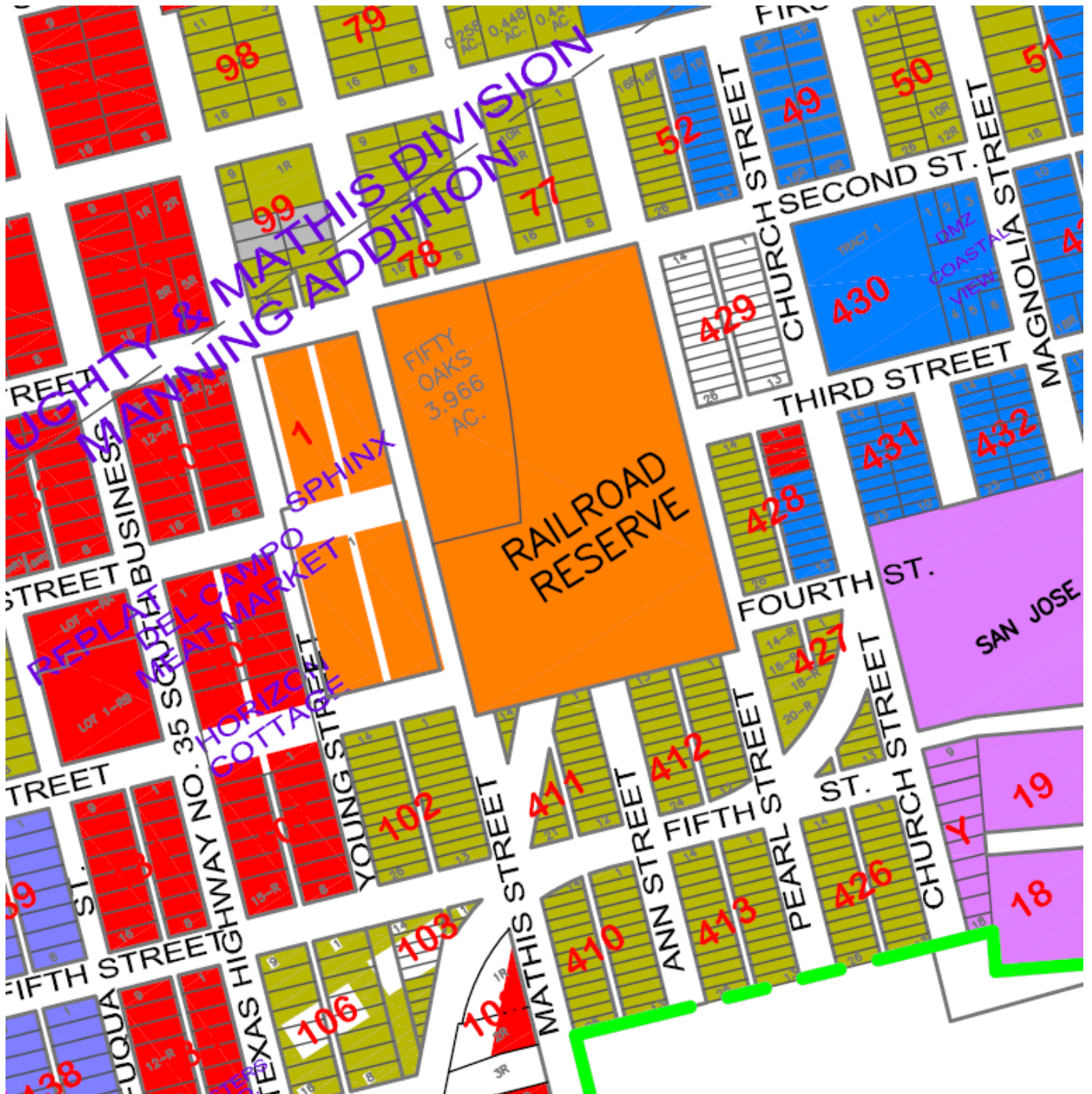
This authorization allows SAL Holdings, LLC to proceed with the necessary applications and related processes concerning the CUP.

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





ZONING MAP





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.

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>
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

Scanned

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 17, 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 November 17, 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: ALEXANDER C. BIVENS

Address: 703 E 3rd Street

City/State: Rockport TEXAS

☒ IN FAVOR () IN OPPOSITION

Phone: 210-857-4047

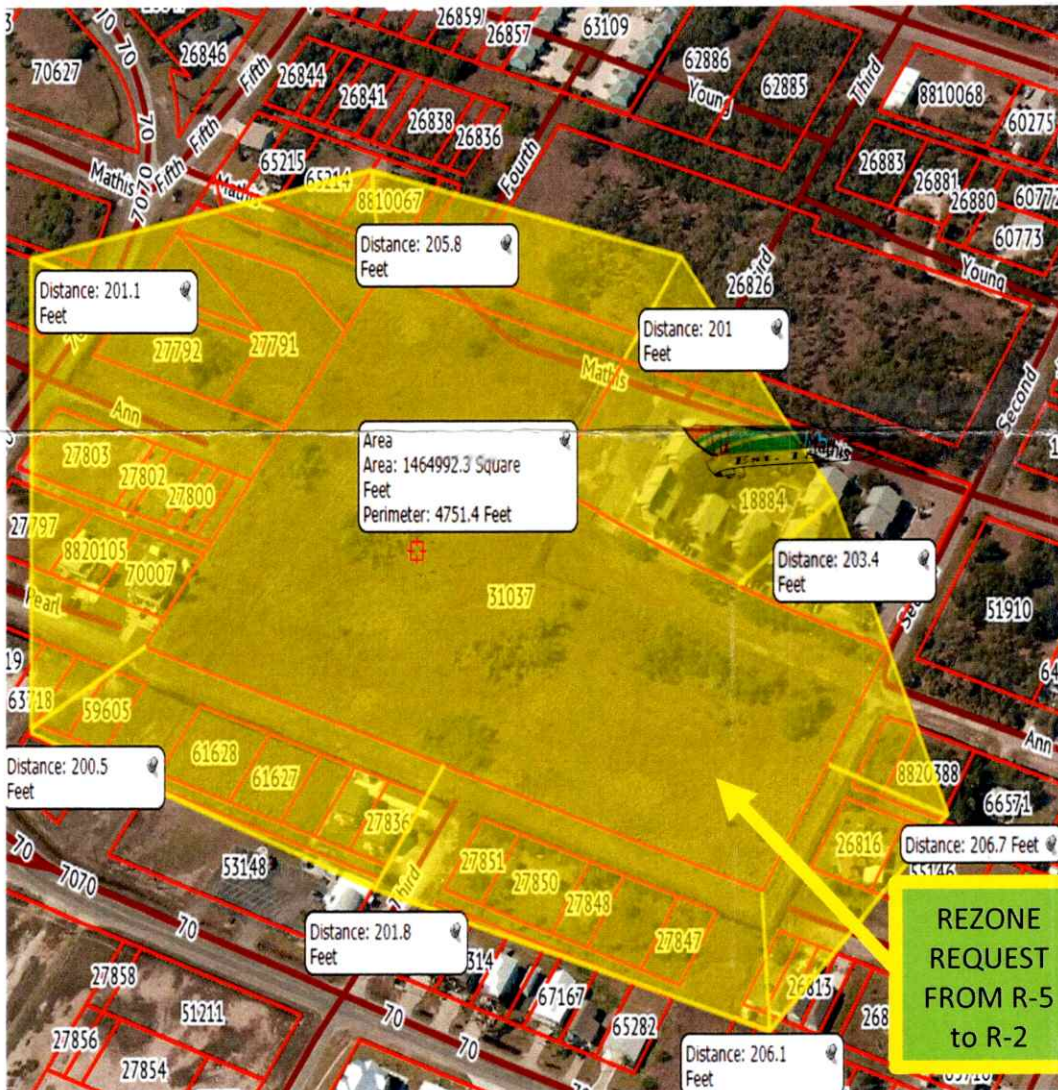
REASON:

A. Charlie Bivens
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

CORPUS CHRISTI TX 784

NOV 20 2025 AM 2 L

FIRST CLASS



US POSTAGE IMPRINTNEY BOWES



ZIP 78382
02 7H
0006090064 \$000.74⁰
OCT 30 2025

Charles Alexander Bivens
14210 Arbor Oak
San Antonio, TX 78249

SITUS ADDRESS: 703 E Third St

78249-185110





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Consider the approval of the second and final reading of Ordinance 2002 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) for property located 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, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUMMARY:

The 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.

The first reading of the Ordinance was approved by Council on December 9, 2025. There have been no changes to the request.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

The Planning and Zoning Commission, by unanimous vote, recommends to City Council approval of this request to change the zoning of land from R-1 (1st Single Family Dwelling District) for 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, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District).

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

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

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: December 29, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED 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), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 20, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 20, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 20, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 8, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on December 8, 2025, the Planning & Zoning Commission did meet and said Commission voted with a vote of [REDACTED] to recommend to the City Council to **Approve / Deny** this request to re-zone property, located at 802 W Morgan and 155 Kelly Lane to R-2 (2nd Single Family Dwelling District); and

WHEREAS, on December 9, 2025, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 802 W Morgan and 155 Kelly Lane, City of Rockport, Aransas County, Texas: be changed from R-1 (1st Single Family Dwelling District) to R-2 (2nd Single Family Dwelling District)

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 9th day of December, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading, this _____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

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

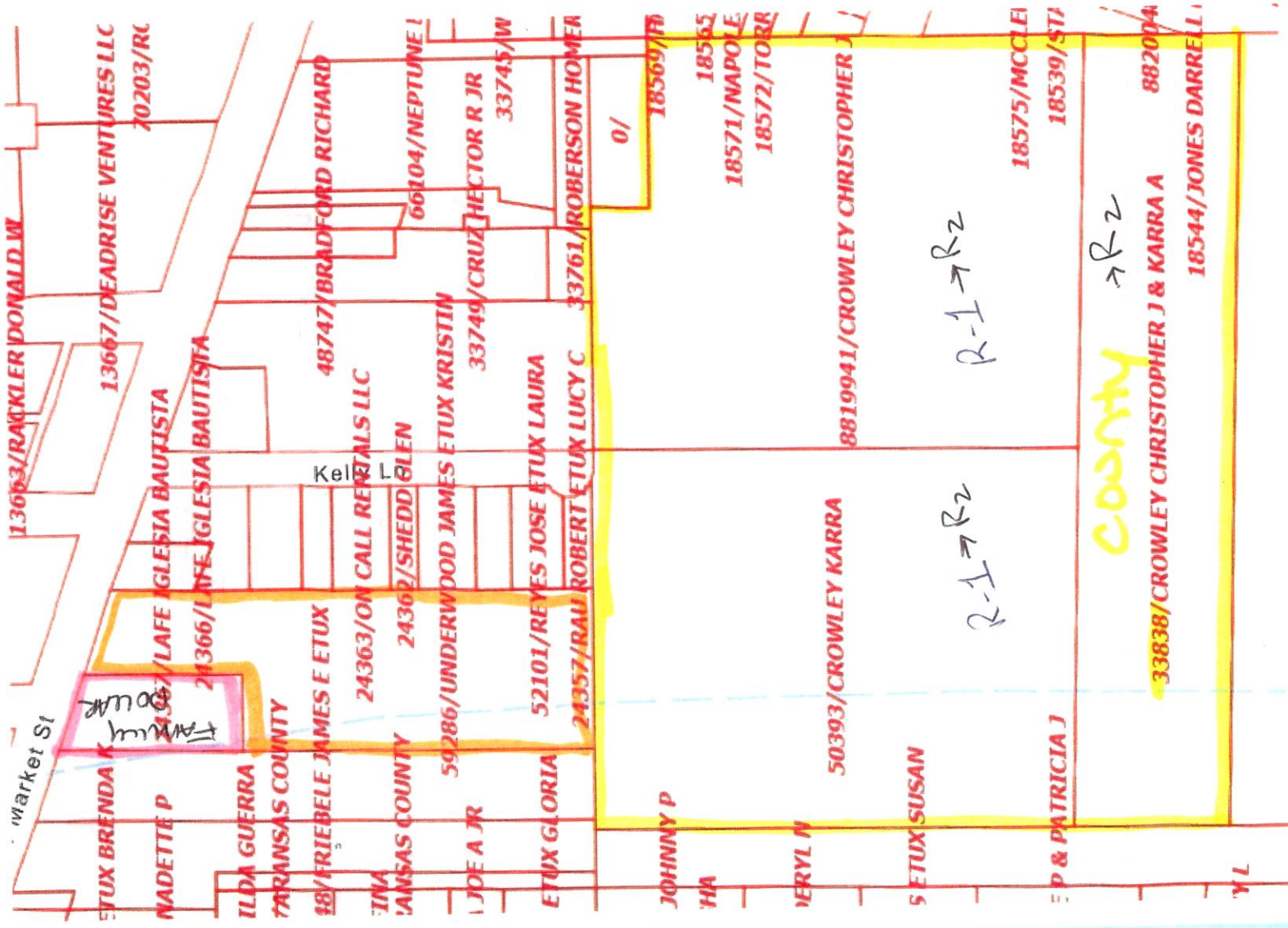
Exhibit A

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)

Mr. Co. V



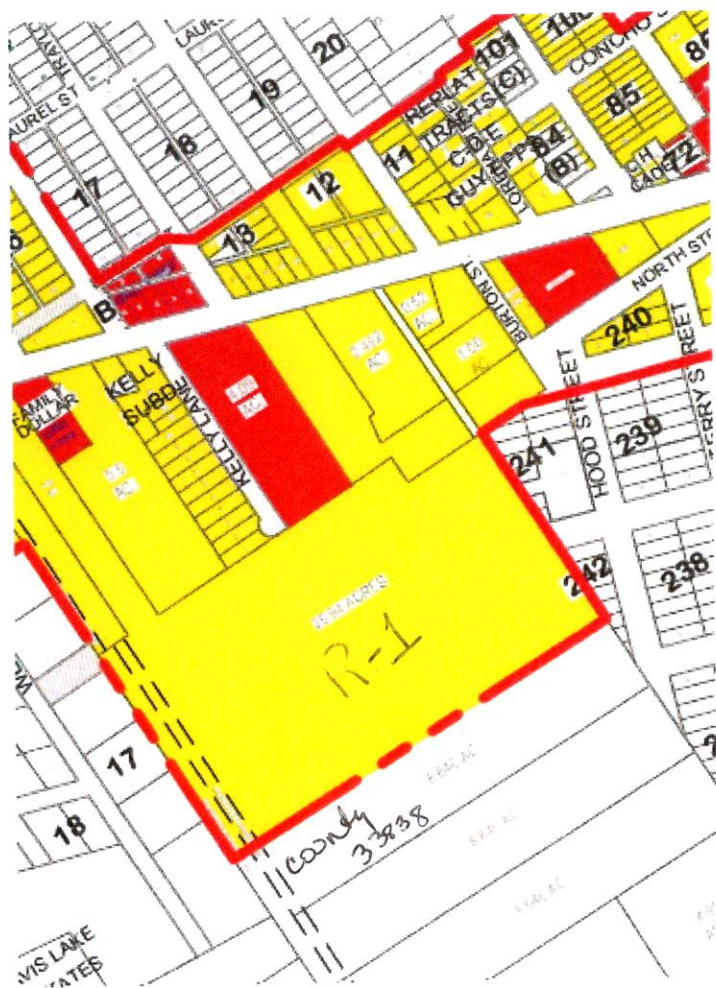
Oaks at Market Street

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.

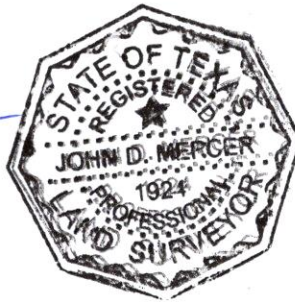
Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 (2011).

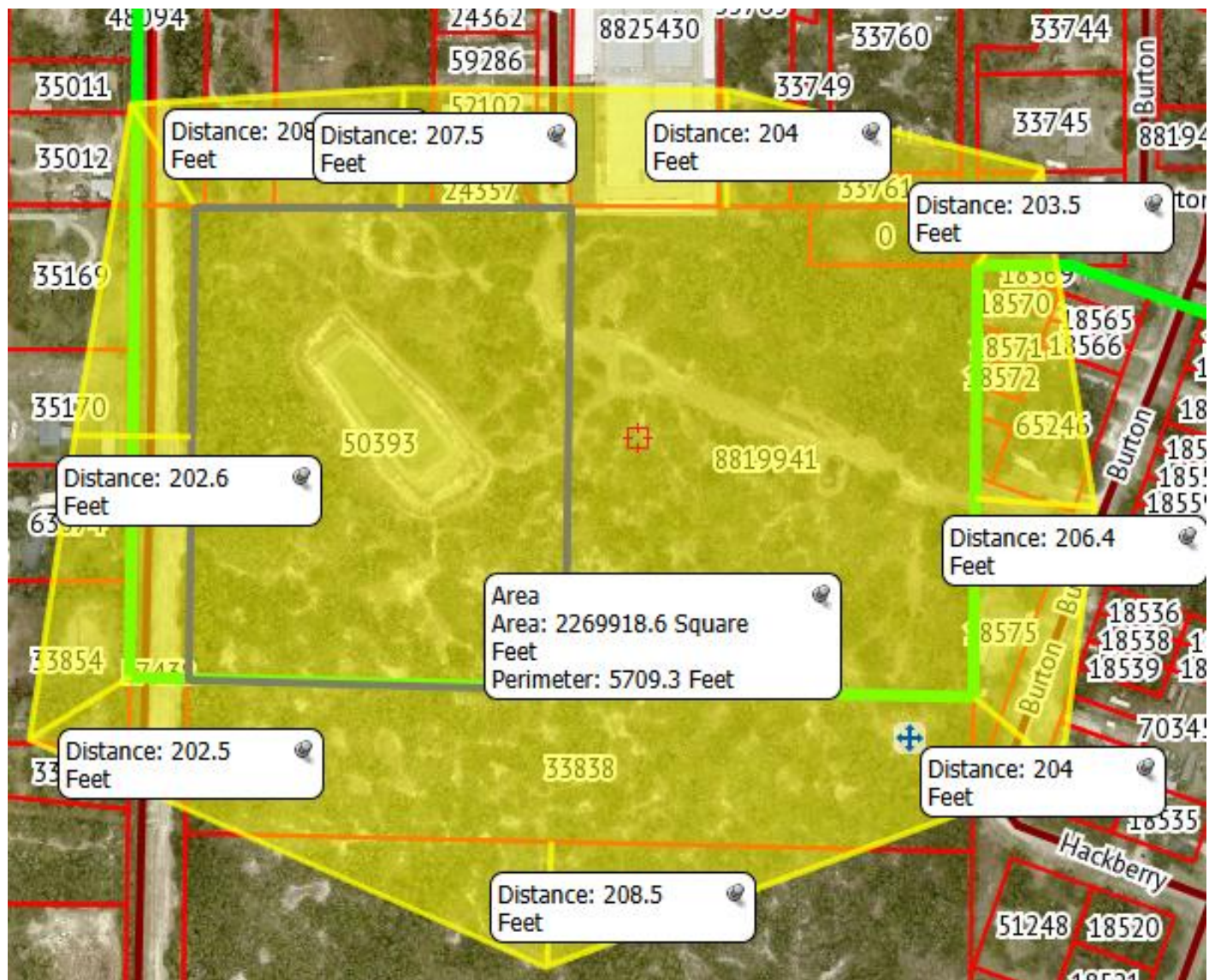
John D. Mercer
John D. Mercer, RPLS #1924

3/14/25

Lynn Engineering, LLC

Surveying Firm No. 10116600





The map displays a residential neighborhood with several streets including Kelly Street, Morgan Street, Murray Street, and Doughty Street. A large yellow rectangular area is highlighted with a black oval, indicating a specific plot of land. The map includes lot numbers, acreage, and street names. The highlighted area is labeled '25.94 ACRES' and is situated between Kelly Street and Morgan Street. The map also shows other streets like Sea Gull Lane, Heron Lane, White Wing Lane, and Ibis Lane. The highlighted area is outlined in pink and has a black oval around it.

Future Land Use Map





PUBLIC HEARING
Planning & Zoning Commission
and City Council

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

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.

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
	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 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).

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: _____

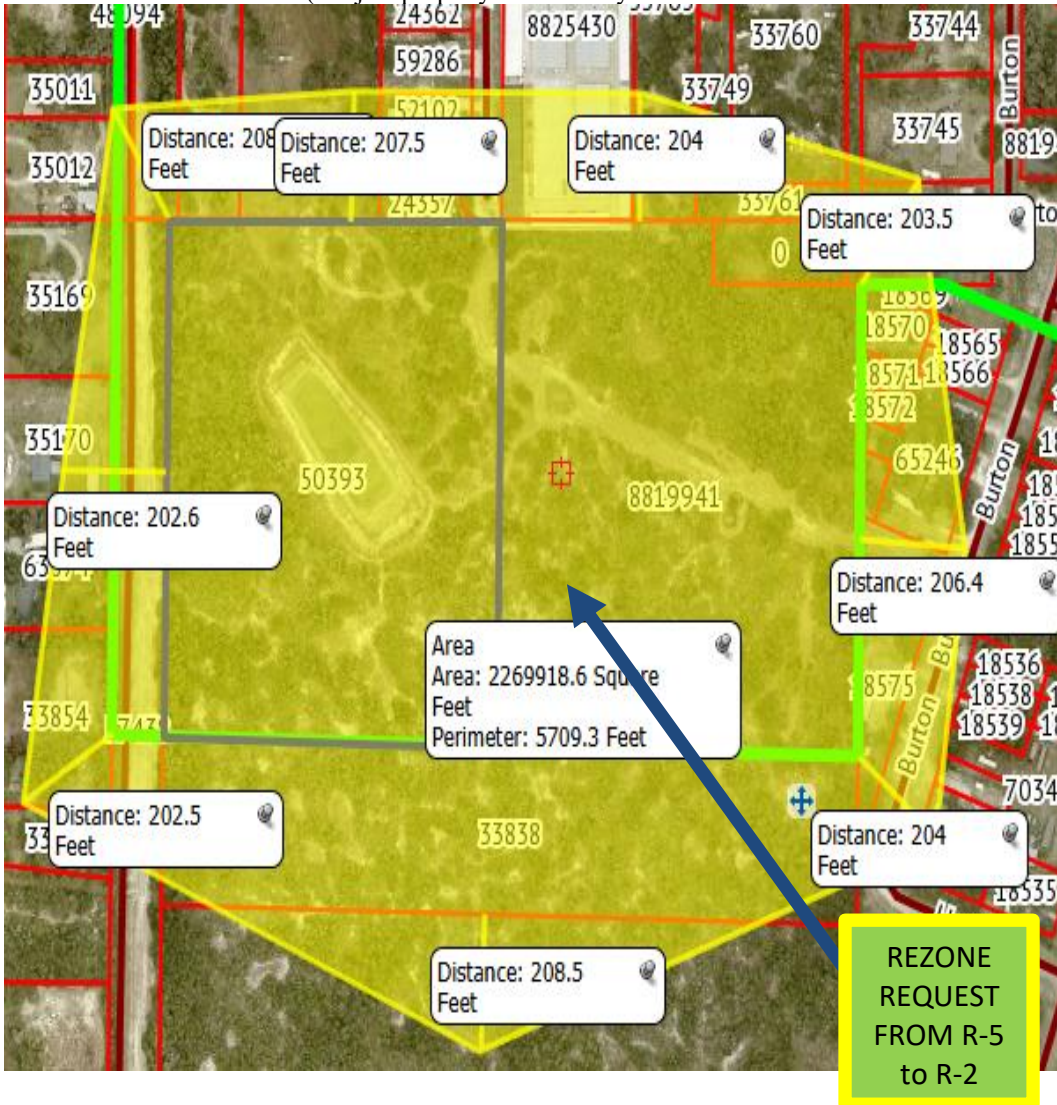
REASON:

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: Public Works

TO: Mayor and City Council

FROM: Ryan Picarazzi, Public Works Director

MEETING DATE: January 13, 2026

CATEGORY: Ordinance

CAPTION:

Consider the approval on the second and final readings of Ordinance 2003 amending the City's Water Conservation Plan to require formal review and renewal every five years; providing for administration; providing a severability clause; providing for conflicts; and providing an effective date..

SUMMARY:

The Water Conservation Plan outlines strategies to promote efficient water use, reduce waste, and ensure sustainable management of the City's water resources. The plan includes leak detection and maintenance, public education on conservation, water use restrictions during high demand or drought, and ongoing monitoring of water usage. Approval of the plan supports long-term water sustainability and regulatory compliance.

BACKGROUND:

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends the City Council approve the Water Conservation Plan (WCP) as presented.

STRATEGIC INITIATIVES:

Ordinance

ATTACHMENTS:

1. Water Conservation Plan proposed Ord
2. 2024_ Water Conservation Plan

APPROVAL/REVIEW:

Ryan Picarazzi, Public Works Director

Date: December 17, 2025

Date: January 05, 2026

Shelley Goodwin, City Secretary

Date: January 07, 2026

Vanessa Shrauner, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROCKPORT, TEXAS, AMENDING THE CITY'S WATER CONSERVATION PLAN TO REQUIRE FORMAL REVIEW AND RENEWAL EVERY FIVE (5) YEARS; PROVIDING FOR ADMINISTRATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockport is dedicated to the responsible and sustainable management of its water resources to protect public health, ensure reliable service, and preserve the long-term viability of its water supply; and

WHEREAS, the City of Rockport purchases treated water from the San Patricio Municipal Water District, whose primary source of supply is the Nueces River, with supplemental water supplied by the City of Corpus Christi; and

WHEREAS, the City Council recognizes the importance of water conservation efforts to reduce waste, maintain adequate supply during periods of drought, support regional water planning efforts, and comply with state and industry best management practices; and

WHEREAS, regular review and renewal of the Water Conservation Plan ensures that the City continuously evaluates changing water demands, supply conditions, infrastructure needs, population growth, and regulatory requirements; and

WHEREAS, the City Council finds that a formal five-year review cycle will strengthen water management practices, improve conservation outcomes, and promote responsible stewardship of natural resources for current and future residents; and

WHEREAS, the City Council hereby finds and determines that the amendment of the Water Conservation Plan as set forth herein is in the best interest of the citizens of Rockport and will further the City's commitment to efficient and sustainable water use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, AS FOLLOWS:

SECTION 1. PURPOSE

The purpose of this Ordinance is to amend the City of Rockport's Water Conservation Plan to comply with best management practices and regulatory guidance by establishing a three-year review and renewal cycle. This amendment ensures continued efficient water use, reduction of waste, and sustainable long-term water resource management.

SECTION 2. AMENDMENT TO THE WATER CONSERVATION PLAN

The City Council hereby amends the City of Rockport Water Conservation Plan *Attachment A* as follows:

A. Review and Renewal Requirement

1. The Water Conservation Plan shall be formally reviewed, updated as necessary, and re-adopted by the City Council every three (3) years from the date of its last adoption.
2. The purpose of each review is to evaluate:
 - Water demand trends;
 - Supply conditions;
 - System losses and efficiency;
 - Changes in population or development;
 - Updates to state or regional requirements; and
 - Best practices for conservation and water sustainability.

B. Staff Responsibility

The City Manager, or designee, shall be responsible for preparing the review, proposing updates, and presenting a revised Water Conservation Plan to the City Council for consideration within the required three-year cycle.

C. Interim Updates

Nothing in this Ordinance prevents the City Council from initiating additional updates or amendments to the Water Conservation Plan at any time when needed due to drought, emergency conditions, infrastructure changes, or regulatory requirements.

SECTION 3. ADMINISTRATION

The City Manager, or designee, is authorized to administer and implement this amendment and ensure that all monitoring, reporting, and public education efforts required by the Water Conservation Plan remain active and effective.

SECTION 4. SEVERABILITY

If any provision of this Ordinance is found to be invalid or unconstitutional, such finding shall not affect the remaining provisions, which shall continue in full force and effect.

SECTION 5. CONFLICTS

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict only.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and approval by the City Council.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKPORT, TEXAS.**

Approved on first reading on the ___ day of December, 2025.

Approved on second and final reading on the ___ day of January, 2026.

Timothy Jayroe
Mayor

Shelley Goodwin
City Secretary



WATER CONSERVATION PLAN 2024



***CITY OF ROCKPORT
UTILITIES DEPARTMENT
2751 SH 35 BYPASS
ROCKPORT, TX 78382***

Revised 09/25/2025

Contents

1. Introduction.....	1
2. Water Utility Profile	1
3. Specification of Water Conservation Goals	1
4. Metering, Usage Records, Water Loss and Leak Detection , and Repair	2
4.1 Accurate Metering of Treated Water Deliveries	3
4.2 Metering Customer and Public Uses and Meter Testing, Repair and Replacement	3
4.3 Record Keeping	3
4.4 Measures and Control of Unaccounted Water.....	3
4.5 Leak Detection and Repair	3
4.6 Monitoring Effectiveness and Efficiency	4
5. Water Conservation Program	4
6. Water Rate Structure.....	4
7. Other Water Conservation Measures.....	7
7.1 Wastewater Effluent Reuse.....	7
7.2 Ordinances and Plumbing Codes.....	7
7.3 Requirement for Wholesale Customer.....	8
7.4 Coordination with Regional Water Planning Group	8
7.5 Best Management Practices for Supply Management & Water Use Conditions for Demand Reduction.....	8
8. Implementation and Enforcement of the Water Conservation Plan	14

1. Introduction

The City of Rockport Water Department purchases water from San Patricio Municipal Water District whose source is the Nueces River, with supplements from City of Corpus Christi. Our system provides water to customers within our corporate city limits, as well as those in the Town of Fulton and much of Aransas County. Over the past two decades, this area has experienced significant growth and with the abundant outdoor recreation, has become a favorite vacation destination. Many of the homes served by our water system are secondary residences; primarily occupied on weekends and holidays, with irrigation being the main use of our resources. These factors place increased demands on our water system and supply.

The City of Rockport recognizes the need to conserve and efficiently use existing resources to continue meeting current and future needs. For this reason, the city has implemented programs to minimize water loss and waste. Educational outreach programs are also in place.

In adopting this water conservation plan, the City of Rockport shall:

- Complete the Texas Water Development Board Water Conservation Utility Profile, WRD-264 on an annual basis.
- Set five- and ten-year goals for per capita water use.
- Adopt an ordinance approving the plan.

The conservation plan includes all elements required by TCEQ.

2. Water Utility Profile

For a copy of 2024 Water Utility Profile, see Attachment A.

3. Specification of Water Conservation Goals

As required by TCEQ, the City of Rockport has adopted specific water conservation goals for the water conservation plan and developed 5- and 10- year goals for reduction in per capita municipal use, including the following:

- Maintain unaccounted water in the system below 12% annually in 2021 and subsequent years;
- Continue to maintain a meter replacement program;
- Review and modify the current public awareness program and encourage water conservation and more efficient use of water by making information available to the public.
- Review and modify system specific strategy to conserve water to reduce usage during peak periods.

Five- and Ten-year Goals in Gallons per capita per day (gpcd)

Total Gallons Per Capita Per Day (gpcd) in 2023

	Historic 5 Year Average	Baseline	5-Year Goal for Year 2029	10-Year Goal for Year 2034
Water Loss (GPCD)	88	77	74	71
Residential GPCD	72	72	72	72
Water Loss (GPCD)	9	5	5	5

4. Metering, Usage Records, Water Loss and Leak Detection , and Repair

One of the main factors in water conservation is precise tracking of water use and control of loss through leaks and illegal connections. Careful leak detection and repair and continuous monitoring of our water system are imperative to control loss.

4.1 Accurate Metering of Treated Water Deliveries

The City of Rockport meters all treated water deliveries from San Patricio Municipal Water District, through one 10” meter at the Aransas County line. This meter is read by City of Rockport personnel daily and tested annually.

4.2 Metering Customer and Public Uses and Meter Testing, Repair and Replacement

The City of Rockport meters all water usage, including residential, commercial, industrial and governmental. A water audit was conducted in 2001 and a meter replacement program was implemented to reduce water loss. The program targets 10% of the older meters within the system, annually.

Additionally, the City of Rockport owns a meter tests bench and performs sample testing of meters on an annual basis.

4.3 Record Keeping

The City of Rockport records water delivered, and water sold on an excel spreadsheet; estimates water losses and separates water sales and uses into residential, commercial, and industrial categories as required by TAC Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2(a)(2)(B)

4.4 Measures and Control of Water Loss

Water loss is the difference between treated water received from the San Patricio Municipal Water District and the metered deliveries to customers. Authorized but unmetered uses by fire fighting and line flushing are included in the calculation. Other water losses include:

- Losses due to water main breaks and leaks in the water distribution system;

- Losses due to illegal connections;
- Losses due to fire fighting and fire line flushing;
- Line flushing due to construction, maintenance, repair and water quality needs;
- Inaccuracy in customer meters.

In an effort to control unaccounted water, the City of Rockport Utilities Department installed an automated metering infrastructure (AMI) system. This system provides real time indication of leaks. In addition to the AMI system, field personnel walk all main distribution lines monthly and visually inspect all service lines for leaks. Meter readers and other field personnel also watch for and report signs of illegal connections.

4.5 Leak Detection and Repair

The City's SCADA system monitors activities and tank levels within the system. Activity is reviewed daily, and high / low level alarms are programmed to automatically notify personnel when reached. Additionally, meter readers and field personnel watch for and report signs of leaks and illegal connections. Leaks are repaired quickly, and illegal connections are terminated immediately.

4.6 Monitoring Effectiveness and Efficiency

The City of Rockport compiles data annually and submits a water utility profile to the Texas Water Development Board. Water use by category for the current year is compared to historical values.

The Utility Billing Office conducts weekly and monthly reports to closely monitor water consumption patterns. These reports help identify potential illegal usage and detect unusual increases in consumption that may indicate a leak. By promptly reviewing and investigating these findings, the City can address issues quickly, reduce water loss, and promote responsible water use among customers.

5. Water Conservation Program

The City of Rockport mails Consumer Confidence Reports to all customers annually. Additional copies of the annual CCR and water conservation literature are also placed in public areas of City buildings. CCR data is also on the City's website at www.rockporttx.gov.

The City of Rockport hosts multiple community events throughout the year, providing citizens with public awareness information, educational outreach, and water conservation tips. These events serve as an opportunity to engage the community and promote responsible water use.

6. Water Rate Structure

The City of Rockport has a conservation oriented and non-"promotional" rate structure which is cost of service based. The City has a fixed monthly fee based on meter size, which includes up to the first 1,500 gallons of water used and increases as the meter size increases. A commodity charge is applied for each additional 1,000 gallons of usage and in an effort to

encourage water conservation, the City has a tiered rate structure in which the unit price for water increases with increasing water use.

§ 102-56. Water rates inside city limits.

(a) There shall be charged and collected by the city from all residential customers of water supplied by the city inside its city limits, as now or hereafter established, the amount of money based upon the size of the customer's tap and the customer's usage (in gallons of water), as set forth in the following schedule of rates and charges:

(1) For the first 1,500 gallons, or fractional part thereof, used in any one regular billing cycle by any one user, the following sum per cycle:

Tap Size (In Inches)	Minimum Charge
3/4	\$21.74
1	\$26.26
1-1/2	\$48.64
2	\$75.52
3	\$147.21
4	\$227.87
6	\$227.87

(2) If applicable, for all additional gallons used over 1,501 to 10,000, the sum of \$5.83 per month for each 1,000 gallons, or fractional part thereof, used in any one regular billing cycle.

(3) Conservation billing. If applicable for all gallons used over 10,001 to 15,000, the sum of \$6.83 each 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

(4) Conservation billing. If applicable for all gallons used over 15,001 and up, the sum of \$7.76 for each 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

(b) There shall be charged and collected by the city from all commercial customers of water supplied by the city inside its city limits, as now or hereafter established, the amount of money based upon the size of the customer's tap and the customer's usage (in gallons of water), as set forth in the following schedule of rates and charges, used in any one regular billing cycle by any one user, the following sum per cycle.

(1) For the first 1,500 gallons, or fractional part thereof, used in any one regular billing cycle by any one user, the following sum per cycle:

Tap Size (In Inches)	Minimum Charge
3/4	\$21.74
1	\$26.26
1-1/2	\$48.64
2	\$75.52
3	\$147.21
4	\$227.87
6	\$227.87

(2) If applicable, for all additional gallons used over 1,501 to 10,000, the sum of \$5.83 per month for each 1,000 gallons, or fractional part thereof, used in any one regular billing cycle.

(3) Conservation billing. If applicable for all gallons used over 10,001 to 15,000, the sum of \$6.83 each 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

(4) Conservation billing. If applicable for all gallons used over 15,001 and up, the sum of \$7.76 for each 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

§ 102-57. Wholesale water rates.

There shall be charged and collected by the city from all contracted resale customers, the sum of \$6.30 per month for each 1,000 gallons, or fractional part thereof, used in any one regular billing cycle.

§ 102-58. Water rates outside city limits.

(a) There shall be charged and collected by the city from all customers of water supplied by the city outside its city limits, including customers residing within the Town of Fulton city limits,

the amount of money based upon the size of the customer's tap and the customer's usage (in gallons of water), as set forth in the following schedule of rates and charges:

(1) For the first 1,500 gallons, or fractional part thereof, used in any one regular billing cycle by any one user, the following sum per cycle:

Tap Size (In Inches)	Minimum Charge
3/4	\$29.95
1	\$36.21
1-1/2	\$67.32
2	\$104.68
3	\$204.36
4	\$316.45
6	\$316.45

(2) If applicable, for all additional gallons used over 1,501 to 10,000 gallons, the sum of \$8.16 per month for each 1,000 gallons, or fractional part thereof, used in any one regular billing cycle.

(3) Conservation billing. If applicable, for all gallons used over 10,001 to 15,000 the sum of \$9.59 per 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

(4) Conservation billing. If applicable for all gallons used over 15,001 and up, the sum of \$10.90 for each 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

(b) There shall be charged and collected by the city, for all commercial customers of water supplied by the city outside its city limits, as now or hereafter established, the amount of money based upon the size of the customer's tap and the customer's usage (in gallons of water), as set forth in the following schedule of rates and charges, used in any one regular billing cycle by any one user, the following sum per cycle:

(1) For the first 1,500 gallons, or fractional part thereof, used in any one regular billing cycle by any one user, the following sum per cycle:

Tap Size (In Inches)	Minimum Charge
3/4	\$29.95
1	\$36.21
1-1/2	\$67.32
2	\$104.68
3	\$204.36
4	\$316.45
6	\$316.45

(2) If applicable, for all additional gallons used over 1,501 to 10,000 gallons, the sum of \$8.16 per month for each 1,000 gallons, or fractional part thereof, used in any one regular billing cycle.

(3) Conservation billing. If applicable, for all gallons used over 10,001 to 15,000 the sum of \$9.59 per 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

(4) Conservation billing. If applicable for all gallons used over 15,001 and up, the sum of

\$10.90 for each 1,000 gallons or fractional part thereof, used in any one regular billing cycle.

7. Other Water Conservation Measures

7.1 Wastewater Effluent Reuse

Rockport Country Club reuses effluent from City of Rockport Wastewater Treatment Plant for golf course irrigation. They are permitted up to 2.2-acre feet per acre annually.

As part of its long-term water conservation efforts, the city is implementing a Purple Pipe Project to deliver treated effluent for irrigation at Memorial Park. This reclaimed water system reduces the demand on the City's potable water supply by repurposing treated wastewater for non-potable uses. By utilizing this sustainable water source, the City is able to maintain the park's landscaping while conserving well water resources and promoting environmental stewardship.

7.2 Ordinances and Plumbing Codes

The state has required water-conserving fixtures in new construction and renovations since 1992. The state standards call for flows of no more than 2.5 gallons per minute (gpm) for faucets, 3.0 gpm for showerheads, and 1.6 gallons per flush for toilets. Similar standards are now required nationally under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures. The City of Rockport will continue to implement ordinances, plumbing codes, and rules on water conserving fixtures as they evolve through relevant building codes and State of Texas requirements.

Drought Contingency plan requests community voluntarily conserve and limit use of water and limit outdoor irrigation to three days per week from May 1 – September 30.

7.3 Requirement for Wholesale Customer

The City of Rockport is a wholesale water supplier. Every contract for the wholesale sale of water by customers that is entered into, renewed, or extended after the adoption of this water conservation plan will include a requirement that the wholesale customer and any wholesale customers of that wholesale customer develop and implement a water conservation plan meeting the requirements of Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code. The requirement will also extend to each successive wholesale customer in the resale of the water.

7.4 Coordination with Regional Water Planning Group

A copy of this ordinance shall be provided to the Coastal Bend Regional Water Planning Group.

7.5 Best Management Practices for Supply Management & Water Use Conditions for Demand Reduction

1.) Water Shortage Watch:

❖ *Best Management Practices for Supply Management:*

The City will enact voluntary measures to reduce or discontinue the flushing of water mains if practicable and utilize reclaimed water for non-potable uses to the greatest extent possible. The City will prioritize sources of supply not impacted by drought conditions, when available, including interruptible supplies from Lake Texana during times when Lake Texana water level is at or above 43 feet mean sea level in accordance with Lavaca-Navidad River Authority (LNRA) contract. The City will actively promote educational messages in the media about how to reduce water use through conservation practices, and rules of the drought stages.

❖ *Water Use Conditions for Reducing Demand:*

- Water customers are requested to voluntarily limit the irrigation of landscaped areas to **once per week**.
- Water customers are requested to practice water conservation and to minimize or discontinue water use for non-essential purposes.
- All operations of the City of Rockport shall adhere to water use restrictions prescribed for Stage 1.
- Water smart techniques will be promoted by City leadership, City Council and City departments.

2.) **Stage 1 – Mild Water Shortage:**

❖ *Best Management Practices for Supply Management:*

- Use more repair crews if necessary to allow for a quicker response time for water-line leak repair; and
- City crews (Water and other departments) begin monitoring customers' compliance with Stage 1 restrictions during the course of their daily rounds.
- In addition to the restrictions outlined below, City departments will make every effort to conserve water, including no new landscaping installation, no filling of ponds, and reducing the use of City-owned ornamental fountains.
- Increase targeted outreach to high-consumption industrial and commercial customers to urge water use reductions.
- Increase public education and outreach regarding water use reduction by using the following practices:
 - (a) Use an aerator and/or a water flow-reducer attachment on your tap to reduce your water usage.
 - (b) When brushing your teeth, turn the water off while you are brushing. Use short bursts of water for cleaning your brush.
 - (c) When washing or shaving, partially fill the sink and use that water rather than running the tap continuously.
 - (d) Use either low-flow shower heads or adjustable flow-reducer devices on your shower heads.
 - (e) Take shorter showers.
 - (f) You can reduce water usage by 40% to 50% by installing low-flush toilets.

- (g) When hand-washing dishes, never run water continuously.
- (h) If you have a dishwasher appliance, use it only to wash full loads, and use the shortest cycle possible.
- (i) Wash only full loads in your washing machine and use the shortest cycle possible.
- (j) Repair leaks quickly.
- (k) Clean outdoor surfaces with a broom, not a hose. Water during the cool part of the day, in the morning or evening.
- (l) Do not over water in anticipation of a shortage. Soil cannot store extra water.

❖ Water Use Conditions for Demand Reduction

Under threat of penalty for violation, the following water use restrictions shall apply to all persons during Stage 1:

- a) Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to once per week. The watering schedule will be determined by the City Manager or designee. Customers will be made aware of their designated watering day in accordance with Section 9. However, irrigation of landscaped areas is permitted on any day if it is by means of a hand-held hose (with positive shutoff nozzle), a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system with a positive shutoff device.
 - 1) Exceptions for this restriction may be permitted, upon review and approval by the City Manager or designee, for the following uses: new plantings (for up to 60 days), vegetable gardens, athletic playing fields, and botanical gardens. In addition, this restriction does not apply to customers irrigating with well water or an aerobic septic system. Customers irrigating with well water or an aerobic septic system must display a prominent, legible sign stating, "Water Well."
- b) No watering or irrigating of landscaped areas by hose-end sprinkler or automatic irrigation systems will be allowed between the hours of 10:00 a.m. and 6:00 p.m. to prevent evaporative loss.
- c) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special exemption from the City of Rockport.
- d) Use of water for the irrigation of golf course greens, tees, and fairways is prohibited except on designated watering days. However, if the golf course utilizes reclaimed water or a water source other than that provided through City of Rockport infrastructure, the facility shall not be subject to these regulations.
- e) The use of water to maintain the integrity of building foundations is limited to designated watering days.

3.) Stage 2 – Moderate Water Shortage:

❖ Best Management Practices for Supply Management:

In addition to the best management practices for supply management listed under Stage 1, the City will also do the following during Stage 2:

- Eliminate the flushing of water mains unless required for decontamination and/or

- public safety; and
- Review customers' water usage for compliance based on the previous month's water use and notify violators verbally or in writing as the situation dictates.
- Increase public education and outreach regarding water use reduction by using the following practices:
 - (a) Use an aerator and/or a water flow-reducer attachment on your tap to reduce your water usage.
 - (b) When brushing your teeth, turn the water off while you are brushing. Use short bursts of water to clean your brush.
 - (c) When washing or shaving, partially fill the sink and use that water rather than running the tap continuously.
 - (d) Use either low-flow shower heads or adjustable flow-reducer devices on your shower heads.
 - (e) You can reduce water usage by 40% to 50% by installing low-flush toilets.
 - (f) When hand-washing dishes, never run water continuously.
 - (g) If you have a dishwasher appliance, use it only to wash full loads.
 - (h) Wash only full loads in your washing machine and use the shortest cycle possible.
 - (i) Fix leaks quickly.
 - (j) Clean outdoor surfaces with a broom, not a hose
 - (k) Do not overwater in anticipation of a shortage. Soil cannot store extra water

❖ Water Use Restrictions for Demand Reduction:

All requirements of Stage 1 shall remain in effect during Stage 2 except as modified below:

- (a) Irrigation of landscaped areas with hose-end sprinklers and automatic irrigation systems shall be limited to **once every other week**. The watering schedule will be determined by the City Manager or designee. Customers will be made aware of their designated watering day. However, irrigation of landscaped areas is permitted on any day if it is by means of a hand-held hose (with positive shutoff nozzle), a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system with a positive shutoff device.
 1. Exceptions for this restriction may be permitted, upon review and approval by the City Manager or designee, for the following uses: new plantings (for up to 60 days), vegetable gardens, athletic playing fields, and botanical gardens. In addition, this restriction does not apply to customers irrigating with well water or an aerobic septic system. Customers irrigating with well water or an aerobic septic system must display a prominent, legible sign stating, "*Water Well*."
- (b) The watering of golf course fairways with potable water is prohibited. The watering of greens and tees are limited to once every other week unless the golf course utilizes reclaimed water or a water source other than that provided through the City of Rockport infrastructure or done by means of hand-held hoses, or hand-held buckets.
- (c) A person or entity who owns, leases or manages an outdoor swimming pool

(including City-owned pools) shall begin preparation for Stage 3 requirement to have approximately 100 percent of the pool surface area covered when not in use.

- (d) Hotels, motels, and other lodgings must offer and clearly notify guests of a “linen/towel change on request only” program.
- (e) Use of water to wash a motor vehicle, not occurring on the premises of a commercial car wash, is allowed on the designated Stage 2 watering day.

3.) Stage 3 – Critical Water Shortage:

❖ Best Management Practices for Supply Management:

In addition to the best management practices for supply management listed under Stage 2, the City will also do the following during Stage 3:

- Upon written notice, disconnect the water meters of willful violators if absolutely necessary to prevent the deliberate wasting of water.
- Increase public education and outreach regarding water use reduction by using the following practices:
 - (a) Use an aerator and/or a water flow-reducer attachment on your tap to reduce your water usage.
 - (b) When brushing your teeth, turn the water off while you are brushing. Use short bursts of water for cleaning your brush.
 - (c) When washing or shaving, partially fill the sink and use that water rather than running the tap continuously.
 - (d) Use either low-flow shower heads or adjustable flow-reducer devices on your shower heads.
 - (e) You can reduce water usage by 40% to 50% by installing low-flush toilets.
 - (f) When hand-washing dishes, never run water continuously.
 - (g) If you have a dishwasher appliance, use it only to wash full loads.
 - (h) Wash only full loads in your washing machine and use the shortest cycle possible.
 - (i) Repair leaks quickly.
 - (j) Clean outdoor surfaces with a broom, not a hose.
 - (k) Do not overwater in anticipation of a shortage. Soil cannot store extra water.

❖ Water Use Restrictions for Demand Reduction:

All requirements of Stage 1 and 2 shall remain in effect during Stage 3 except as modified below:

- Irrigation of turf grass by any means shall be **prohibited at all times**.
- Drip irrigation for foundations and landscaped beds is allowed **every other week** on the designated watering schedule. The watering schedule will be determined by the City Manager or designee. Customers will be made aware of their designated watering day.
- Watering of trees, vegetable beds, shrubs, and potted plants is permitted on any day if it is by means of a handheld hose (with a positive shutoff nozzle), a

faucet-filled bucket, or a watering can of five (5) gallons or less.

- Exceptions for Stage 3 restrictions may be permitted up to 30 days, upon review and approval by the City Manager or designee, for new plantings. In addition, this restriction does not apply to customers irrigating with well water or an aerobic septic system. Customers irrigating with well water or an aerobic septic system must display a prominent, legible sign stating, "*Water Well.*"
- Use of water to wash a motor vehicle, not occurring on the premises of a commercial car wash station, is allowed by hand, with a five (5) gallon bucket or less on the designated watering day.
- The filling, draining and refilling of an existing swimming pool, Jacuzzi and hot tubs is prohibited except to maintain structural integrity.
- A person or entity who owns, leases, or manages an outdoor swimming pool (including City-owned pools) shall have approximately 100% of the pool surface area covered when not in use. A request for an exemption or variance from this provision for pools that have a water-saving feature may be submitted.
- Operators of water parks must seek approval from the City Manager or designee prior to the filling, refilling, or adding water to water parks.
- All fountains shall only operate to circulate water in order to maintain equipment.
- Hotels, motels, and other lodgings must offer and clearly notify guests of a "linen/towel change on request only" program.

4.) Level 1 Water Emergency:

❖ Best Management Practices for Supply Management:

In addition to the best management practices for supply management listed under Stage 3, the City will also do the following:

- Implement a planned public campaign to inform all customers of the water emergency and to mandate the immediate curtailment of water.
- Contact wholesale water customers to discuss water supply and/or demand conditions and inform them about the initiation of mandatory measures to curtail their water consumption as necessary.
- Contact large volume/industrial users to discuss water supply and/or demand conditions and inform them about the initiation of mandatory measures to curtail their water consumption as necessary.

❖ Water Use Restrictions for Demand Reduction:

During a Level 1 Water Emergency, all requirements of Stage 1, 2, and 3 shall remain in effect except as modified below:

- (a) Irrigation of all landscaped areas is absolutely prohibited.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, or other vehicle

is absolutely prohibited.

- (c) Associated uses of water not related to business processes which are discretionary, such as equipment washing, shall be deferred until the water emergency has been terminated.

5.) Level 2 Water Emergency

❖ Best Management Practices for Supply Management:

In addition to the best management practices for supply management listed under Stage 3, the City will also do the following:

- Implement a public campaign to inform all customers of the water emergency and to mandate the immediate curtailment of water.
- Contact wholesale water customers to discuss water supply and/or demand conditions and inform them about the initiation of mandatory measures to curtail their water consumption as necessary.
- Contact large volume/industrial users to discuss water supply and/or demand conditions and inform them about the initiation of mandatory measures to curtail their water consumption as necessary.

❖ Water Use Restrictions for Demand Reduction:

During a water emergency, all requirements of Stage 1, 2, and 3 shall remain in effect except as modified below:

- a) Irrigation of all landscaped areas is absolutely prohibited.
- b) Use of water to wash any motor vehicle, motorbike, boat, trailer, or other vehicle is absolutely prohibited.
- c) Associated uses of water not related to business processes which are discretionary, such as equipment washing, shall be deferred until the water emergency has been terminated.

8. Implementation and Enforcement of the Water Conservation Plan

The City of Rockport will adopt the plan by ordinance and provide a copy to the TWDB upon completion. The ordinance shall designate responsible officials to implement and enforce the water conservation plan.



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Ordinance

CAPTION:

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. Presentation by staff
- ii. Presentation by requestor
- iii. Public Hearing to receive comments in favor of or against the request.

iv. Consider the approval on the first of two readings of Ordinance 2004 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 2011 Myrtle; also known as S2149 Fulton Outlots LOT 88-C 2.0669 ACRES, to R-2M (Manufactured Housing District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

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:

The Planning and Zoning Commission, by unanimous vote, recommend to City Council approval of this request to rezone the 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:

Ordinance

ATTACHMENTS:

1. Ordinance - 1842 FM 2165
2. Rezone Application
3. Pictometry
4. PH_1842 FM 2165
5. Public Mailout List
6. MAIL OUT RESPONSES
7. ZONING MAP
8. FUTURE LAND USE MAP

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: January 06, 2026

Kimberly Henry, Assistant to the City Manager

Date: January 06, 2026

Shelley Goodwin, City Secretary

Date: January 06, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED 1842 FM 2165; ALSO KNOWN AS S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 .5 ACRES, TO B-1 (GENERAL BUSINESS DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On December 18, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on December 18, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on December 18, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on January 5, 2026, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on January 5, 2026, the Planning & Zoning Commission did meet and said Commission voted unanimously to recommend to the City Council to **Approve** this request to re-zone property, located at 1842 FM 2165, to B-1 (General Business District); and

WHEREAS, on January 13, 2026, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 1842 FM 2165, City of Rockport, Aransas County, Texas: be changed from R-1 (1st Single Family Dwelling District) to B-1 (General Business District)

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 13th day of January, 2026.

Shelley Goodwin, City Secretary

APPROVED, PASSED and **ADOPTED** on second and final reading, this _____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



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

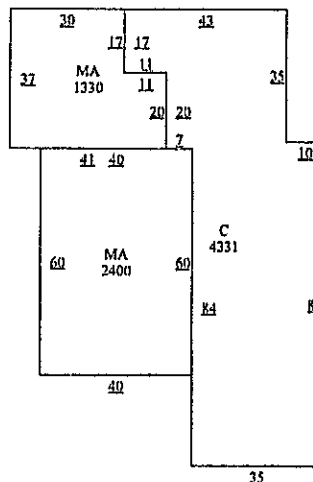
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
07/01/2021 ELEC 0 A 0

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:

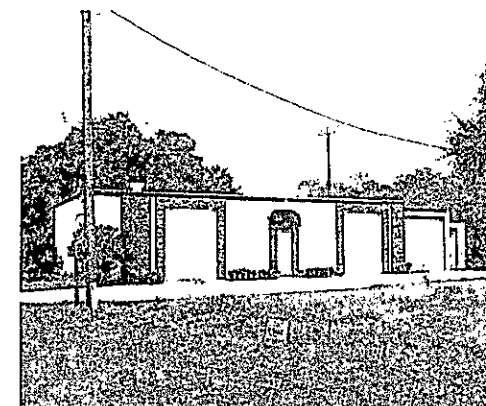
IMPROVEMENT INFORMATION

#	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	WHSA/*	2,400.0	27.10	1	1983	1993	A	65,040	57%	100%	100%	100%	100%	0.57	37,070
	MA	MAIN AREA	C	WHSA/*	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

Comment: LOT 1





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

<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



PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
JAN 05 2026
BY: *Scawin*

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 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: JEROME KRUSZKA
Address: 2111 CRESCENT DR. City/State: Rockport, TX

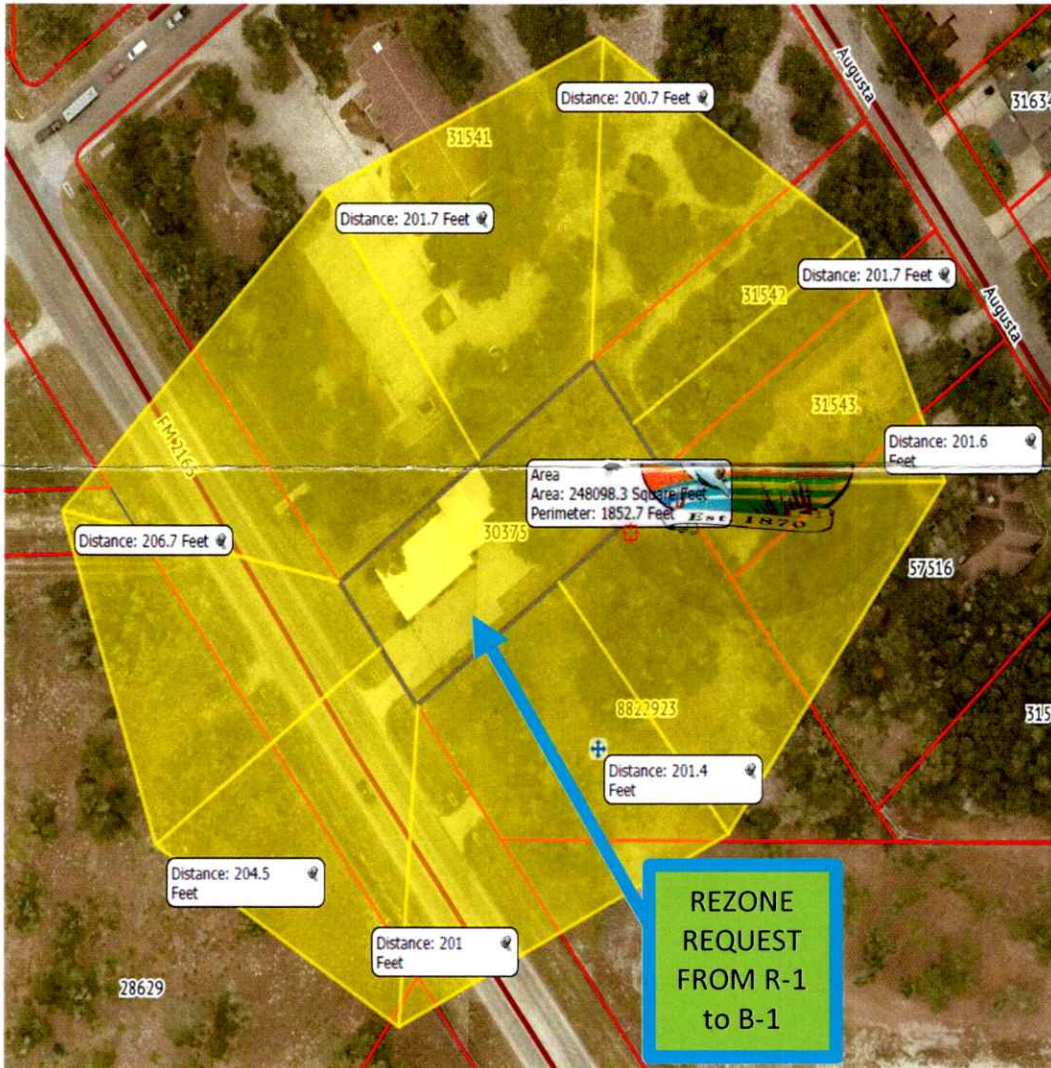
(☒) IN FAVOR () IN OPPOSITION Phone: 713-305-7419

REASON: owner of property,
used for storage of
Personal items, only -
no Business will be run See map on reverse side.
out of location same as current.

Signature: *Jerome Kruska*

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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 78382
02 7H
0006090064
\$ 000.74⁰
DEC 18 2025

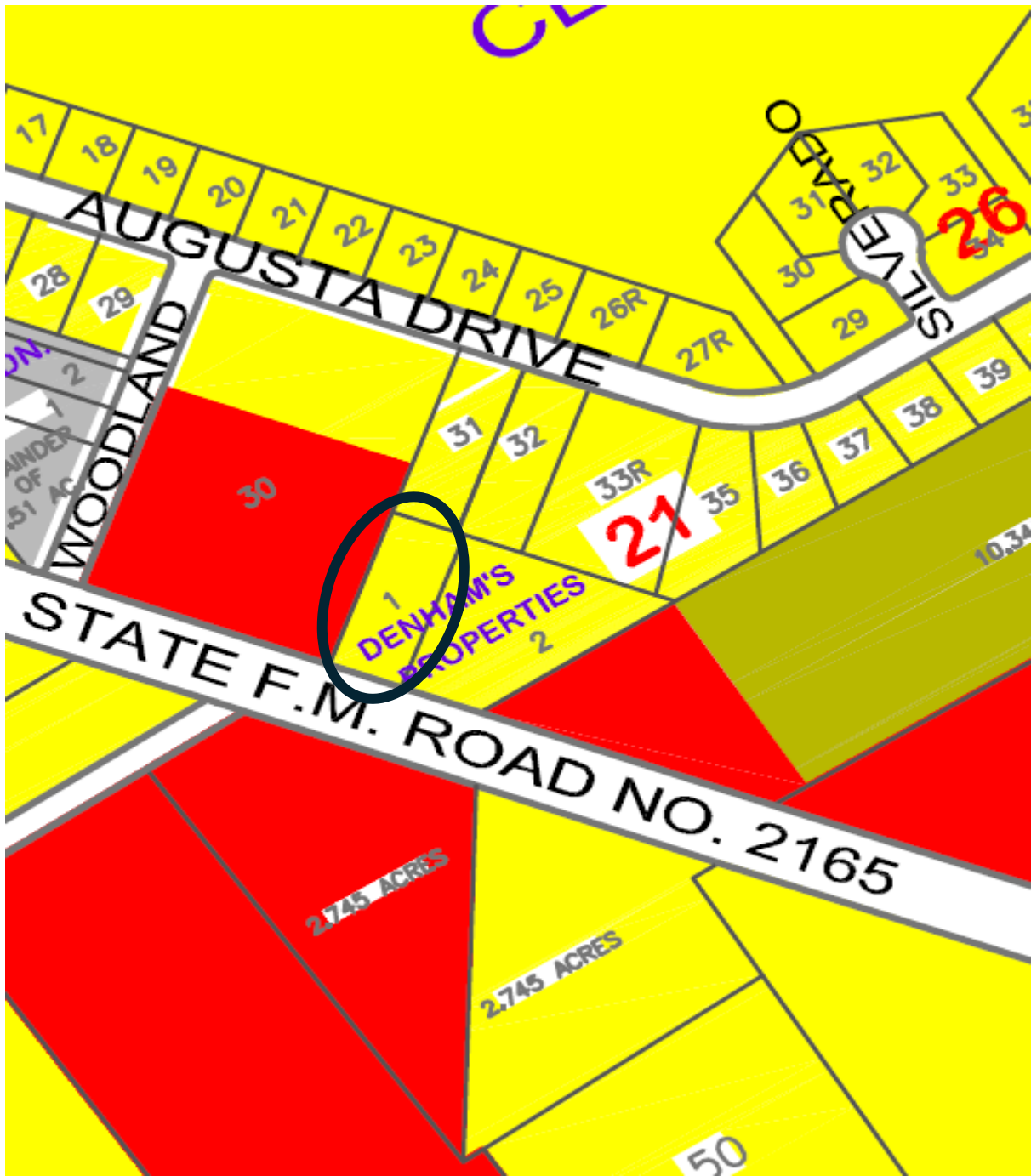
Jerry Kruszka
2111 Crescent Dr
Rockport, TX 78382

SITUS ADDRESS: 1842 FM 2165

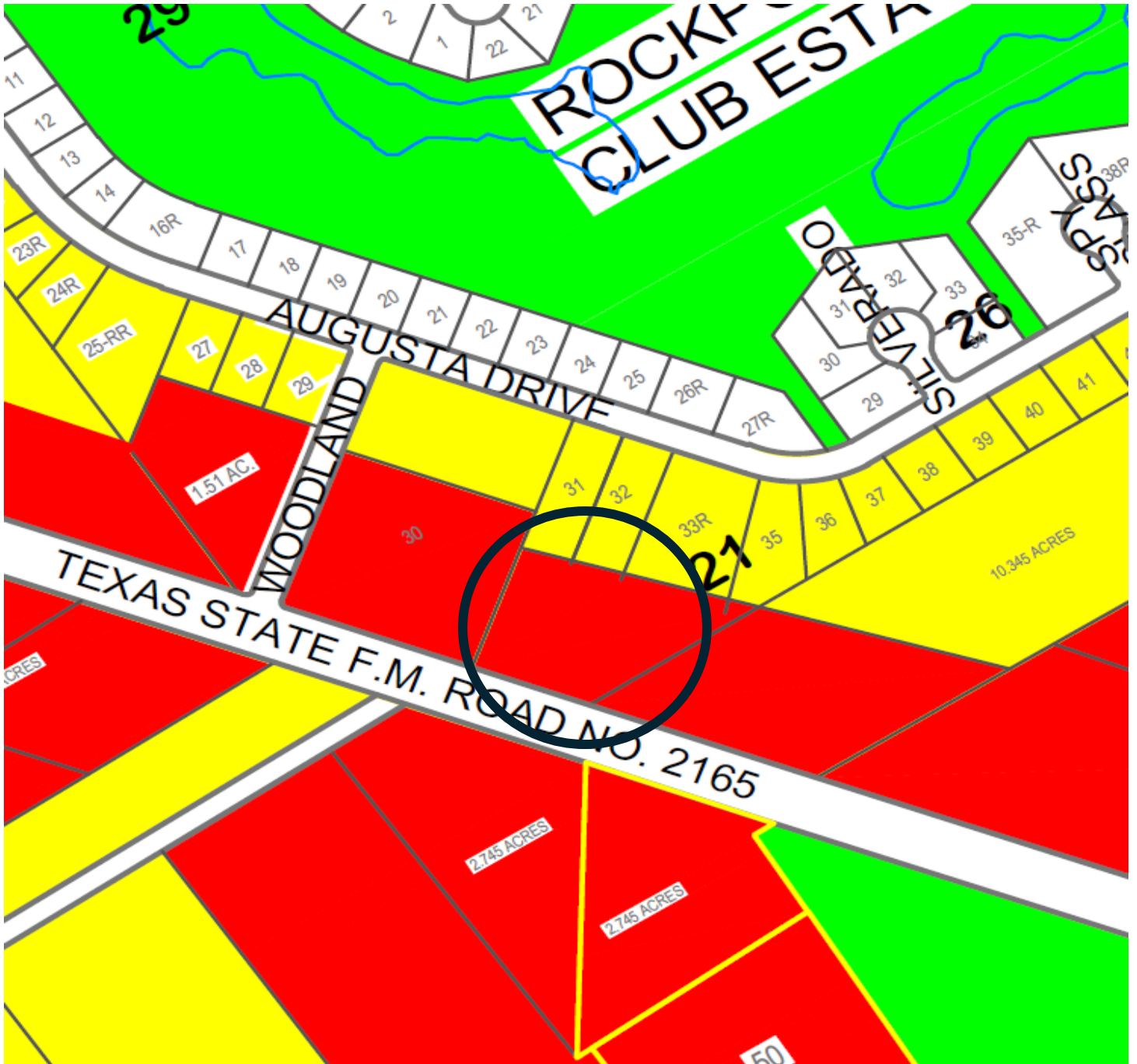
7838233517 0000



ZONING MAP



FUTURE LAND USE MAP





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Ordinance

CAPTION:

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. Presentation by staff.

ii. Presentation by requestor.

iii. Public Hearing to receive comments in favor or against the request.

iv. Consider the approval on the first of two readings of Ordinance 2005 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 2011 Myrtle; also known as S2149 Fulton Outlots LOT 88-C 2.0669 ACRES, to R-2M (Manufactured Housing District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

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:

The Planning and Zoning Commission, by unanimous vote, recommend to City Council

approval of this 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:

Ordinance

ATTACHMENTS:

1. Ordinance - 2011 Myrtle
2. Rezone Application
3. AI Rendition of home_Mr. Caldas email
4. Pictometry
5. PH_2011 Myrtle
6. Public Mailout List
7. MAIL OUT RESPONSES
8. ZONING MAP
9. FUTURE LAND USE MAP

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: January 06, 2026

Kimberly Henry, Assistant to the City Manager

Date: January 06, 2026

Shelley Goodwin, City Secretary

Date: January 06, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED 2011 MYRTLE; ALSO KNOWN AS S2149 FULTON OUTLOTS LOT 88-C 2.0669 ACRES, TO R-2M (MANUFACTURED HOUSING DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On December 18, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on December 18, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on December 18, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on January 5, 2026, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on January 5, 2026, the Planning & Zoning Commission did meet and said Commission voted unanimously to recommend to the City Council to **Approve** this request to re-zone property, located at 2011 Myrtle, to R-2M (Manufactured Housing District);, and

WHEREAS, on January 13, 2026, at 5:00 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 2011 Myrtle, City of Rockport, Aransas County, Texas: be changed from R-1 (1st Single Family Dwelling District) to R-2M (Manufactured Housing District) for the placement of one manufactured home.

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 13th day of January, 2026.

APPROVED, PASSED and **ADOPTED** on second and final reading, this _____ day of _____ 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



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

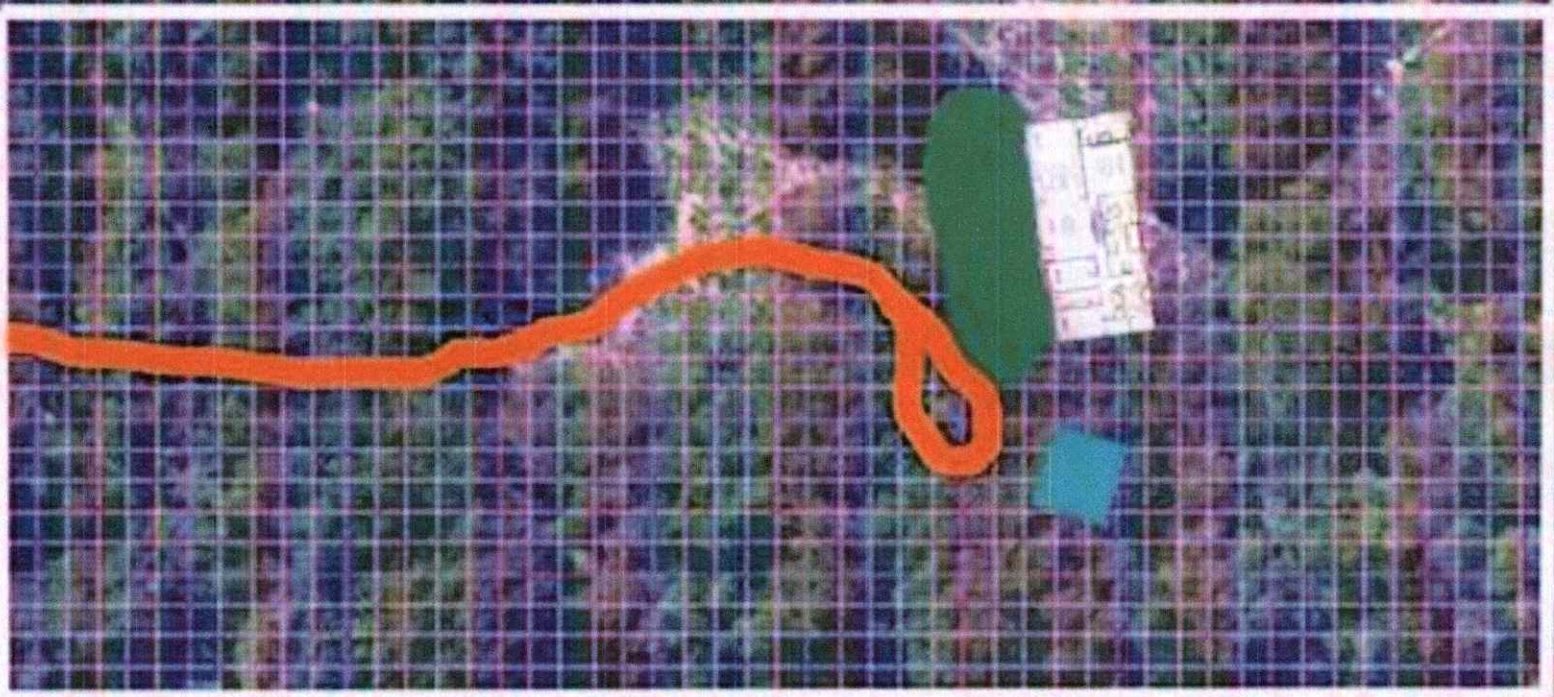
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

200 Feet

**450
Feet**



1 square = 3 square yards

2011 Myrtle Street

Re: 2011 Myrtle Rezone meeting date/time

From Mauricio Caldas [REDACTED]
Date Fri 1/2/2026 12:09 PM
To Stacy Cantu <scantu@rockporttx.gov>

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Ms. Cantu,

Good Morning! I am attaching a spec sheet for the house we plan to place at 2011 Myrtle, and an AI rendition of our vision for the house. This rendering is about 90% accurate.

About two and a half years ago we visited Rockport for the first time. My wife and I fell in love with the location, and soon after we purchased the lot at 2011 Myrtle.

Now we have sold our house in El Paso, having closed on the sale December 30, 2025. We have now become permanent residents of Rockport, Texas. We are renting an apartment temporarily, on Goose Island.

The house that we are hoping to place on the lot, on Myrtle, will be our permanent retirement home. We do not plan to add any additional structures other than a 2 car garage, metal building.

We want the house to be placed on a full concrete slab for safety, durability and permanence.

The house will have a grass front yard, garden and a wooden deck that wraps almost entirely around the house, closely depicted on the AI rendition attached.

Based on the utilities assessment we are planning for a water well and a septic tank. We understand that gas and electricity are available for connection.

Other land improvements include a lime stone drive way and front woden fence.

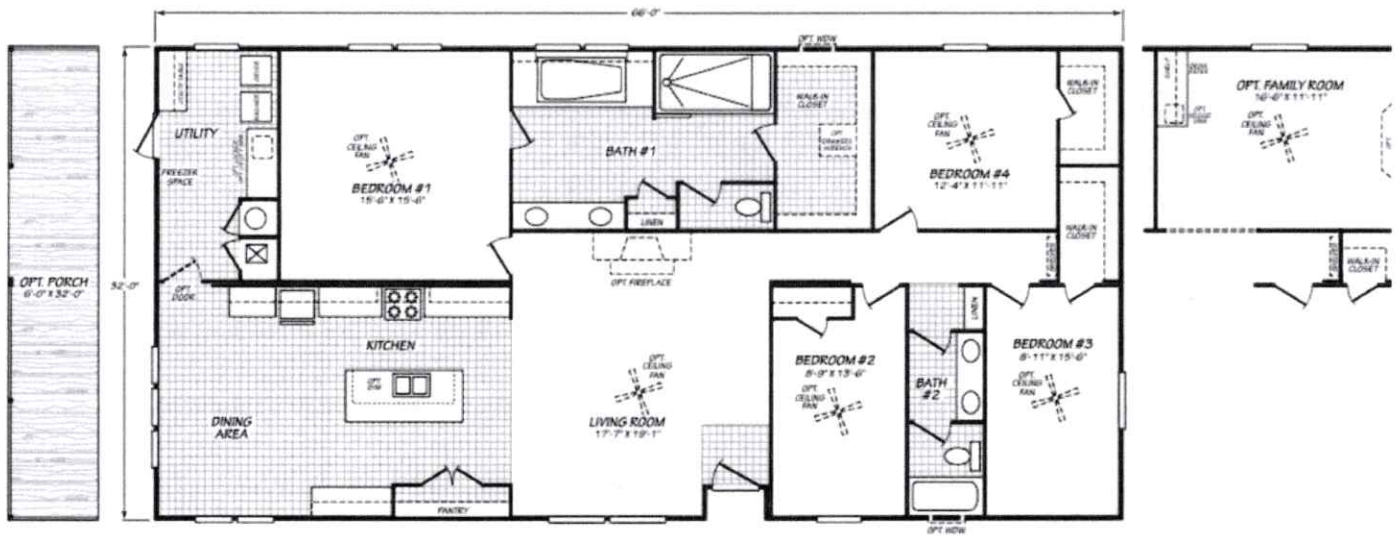
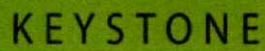
We are fortunate enough to have the funds to move forward and complete this project. We have acquired quotes from several contractors for the entire project.

We really hope the rezoning is approved.

My wife Christina and I will be present at the hearing January 5th.

Thank you!

Jose Mauricio Caldas
[REDACTED]



MODEL 32664D

4 Bedroom • 2 Bath • 2,104 Square Feet

©2025 PALM HARBOR HOMES INC. ALL RIGHTS RESERVED

Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. **ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES.** All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.





Sent from my iPad

On Dec 17, 2025, at 5:09 PM, Stacy Cantu <scantu@rockporttx.gov> wrote:

Good Afternoon sir (and ma'am!),

The hearing for your rezone will be at the **Planning and Zoning meeting on January 5, 2026, at 5:30 p.m.** Once heard at P&Z it will go before **City Council for 2 readings** and those dates will be **January 13th, 2026, at 5 p.m. (first reading)** and **January 27th, 2026, at 5p.m. (final reading)**

A **Public Hearing** will be published in the Rockport Pilot tomorrow (12/18/2025) , and **Public Notices will be sent out as well.**

These notices go to neighbors (and yourself) who are in a 200 ft vicinity of your property, and they have the option to be in **favor** or **opposed** and submit that feedback to us. Their feedback is considered in the meetings but not the final says. Feel free to fill out your notice and send it back to us via mail or email, that way we can take it into the meeting also.

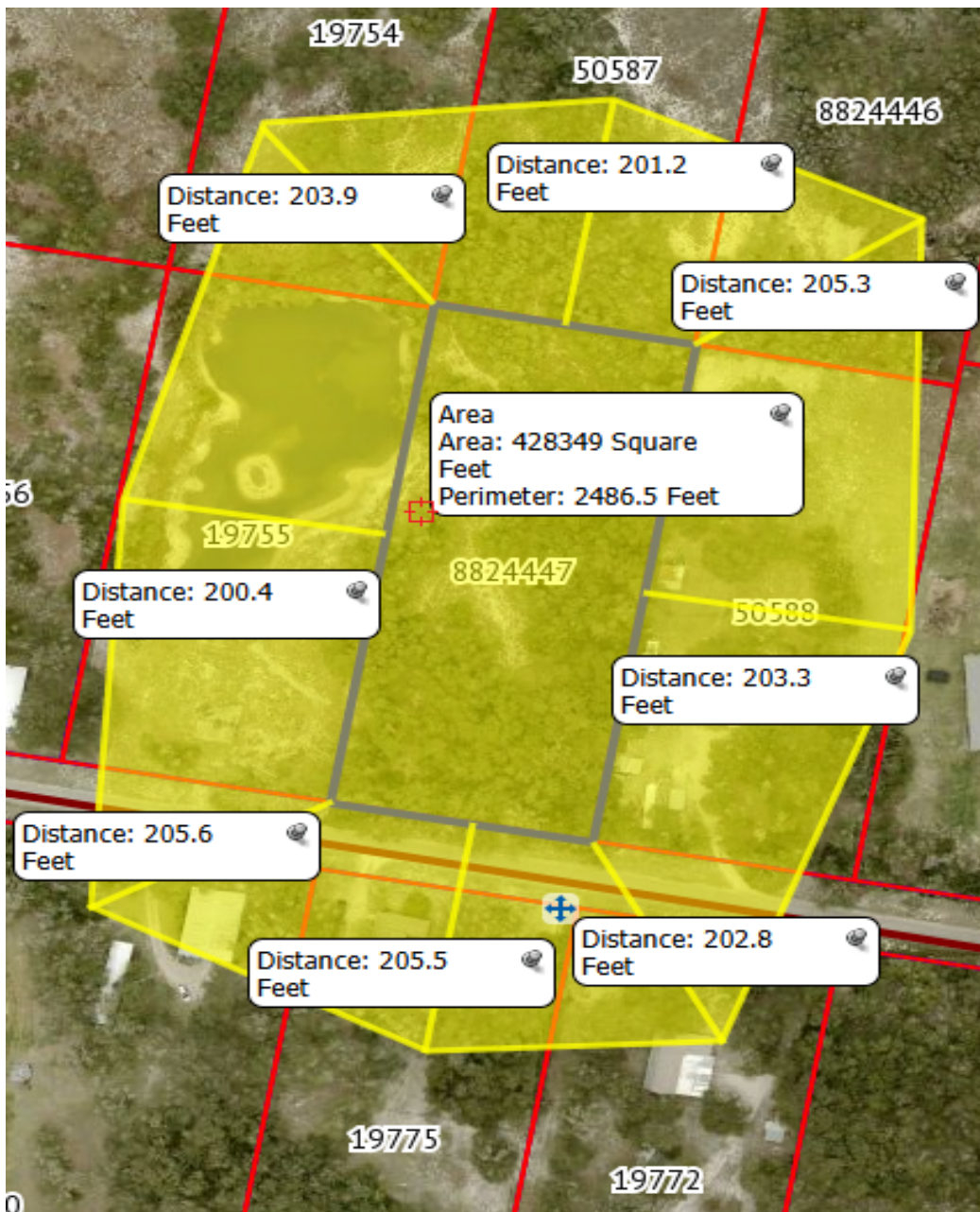
You don't have to be present at your meeting; you may have someone local represent you if you'd like. Sometimes we get peoples builders, engineers, etc. OR we can work on getting you a zoom link as well, that way you can zoom in the day of the meeting. The city does go in and present your rezone to the board though.

If you have any questions, please feel free to reach out.

Thank you for your patience,

Stacy Cantu

City of Rockport-
Building & Development Planning Tech.





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

<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



PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
JAN 05 2026
BY: Scout

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 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:

SUSAN HARDIN HOLLAND

221 CASTANO AVE

City/State:

SAN ANTONIO TX 78209

(☒) IN FAVOR () IN OPPOSITION

Phone:

210 826 2029

REASON:

PROUD
To own it that
first day - July 1969
(all of the eight
ACRE!)

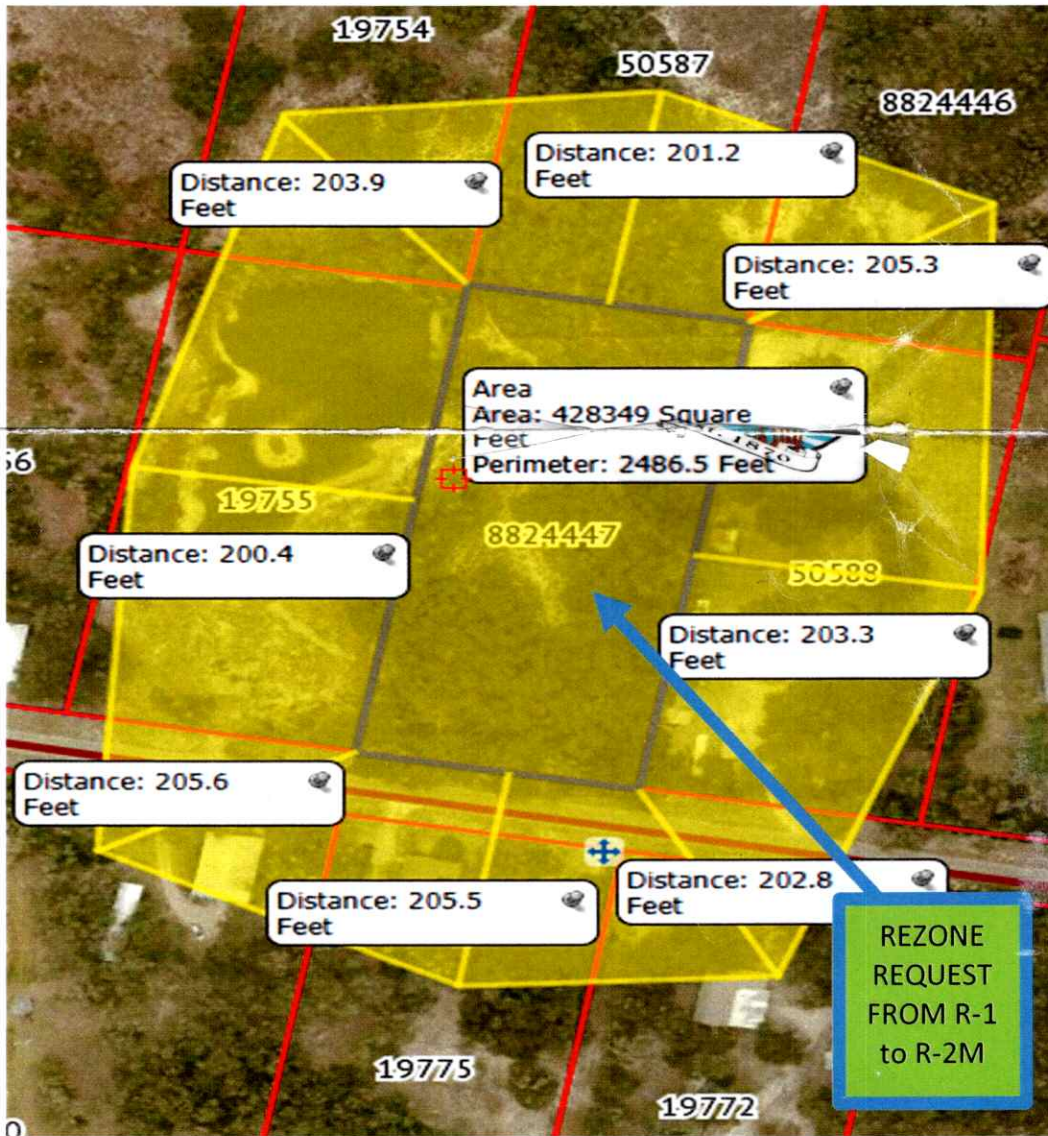
Signature

Susan Hardin Holland

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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 78382
02 7H
0006090064 \$ 000.74⁰
DEC 18 2025

Susan Hardin Holland
221 Castano Ave
San Antonio, TX 78209

SITUS ADDRESS: 2022 Lone Star Rd

7820933747 CODE





PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
JAN 05 2026
BY: SCM

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 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: KENNETH J RAYMOND

Address: 43 S. LAKE DR

City/State: ROCKPORT TX 78382

() IN FAVOR (✓) IN OPPOSITION

Phone: _____

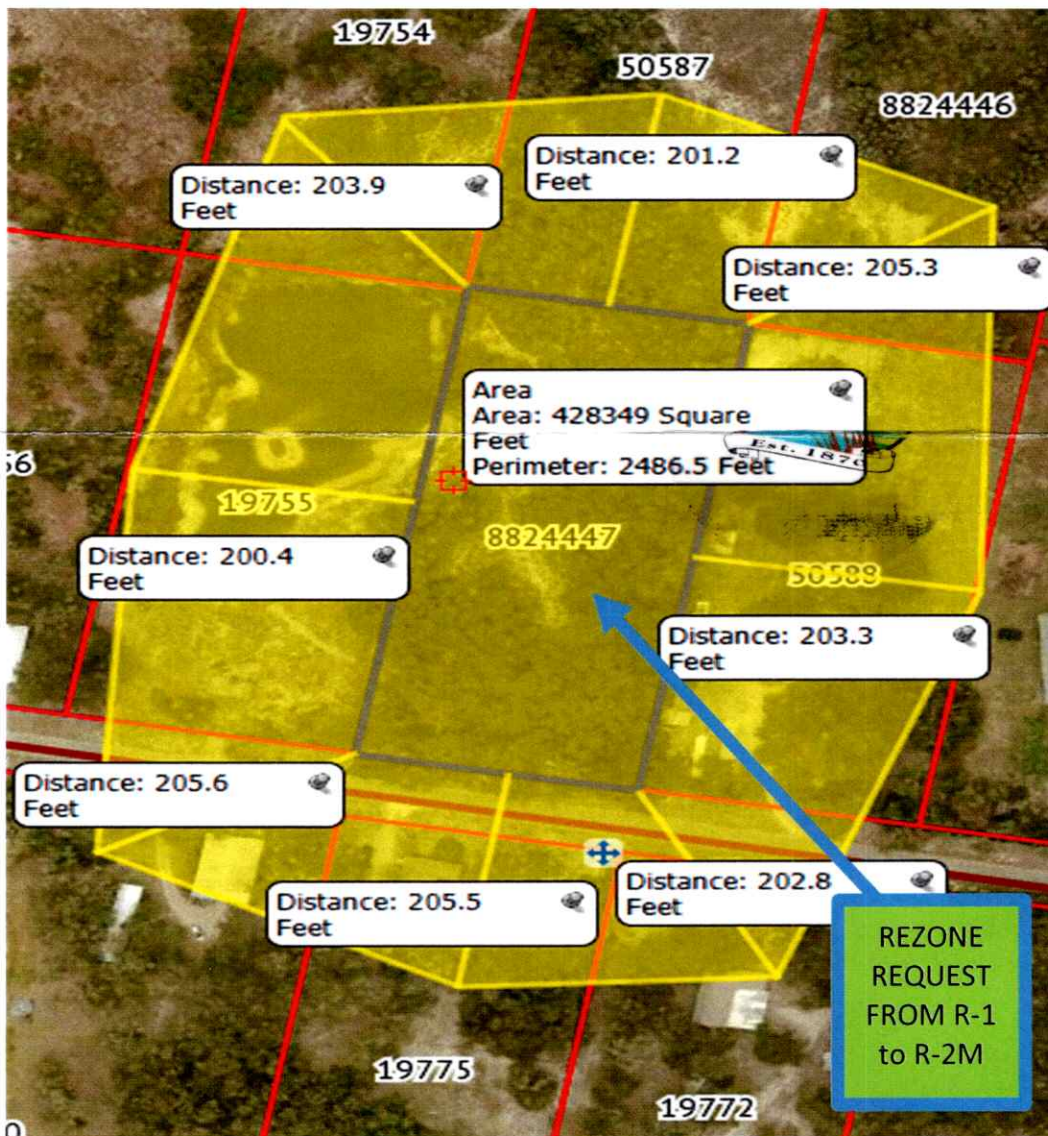
REASON: →

Kenneth J. Raymond
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

FIRST-CLASS



US POSTAGE IM PITNEY BOWES

ZIP 78382
02 7H
0006090064 **\$ 000.74⁰**
DEC 18 2025

Kenneth Raymond
43 S Lake Dr
Rockport, TX 78382

SITUS ADDRESS: 2102 Lone Star Rd

7838237938 H004





PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
JAN 05 2026
BY: J. Cantu

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 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: KENNETH J. RAYMOND

Address: 43 S LAKE DR

City/State: ROCKPORT TX 78382

() IN FAVOR (☒) IN OPPOSITION

Phone: 713-868-5685

REASON: →

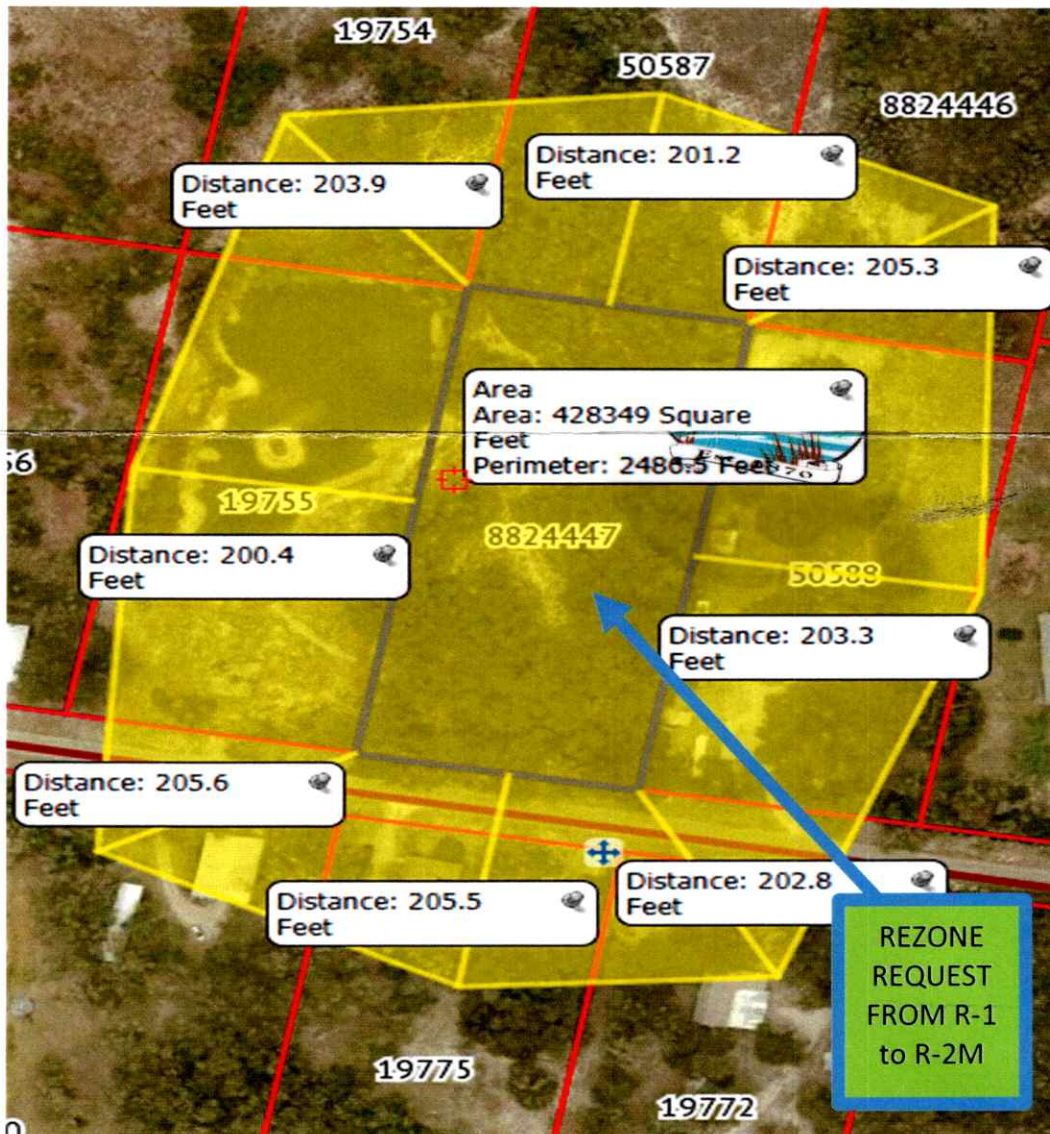
Signature

Kenneth J. Raymond

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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES

ZIP 78382
02 7H
0006090064 **\$ 000.74⁰**
DEC 18 2025

Kenneth Raymond
43 S Lake Dr
Rockport, TX 78382

SITUS ADDRESS: 2101 Myrtle St

7838237938 H004





PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
JAN 05 2026
BY: *Scantler*

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 (Manufacturing Housing District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting agenda at the address that will be provided on the Planning & Zoning Commission Agenda and the City Council Agenda of January 13, 2026, and posted on the City's website www.cityofrockporttx.gov.

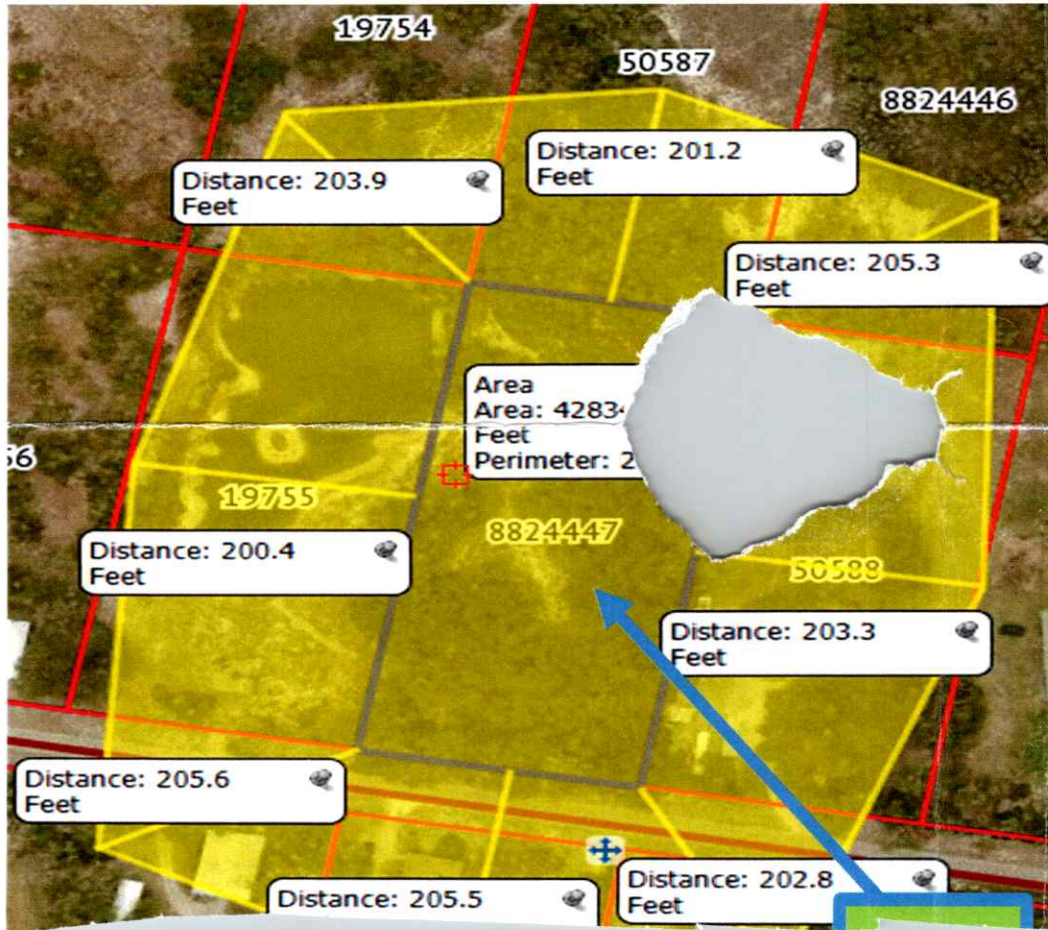
Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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.

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,

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: Michael A. Wilson

Address: 2010 Myrtle St

City/State: Rockport Tx

() IN FAVOR (X) IN OPPOSITION

Phone: 713-444-0242

REASON:

give it to one who can do it!
clear driveway & place for
house. leave all brush so
its not seen. only way

Michael A. Wilson
Signature



Contact City
Community Planner, at
361-790-1125, ext. 226.



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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 78382
02 7H
0006090064
\$ 000.74⁰
DEC 18 2025

Michael Wilson
P O Box 1422
Fulton, TX 78358

SITUS ADDRESS: 2010 Myrtle St

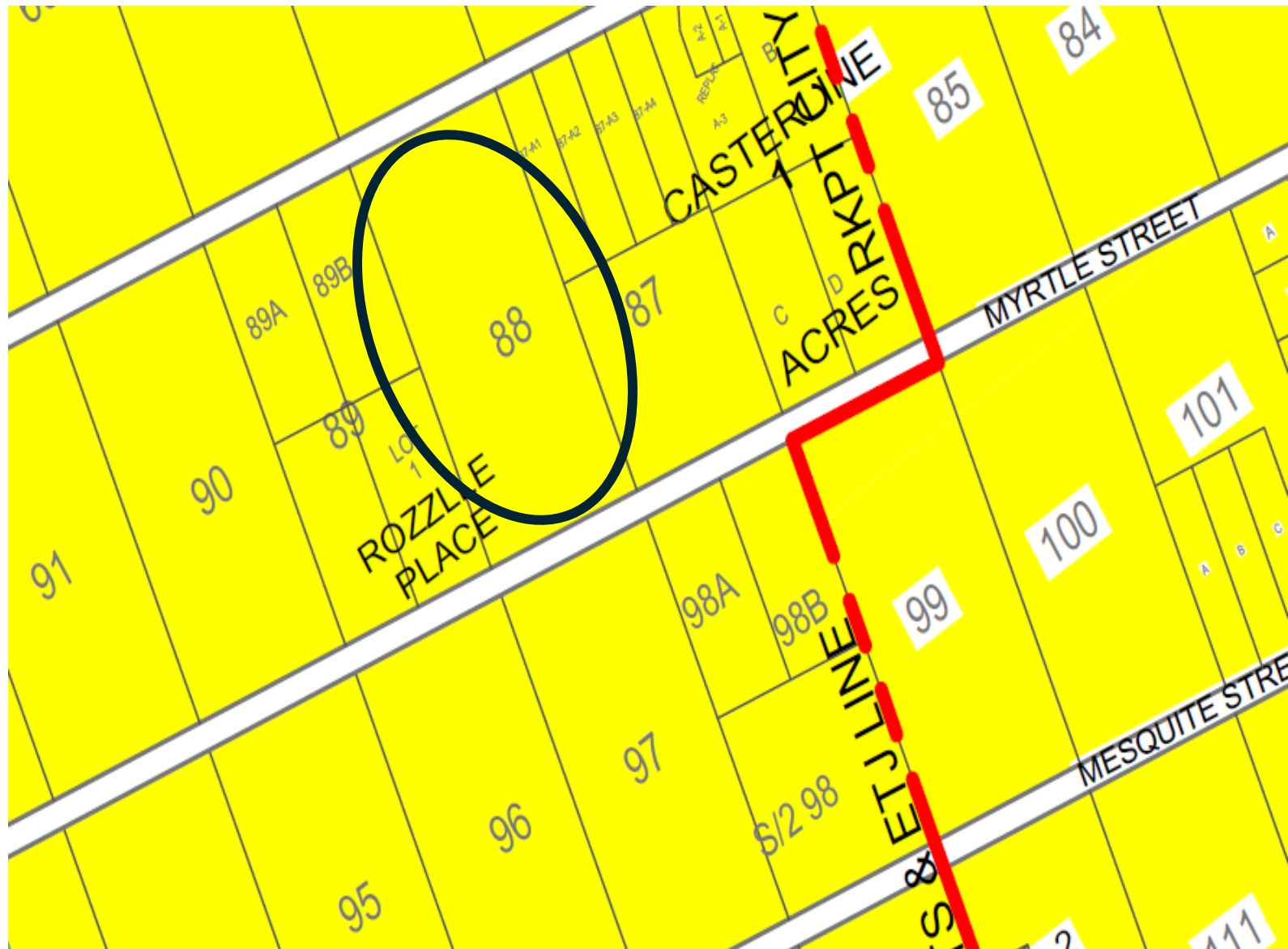
7835881422 B0



ZONING MAP



FUTURE LAND USE MAP





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Ordinance

CAPTION:

Request to voluntarily annex the property located at N/3 of the S/2 Lot 33 in the John Smith Survey, Abstract 187 in Aransas County, Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas, BEING 8.433 acres, more or less, with a zoning designation of R2 (2nd Single Family Dwelling District).

- i. Presentation by staff
 - ii. Presentation by requestor
 - iii. Public Hearing to receive comments in favor of or against the request.
 - iv. Consider the approval on the first of two readings of the Ordinance 2008 annexing the hereinafter described territory to the City of Rockport, Aransas County, Texas and extending the boundary limits of said City to include said hereinafter the inhabitants of said property all the rights and privileges of other citizen and binding said inhabitants by all the acts, ordinances, resolutions, and regulations of said city; and adopting a serve plan or agreement.
-

SUMMARY:

Stuart Lynn of SAL Holdings, LLC has requested the city annex property adjacent to existing property locating within the city limits where Mr. Lynn intends to develop a single-family subdivision with a zoning of R2 (2nd Single Family Dwelling District). The property requested to be annexed is approximately 8.433 acres and the overall project is approximately 33 acres. We will be bringing a Utility Services Agreement back to Council for approval once the rezone of the adjacent property to R2 and the annexation as an R2 zone are completed.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends the approval of the request to voluntarily annex the property located at N/3 of the S/2 Lot 33 in the John Smith Survey, Abstract 187 in Aransas County, Texas and being a portion of the Bellevue Addition to Rockport, BEING 8.433 acres, more or less, into the city limits of the City of Rockport with a zoning designation of R2 (2nd Single Family Dwelling

District).

STRATEGIC INITIATIVES:

Ordinance

ATTACHMENTS:

1. Ordinance Annexing Territory
2. EXHIBIT A Ordinance - Request for Voluntary Annexation
3. EXHIBIT B - Ordinance - City of Rockport Service Agreement_Updated 12-4-2025
4. Voluntary Annexation Submittal 1-13-2026
5. PH Annexation
6. Utility Map
7. Pictometry Exhibit

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: January 07, 2026

Shelley Goodwin, City Secretary

Date: January 07, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

**ORDINANCE NO _____.
ANNEXING TERRITORY**

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the property owners of the property have requested the property be annexed into the city limits of the City of Rockport, said request is attached hereto as “Exhibit A”; and

WHEREAS, Chapter 43, Sub Chapter C-3 of the Texas Local Government Code and Charter of the City of Rockport, Texas, an incorporated city, authorizes the voluntary annexation of territory, subject to the laws of this state; and

WHEREAS, the procedures prescribed by the Texas Local Government Code for the City of Rockport, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

BEING 8.433 acres, more or less, N/3 of the S/2 Lot 33 in the John Smith Survey, Abstract 187 in Aransas County Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, TEXAS:

1. That the heretofore described property is hereby annexed to the City of Rockport, Aransas County, Texas, and that the boundary limits of the City of Rockport be and the same are hereby extended to include the above described territory within the city limits of the City of Rockport, and the same shall hereafter be included within the territorial limits of said city as an R2 (2nd Single Family Dwelling District) zoning district, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Rockport and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
2. A service plan or agreement for the area is hereby adopted and attached as exhibit “B”.

The City Secretary is hereby directed to file with the County Clerk of Aransas County, Texas, a certified copy of this ordinance.

APPROVED and PASSED on first reading the _____ day of _____, 20__.

APPROVED, PASSED and ADOPTED on second and final reading, this _____ day of _____ 20__.

CITY OF ROCKPORT, TEXAS

Tim Jayroe
Mayor

ATTEST:

Shelley Goodwin
City Secretary

"EXHIBIT A"

April 28, 2025

City of Rockport
2751 SH 35N Bypass
Rockport, TX 78382

Attn: Ms. Carey Dietrich, Director Building & Development Community Planner

To Whom it May Concern;

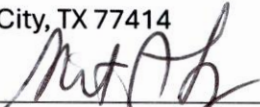
SAL Holdings, LLC owns property that is adjacent and contiguous to the current City of Rockport City Limits and hereby requests voluntary annexation in accordance with Local Government Code, Title 2, Subtitle C, Chapter 43, Subchapter C-3. We furthermore request that this annexation occur concurrently with the adjacent development's Zoning of R-1 to R-2 and that this parcel be zoned as R-2.

The property is currently an undeveloped 33.676-acre tract of land. The proposed development will include roughly 163 single-family residential lots as well as park areas, wetlands/ drainageways, and landscaped areas with property values being dependent on the area market rates.

We appreciate your assistance in advance with this request. Please feel free to contact us through our agent for this request:

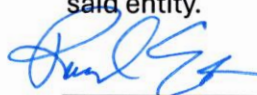
Lynn Development- Stuart Lynn, PE
Phone- 979-245-8900
Email- stuart.lynn@lynnngroup.com

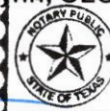
Sincerely,
SAL Holdings, LLC
2200 Ave A
Bay City, TX 77414

By: 
Stuart Lynn, CEO

State of Texas §
County of Matagorda §

This instrument was acknowledged Before me on 04 / 28 /
2025 by Stuart Lynn, CEO of SAL Holdings, LLC on behalf of
said entity.





Ronda Espinosa
My Commission Expires
1/3/2027
Notary ID 134124268

Notary Public Signatures State of Texas

My Commission Expires: 01 / 3 / 2027

“EXHIBIT B - ORDINANCE”

MUNICIPAL SERVICES AGREEMENT BETWEEN THE CITY OF ROCKPORT, TEXAS AND SAL HOLDINGS, LLC

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, 2026 by and between the City of Rockport, Texas, a home-rule municipality of the State of Texas, ("City") and SAL Holdings, LLC ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation.

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation.

WHEREAS, Owner owns certain parcels of land situated in Aransas County, Texas, which consists of approximately 8.433 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in “Exhibit A” attached and incorporated herein by reference (“Property”).

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property.

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation.

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the City of Rockport City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – Primary fire response will be provided by Rockport Volunteer Fire Department located at 212 Gagon St.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Planning, Zoning, and Building – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - iv. Publicly Owned Parks, Facilities, and Buildings
 1. Residents of the Property will be permitted to utilize all existing publicly owned and available parks, facilities (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor.
 2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - v. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval.
 - vi. Streets and Streetlights- The City’s Transportation and Public Works Department will maintain the public streets, streetlights, and regulatory signage once installation by developer is completed and accepted by the City of Rockport.
 - vii. Water and Wastewater
 1. Once connected to the City’s water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.
 2. New homes will be required to connect to the City’s water and sewer system at the owner’s expense.

- viii. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - ix. Code Compliance – The City’s Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property.
 - b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
8. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
9. **GOVERNING LAW AND VENUE.** Venue shall be in the District Courts located in Aransas County, Texas or the United States District Court for the Southern District of Texas, Corpus Christi Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
10. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party’s right to insist upon appropriate performance or to assert any such right on any future occasion.
11. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
13. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
14. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.
15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF ROCKPORT

SAL HOLDINGS, LLC

By: _____
Vanessa Shrauner
City Manager

By: _____
Stuart A. Lynn
Registered Agent

Approved as to Form and Legality:

Art Rodriguez, City Attorney

Attest:

Shelley Goodwin
City Secretary

Approvals:
M&C _____
Ordinance No. _____

State of Texas §
County of Aransas §

This instrument was acknowledged before me on the ____day of _____, 20__,
by Vanessa Shrauner, City Manager of the City of Rockport, a Texas municipal corporation, on
behalf of said corporation.

By: _____

Notary Public, State of Texas

State of Texas §
County of Aransas §

This instrument was acknowledged before me on the ____day of _____, 20__,
by Stuart A. Lynn, Registered Agent for and on behalf of said SAL Holdings, LLC.

By: _____

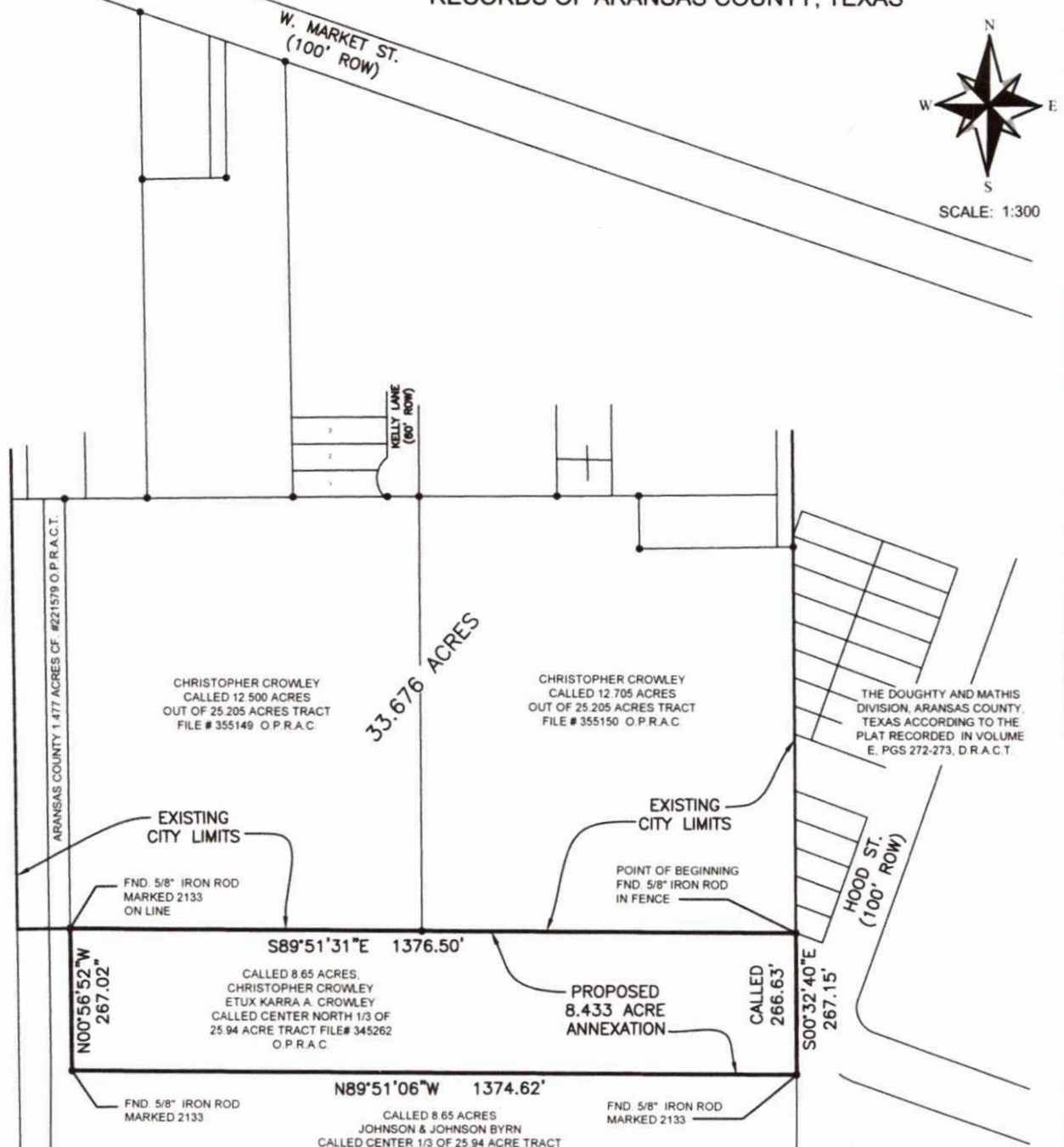
Notary Public, State of Texas

After Recording Return to:
City Secretary
City of Rockport
212 N Live Oak
Rockport, Texas 78382

EXHIBIT A

SERVICE AGREEMENT

ANNEXATION PLAT OF A 8.433 - ACRE TRACT OF LAND IN
THE JOHN SMITH SURVEY, ABSTRACT 187 IN ARANSAS
COUNTY, TEXAS AND BEING OUT OF THE BELLEVUE
ADDITION TO ROCKPORT, TEXAS ACCORDING TO THE PLAT
RECORDED IN VOLUME 1, PAGE 12 OF THE MAP AND PLAT
RECORDS OF ARANSAS COUNTY, TEXAS



THIS ANNEXATION PLAT IS BASED ON A SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION IN FEBRUARY 2025
AND IT IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF

John D. Mercer
JOHN D. MERCER, RPLS 1924 TEXAS



DRAWN BY:	MMT
CHECKED BY:	JDM
SCALE:	1:300
JOB NO.	30.104907
1 OF 1	

LYNN ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600



2200 AVENUE A
BAY CITY, TEXAS 77414
PH. (361) 782-7121

8.433 Acre Annexation Tract

County of Aransas §

State of Texas §

BEING 8.433 acres, more or less, in the John Smith Survey, Abstract 187 in Aransas County Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas and being further described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the West line of the Doughty and Mathis Division, Aransas County, Texas according to the plat recorded in Volume E, Pages 272 – 273 of the Deed Records of Aransas County, Texas, said iron rod marking the Southeast corner of that called 12.705 acre tract described in File No. 355150 of the Official Property Records of Aransas County, Texas and said iron rod marking a Southeast corner of the current City Limits of the City of Rockport;

THENCE South 00°32'40" East with the West line of said Doughty and Mathis Division and the East line of a called 8.65 acre tract described in File No. 345262 of the Official Property Records of Aransas County, Texas for a distance of 267.15 feet to 5/8 inch iron rod with cap marked "2133" for the Southeast corner of the herein described tract, same being the Northeast corner of another called 8.65 acre tract called the center one third of a 25.94 acre tract;

THENCE North 89°51'06" West with the common line between the herein described tract and said other called 8.65 acre tract for a distance of 1,374.62 feet to a 5/8 inch iron rod with cap marked "2133" found for the Southwest corner of the herein described tract, same being in the East line of that Aransas County 1.477 acre tract described in File No. 221579 of the Official Property Records of Aransas County, Texas;

THENCE North 00°56'52" West with the East line of said Aransas County tract and the West line of the herein described tract for a distance of 267.02 feet to a found 5 /8 inch iron rod with cap marked "2133" marking the Northwest corner of the herein described tract, the Southwest corner of a called 12.500 acre tract as recorded at File No. 355149 of the Official Property Records of Aransas County, Texas and a Southwest corner of the existing City Limits of Rockport, Texas;

EXHIBIT A- SERVICE AGREEMENT

THENCE South 89°51'31" East with a South line of the existing City Limits, a North line of the herein described tract, the South line of that called 12.500 acre tract described in File No. 355149 and the South line of that called 12.705 acre tract described in File No. 355150, both in the Official Property Records of Aransas County, Texas for a total distance of 1,376.50 feet to the POINT OF BEGINNING, containing in area 8.433 acres of land, more or less.

This description is based on a survey made on the ground under my supervision in February, 2025 and it is true and correct to the best of my knowledge and belief.

Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 1983.



John D. Mercer, RPLS #1924
Lynn Engineering, LLC
Surveying Firm NO. 10116600



April 28, 2025

City of Rockport
2751 SH 35N Bypass
Rockport, TX 78382

Attn: Ms. Carey Dietrich, Director Building & Development Community Planner

To Whom it May Concern;

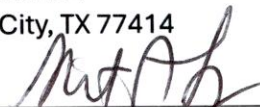
SAL Holdings, LLC owns property that is adjacent and contiguous to the current City of Rockport City Limits and hereby requests voluntary annexation in accordance with Local Government Code, Title 2, Subtitle C, Chapter 43, Subchapter C-3. We furthermore request that this annexation occur concurrently with the adjacent development's Zoning of R-1 to R-2 and that this parcel be zoned as R-2.

The property is currently an undeveloped 33.676-acre tract of land. The proposed development will include roughly 163 single-family residential lots as well as park areas, wetlands/ drainageways, and landscaped areas with property values being dependent on the area market rates.

We appreciate your assistance in advance with this request. Please feel free to contact us through our agent for this request:

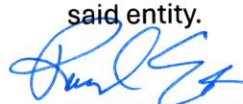
Lynn Development- Stuart Lynn, PE
Phone- 979-245-8900
Email- stuart.lynn@lynngroup.com

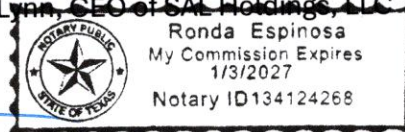
Sincerely,
SAL Holdings, LLC
2200 Ave A
Bay City, TX 77414

By: 
Stuart Lynn, CEO

State of Texas §
County of Matagorda §

This instrument was acknowledged Before me on 04 / 28 /
2025 by Stuart Lynn, CEO of SAL Holdings, LLC on behalf of
said entity.





Notary Public Signatures State of Texas
My Commission Expires: 01 / 3 / 20 27



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

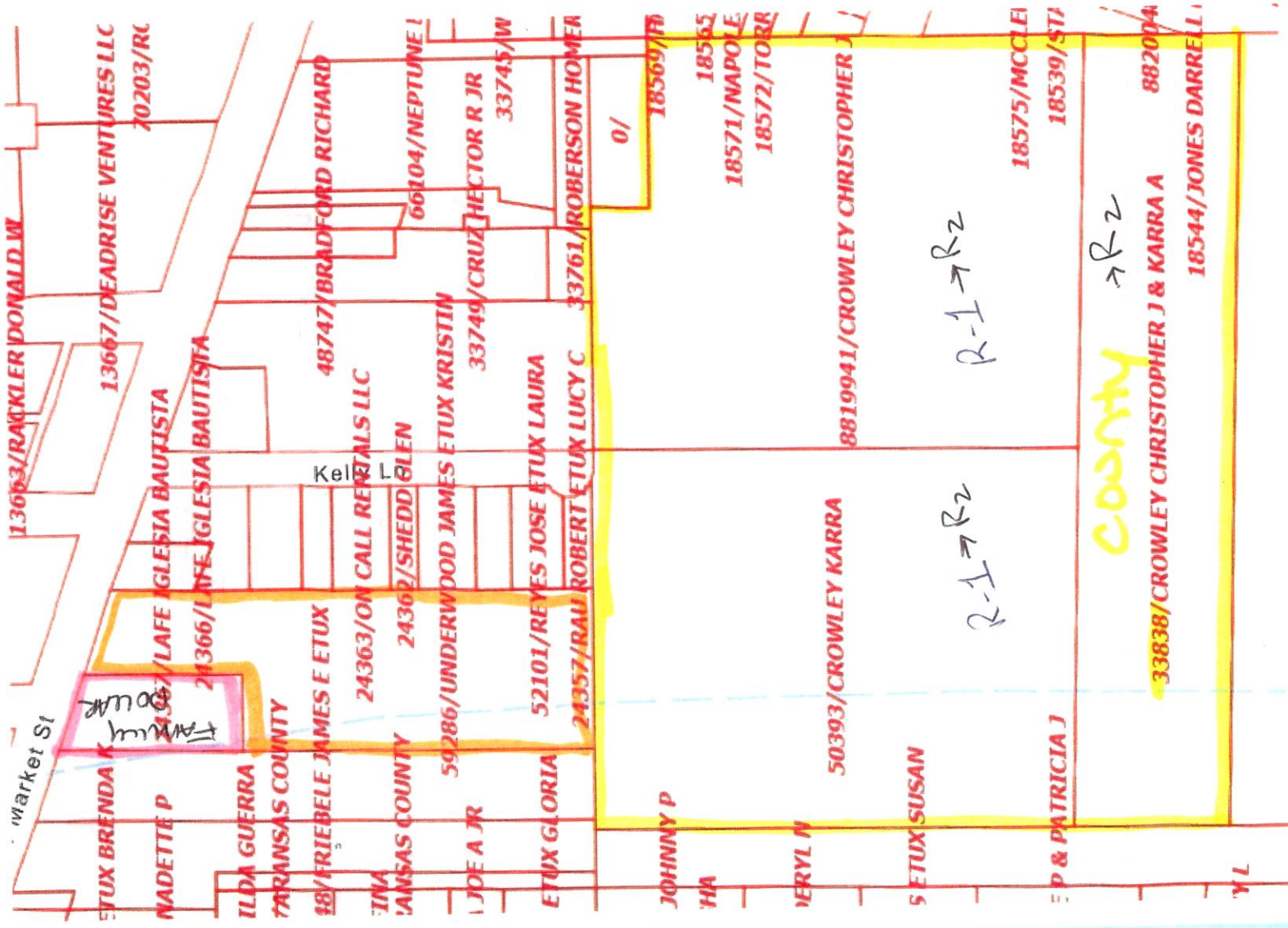
Exhibit A

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)

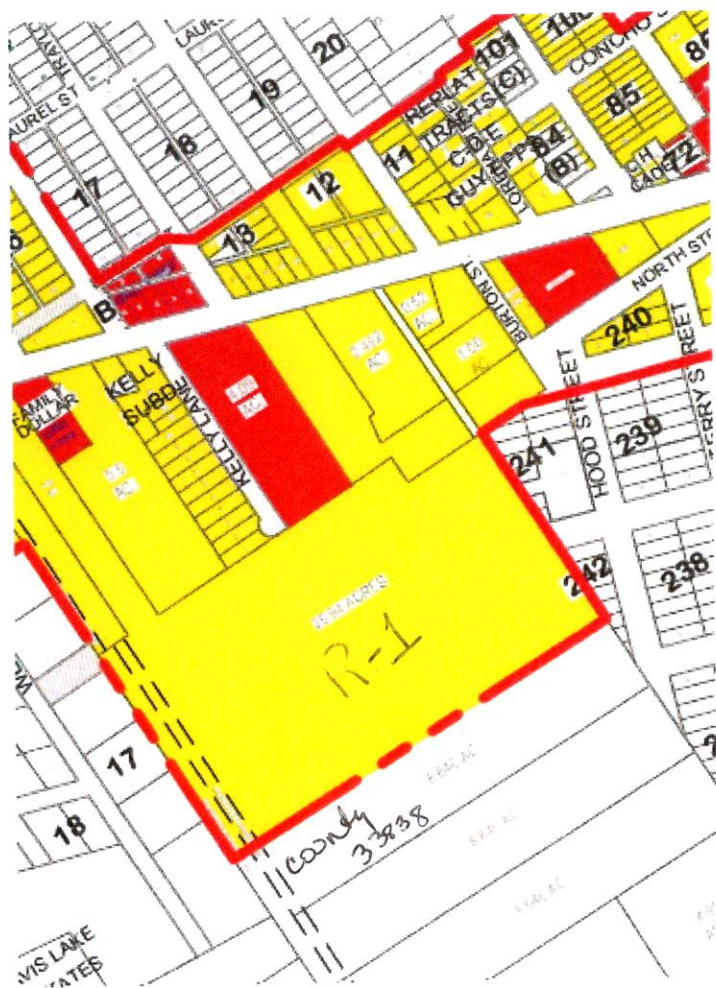
12.705 Acres out of a 25.205 Acre Tract, being the N/2 out of a 51.88 Acre Tract J Smith
Survey (Property ID 8819941)

12 *cc* *✓*



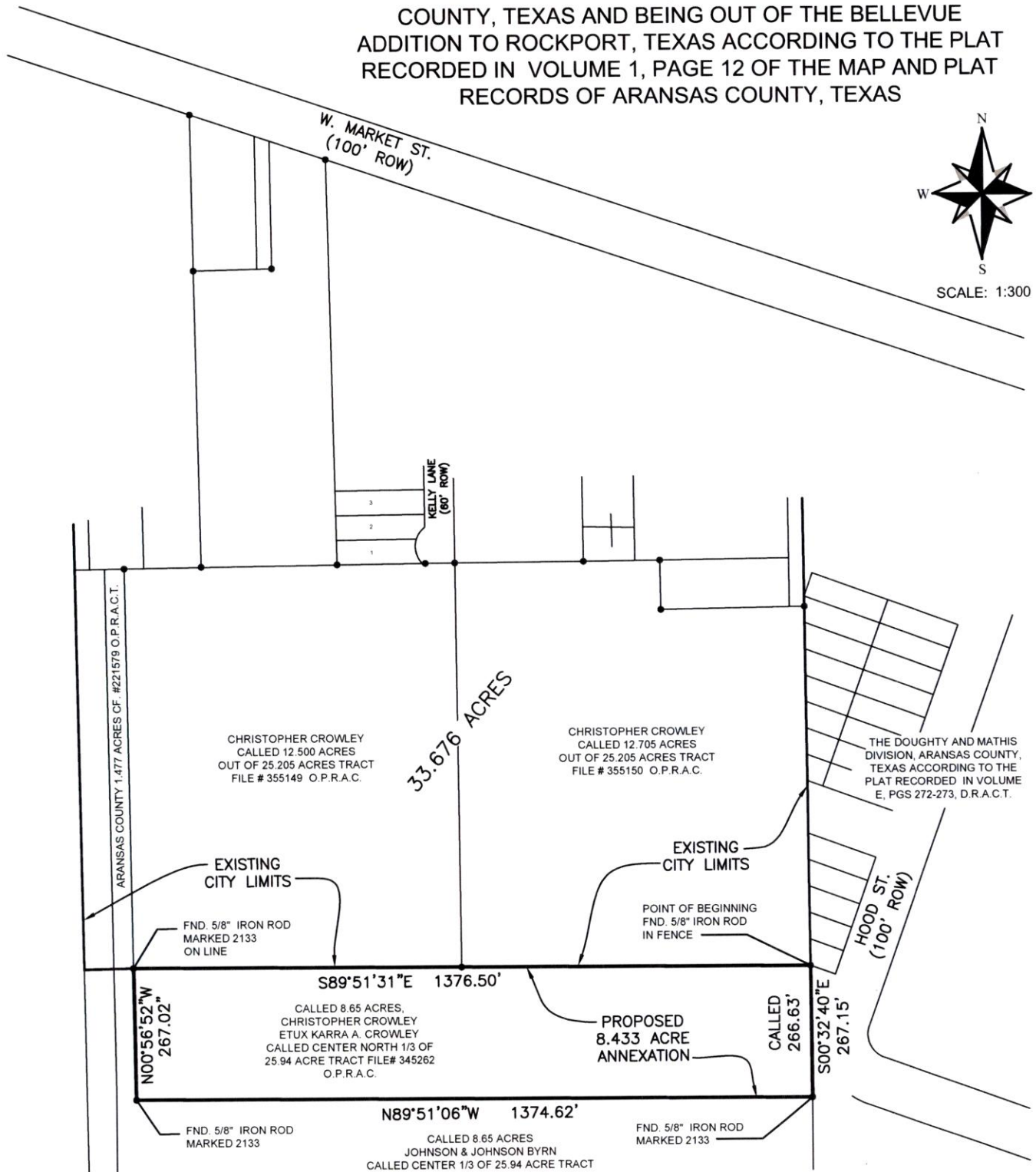
Oaks at Market Street

33838 WOFW
Murray St.
8819941
802 W Morgan
50393
155 Kelly Ln
78382

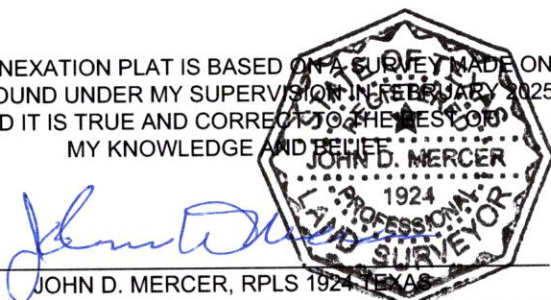


The Oaks at Market Street

ANNEXATION PLAT OF A 8.433 - ACRE TRACT OF LAND IN
THE JOHN SMITH SURVEY, ABSTRACT 187 IN ARANSAS
COUNTY, TEXAS AND BEING OUT OF THE BELLEVUE
ADDITION TO ROCKPORT, TEXAS ACCORDING TO THE PLAT
RECORDED IN VOLUME 1, PAGE 12 OF THE MAP AND PLAT
RECORDS OF ARANSAS COUNTY, TEXAS



THIS ANNEXATION PLAT IS BASED ON A SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION IN FEBRUARY 2025
AND IT IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF



JOHN D. MERCER, RPLS 1924 TEXAS

DRAWN BY:	MMT
CHECKED BY:	JDM
SCALE:	1:300

JOB NO.
30.104907

1 OF 1

LYNNENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600



2200 AVENUE A
BAY CITY, TEXAS 77414
PH. (361) 782-7121

8.433 Acre Annexation Tract

County of Aransas §

State of Texas §

BEING 8.433 acres, more or less, in the John Smith Survey, Abstract 187 in Aransas County Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas and being further described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the West line of the Doughty and Mathis Division, Aransas County, Texas according to the plat recorded in Volume E, Pages 272 – 273 of the Deed Records of Aransas County, Texas, said iron rod marking the Southeast corner of that called 12.705 acre tract described in File No. 355150 of the Official Property Records of Aransas County, Texas and said iron rod marking a Southeast corner of the current City Limits of the City of Rockport;

THENCE South 00°32'40" East with the West line of said Doughty and Mathis Division and the East line of a called 8.65 acre tract described in File No. 345262 of the Official Property Records of Aransas County, Texas for a distance of 267.15 feet to 5/8 inch iron rod with cap marked "2133" for the Southeast corner of the herein described tract, same being the Northeast corner of another called 8.65 acre tract called the center one third of a 25.94 acre tract;

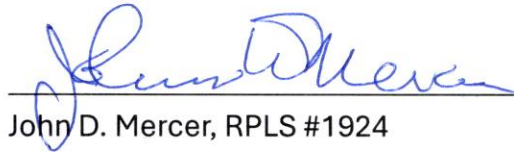
THENCE North 89°51'06" West with the common line between the herein described tract and said other called 8.65 acre tract for a distance of 1,374.62 feet to a 5/8 inch iron rod with cap marked "2133" found for the Southwest corner of the herein described tract, same being in the East line of that Aransas County 1.477 acre tract described in File No. 221579 of the Official Property Records of Aransas County, Texas;

THENCE North 00°56'52" West with the East line of said Aransas County tract and the West line of the herein described tract for a distance of 267.02 feet to a found 5 /8 inch iron rod with cap marked "2133" marking the Northwest corner of the herein described tract, the Southwest corner of a called 12.500 acre tract as recorded at File No. 355149 of the Official Property Records of Aransas County, Texas and a Southwest corner of the existing City Limits of Rockport, Texas;

THENCE South 89°51'31" East with a South line of the existing City Limits, a North line of the herein described tract, the South line of that called 12.500 acre tract described in File No. 355149 and the South line of that called 12.705 acre tract described in File No. 355150, both in the Official Property Records of Aransas County, Texas for a total distance of 1,376.50 feet to the POINT OF BEGINNING, containing in area 8.433 acres of land, more or less.

This description is based on a survey made on the ground under my supervision in February, 2025 and it is true and correct to the best of my knowledge and belief.

Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 1983.



John D. Mercer, RPLS #1924
Lynn Engineering, LLC
Surveying Firm NO. 10116600





NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATION City Council

NOTICE is hereby given to all interested persons the City of Rockport City Council will hold a public hearing on Tuesday, January 13, 2026 at 5:00 pm in the City Council Chambers at Rockport City Hall located at 212 N Live Oak, Rockport, Aransas County, Texas. The City of Rockport, Texas is proposing to annex the following property, at the property owner's request, into the city limits:

Legal Description:

BEING 8.433 acres, more or less, N/3 of the S/2 Lot 33 in the John Smith Survey, Abstract 187 in Aransas County Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas

Members of the public can view the meeting remotely via live stream at the address that will be provided on 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.

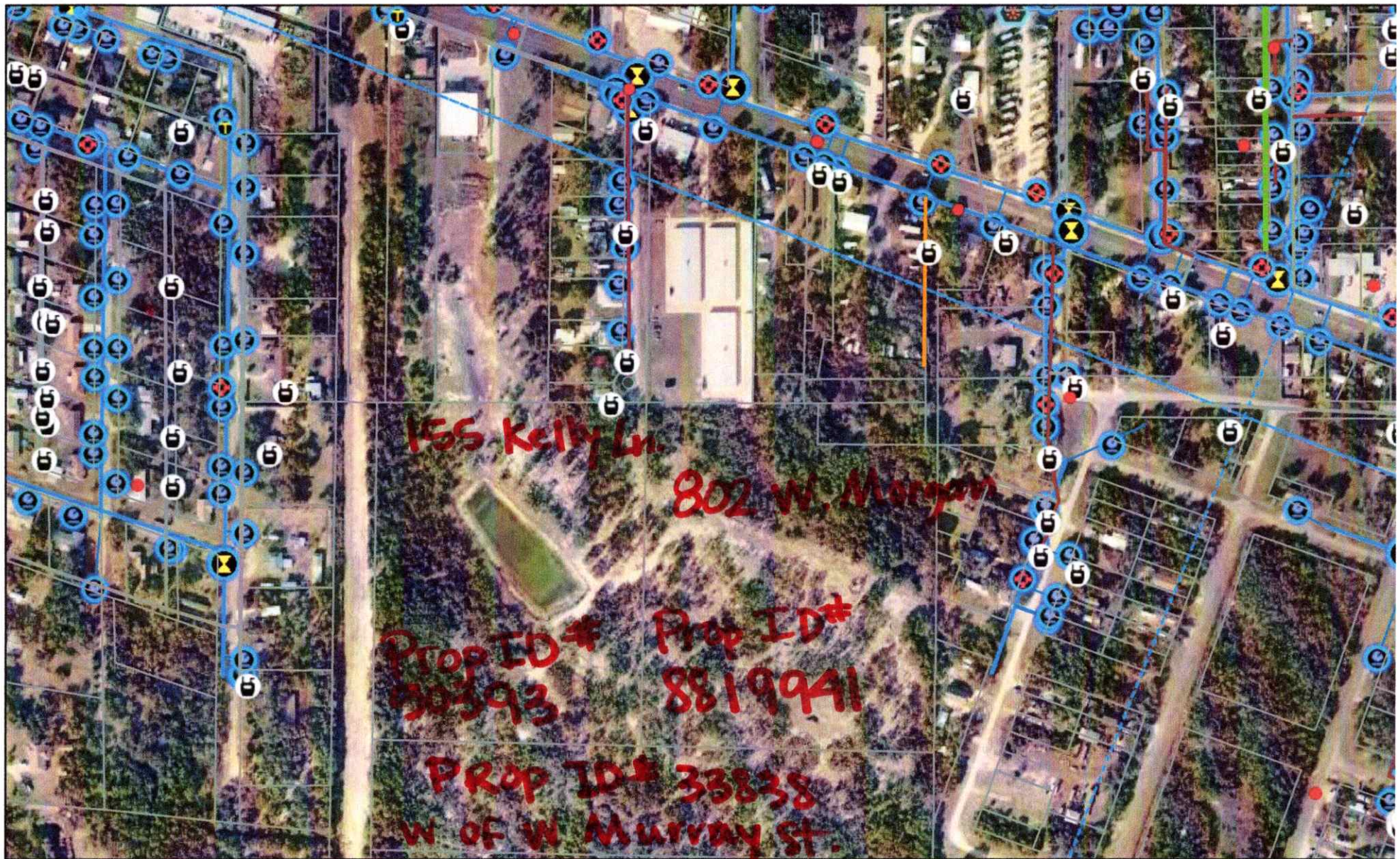
POSTED the 23rd day of December, 2025 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* Thursday, December 25, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

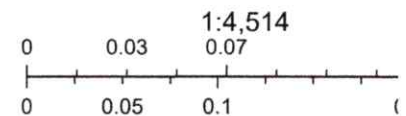
CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

ArcGIS Web Map



5/28/2025, 9:34:11 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, contributors, and the GIS User Community, Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, Geodastystreisen, Rijkswaterstaat, GSA, Geoland, FEMA,



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Finance Director

MEETING DATE: January 13, 2026

CATEGORY: Ordinance

CAPTION:

Consider the approval on the only reading of Ordinance 2006, amending Ordinance No. 1992 which adopted the 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026; repealing all prior ordinances in conflict herewith; providing for publication; and providing for an effective date (Concho Street Drainage Project)

SUMMARY:

The owner of the property selected and negotiated a just compensation amount of \$10,000. The easement was signed and filed with Aransas County records. After independent discussions with the project engineer and grant administrator (who were associated with the CDBG grant funded project for which the easement was associated) it was determined that a check still needed to be cut out of "local or matching monies" to pay for the drainage easement. This appropriation of bond monies seeks to complete payment for the drainage project and move it to a completed project.

BACKGROUND:

The City reached out to obtain an easement for the Concho Street Drainage Project either through a donation or through "just compensation/eminent domain".

FUNDING SOURCE:

Bond monies

FUNDING IMPACT:

\$10,000

STAFF RECOMMENDATION:

Staff recommends approval of the budget amendment.

STRATEGIC INITIATIVES:

Integrity & Accountability Ordinance

ATTACHMENTS:

1. BRNB4220077B0CD_000495
2. BRNB4220077B0CD_000498

APPROVAL/REVIEW:

Robbie Sorrell, Finance Director

Date: December 30, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

ORDINANCE NO.

DELIBERATE AND ACT ON AN ORDINANCE OF THE CITY OF ROCKPORT, TEXAS AMENDING ORDINANCE NO. 1992 WHICH ADOPTED THE 2025-2026 BUDGET BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 9, 2025, Council approved Ordinance No. 1992 establishing the original budget for 2025-2026, and

WHEREAS, the City executed a Purchase Letter compensating VRJ Investments \$10,000 for the Drainage Easement associated with, but not funded through, the Concho Street Drainage Project CDBG-DR Contract #: 20-065-090-C252; and

WHEREAS, the funding for these studies would come from 2007 Bond Fund reserves.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF ROCKPORT, TEXAS:**

SECTION 1.

For municipal purposes, to amend the CIP General Fund anticipated \$10,000 to cover Drainage Easement associated with, but not funded through, the Concho Street Drainage Project CDBG-DR Contract #: 20-065-090-C252.

General Fund Capital Improvement Projects
Consolidated Resources vs Expenditure Summary

		FY 23-24	FY 24-25	FY 24-25	FY 25-26	FY 25-26	
		Actual	Budget	Projected	Adopted	% Change	
Revenues							
Interest Income	\$	722,753	\$ 750,000	\$ 691,468	\$ 675,000	0%	
General Fund Transfers (reimb resolution)	\$	58,266	\$ -	\$ -	\$ 500,000	0%	
Bond Proceeds	\$	21,622	\$ -	\$ 42,390	\$ 10,000	0%	
Grant Proceeds	\$	6,020,297	\$ 58,000	\$ -	\$ 5,672,514	9680%	
Bond Proceeds - 2022 Tax Note	\$	-	\$ 4,611,371	\$ 2,399,698	\$ -	0%	
Bond Premium - 2022 Tax Note	\$	-	\$ -	\$ -	\$ -	0%	
Bond Proceeds - 2024 Tax Notes	\$	-	\$ 2,887,050	\$ 2,887,050	\$ 135,000	0%	
Bond Proceeds - 2025 Tax Notes	\$	-	\$ -	\$ -	\$ 3,345,000	0%	
Use of Hotel Occupancy Tax Funds	\$	176,550	\$ 573,200	\$ 14,800	\$ -	0%	
Use of Reserves	\$	-	\$ -	\$ 687,459	\$ -	0%	
Total Revenues:	\$	6,999,489	\$ 8,879,621	\$ 6,702,865	\$ 10,337,514	16%	
Expenditures							
Buildings & Facilities							
8020 City Hall	\$	3,578,241	\$ 3,657,806	\$ 3,657,806	\$ -	-100%	
Bond/Tax Issuance Costs	\$	-	\$ -	\$ 60,000	\$ 100,000	0%	
911 Communication Center Backup	\$	-	\$ -	\$ -	\$ -	0%	
Bldg Improv Projects - RFVD Bldg							
6018020 Repairs/Reimb	\$	58,266	\$ -	\$ 709,849	\$ 670,000	0%	
Police							
Police Radio Hardware	\$	-	\$ -	\$ -	\$ -	0%	
Electricity for Gun Range	\$	-	\$ -	\$ -	\$ -	0%	
Vehicle for CID	\$	-	\$ -	\$ -	\$ -	0%	
Streets and Drainage							
8004/8031 Streets & Drainage Projects	\$	2,254,176	\$ -	\$ -	\$ 985,901	0%	
Holly & Kluge Trail Rehabilitation	\$	-	\$ -	\$ -	\$ 575,000	0%	
Austin Street Improvements	\$	-	\$ 800,000	\$ -	\$ 300,000	0%	
Enterprise Street Improvements	\$	-	\$ 90,000	\$ -	\$ 650,000	0%	
Enterprise & Maple	\$	-	\$ -	\$ -	\$ 664,113	0%	
MIT MOD Fiber & Sabinal Retention Pond	\$	-	\$ -	\$ -	\$ 3,447,500	0%	
Bayshores & Broadway St. Shoreline Erosion	\$	-	\$ -	\$ -	\$ 400,000	0%	
Water Street Improvements	\$	-	\$ -	\$ -	\$ 400,000	0%	
Magnolia Street Improvements	\$	-	\$ -	\$ -	\$ 300,000	0%	
Market Street Improvements	\$	-	\$ -	\$ -	\$ 300,000	0%	
Drainage RCC Holes #13 & 14	\$	-	\$ -	\$ -	\$ 800,000	0%	
Upgrade of Substandard Roads: Palo Blanco & Balderree Lane	\$	-	\$ -	\$ -	\$ -	0%	
2007 Bond							
Traylor Blvd Pavement Repairs	\$	-	\$ -	\$ -	\$ -	0%	
8015 Concho Street Stormwater Drainage	\$	187,880	\$ 2,403,565	\$ 649	\$ 10,000	0%	
Key Allegro Bridge Easements	\$	-	\$ -	\$ -	\$ -	0%	
RCC Drainage Lakes-Unspent Bonds	\$	-	\$ -	\$ 505,526	\$ -	0%	
RCC Drainage Lakes-General Fund	\$	-	\$ -	\$ 202,912	\$ -	0%	
Parks and Leisure Services							
8010 Park Improvements	\$	21,622	\$ -	\$ 84,509	\$ -	0%	
Cover for Basketball Courts	\$	-	\$ -	\$ -	\$ -	0%	
Memorial Park Improvements	\$	-	\$ -	\$ 105,000	\$ -	0%	
Bent Oaks Property Projects	\$	-	\$ -	\$ 130,974	\$ -	0%	
Magnolia Park Improvements	\$	-	\$ -	\$ 30,000	\$ -	0%	
Zachary Taylor Park - Parking	\$	-	\$ -	\$ 5,000	\$ -	0%	
Tule Hike & Bike Trail - Parking	\$	-	\$ -	\$ 23,790	\$ -	0%	
Austin Street Beautification	\$	-	\$ -	\$ 10,000	\$ -	0%	
8049 Downtown Visitors Center & Restrooms	\$	176,550	\$ 485,200	\$ 14,800	\$ -	-100%	
Downtown Main Street Plaza	\$	-	\$ 20,000	\$ -	\$ -	0%	
Event Support, Direction Signage & Equipment	\$	-	\$ 68,000	\$ -	\$ -	0%	
Building and Development							
Fleet							
Equipment Storage Shelter	\$	-	\$ -	\$ -	\$ 100,000	0%	
Carwash Canopy (FEMA)	\$	-	\$ 58,000	\$ -	\$ -	0%	
Fleet Building #1	\$	-	\$ 105,000	\$ -	\$ 105,000	0%	
Fleet Building #1 Foam Insulation	\$	-	\$ 30,000	\$ -	\$ 30,000	0%	
Vehicles and Equipment Replacements	\$	-	\$ 705,700	\$ 705,700	\$ 500,000	0%	
Information Technology							
8001 Computers & Equipment/Firewall	\$	-	\$ 27,000	\$ 27,000	\$ -	0%	
8007 Computer Switches & Access Points	\$	-	\$ 129,350	\$ 129,350	\$ -	0%	
Aquatic Center							
Trail Expansion - Pool to Tule Creek	\$	-	\$ -	\$ -	\$ -	0%	
Parking Lot	\$	-	\$ -	\$ -	\$ -	0%	
Pool Improvements	\$	-	\$ 300,000	\$ 300,000	\$ -	0%	
Total Expenditures:	\$	6,276,736	\$ 8,879,621	\$ 6,702,865	\$ 10,337,514	16%	
Revenues Over/(Under) Expenditures:	\$	722,753	\$ -	\$ -	\$ -	0%	

SECTION 2.

All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein. If any provision, section, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is, for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

SECTION 3.

If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 4.

It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 5.

This Ordinance shall become effective upon adoption by the first and only reading by the Rockport City Council. As allowed by the below excerpt from the Texas Municipal League:

A city council must amend the budget by adopting an act of "equal dignity." Tex. Att'y Gen. Op. No. GA-0431 (2006), at 2. Therefore, a budget ordinance may only be amended by an ordinance, and not by a resolution, motion, or order.

APPROVED on first and only reading the 13 day of January 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

July 11, 2022

VRJ Investments
409 Palmer Dr.
Portland, TX 78374



Re: Purchase Offer Letter

Parcel No. 17776
County: Aransas County
CDBG-DR Contract #: 20-065-090-C252

Dear VRJ Investments:

Our two previous letters dated February 2, 2022 and April 27, 2022 informed you of the City of Rockport's need to acquire the following 0.02-acre easement or purchase on your property at 1105 East Market Street, Lot 1 & WFE and Lot 9, Block 22 of the survey, and further described as:

TRACT THREE: Fifty Feet (50') of Waterfront Reserve, together with the riparian or littoral rights appertaining thereto, lying east of said Lot 1, Block 22, Doughty and Mathis Division, City of Rockport, Aransas County, Texas, according to the plat thereof recorded in Volume E, Pages 272-273, Deed Records of Aransas County, Texas, SAVE AND EXCEPT THEREFROM that portion having been previously conveyed to the City of Rockport in deed recorded under Clerks rule No. 189689, Official Public Records of Aransas County, Texas

After negotiations with you, the City of Rockport has established a final offer of just compensation value for this property as follows:

- The City of Rockport hereby offers the just compensation amount of \$10,000.00 to purchase a drainage easement on the property identified.

By this action, the City of Rockport finalizes negotiations to acquire this property as a drainage easement. Attached to this offer is a *Just Compensation Determination Statement*.

We believe this offer is fair and equitable, and we urge your favorable consideration and acceptance. If this offer meets with your approval, or if you have any questions, please contact at Mike Donoho immediately at The City of Rockport (361) 790-1160. The City of Rockport staff has prepared an easement agreement to assist in finalizing the acquisition. Enclosed is a form for you to sign if you choose to accept this written purchase offer.

Thank you very much for your cooperation and favorable consideration of this offer.

Sincerely,

Tim Jayroe
Mayor, City of Rockport

Enclosures:

1. Just Compensation Determination Statement
2. Purchase Offer Acceptance Form – **Please sign and return this document**
3. Property Survey and Description
4. *Acquisition Informational Notice, including enclosures of HUD Booklet 1041, "When a Public Agency Acquires your Property" and the Landowner's Bill of Rights*

2751 SH 35 Bypass, Rockport, Texas 78382 Phone: (361) 729-2213 Fax: (361) 790-5966

www.cityofrockport.com

Just Compensation Determination Statement

Subrecipient: City of Rockport Contract No. 20-065-090-C252

The City of Rockport proposes to purchase an easement through a portion of your property at 1105 East Market Street as follows:

TRACT THREE: Fifty Feet (50') of Waterfront Reserve, together with the riparian or littoral rights appertaining thereto, lying east of said Lot 1, Block 22, Doughty and Mathis Division, City of Rockport, Aransas County, Texas, according to the plat thereof recorded in Volume E, Pages 272-273, Deed Records of Aransas County, Texas, SAVE AND EXCEPT THEREFROM that portion having been previously conveyed to the City of Rockport in deed recorded under Clerks file No. 189689, Official Public Records of Aransas County, Texas

The City of Rockport has established a just compensation value for this property as follows:

- The City of Rockport hereby offers the just compensation amount of \$10,000.00 to purchase a drainage easement on the property identified.

The amount offered is the full amount that the City of Rockport believes to be just compensation for the subject property or interest therein is not less than the market value of the described property. The basis for determining the value is shown below.

Just Compensation: \$10,000.00 (easement)

Donation:

A donation of the property is an option that may be exercised, and this statement may serve as documentation in support of the valuation for tax purposes. However, before you may use the donated property as a tax deduction, you should seek advice from a qualified financial or tax consultant for absolute determination, or the Internal Revenue Service regarding the current rules for property valuation.

Costs:

The City of Rockport will be responsible for any costs or fees relating to this acquisition.

Tim Jayroe, Mayor
Name of elected official

Signature

Date

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

EASEMENT

STATE OF TEXAS

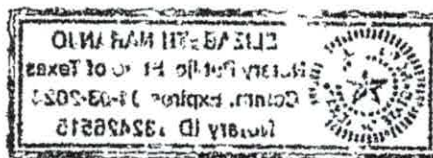
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ARANSAS

THAT VRJ INVESTMENTS, INC., hereinafter called Grantor (whether one or more), acting herein-by and through its officer thereunto duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by CITY OF ROCKPORT, TEXAS, hereinafter called Grantee (whether one or more), whose mailing address is 2751 SH 35 Bypass, Rockport, Texas 78382, the receipt of which is hereby acknowledged, has GRANTED, and by these presents does GRANT, unto the Grantee herein, Grantee's heirs, successors, assigns and transfers, a non-exclusive drainage easement over, upon, across and under the following described property situated in Aransas County, Texas, described as follows, to-wit:

Fieldnotes for a 10.00 Foot Wide Drainage Easement, over and across Fifty Feet (50') of Waterfront Reserve, lying East of said Lot 1, Block 22, Doughty and Mathis Division, City of Rockport, Aransas County, Texas, according to the plat thereof recorded in Volume E, Pages 272-273, Deed Records of Aransas County, Texas and being over and across the same property described in a Correction Instrument, recorded in File No. 393664, Deed Records of Aransas County, Texas; the said 10.00 Foot Wide Drainage Easement being more fully described in the Exhibit "A" attached hereto and made a part hereof and as shown on the survey attached hereto as Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee herein, Grantee's heirs or assigns.



EXECUTED ON THE FOLLOWING DATE: MAY 23, 2023

VRJ INVESTMENTS, INC

By: Jatin Patel

JATIN PATEL, PRESIDENT

By: Vishal Patel

VISHAL PATEL, VICE-PRESIDENT

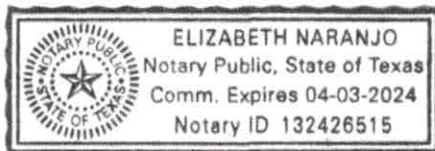
By: Ruchir Patel

RUCHIR PATEL, SECRETARY

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF ARANSAS §

This instrument was ACKNOWLEDGED before me, on this the 23 day of May, 2023, by JATIN PATEL, President of VRJ INVESTMENTS, INC., on behalf of said entity.

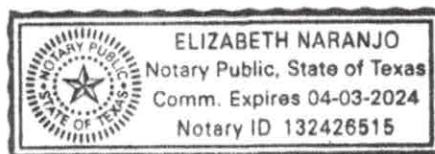


Elizabeth Naranjo
Notary Public, State of Texas

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF ARANSAS §

This instrument was ACKNOWLEDGED before me, on this the 23 day of May, 2023, by VISHAL PATEL, Vice-President of VRJ INVESTMENTS, INC., on behalf of said entity.

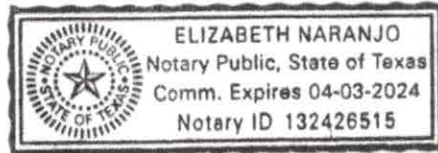


Elizabeth Naranjo
Notary Public, State of Texas

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF ARANSAS §

This instrument was ACKNOWLEDGED before me, on this the 23 day of May, 2023, by RUCHIR PATEL, SECRETARY of VRJ INVESTMENTS, INC., on behalf of said entity.



Elizabeth Naranjo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE OFFICE OF:
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230



Job No. 01560.C0.02
November 18, 2022

Exhibit A
10.00 Foot Wide Drainage Easement

STATE OF TEXAS
COUNTY OF ARANSAS

Fieldnotes, for a 10.00 Foot Wide Drainage Easement, over and across Fifty Feet (50') of Waterfront Reserve, lying East of said Lot 1, Block 22, Doughty and Mathis Division, City of Rockport, Aransas County, Texas, according to the plat thereof recorded in Volume E, Pages 272-273, Deed Records of Aransas County, Texas and being over and across the same property described in a Correction Instrument, recorded in File No. 393664, Deed Records of Aransas County, Texas; the said 10.00 Foot Wide Drainage Easement, being more fully described as follows:

Commencing, at a 5/8 Inch Iron Rod Found, on the Southwest Right-of-Way line of East Market Street, an 80.00 Foot wide public roadway;

Thence, South $71^{\circ}40'45''$ East, at 1.34 Feet, pass the Northwest corner of Lot 9, Block 22, said Doughty and Mathis Division, in all 246.34 Feet, to a point on the said Southwest Right-of-Way line, being the Northeast corner of a 750 square foot Tract of Land, described in a Special Warranty Deed from Wayne Lindsey and Doris Lindsey to the City of Rockport, recorded in File No. 189689, Official Public Records of Aransas County, Texas;

Thence, South $18^{\circ}19'15''$ West, with the East boundary line of the said 750 square foot Tract of Land, 10.00 Feet, for the Northwest corner and **Point of Beginning** of this Easement;

Thence, South $71^{\circ}40'45''$ East, over and across the said Waterfront Reserve, 92.40 Feet, to the Edge of Water of Aransas Bay, as surveyed on October 18, 2022, for the Northeast corner of this Easement;

Thence, South $42^{\circ}39'23''$ West, with the said Edge of Water, 10.98 Feet, for the Southeast corner of this Easement;

Thence, North $71^{\circ}40'45''$ West, continuing over and across the said Waterfront Reserve, 87.88 Feet, to the East boundary line of the said 750 square foot tract of land, for the Southeast corner of this Easement;

Thence, North $18^{\circ}19'15''$ East, with the said East boundary line, 10.00 Feet to the **Point of Beginning**, containing 0.0207 Acres (901 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Central Zone 4204, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein*

The waterline boundary described hereon is not intended to be used or viewed as a property boundary line.



URBAN ENGINEERING
Brian D. Lorentson
Brian D. Lorentson, R.P.L.S.
License No. 6839

S:\Surveying\1560 C002E\Drainage Easement - Patel\FN01560C002_20220909.Docx

Page 1 of 1

OFFICE: (361)854-3101

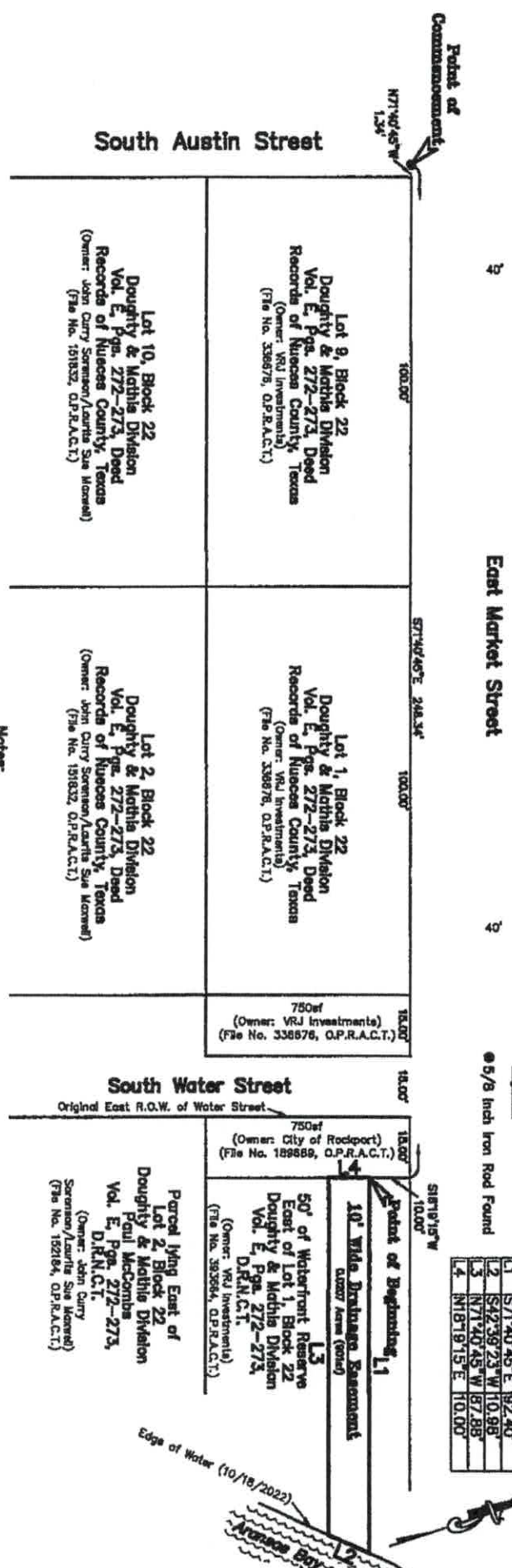
2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

TBPE Firm # 145 • TBPLS Firm # 10032400



LINE	BEARING	DISTANCE
1	S71°40'45"E	82.40'
2	S42°38'23"W	10.98'
3	N71°40'45"W	87.88'
4	N18°18'15"E	10.00'



Sketch to Accompany

FIELDNOTES for a 10.00 Foot Wide Drainage Easement, over and across Fifty Feet (50') of Waterfront Reserve, lying East of said Lot 1, Block 22, Doughty and Mathis Division, City of Rockport, Aransas County, Texas, according to the plat thereof recorded in Volume E, Pages 272-273, Deed Records of Aransas County, Texas and being over and across the same property described in a Correction Instrument, recorded in File No. 383864, Deed Records of Aransas County, Texas.

1. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Central Zone 4204, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
2. The waterline boundary described hereon is not intended to be used or viewed as a property boundary line.

Notes:



Exhibit B

DATE: Nov. 17, 2022

SCALE: 1"=30'

JOB NO.: 01580.CO.02

SHEET: 1 of 1

DRAWN BY: XG

urbanengineering.com

© 2022 by Urban Engineering

THE STATE OF TEXAS

COUNTY OF ARANSAS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Aransas County, Texas.

399101 EAS Total Pages: 6
06/12/2023 02:07:55 PM Total Fees: \$42.00



Misty Kimbrough

Misty Kimbrough, County Clerk
Aransas County, Texas



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Finance Director

MEETING DATE: January 13, 2026

CATEGORY: Ordinance

CAPTION:

Consider the approval of the only reading of Ordinance 2007, amending Ordinance No. 1992 which adopted the 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026; repealing all prior ordinances in conflict herewith; and providing for an effective date (Willdan, and Freese and Nichols studies).

SUMMARY:

Single reading to amend 2025-2026 budget ordinance 1992 to appropriate utility reserves necessary to fund the Willdan study and Freese and Nichols study, both of which were not originally budgeted but in light of:

- 1) continued (since Dec. 31, 2024) Stage 3 water restrictions; and
- 2) a subsequent presentation from the City of Corpus Christi and San Patricio Municipal Utility District wherein expected curtailments could happen as soon as November 2026; and
- 3) the City of Corpus Christi experienced a fiscal downgrade in credit rating due to water situation (Moody's Aa3 to A1); and
- 4) receipt of two wholesale water rate increase Notices from San Pat MUD of 8% and 7% for 2025 and 2026, respectively.

BACKGROUND:

Appropriating Utility Fund Balance to support Professional Services Agreements Council has entered into for public good. Contracts include: a Willdan Study to look at water/sewer costs and possible municipally imposed water restrictions; and a Freese & Nichols Study to explore water possibilities, timelines, and recommendations.

FUNDING SOURCE:

Utility Reserves

FUNDING IMPACT:

Appropriate reserves to fund studies

STAFF RECOMMENDATION:

Staff recommends approval of budget amendment to support Council-approved contracts.

STRATEGIC INITIATIVES:

Mission: Build a thriving community with a focus on growth, health, safety and fiscal responsibility. Values: Accountability Ordinance

ATTACHMENTS:

1. Moody's Scale
2. Budget Amendment #1 - Willdan & Freese

APPROVAL/REVIEW:

Robbie Sorrell, Finance Director

Date: December 19, 2025

Shelley Goodwin, City Secretary

Date: January 05, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

Rating Scale and Definitions

Moody's Rating Scale

The following is a ranking (from highest to lowest) of Moody's long-term and short-term categories. The indicated relationship between long-term and short-term ratings is approximate and may not necessarily apply in all situations.

	Long-Term	Short-Term
Investment Grade	Aaa	P-1 (Prime-1)
	Aa1	
	Aa2	
	Aa3	
	A1	
	A2	P-2 (Prime-2)
	A3	
	Baa1	
	Baa2	P-3 (Prime-3)
	Baa3	
Non-Investment Grade	Ba1	NP (Not Prime)
	Ba2	
	Ba3	
	B1	
	B2	
	B3	
	Caa1	
	Caa2	
	Caa3	
	Ca	
	C	

ORDINANCE NO.

DELIBERATE AND ACT ON AN ORDINANCE OF THE CITY OF ROCKPORT, TEXAS AMENDING ORDINANCE NO. 1992 WHICH ADOPTED THE 2025-2026 BUDGET BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 9, 2025, Council approved Ordinance No. 1992 establishing the original budget for 2025-2026, and

WHEREAS, the City approved executing both the Willdan, and Freese and Nichols studies estimated to be \$24,000 and \$66,500, respectively; and

WHEREAS, the funding for these studies would come from utility reserves.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, TEXAS:

SECTION 1.

For municipal purposes, to amend the Utility Fund budget for an anticipated \$90,500 to cover Willdan and Freese & Nichols studies.

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	<u>Actual</u>	<u>Budget</u>	<u>Projected</u>	<u>Adopted</u>
Water/Wastewater Fund Resources				
Interest Revenues	\$ 290,401	\$ 250,000	\$ 250,000	\$ 250,000
Charges for Services	\$ 13,953,203	\$ 15,104,629	\$ 14,181,925	\$ 14,921,664
Operating Transfers	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Other Revenues	\$ 254,562	\$ 290,000	\$ 367,980	\$ 302,000
Use of Reserves - Amendment #1	\$ -	\$ 70,991	\$ -	\$ 90,500
Total Resources	\$ 14,588,166	\$ 15,805,620	\$ 14,889,905	\$ 15,564,164
Water/Wastewater Fund Expenses				
Personnel	\$ 2,398,576	\$ 2,523,049	\$ 2,497,178	\$ 2,825,425
Contracts & Services	\$ 1,654,726	\$ 1,854,842	\$ 1,411,687	\$ 1,410,455
Contracts - Amendment #1				\$ 90,500
Supplies	\$ 4,360,778	\$ 5,051,060	\$ 4,464,557	\$ 4,604,583
Travel & Training	\$ 23,542	\$ 39,100	\$ 40,000	\$ 40,000
Maintenance	\$ 1,332,200	\$ 1,758,016	\$ 1,748,654	\$ 1,287,594
Capital Outlay/Project	\$ 341,546	\$ 408,833	\$ 283,210	\$ 78,801
Operating Transfers	\$ 3,706,675	\$ 4,170,721	\$ 4,170,721	\$ 5,226,806
Total Expenditures	\$ 13,818,043	\$ 15,805,620	\$ 14,616,008	\$ 15,564,164
Resources Over(Under) Expenses	\$ 770,123	\$ -	\$ 273,897	\$ (0)

SECTION 2.

All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein. If any provision, section, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is, for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

SECTION 3.

If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 4.

It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 5.

This Ordinance shall become effective upon adoption by the first and only reading by the Rockport City Council. As allowed by the below excerpt from the Texas Municipal League:

A city council must amend the budget by adopting an act of "equal dignity." Tex. Att'y Gen. Op. No. GA-0431 (2006), at 2. Therefore, a budget ordinance may only be amended by an ordinance, and not by a resolution, motion, or order.

APPROVED on first and only reading the 13 day of January 2026.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Request for a Heritage District Certificate of Appropriateness Application submitted by Aransas County Navigation District for 902 Navigation Circle to create a Food Truck Park adjacent to the Sculpture Garden.

- i. Presentation by staff
 - ii. Presentation by requestor
 - iii. Consider the approval of the Heritage District Certificate of Appropriateness Application submitted by Aransas County Navigation District for 902 Navigation Circle to create a Food Truck Park adjacent to the Sculpture Garden.
-

SUMMARY:

Aransas County Navigation District has submitted a Certificate of Appropriateness application for the development and installation of a Food Truck Park on the harbor front adjacent to the Sculpture Garden. Staff are requesting City Council review the application as there are no regulations for such in the Heritage District Overlay Code; also,

The property is located in the Harbor Destination District. All applications in the Harbor District are required to have Council's approval as per Section 3.12 of the Heritage District Overlay Code.

The applicant would like to seek design exceptions for the following item:

Development and installation of a Food Truck Park on the harbor front adjacent to the Sculpture Garden.

Per the Rockport Heritage District Zoning Overlay Code (RHDZOC), the board's responsibilities include hearing Design Exceptions (RHDZOC 3.8.1ix). Because this request involves a design exception, this is an item that requires action from the Heritage District Board.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff have reviewed the application and exhibits and recommend approval of the Heritage District Certificate of Appropriateness Application submitted by Aransas County Navigation District for 902 Navigation Circle to create a Food Truck Court adjacent to the Sculpture Garden.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Heritage District Certificate of Appropriateness Applic
2. HDOC Map
3. Pictonetry
4. FoodTruckPark_Sketch_Night
5. FoodTruckPark_Sketch_Day
6. Food_Truck_Park_LayoutElements

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: January 06, 2026

Shelley Goodwin, City Secretary

Date: January 07, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

Heritage District Certificate of Appropriateness Application



Building & Development Services Department

Chapter 118 of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions) established the Heritage District Zoning Overlay Code with the purpose and intent of implementing the design goals of the Heritage District Master Plan, establishing specific standards within different character districts, and encouraging historic preservation and economic development. A complete certificate of appropriateness (COA) is required in order to help guide the project through the process as quickly and efficiently as possible. **It is highly recommended that applicants contact the Building and Development Services Department in the beginning stages of their project before any designs are finalized and well in advance of an application deadline.** The COA is required for any modifications or improvements made to property within the Heritage District and is not in lieu of a building permit.

Property Description

Address: 902 NAVIGATION CIRCLE ACAD Property ID: _____

Subdivision: _____ Block: _____ Lot: _____

Character District: ☐ Austin Street Corridor ☐ Arterial Mixed Use District ☐ Civic Core District
☒ Harbor Destination ☐ Neighborhood Mixed Use District ☐ Waterfront District

Street Type Designation: ☐ A ☐ B Current Use/Occupation: RECREATION

Property Owner Information

Name: ACND

Company: ACND

Mailing Address: 911 NAVIGATION CR

Phone: 361 729 6661

Email: JOSH@ACND.ORG

Signature: [Signature]

Date: 20 NOV 25

Owner's Agent/Representative (if different from owner)

Name: JOSHUA NGUYEN

Company: ACND

Mailing Address: 911 NAVIGATION CR

Phone: 361 834 1734

Email: JOSH@ACND.ORG

Signature: [Signature]

Date: 20 NOV 25

Project Description Summary

Project Name: FOOD TRUCK PARK Use Designation: ☒ Commercial ☐ Residential

Proposed Use/Occupation: FOOD TRUCK PARK

Type of Project (check all that apply): ☐ Building Addition ☒ Change of Use/Expansion of Use
☐ Demolition ☐ Expansion of Building Area ☐ Expansion of Parking Area ☐ Facade Changes
☐ Signage, Modification ☐ Signage, New ☐ New Construction ☐ Rehabilitation/Remodeling
☐ Relocation

Navigation Food Park

Project Description & Scope of Work

1. Project Overview

Navigation Food Park is a planned outdoor culinary and community space designed to support mobile food vendors and provide residents and visitors with a waterfront dining destination. The project will be developed where the old Art Center used to be in Rockport, Texas, now called the sculpture garden.

The food park will feature multiple food truck parking areas (existing parking), dedicated utilities (to be installed), shaded seating, green space, lighting, and designated parking. The goal is to create a clean, safe, and well-managed venue that promotes local business growth, supports tourism, and improves community engagement.

2. Project Objectives

- Provide a dedicated, regulation-compliant space for food trucks to operate.
 - Improve economic activity within the area by creating a new destination attraction.
 - Ensure the development meets all ACND, City of Rockport, and Heritage District guidelines.
 - Create an aesthetically pleasing space with high usability and low maintenance requirements.
-

3. Project Components

3.1 Site Design & Layout

- Final site plan showing:
 - Food truck pad locations
 - Public seating areas
 - Covered shade structures
 - Parking lot layout and traffic flow
 - Lighting

3.2 Utilities & Infrastructure

- Installation of electrical service for each food truck pad (50/30/15).
- Water connections and backflow prevention.
- Wastewater handling system as required by TCEQ, City, County standards.
- Grease trap installation (individual).
- Stormwater management and elevation plan.
- Wi-Fi installation (based on need).

3.3 Site Construction

none

3.4 Restroom Facilities

- Existing public restroom

3.5 Lighting & Safety

- Ambient string lighting in dining areas.

3.6 Compliance & Approvals

- Obtain all permits required by:
 - Heritage District
- Submission of development plan to Heritage District for approval.

3.7 Branding & Signage

- Flag or A frame signage up front, later possibly a flag pole flying food truck logos

3.8 Operations Plan

- Vendor leasing structure and operating rules.
 - Vendors wont overlap with menu items
 - Hours of operation.
 - As vendors request. Currently the statue garden is 24hrs
 - Waste management and sanitation plan.
 - Vendors will be responsible for their own trash
 - Security and lighting schedule.
 - Daylight controller for String Lights
 - Maintenance and inspection schedule.
 - As per health department
-

4. Deliverables

- Fully installed utilities
- Safe, accessible seating and customer areas.
- Parking area with appropriate signage.
- Operational restroom facility.
- Completed landscaping and lighting.

- All required permits and clearances.
-

5. Project Timeline

One month from project approval

6. Project Management & Responsibilities

- **Owner/Developer:** Oversight, approvals, budget, vendor contracts
 - **Vendors:** Adherence to rules, sanitation, fees, operating standards, Health Certificate
-

Rockport Harbor Food Truck Park

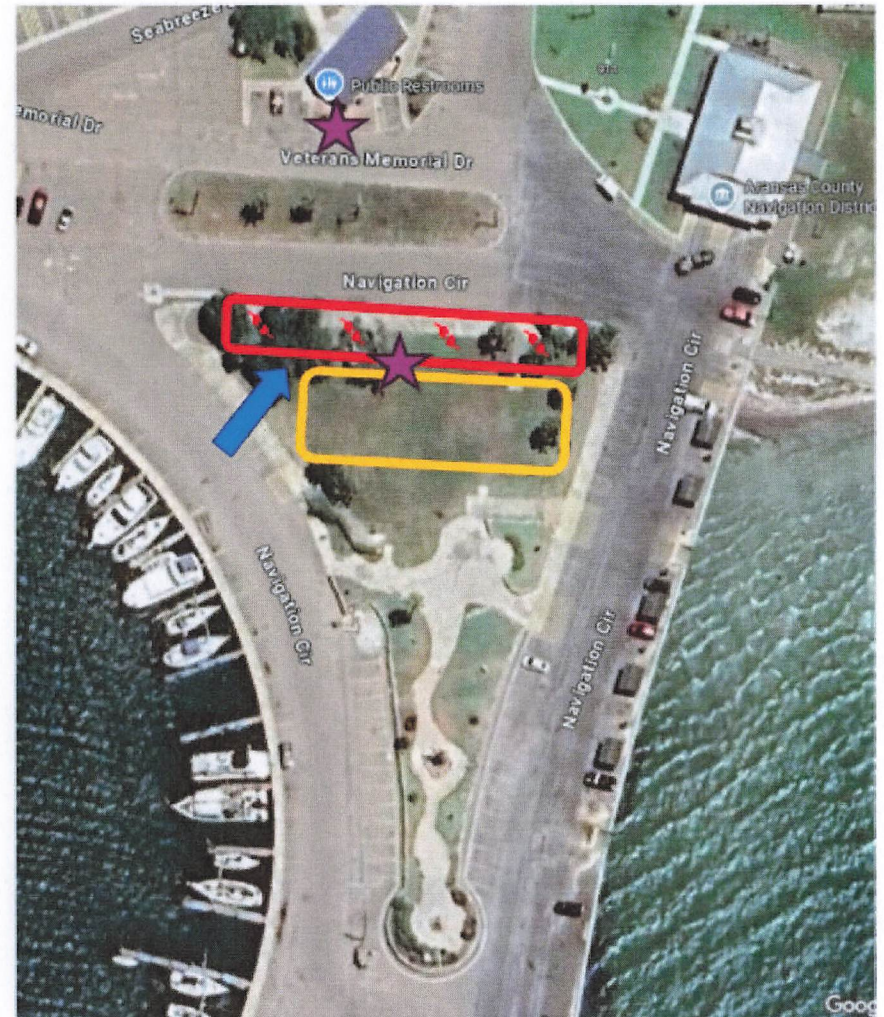
Electrical - \$9547.50 Installation of 4 RV panels, replacement of existing service.

Location - Food Truck Units are to be parked within existing parking spaces.

Seating Area - TBC

Waste - TBC

City Water - future hose bib







2025

Food Truck Park Sketch - Day



2025

Food Truck Park Sketch - Night



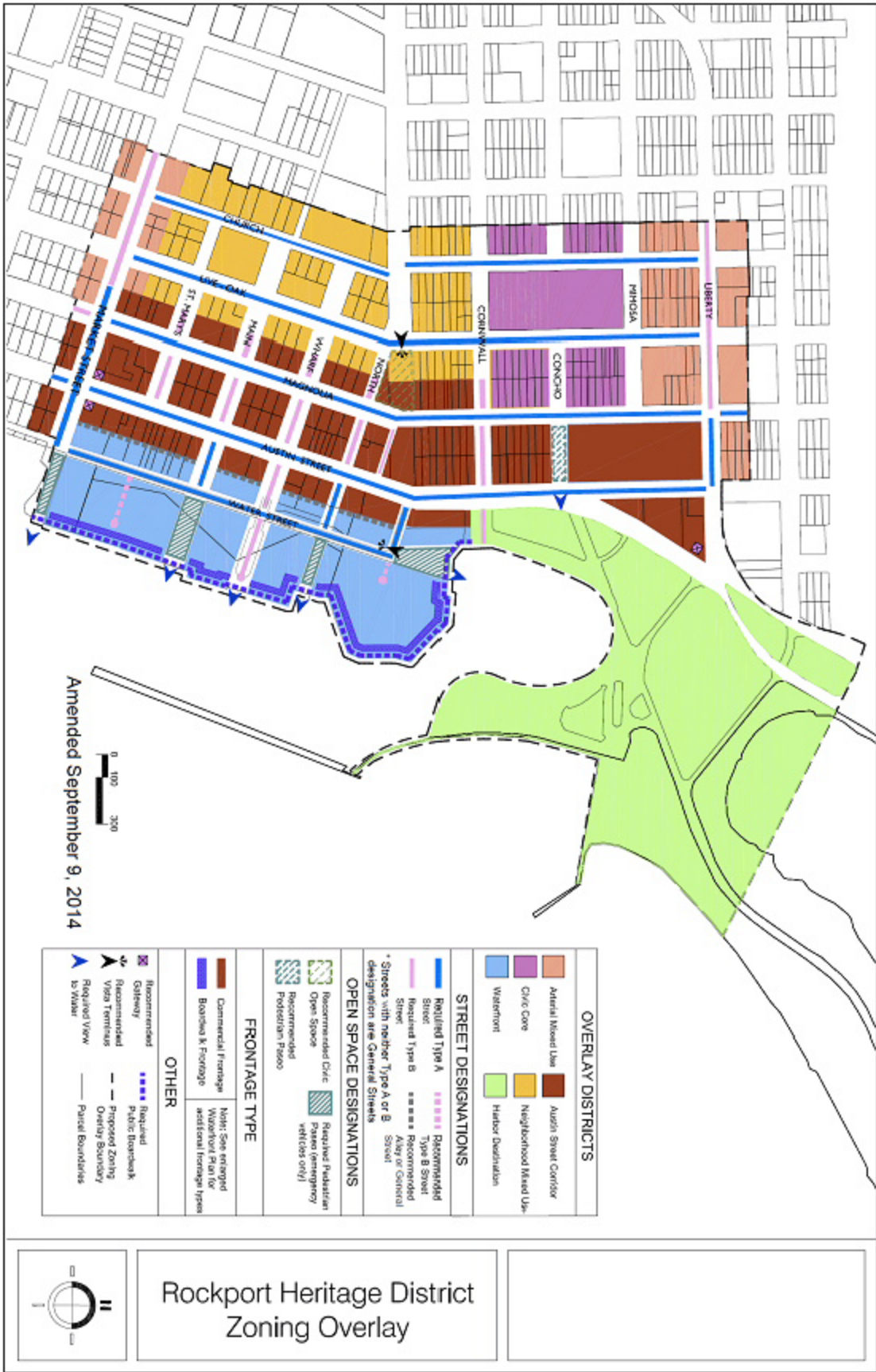


**TEXAS DEPARTMENT OF STATE HEALTH SERVICES
FOOD ESTABLISHMENTS GROUP
MOBILE FOOD ESTABLISHMENT CHECKLIST**

This checklist provides a list of requirements necessary for the approval of a Mobile Food Establishment in those areas of the State permitted by the Texas Department of State Health Services. Critical items are printed at the top of the checklist. Mobile food establishment equipment and criteria may vary depending on the type of operation. Refer to the Texas Food Establishment Rules (TFER) for complete information regarding the requirements. The TFER can be found on our website at www.dshs.state.tx.us/foodestablishments or call the Food Establishments Group at (512) 834-6753 for further information.

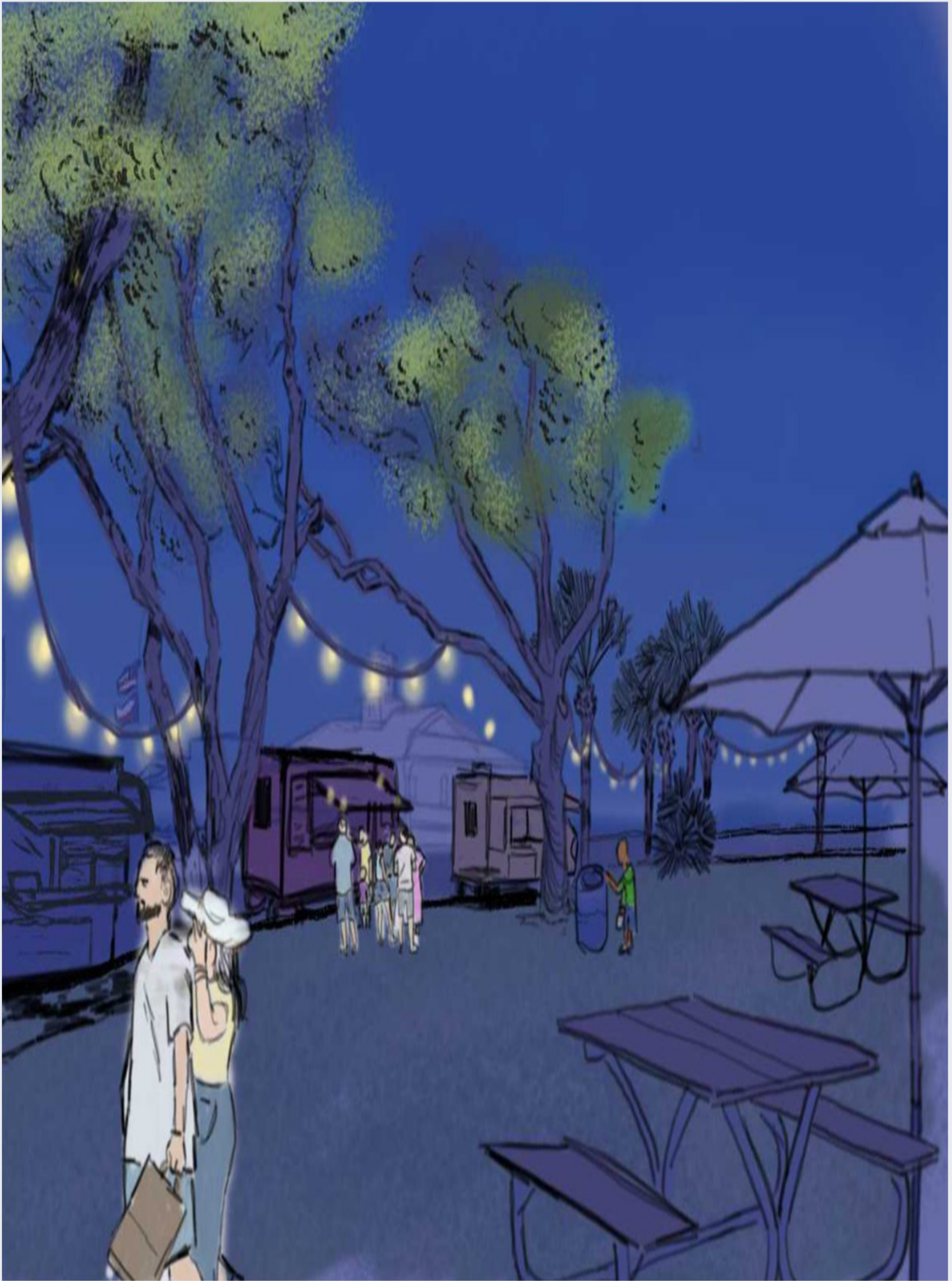
- *1. Liquid waste retention tank is provided and capacity is at least 15% larger than the potable water storage tank.
- *2. Potable water from an approved source.
- *3. Hot and cold running water under pressure is provided to sinks.
- *4. Handwash sink is provided, and is conveniently located and accessible.
- *5. Soap, paper towels, detergent and sanitizing chemicals are provided.
- *6. Three-compartment sink is provided.
- *7. Equipment for hot and cold holding, adequate to maintain potentially hazardous food at required temperatures.
- *8. Food products are obtained from approved sources.
- *9. A servicing area shall be provided for cleaning, supplying, loading of water and discharge of sewage.
- *10. A Certified Food Manager shall be employed if potentially hazardous food will be prepared.
- *11. A central preparation facility must be licensed and be operated according the requirements of TFER (if required).
- 12. Single service articles are provided and used.
- 13. Potable water inlet is equipped with a hose connection of a size or type that prevents its use for any other purpose.
- 14. Potable water distribution pipes or tubing are constructed and installed in accordance with public health and plumbing standards.
- 15. Liquid waste servicing connection is of a different size than the water connection.
- 16. Effective control measures are used for insects, rodents and environmental contaminants. Installed screening is at least 16 mesh to the inch.
- 17. Mobile food establishment is constructed of corrosion-resistant, durable materials.
- 18. Mobile food establishment has easily cleanable, non-absorbent floors, walls and ceilings.
- 19. Counters and tables are designed for durability and are easily cleanable.
- 20. Equipment is installed so that it is easily cleanable and is in clean, sound condition.
- 21. Facilities are provided for solid waste storage that are easily cleanable and covered.

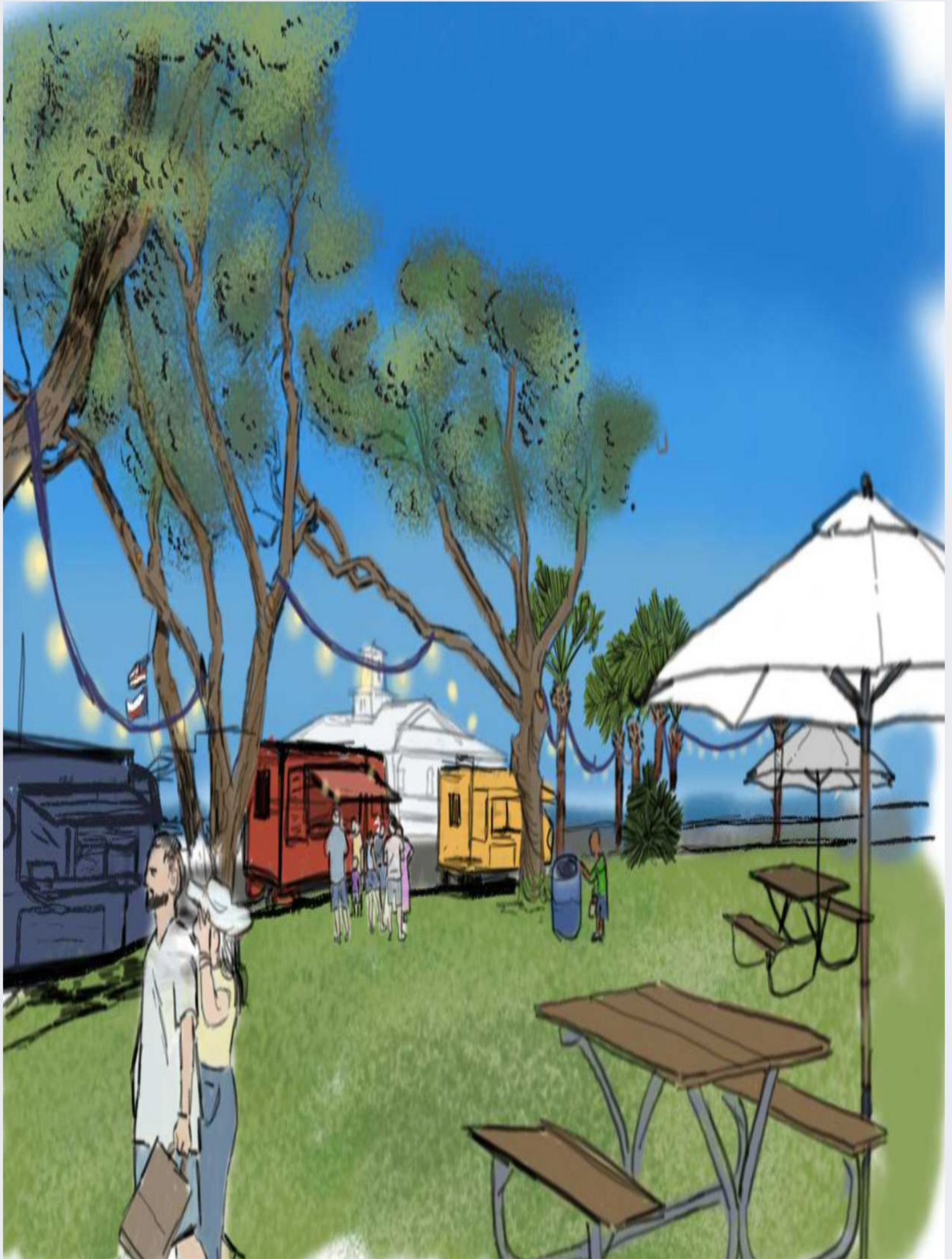
*** Requirement must be met to be permitted.**





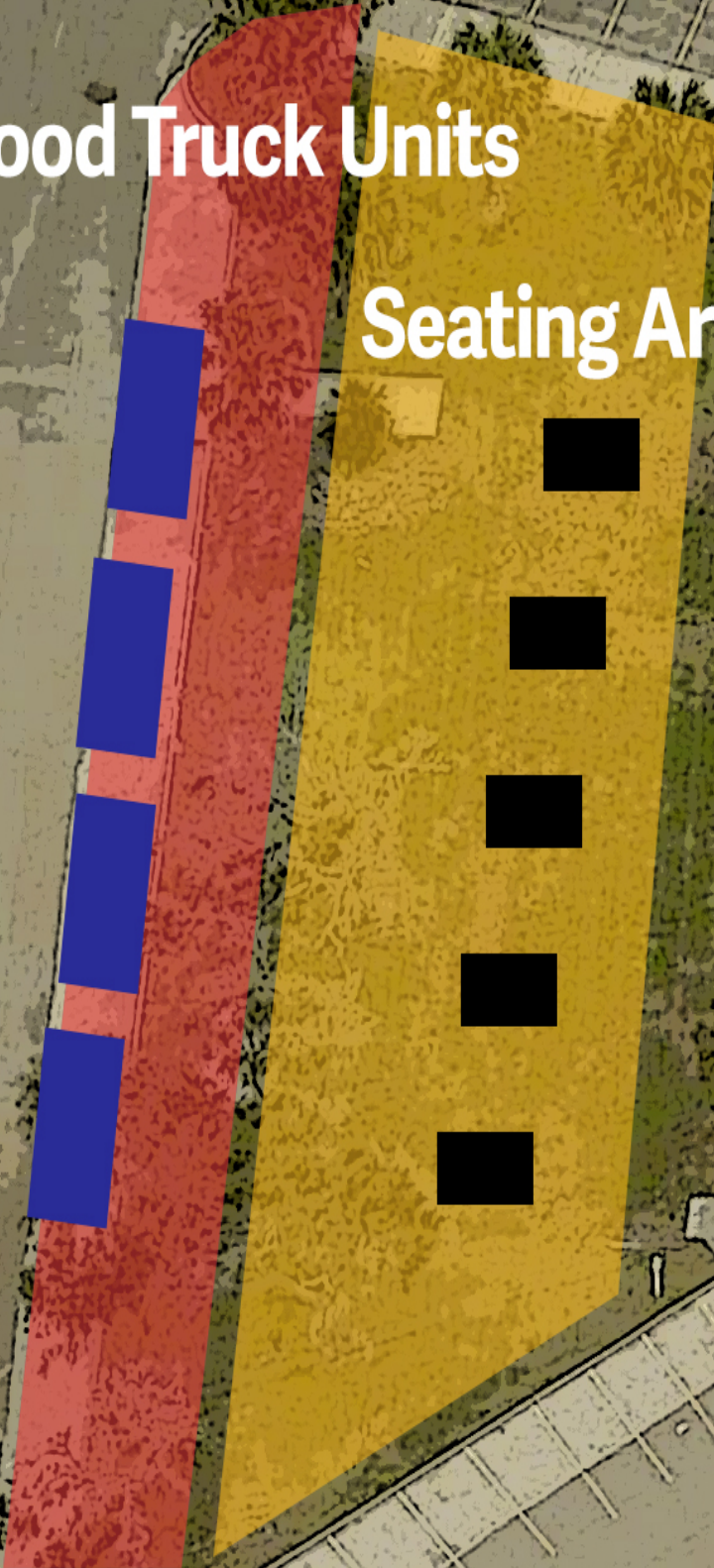
902 Navigation Circle – Food Truck Court





Food Truck Units

Seating Area





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Mayor and City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: January 13, 2026

CATEGORY: Action Item

CAPTION:

Request for a Heritage District Certificate of Appropriateness Application submitted by RCAD for 105 S Magnolia to install a Vintage Train Caboose for the Rockport Railroad Museum expansion.

- i. Presentation by staff
 - ii. Presentation by requestor
 - iii. Consider the approval of the Heritage District Certificate of Appropriateness Application submitted by RCAD for 105 S Magnolia to install a Vintage Train Caboose for the Rockport Railroad Museum expansion.
-

SUMMARY:

RCAD has submitted a Certificate of Appropriateness application for the installation of a Vintage Railroad Caboose to expand the Rockport Railroad Museum on the property adjacent to the Train Depot building. Staff are requesting City Council review the application as there are no regulations for such a request in the Heritage District Overlay Code.

The property is located in the Austin Street Corridor

The applicant would like to seek design exceptions for the following item:

Installation of a Vintage Train Caboose for the Rockport Railroad Museum expansion.

Per the Rockport Heritage District Zoning Overlay Code (RHDZOC), the board's responsibilities include hearing Design Exceptions (RHDZOC 3.8.1ix). Because this request involves such, this is an item that requires action from the Heritage District Board.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff have reviewed the application and exhibits submitted by RCAD and recommend approval

of the Heritage District Certificate of Appropriateness Application submitted for 105 S Magnolia to install a Vintage Train Caboose for the Rockport Railroad Museum expansion.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Application_20150814_0001
2. HDOC Map
3. Pictonetry

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: January 06, 2026

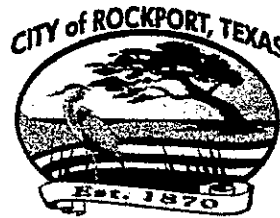
Shelley Goodwin, City Secretary

Date: January 07, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026

Heritage District Certificate of Appropriateness Application



Building & Development Services Department

Chapter 118 of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions) established the Heritage District Zoning Overlay Code with the purpose and intent of implementing the design goals of the Heritage District Master Plan, establishing specific standards within different character districts, and encouraging historic preservation and economic development. A complete certificate of appropriateness (COA) is required in order to help guide the project through the process as quickly and efficiently as possible. It is highly recommended that applicants contact the Building and Development Services Department in the beginning stages of their project before any designs are finalized and well in advance of an application deadline. The COA is required for any modifications or improvements made to property within the Heritage District and is not in lieu of a building permit.

Property Description

Address: 105 S. Magnolia Rockport, TX ACAD Property ID: 8822740

Subdivision: 55120 Block: _____ Lot: _____

Character District: ☒ Austin Street Corridor ☐ Arterial Mixed Use District ☐ Civic Core District
☐ Harbor Destination ☐ Neighborhood Mixed Use District ☐ Waterfront District

Street Type Designation: ☐ A ☐ B Current Use/Occupation: _____

Property Owner Information

Name: JENNIFER DAY

Company: ROCKPORT CULTURAL ARTS DISTRICT

Mailing Address: 902 E. CORNWALL ST.
ROCKPORT, TX 78382

Phone: 214-395-7154

Email: jdayrose@gmail.com

Signature: Jennifer Day

Date: 12/18/25

Owner's Agent/Representative (if different from owner)

Name: _____

Company: _____

Mailing Address: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

Project Description Summary

Project Name: ROCKPORT RAILROAD MUSEUM EXPANSION Use Designation: ☐ Commercial ☐ Residential

Proposed Use/Occupation: ADDITION OF VINTAGE CABOOSE TO MUSEUM GROUNDS

Type of Project (check all that apply): ☐ Building Addition ☒ Change of Use/Expansion of Use
☐ Demolition ☐ Expansion of Building Area ☐ Expansion of Parking Area ☐ Facade Changes
☐ Signage, Modification ☐ Signage, New ☐ New Construction ☐ Rehabilitation/Remodeling
☐ Relocation

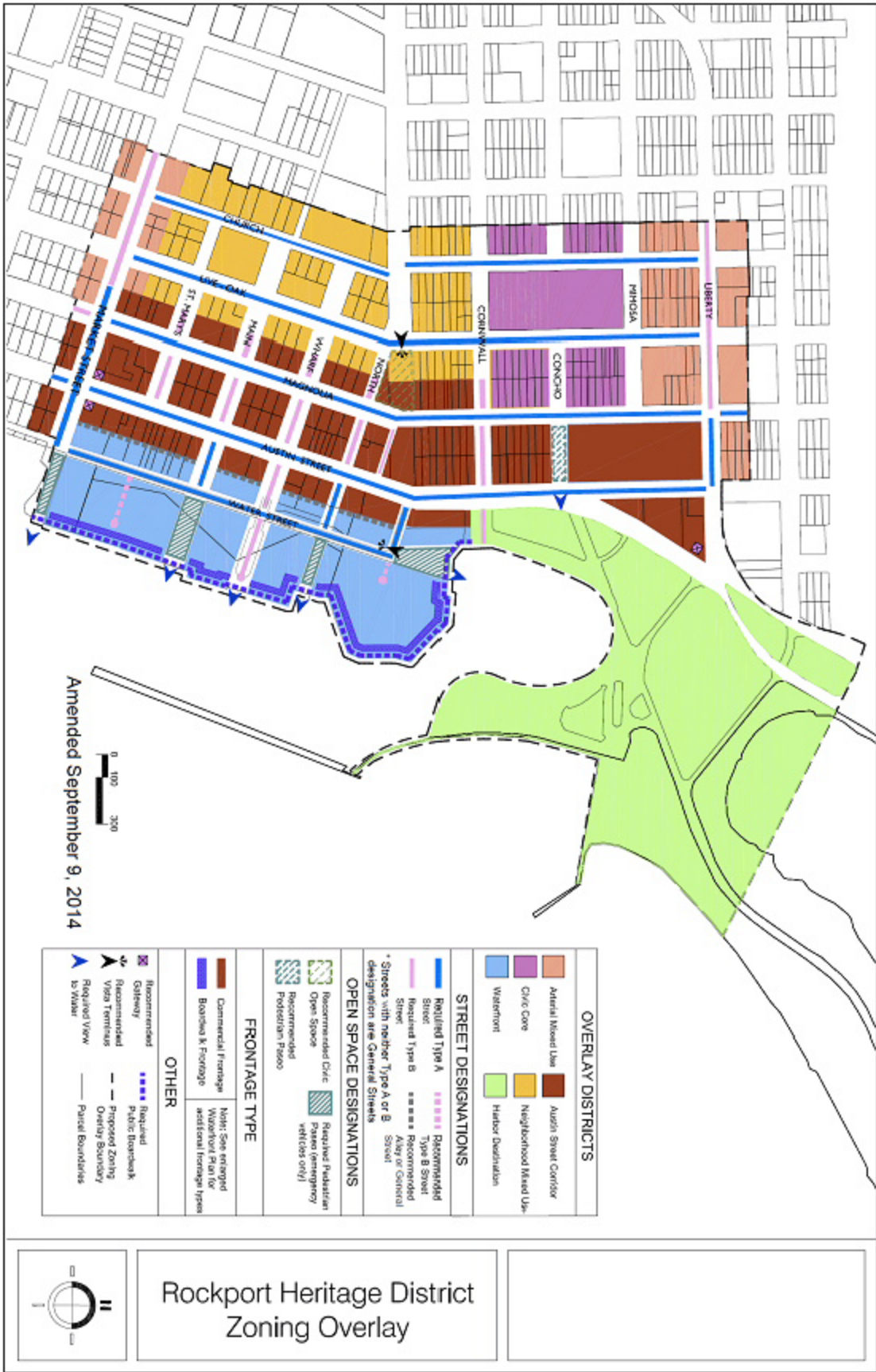
Application Checklist

1. ☐ Detailed description of the project and scope of work
2. ☐ Project timeline
3. ☒ Photo of front of the structure and additional photos of the area(s) of work
4. ☐ Site plan, with all maps and renderings drawn to scale and including the required elements listed in Sec. 118-263 §3.7.1 as well as any other details necessary to clearly describe the project
5. ☐ Specifications of materials to be used
6. ☐ Samples of materials, paint colors, finishes, and/or fabrics
7. ☐ Elevations and architectural drawings showing exterior work and fencing
8. ☐ Proposed signage plan
9. ☐ Proof of ownership or authorization to act on behalf of the property owner

DO NOT WRITE BELOW THIS LINE - FOR STAFF USE ONLY

Comments:







105 S Magnolia – Vintage Train Caboose



AGENDA MEMO

DEPARTMENT: City Secretary

TO:

FROM: Shelley Goodwin, City Secretary

MEETING DATE: January 13, 2026

CATEGORY: Presentation

CAPTION:

Discussion to deliberate the appointees' annual performance evaluation process and duties (City Manager, Municipal Judge, and City Secretary)³.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

Presentation

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: January 07, 2026

Vanessa Shrauner, City Manager

Date: January 07, 2026