



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, FEBRUARY 16, 2026 - 5:30 PM
CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, February 16, 2026, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The Planning and Zoning Commission welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Planning and Zoning to receive your handouts for the meeting, please provide 10 copies; if not, the Planning and Zoning will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER AND ROLL CALL

II. CITIZENS TO BE HEARD

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

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Planning and Zoning committee meeting minutes of January 5, 2026. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider the Final Plat of property located at 2515 Monkey Rd; also known as SWICKHEIMER, BLOCK 250, LOT 72, LESS 1.00 AC OUT OF THE NE CORNER, ACRES 8.995.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation for approval or denial of the request. (Robert Decker, Chief Building Official)
3. Consider the Final Plat of property located at 150 Wishert Rd; also known as Fulton Outlots, Lot 48, ACRES 9.2.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation for approval or denial of the request. (Robert Decker, Chief Building Official)

V. ADJOURN

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 4:30 p.m. on February 10, 2026, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382



Stacy Cantu
Building and Development Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 16th day of February 2026, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport City Hall, 212 N Live Oak, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Warren Hassinger – Vice Chair
Kim Hesley – Secretary
Ric Young
Rocky Gudim

Members Absent

Tom Blazek
Josh Dowling

Staff Members Present

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

Guest(s) Present (1)

Jose Caladas, 2011 Myrtle

I. CALL MEETING TO ORDER AND ROLL CALL.

Chair R. Davis called January 5, 2026, regular Planning and Zoning meeting to order at 5:31 p.m. Quorum was established.

II. CIZITZENS TO BE HEARD

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Planning and Zoning committee meeting minutes of December 8, 2025.

Motion: Secretary K. Hesley made a motion to approve December 8, 2025, minutes as presented. Member R. Gudim Seconded. **Motion Passed Unanimously.**

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request to rezone property located at 1842 FM 2165; also known as S1523 DENHAM'S PROPERTIES BLK 1 LOT 1 - .5 Acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District)

- i. Staff Report.
- ii. Applicant Presentation.

- iii. **Public Hearing to receive comments for or against the request.**
- iv. **Consider recommendation to City Council for approval or denial of the request.**

Building Official, Robert Decker, explained 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 to get the property zoning compliant with the current use.

Moving forward to the Applicant Presentation, applicant was not present for questions.

Chair R. Davis opened the public hearing at 5:34 p.m. There were no speakers in person, Staff did receive one (1) mail out notice returned in favor. Chair R. Davis closed the public hearing at 5:35 p.m.

Secretary K. Hesley asked if the property would fit under R-7, since the property does back up to residential property. Building Director C. Dietrich stated it would not and would have to be rezoned to B-1.

Motion: Vice Chair, W. Hassinger made a motion to approve the recommendation for the rezone of property located at 1842 FM 2165 and Member R. Gudim seconded. **Motion Passed Unanimously.**

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

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

Building Official Robert Decker stated that 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 R-2M (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 R-2M zoning. Staff recommend approval of the request to rezone property located at 2011 Myrtle: also known as S2149 Fulton Outlots LOT 88-C 2.0669 Acres, City of Rockport, Aransas County,

Texas, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District)

The applicant was present, Jose Caladas stated the plan for the lot was to build a home on it but the cost was prohibitive. They moved on to install a modular home; after purchasing it, they then learned it was a manufactured home instead. So, they want the rezone to place the purchased manufactured home on their property.

Chair R. Davis opened the public hearing at 5:40 p.m. and there were no speakers present, Staff did receive four (4) returned mail out notices – three (3) in opposition and one (1) in favor. Chair R. Davis closed the public hearing at 5:41 p.m.

Secretary K. Hesley questioned if a Conditional Use Permit (CUP) would work for this property versus a whole rezone. Building Director C. Dietrich stated a CUP could work but that would be the same as using a CUP for a rezone and this is strictly for one (1) residence to be placed on the property. Especially since there are surrounding properties already zoned as R-2M.

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

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

Staff and board discussed the January 19th, 2026, meeting to be moved to January 20th, 2026, in observance of MLK Day (City Holiday) as well as September 7th, 2026, meeting be moved to August 31st, 2026 in observance of Labor Day (City Holiday). As well as the second meeting in December to be suspended due to lack of quorums due to holidays.

Motion: The Board motioned to move the meeting dates in January and September, as presented. As well as suspending the second December date and keeping the meeting time at 5:30 p.m.

Member R. Young made a motion, Chair R. Davis seconded. Motion Passed Unanimously.

V. ADJOURNMENT

Motion: Chair R. Davis made the motion to adjourn. **Motion passed unanimously.** The Planning and Zoning Commission meeting of January 5, 2026, adjourned at 5:48 p.m.

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: February 16, 2026

CATEGORY: Action Item

CAPTION:

Consider the Final Plat of property located at 2515 Monkey Rd; also known as SWICKHEIMER, BLOCK 250, LOT 72, LESS 1.00 AC OUT OF THE NE CORNER, ACRES 8.995.

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

SUMMARY:

The property owners are proposing their 8.993 acre tract be subdivided into 4 individual lots being Lot A - 1.0 acres, Lot B - 2.66 acres, Lot C - 2.66 acres, and Lot D - 2.673 acres. Staff recommends approval of the Final Plat at 2515 Monkey Rd, as this follows the code of ordinance for zoning of R-2M lots.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat at 2515 Monkey Rd.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

- 1. PLAT_APPLICATION_20260106_0001
- 2. Plat (not signed)
- 3. ZONING MAP
- 4. FUTURE LAND USE MAP
- 5. PH - 2515 Monkey Rd.

6. Pictometry
7. Public Mailout List
8. 2515 Monkey Rd - Somchai Nampaiboon

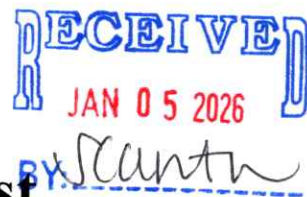
APPROVAL/REVIEW:

Robert Decker, Chief Building Official

Date: February 10, 2026

Kimberly Henry, Assistant to the City Manager

Date: February 10, 2026



Plat Application & Checklist

Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: ☐ Administrative ☒ Minor Subdivision ☐ Major Subdivision

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: ☐ Concept Plan & Preliminary Plat ☐ Final Plat ☒ Re-plat

GENERAL INFORMATION:

Address: 2515 MONKEY RD ACAD Property ID: 59569

Subdivision: FOOR & SWICKHEIMER TRACTS Block: 250 Lot:

Other Legal Description: 8.993 ACRES OUT OF LOT 72

PROPERTY OWNER OF RECORD:

Name: SOMCHAI NANPAIBOON

Company:

Mailing Address: 6602 KINDLEWOOD, SAN ANTONIO, TX

Phone: 210.919.4399

Email: NPINT279@GMAIL.COM

ENGINEER/PLANNER/SURVEYOR:

Name: J. L. BRUNDRETT, JR, PE, RPLS

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 72-A, 72-B, 72-C & 72-D, LANDBLOCK 250, FOOR & SWICKHEIMER TRACTS

- Present Zoning District: R-2M Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested?
- Do all proposed lots have access to existing public streets? ☒ YES ☐ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED Marta P. Nampai FOR
(Owner or Developer)
For Sarmelai Nampai

FOR CITY USE

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

CONCEPT PLAN PROCEDURE:

Subdivision: The division, re-division or combination of land(s) into one or more lots or tracts, except as may be excluded herein or by state law.

- Any plat for a new subdivision which is not an Administrative Plat or a Minor Re-plat may require the following:
 - a. Concept Plan & Preliminary Plat: This is a working dialogue to address issues of magnitude and complexity. A Site Plan along with a Preliminary Plat are required.
 - b. Final Plat
- City staff shall make determination as to the need of a Concept Plan based on the magnitude and complexity of the plat. Small subdivisions may only require a final plat.
- Concept Plan Review staff will schedule a meeting with applicant in order to render written comments.
 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
 - 10 days after completed review, staff will send applicant written comments and recommendations.
 - Applicant then shall prepare necessary changes, prepare final plat, and submit final plat for formal review by Planning and Zoning Commission.
- After 6 months the Concept Plan is considered null and void unless a request for an additional one time 6 month extension is made.
- The Concept Plan can be amended during this time at no additional charge.
- The Concept Plan should accompany the plat when submitted for formal and final review.

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

The Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not less than 100 feet to an inch and shall show the following information (either on the plat or supporting document) for the area to be platted and all land within 200 feet of the outer boundary of the subdivision:

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.

- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)
- (15) Recreational and Public Uses: The approximate location, dimensions and area of all parcels of land proposed to be set aside for private or public recreation use (park) or other public use. Land to be dedicated to the city shall be so indicated. (Refer to section 90-58 for parkland dedication procedures.)
- (16) Common Areas: Any proposed open spaces intended as common areas, but not public spaces under public ownership. Maintenance of these areas shall be the responsibility of a homeowners association.
- (17) Phasing: If the plat is to be developed in phases, such phasing shall be shown.
- (18) Vicinity map: General location map showing the proposed platted area relative to the community.
- (19) Land use: Indication of the proposed use of any lot other than a single-family detached lot, e.g. multifamily, commercial, office, etc.
- (20) Block and Lot Numbers: Blocks shall be consecutively numbered or lettered in order. All lots in each block shall be consecutively numbered.

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

- (1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:
- (2) *Administrative plat*: A plat in which:
 - a. Adjustments to platted lots are needed that meet the criteria for amending plats described by sections 212.0065 and 212.016, Local Government Code (L.G.C.), 2000 edition;
 - b. A minor plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities (section 212.0065, L.G.C., 2000 edition); or
 - c. A re-plat under section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

- (3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings required per section 212.014 and section 212.015, L.G.C., 2000 edition. Only a final plat may be required.

PROPOSED SUBDIVISION/PLATS CONTAIN: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	4	8.993 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	4	8.993 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	8.993 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	8.993 ACRES	

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

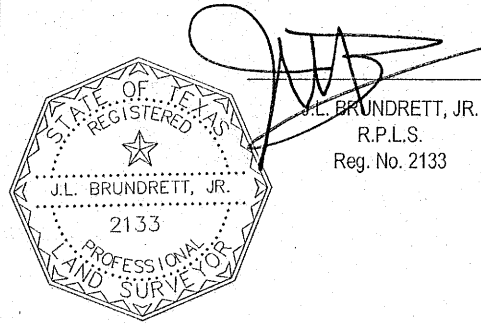
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Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 1 day of DECEMBER, A.D., 2025.



Owner Certification

State of Texas
County of Bexar

SOMCHAI NAMPAIBOON

do hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 26 day of December, A.D., 2025.

Nunta Pintongkum POA
NUNTA PINTONGKUM, Power of Attorney for
SOMCHAI NAMPAIBOON

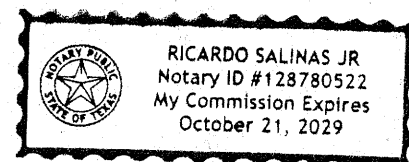
State of Texas
County of BEXAR

This instrument was acknowledged before me by:

NUNTA PINTONGKUM, Power of Attorney for
SOMCHAI NAMPAIBOON

This the 26th day of December, A.D., 2025.

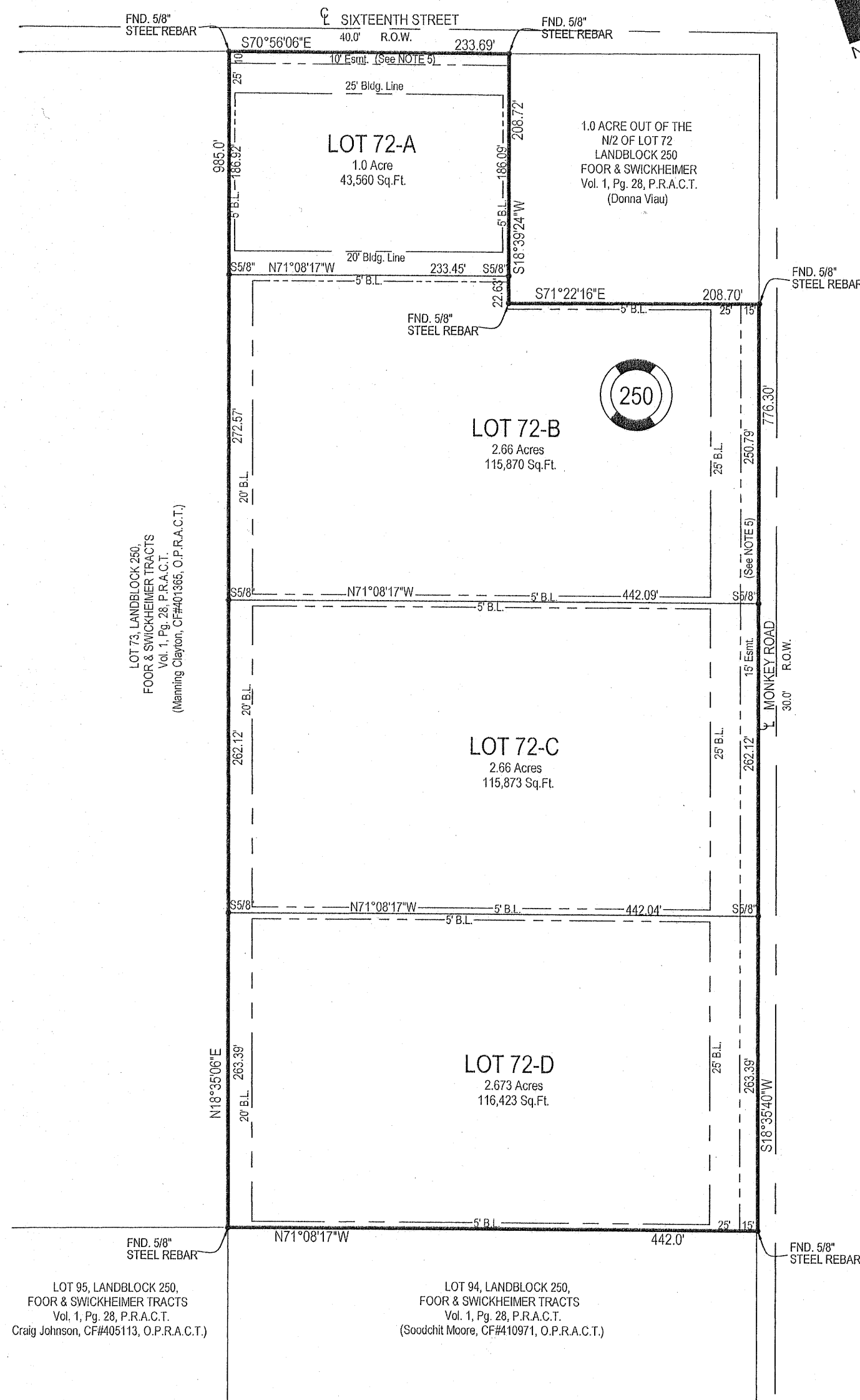
Notary Public in and for the State of Texas



Locator Map



FILE NAME: REPLATS/ROCKPORT/FOOR & SWICKHEIMER, B250, 72A_D



Final Plat of:

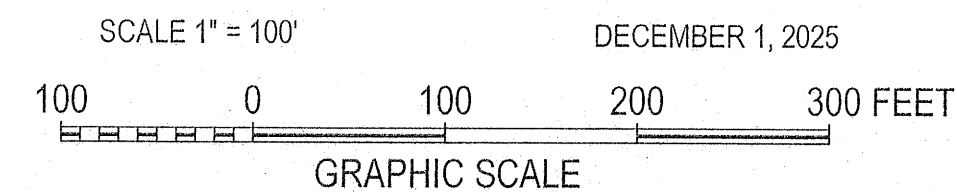
LOTS 72-A, 72-B, 72-C & 72-D

LANDBLOCK 250

FOOR & SWICKHEIMER
TRACTS

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 8.993 ACRES OF LAND OUT OF LOT 72, LANDBLOCK 250,
FOOR & SWICKHEIMER TRACTS, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN
VOLUME 1, PAGE 28, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.



Planning & Zoning Commission

State of Texas
County of Aransas

This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the _____ day of _____, A.D. 202__.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Fax: 361-729-7933
Email: jbrundrett@gsurveyor.com
Web: www.gssurveyor.com
TBPELS FIRM NO. F-414

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A

Panel No. 0350G

Community No. 485504

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett".
S5/8" = Set 5/8" Steel Rebar
- 2) Bearings & Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- 3) Total platted area contains 8.993 acres or 391,726 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
B.L. / Bldg. Line = Building Line
25' Front B.L., 20' Rear B.L., 5' Side Yard
- 5) 10' Easement & 15' Easement for Roadway, Utility and Drainage Purposes dedicated to the City of Rockport.

County Clerk's Certification

State of Texas
County of Aransas

I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 202__, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 202__, at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D. 202__, at _____ o'clock _____, in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

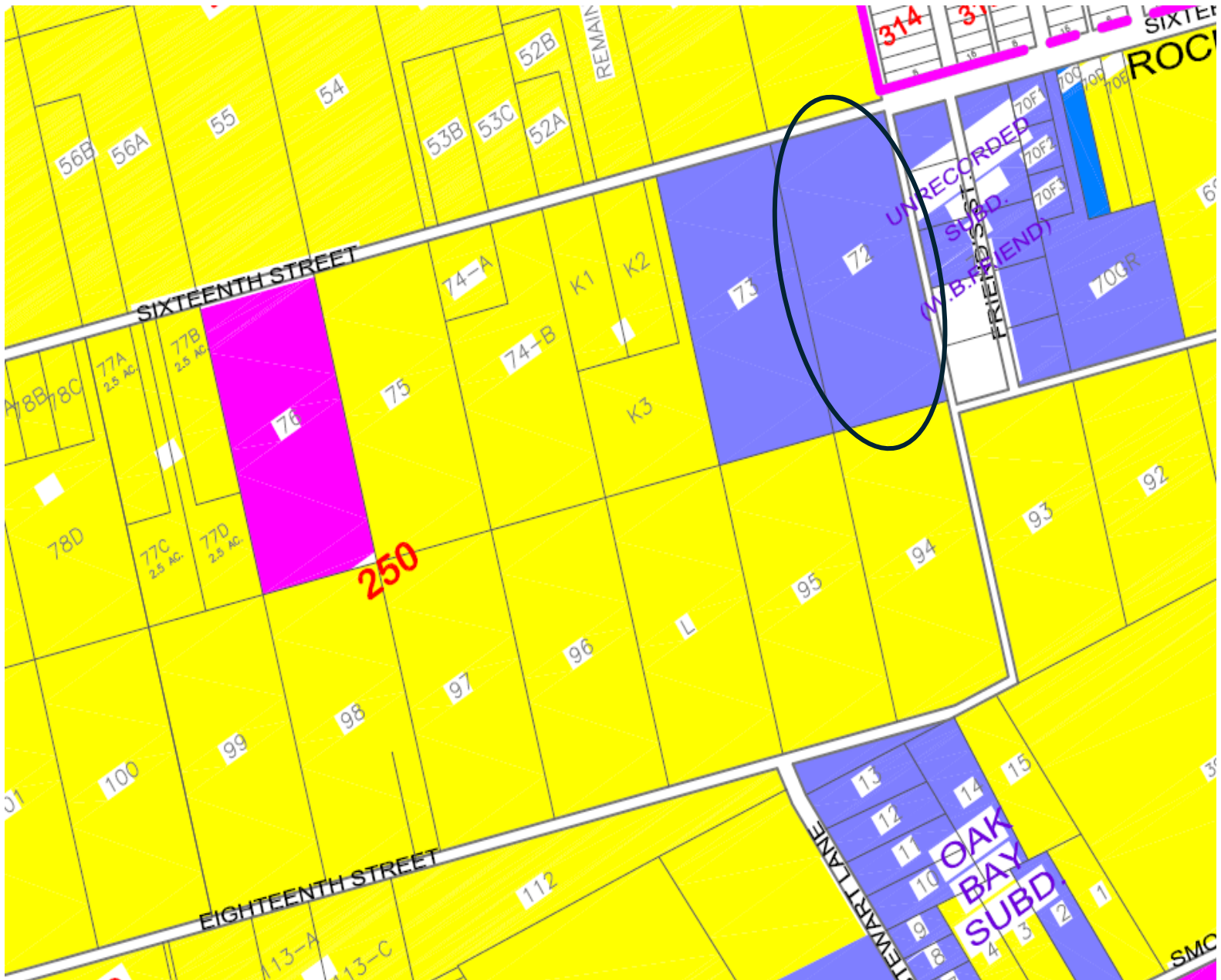
Witness my hand and seal of the County Court, in and for Aransas County Texas, at office in Rockport, Texas, the day and year last written above.

Misty Kimbrough

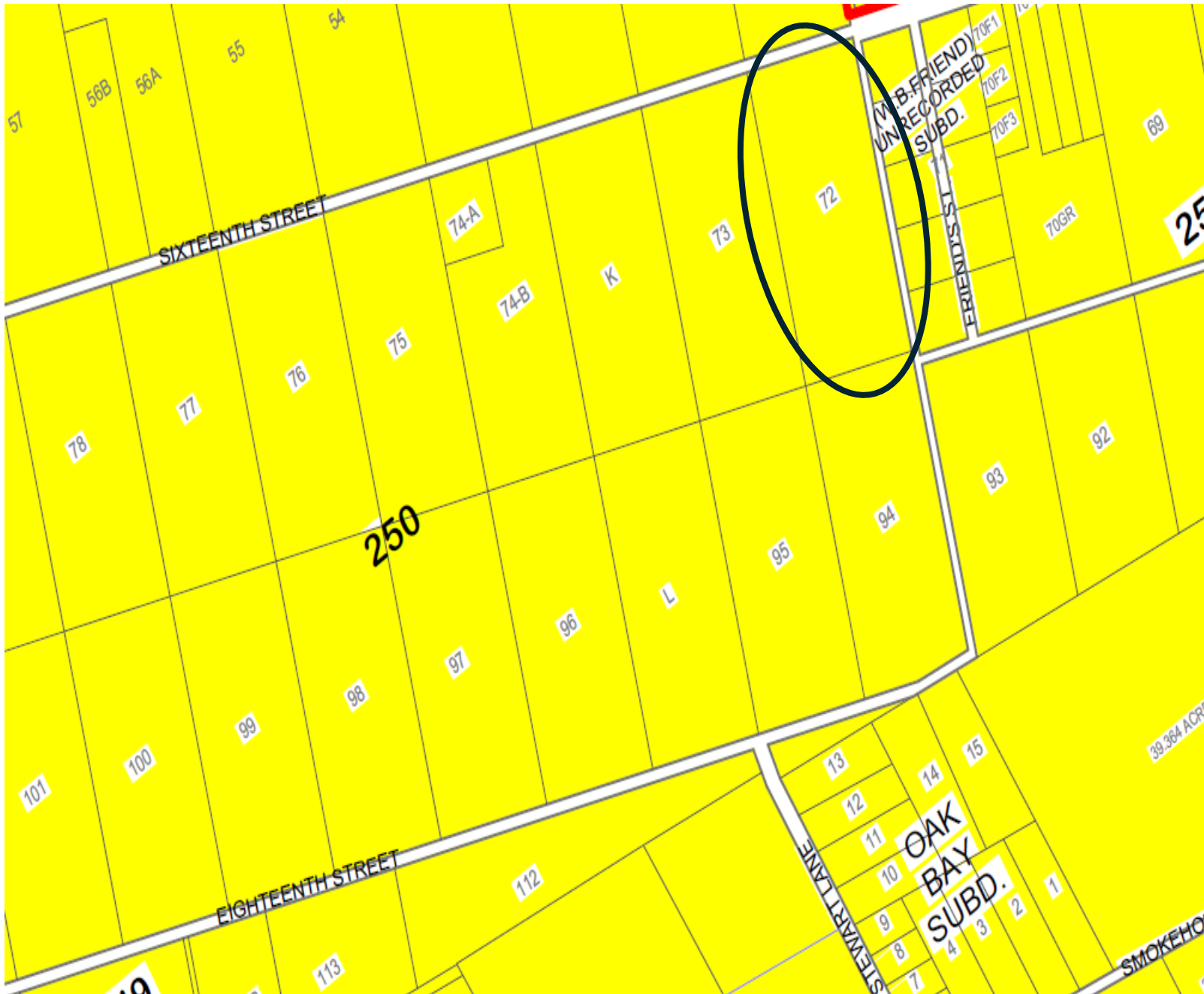
By: _____ Deputy

Clerk's File No. _____

ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, February 16, 2026, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the Final of property previously platted located at 2515 Monkey Rd; also known as SWICKHEIMER, BLOCK 250, LOT 72, LESS 1.00 AC OUT OF THE NE CORNER, ACRES 8.995.

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 February 16, 2026, and posted on the City's website <https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting. The comments will be read and summarized in the minutes of the meeting.

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

POSTED the 21st day of January, 2026 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, as well as City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Corpus Christi Caller Times* on Wednesday January 21, 2026, 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>
59569	Somchai Nampaiboon	2515 Monkey Rd	6602 Kindlewood St	San Antonio	TX	78238
34430	Clayton Manning	1415 Sixteenth St	7061 Rafter Rd	Franktown	CO	80116
34449	Craig & Linda Johnson	1410 Eighteenth St	1410 18th St	Rockport	TX	78382
34448	Soodchit Moore	2803 Monkey Rd	6204 Sawyer Rd	San Antonio	TX	78238
8810252	Deborah Johnson Ryan	2804 Monkey Rd	3601 Turtle Creek #704	Dallas	TX	75219
34600	Phillip & Laura Haley	2620 Monkey Rd	2620 Monkey Rd	Rockport	TX	78382
34601	Brendan & Martha Fluitt	2522 Monkey Rd	150 Medical Dr Apt 6108	Boerne	TX	78006
34602	David Choate & Debra Ayala	2512 Monkey Rd	2512 Monkey Rd	Rockport	TX	78382
69912	Stan & Tammy Stewart	2501 San Antonio St	2502 A Monkey Rd	Rockport	TX	78382
69911	Ladonna & John Brasuell	2502 Monkey Rd	2502 Monkey Rd	Rockport	TX	78382
8823607	Donna Viau	2503 Monkey Rd	2503 Monkey Rd	Rockport	TX	78382
60362	Vandy Tanhnavong	1402 Sixteenth St	913 S Pearl St	Rockport	TX	78382
34466	Shannon & Michelle Reynolds	1414 Sixteenth St	P O Box 373	Rockport	TX	78381
	Josh Dowling	Planning and Zoning Co	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Co	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Co	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Co	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Co	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Co	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Co	102 St Andrews St	Rockport	Tx	78382



PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
FEB 03 2026
BY: Scanth

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, February 16, 2026, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the Final Plat of property located at 2515 Monkey Rd; also known as SWICKHEIMER, BLOCK 250, LOT 72, LESS 1.00 AC OUT OF THE NE CORNER, ACRES 8.995.

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 February 16, 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: SOMCHAI NAMPAIBOON (OWNER) NUNTA PINTONGKUM (POA)
Address: 6602 KINDLEWOOD ST, City/State: SAN ANTONIO, TX. 78238

☒ IN FAVOR () IN OPPOSITION

Phone: (210) 919-4399
(NUNTA)

REASON:

Nunta Pintongkum (Power of Attorney)
Signature

See map on reverse side.

Location Map of Proposed Final Plat Request

(Subject property indicated by a blue border. Notice area indicated in yellow.)



FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

ATTN:
Building Department
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 78382
02 7H
0006090064
\$ 000.74⁰
JAN 21 2026

Somchai Nampaiboon
6602 Kindlewood St
San Antonio, TX 78238

SITUS ADDRESS: 2515 Monkey Rd

7823832147 0042





AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: February 16, 2026

CATEGORY: Action Item

CAPTION:

Consider the Final Plat of property located at 150 Wishert Rd: also known as Fulton Outlots, Lot 48, ACRES 9.2.

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

SUMMARY:

The property owners are proposing their 9.183 acre tract be subdivided into 4 individual lots being Lot A - 1.205 acres, Lot B - 3.386 acres, Lot C - 3.387 acres, and Lot D - 1.205 acres. Staff recommends approval of the Final Plat at 150 Wishert Rd, as this follows the code of ordinance for zoning of R-1 lots.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat at 150 Wishert Rd.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

- 1. Plat Application
- 2. Plat (not signed)
- 3. ZONING MAP
- 4. FUTURE LAND USE MAP
- 5. PH - 150 Wishert Rd.
- 6. Pictometry

7. Public Mailout List

APPROVAL/REVIEW:

Robert Decker, Chief Building Official

Date: February 10, 2026

Kimberly Henry, Assistant to the City Manager

Date: February 10, 2026



BY: Scunthorn

CATEGORIZATION:

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

GENERAL INFORMATION:

Other Legal Description: _____

ENGINEER/PLANNER/SURVEYOR:

Email: JERRYB@GBSURVEYOR.COM

Project Name: LOTS 48-A, 48-B, 48-C & 48-D, FULTON OUTLOTS

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	9.183 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	9.183 ACRES	

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

PROPOSED SUBDIVISION/PLATS CONTAIN: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	4	9.183 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	4	9.183 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED

(Owner or Developer)

FOR CITY USE

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

CONCEPT PLAN PROCEDURE:

Subdivision: The division, re-division or combination of land(s) into one or more lots or tracts, except as may be excluded herein or by state law.

- Any plat for a new subdivision which is not an Administrative Plat or a Minor Re-plat may require the following:
 - a. Concept Plan & Preliminary Plat: This is a working dialogue to address issues of magnitude and complexity. A Site Plan along with a Preliminary Plat are required.
 - b. Final Plat
- City staff shall make determination as to the need of a Concept Plan based on the magnitude and complexity of the plat. Small subdivisions may only require a final plat.
- Concept Plan Review staff will schedule a meeting with applicant in order to render written comments.
 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
 - 10 days after completed review, staff will send applicant written comments and recommendations.
 - Applicant then shall prepare necessary changes, prepare final plat, and submit final plat for formal review by Planning and Zoning Commission.
- After 6 months the Concept Plan is considered null and void unless a request for an additional one time 6 month extension is made.
- The Concept Plan can be amended during this time at no additional charge.
- The Concept Plan should accompany the plat when submitted for formal and final review.

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

The Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not less than 100 feet to an inch and shall show the following information (either on the plat or supporting document) for the area to be platted and all land within 200 feet of the outer boundary of the subdivision:

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.

- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)
- (15) Recreational and Public Uses: The approximate location, dimensions and area of all parcels of land proposed to be set aside for private or public recreation use (park) or other public use. Land to be dedicated to the city shall be so indicated. (Refer to section 90-58 for parkland dedication procedures.)
- (16) Common Areas: Any proposed open spaces intended as common areas, but not public spaces under public ownership. Maintenance of these areas shall be the responsibility of a homeowners association.
- (17) Phasing: If the plat is to be developed in phases, such phasing shall be shown.
- (18) Vicinity map: General location map showing the proposed platted area relative to the community.
- (19) Land use: Indication of the proposed use of any lot other than a single-family detached lot, e.g. multifamily, commercial, office, etc.
- (20) Block and Lot Numbers: Blocks shall be consecutively numbered or lettered in order. All lots in each block shall be consecutively numbered.

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

(1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:

(2) *Administrative plat*: A plat in which:

- a. Adjustments to platted lots are needed that meet the criteria for amending plats described by sections 212.0065 and 212.016, Local Government Code (L.G.C.), 2000 edition;
- b. A minor plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities (section 212.0065, L.G.C., 2000 edition); or
- c. A re-plat under section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

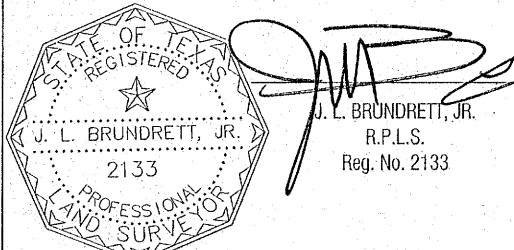
(3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings required per section 212.014 and section 212.015, L.G.C., 2000 edition. Only a final plat may be required.

Surveyor Certification

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 7th day of November, A.D., 2025.



Owner Certification

State of Texas
County of Aransas

JAMES D. NELSON

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 15th day of January, A.D., 2026.

JAMES D. NELSON

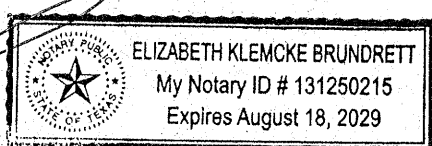
State of Texas
County of Aransas

This instrument was acknowledged before me by:

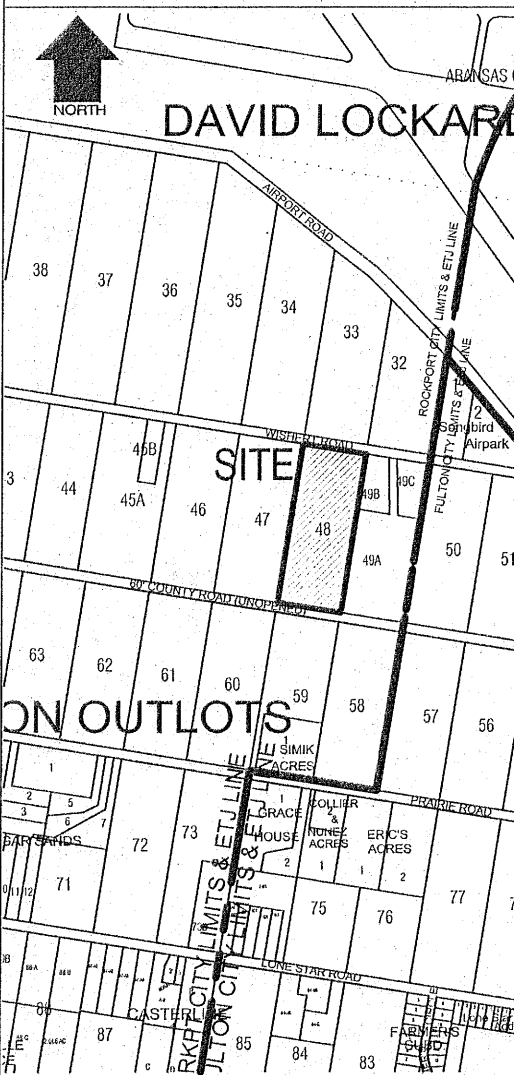
JAMES D. NELSON

This the 15th day of January, A.D., 2026.

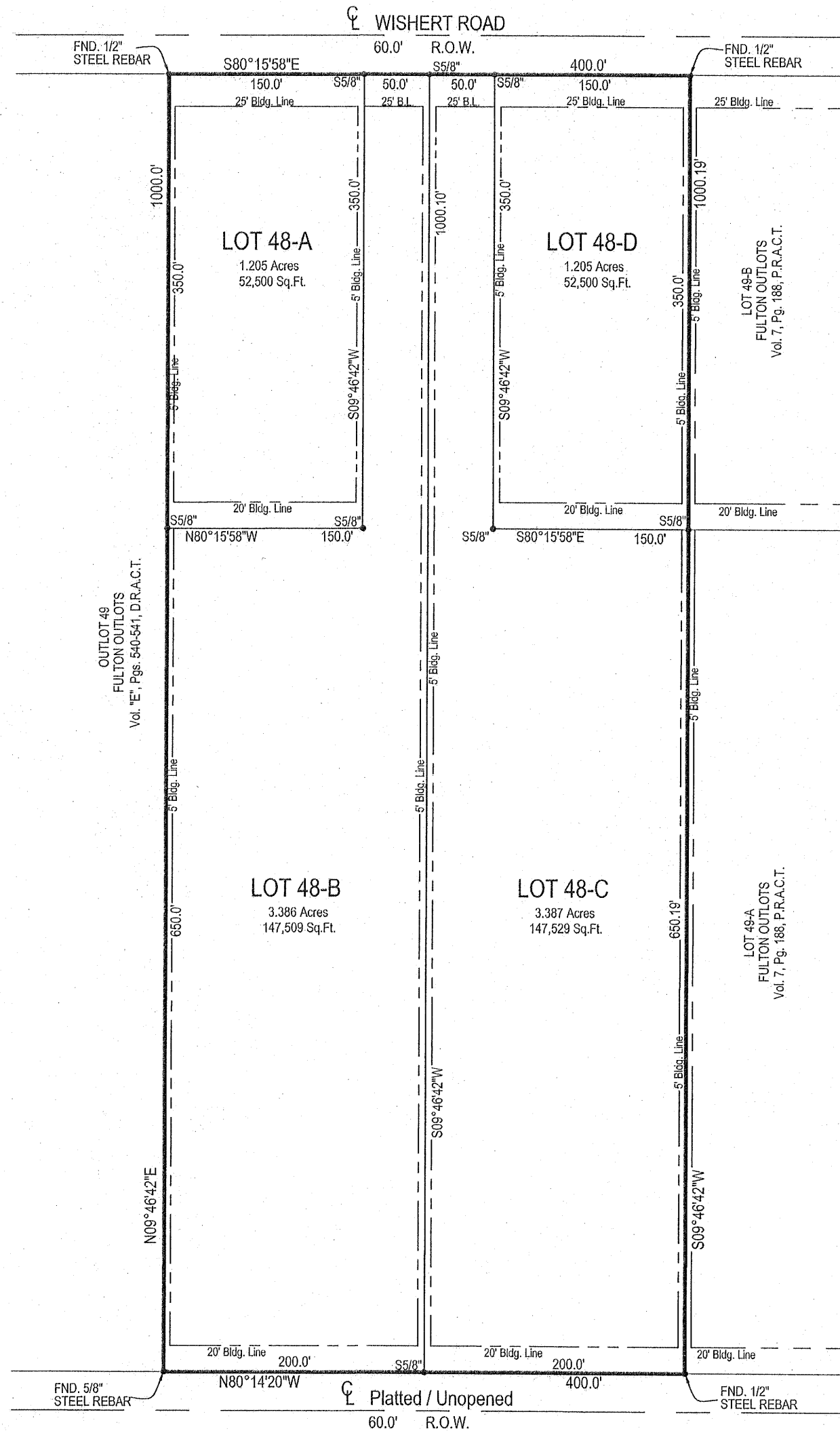
Notary Public in and for the State of Texas



Locator Map



FILE NAME: REPLATS/ROCKPORT/FULTON OUTLOTS/48A.D



Final Plat of:

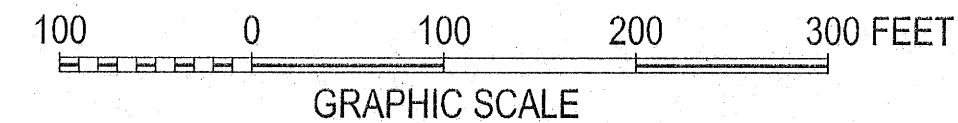
**LOTS 48-A, 48-B,
48-C & 48-D
FULTON OUTLOTS**

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF OUTLOT 48, FULTON OUTLOTS, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME "E", PAGES 540-541, DEED RECORDS OF
ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

NOVEMBER 7, 2025



Planning & Zoning Commission

State of Texas
County of Aransas

This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

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

Chair

Secretary

Firm Name and Address



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Fax: 361-729-7933
Email: jbrundrett@griffithsurvey.com
Website: www.griffithsurvey.com

TBPELS FIRM NO. F-414

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is (or) is not located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A

Panel No. 0235G

Community No. 485504

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- 2) Bearings & Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- 3) Total platted area contains 9.183 acres or 400,038 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

County Clerk's Certification

State of Texas
County of Aransas

I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2025, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2025, at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2025, at ____ o'clock ____ m. in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

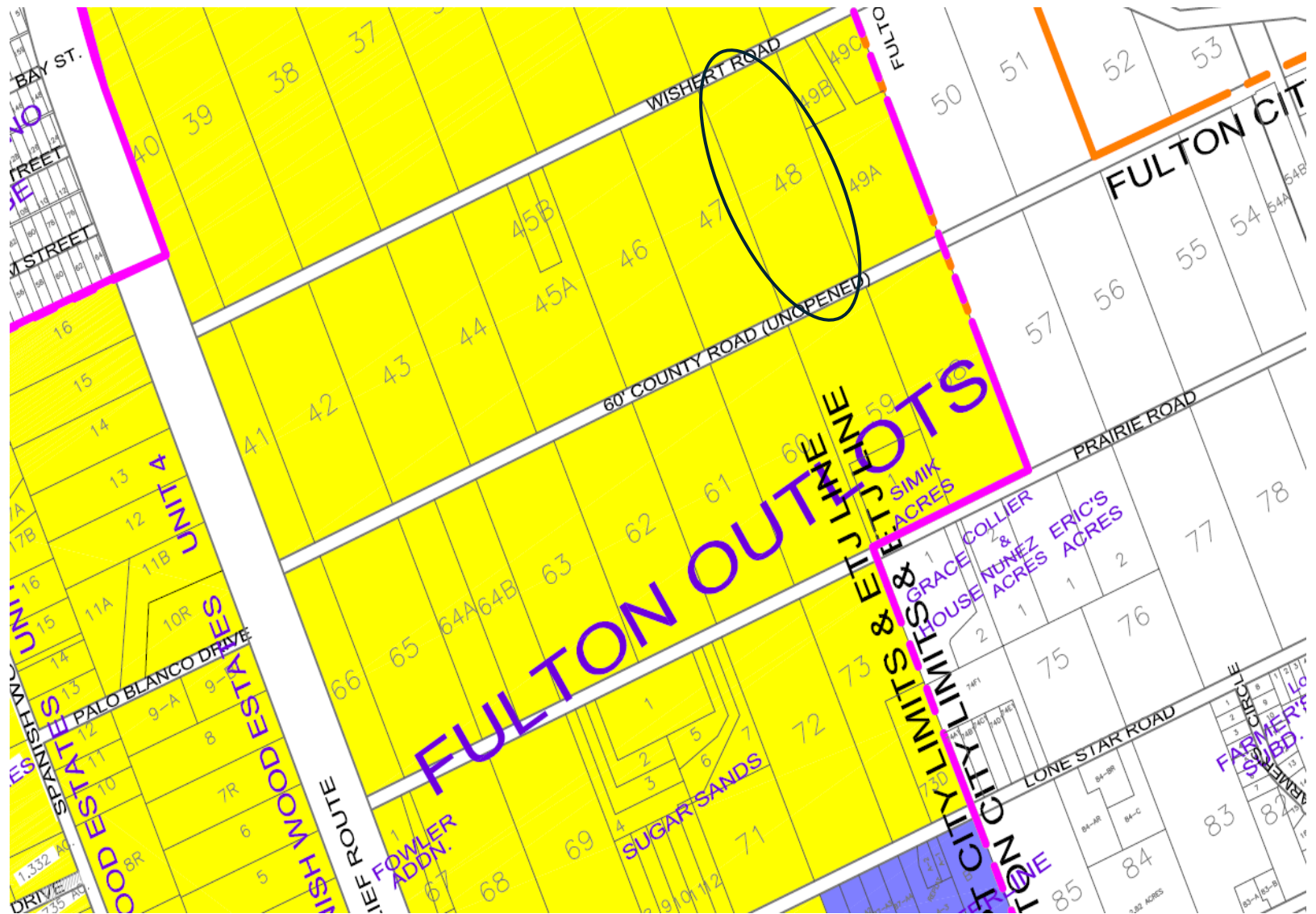
Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

MISTY KIMBROUGH

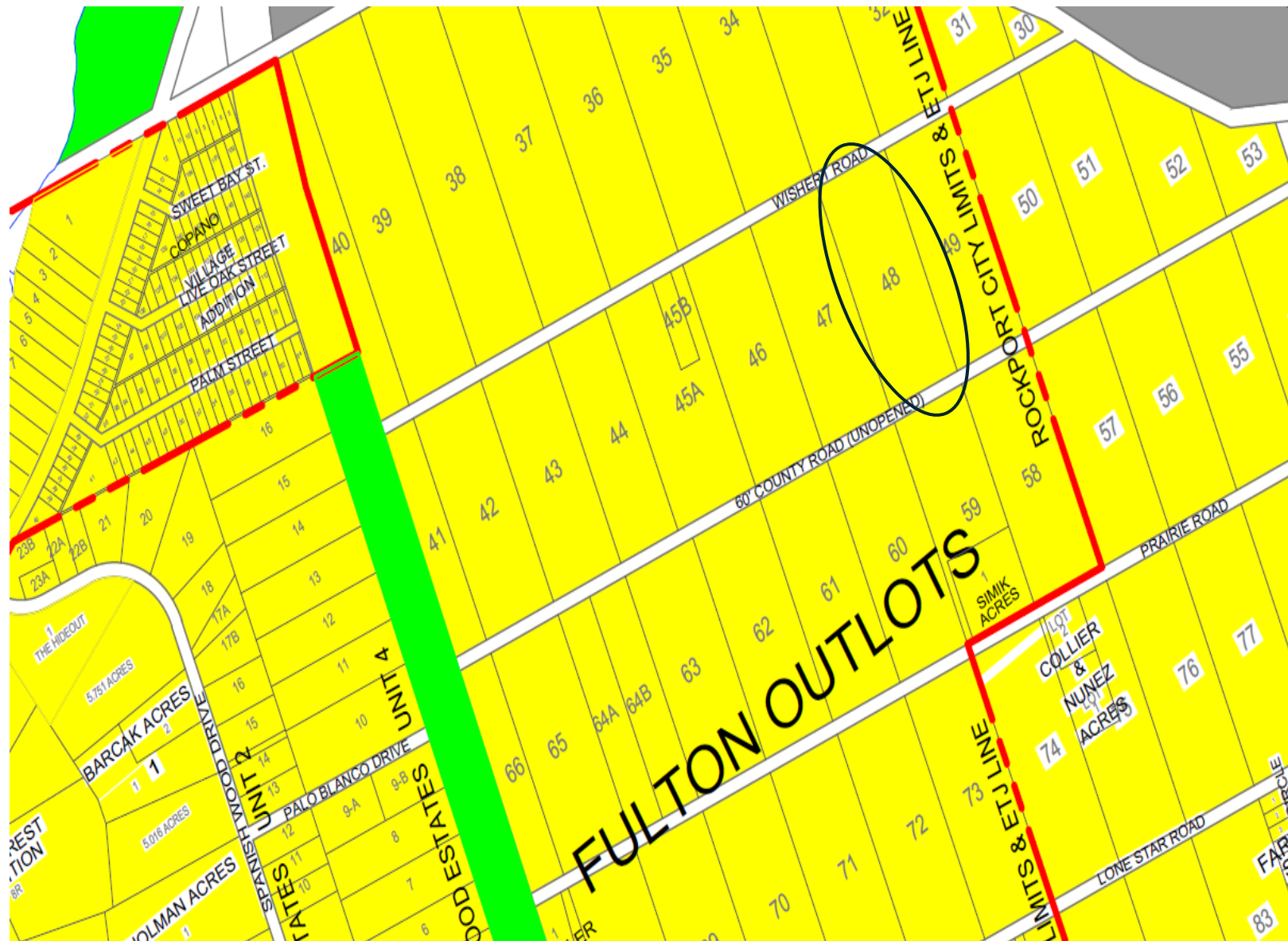
By: Deputy

Clerk's File No.

ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, February 16, 2026, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the Final Plat of property located at 150 Wishert Rd: also known as Fulton Outlots, Lot 48, ACRES 9.2.

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 February 16, 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>, Using the same form, citizens can also provide written comments to the Building Department Staff by 3:00 p.m. on the day of the Planning & Zoning Commission meeting. The comments will be read and summarized in the minutes of the meeting.

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

POSTED the 28th day of January, 2026 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, as well as City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Corpus Christi Caller Times* on Wednesday, January 28, 2026, 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>
19684	Dudley Ruth Estate	150 Wishert Rd	300 Country Oaks Ln	Brownwood	TX	76801
56581	Joseph and Carol Grooms	1621 Prairie Rd	P O Box 2378	Fulton	TX	78358
61547	Le An Thi	1731 Prairie Rd	905 N Litron St	Rockport	TX	78382
19699	Jim and Vickie Fleming	1801 Prairie Rd	1801 Prairie Rd	Rockport	TX	78382
19683	Nancy Sammons Gamen	170 Wishert Rd	P O Box 1646	Fulton	TX	78358
63902	Billy and Ronell Burke	171 Wishert Rd	171 Wishert Rd	Rockport	TX	78382
63972	Michael Carr	141 - 151 Wishert Rd	902 Main St	Humble	TX	77338
8822946	Thomas & Jean Szmanda	146 Wishert Rd	146 Wishert Rd	Rockport	TX	78382
19685	Shawn and Delores Hill	140 Wishert Rd	140 Wishert Rd	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