



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, MARCH 2, 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, March 2, 2026, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/> .

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

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

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

Sign up in person.

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

Rules for Citizen Participation.

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

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

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

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

I. CALL TO ORDER AND ROLL CALL

II. CITIZENS TO BE HEARD

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

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Regular Planning and Zoning meeting minutes of February 16, 2026. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider the Final Plat of property located at 2220 Hwy 35 N, also known as Mayo Acres, Lot 1, being 0.386 acres.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Take action to approve or deny the Final Plat of the property located at 2220 Hwy 35 N, also known as Mayo Acres, Lot 1, being 0.386 acres. (Robert Decker, Chief Building Official)
3. Consider a request to rezone the property located at 1723 Eighteenth St, also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-1 (1st Single Family Dwelling District), currently zoned R-2M (Manufactured Housing District).
 - i. Staff Report.
 - ii. Public Hearing to receive comments for or against the request.
 - iii. Consider recommendation to City Council 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 24, 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

Josh Dowling

Staff Members Present

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

Guest(s) Present (1)

Elizabeth Brundrett, Griffith & Brundrett, 2515 Monkey Rd. and 150 Wishert (Final Plats)

I. CALL MEETING TO ORDER AND ROLL CALL.

Chair R. Davis called the February 16, 2026, regular Planning and Zoning meeting to order at 5:40 p.m. Quorum was established.

II. CIZITZENS TO BE HEARD

Interim Director, Kimberly Henry, asked everyone to take a moment of silence for Tom Blazek who was a member of the Planning and Zoning Committee since 2021 and past City Manager from 1999 – 2012.

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Planning and Zoning committee meeting minutes of January 5, 2026.

Motion: Secretary K. Hesley made a motion to approve January 5, 2026, minutes as presented. Vice Chair W. Hassinger Seconded. **Motion Passed Unanimously.**

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.**

Building Official, Robert Decker, noted that 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.

The applicant was not present, but Elizabeth Brundrett with Griffith & Brundrett was present on their behalf to answer any questions. She stated all lots would front on a public right of way and be over an acre in order for each to have well and septic service per City Ordinance.

Chair R. Davis opened the public hearing at 5:44 p.m. There were no speakers in person, Staff did not receive any mail out notices returned in favor or opposed. Chair R. Davis closed the public hearing at 5:45 p.m.

Motion: Vice Chair, W. Hassinger made a motion to approve the Final Plat of 2515 Monkey Rd and Member R. Gudim seconded. **Motion Passed Unanimously.**

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.**

Building Official Robert Decker stated that property owner is proposing his 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.

The applicant was not present, but Elizabeth Brundrett with Griffith & Brundrett was present on their behalf to answer any questions. Each lot has a minimum of 50 ft along public right of way and the minimum of an acre each for well and septic service per City Ordinance.

Chair R. Davis opened the public hearing at 5:47 p.m. and we had one (1) speaker present, Nancy Gamen at 170 Wishert rd. Staff did not receive any mail out notices returned in favor or opposed. Chair R. Davis closed the public hearing at 5:49 p.m.

Nancy Gamen voiced concerns about adding more well systems to the area, since it seems her well levels are low. Vice Chair K. Hesley questioned if we knew what the lots were going to be used for. Elizabeth Brundrett did mention there is a home located on Lot (48-D) that the owner is remodeling, and she believes the plan is to sell the additional three (3) lots.

Motion: Member R. Gudim made a motion to approve the Final Plat of 150 Wishert Rd. Vice Chair, W. Hassinger seconded the motion. **Motion Passed Unanimously.**

V. ADJOURNMENT

Motion: Vice Chair W. Hassinger made the motion to adjourn, Chair R. Davis seconded. **Motion passed unanimously.** The Planning and Zoning Commission meeting of February 16, 2026, adjourned at 5:52 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: March 2, 2026

CATEGORY: Action Item

CAPTION:

Consider the Final Plat of property located at 2220 Hwy 35 N, also known as Mayo Acres, Lot 1, being 0.386 acres.

- i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Take action to approve or deny the Final Plat of the property located at 2220 Hwy 35 N, also known as Mayo Acres, Lot 1, being 0.386 acres.
-

SUMMARY:

The property owner, Mr. Carl Quick, is proposing to replat his lot located at 2220 Hwy 35 N, otherwise known as Rockport Printing. The lot will be divided into 2 lots. Lot 1-R being 0.161 acres and Lot 2 0.224 acres.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval for the Final Plat of the 2 lots, as it aligns with the zoning of the Future Land Use Map.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

- 1. PLAT APP
- 2. MAYO ACRES, 1R_2
- 3. PH - 2220 Hwy 35 N
- 4. PICTOMETRY
- 5. Public Mailout List

6. ZONING MAP
7. FUTURE LAND USES MAP

APPROVAL/REVIEW:

Robert Decker, Chief Building Official

Date: February 24, 2026

Kimberly Henry, Assistant to the City Manager

Date: February 24, 2026



RECEIVED
JAN 23 2026

Plat Application & Checklist

Building & Development Services Department

BY: Scant

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: 2220 HWY 35 N ACAD Property ID: 24147

Subdivision: MAYO ACRES Block: 1 Lot: 1

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: CARL QUICK

Company: Q CORP PROPERTIES, LLC

Mailing Address: _____

2220 HWY 35 N, ROCKPORT, TX 78382

Phone: 210.488.0001

Email: CLQUICK2@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 1-R & 2, BLOCK 1, MAYO ACRES

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	1	0.385 ACRES	
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	0.385 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			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	2	0.385 ACRES	
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	2	0.385 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		YES	NO
1. BASIC INFORMATION					
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		YES	NO
2. SURVEYING					
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		YES	NO
3. INTERIOR DETAILS					
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.

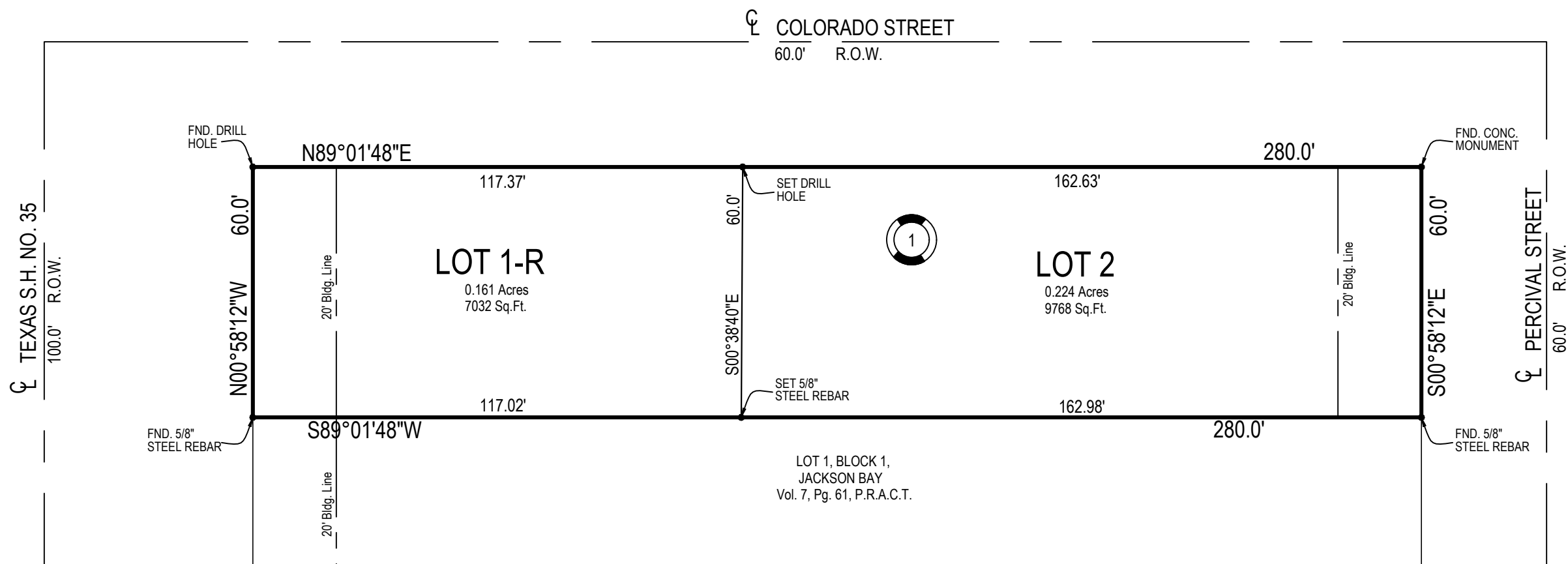
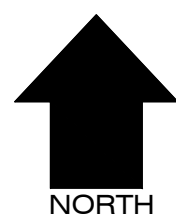
(a) Plats are hereby classified as follows:

- (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.

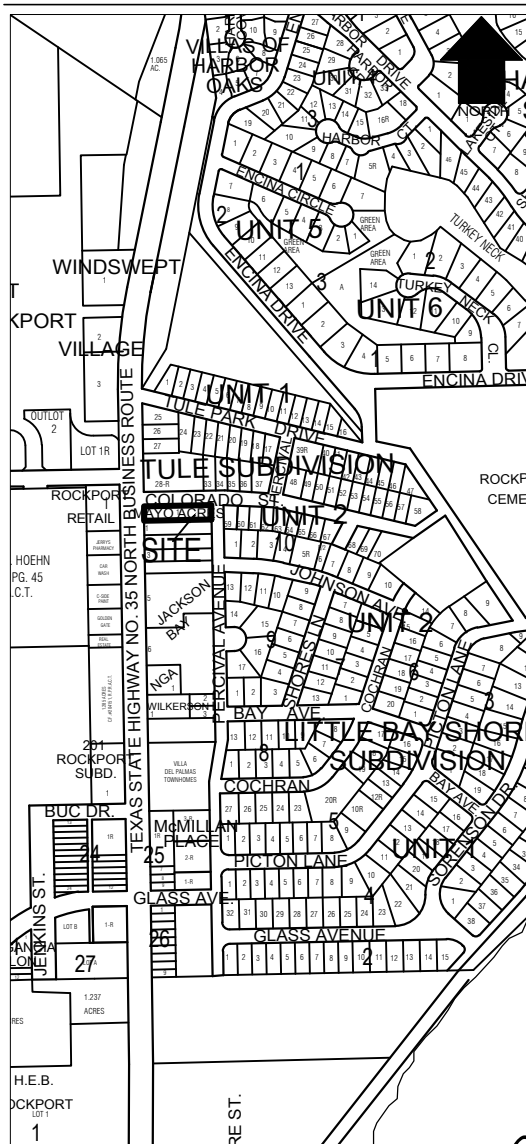
Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

- (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.

State of Texas County of Aransas Q CORP PROPERTIES, LLC _____ 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 _____ day of _____, A.D., 2025. _____ CARL QUICK, Managing Partner _____	State of Texas County of _____ This instrument was acknowledged before me by: CARL QUICK, Managing Partner of _____ Q CORP PROPERTIES, LLC _____ This the _____ day of _____, A.D., 2025. _____ Notary Public in and for the State of Texas
Lienholder Certification	
State of Texas County of Aransas PEGGY MAYO _____ does hereby certify that I(we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I(we) do accept and approve said plat for all purposes and considerations. This the _____ day of _____, A.D., 2025. _____ PEGGY MAYO _____	State of Texas County of Aransas This instrument was acknowledged before me by: PEGGY MAYO _____ This the _____ day of _____, A.D., 2025. _____ Notary Public in and for the State of Arkansas
Flood Data	
This is to certify that I have consulted the Federal Flood Hazard Map dated <u>2-17-16</u>, and found that the property described herein is _____ (or) is not <u>X</u>, located in a "Special Flood Hazard Area." Flood Zone <u>"X"</u>, Base Elevation <u>N/A</u>, Panel No. <u>0245G</u>, Community No. <u>485504</u>. 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.	
Firm Name and Address	
Griffith & Brundrett Surveying & Engineering, Inc. 411 S. Pearl St., P.O. Box 2322 Rockport, Texas 78381 361-729-6479 361-729-7933 jerzyb@gbsurveyor.com gbsurveyor.com	
TBPELS FIRM NO. F-414	



Locator Map



FINAL PLAT OF:
LOTS 1-R & 2, BLOCK 1,
MAYO ACRES

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT 1, BLOCK 1, MAYO ACRES, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 5, PAGE 168, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 30'

OCTOBER 27, 2025



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 _____ day of _____, A.D., 2025.

The seal is circular with a five-pointed star in the center. The words "STATE OF TEXAS" are written in a circle around the top half of the star, and "REGISTERED" is written above the star. Below the star, the name "J.L. BRUNDRETT, JR." is written. In the center of the seal, below the name, is the year "2133". Around the bottom half of the seal, the words "PROFESSIONAL LAND SURVEYOR" are written.

J.L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

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

- 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) NAD 83, Texas State Plane, South Central Zone, used for directional control.
- 3) Total platred area contains 0.385 acres or 16,800 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

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 _____ 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

Deputy

By: _____

Clerk's File No. _____



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, March 2, 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 2220 Hwy 35 N, also known as Mayo Acres, Lot 1, ACRES 0.386

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 March 2, 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.

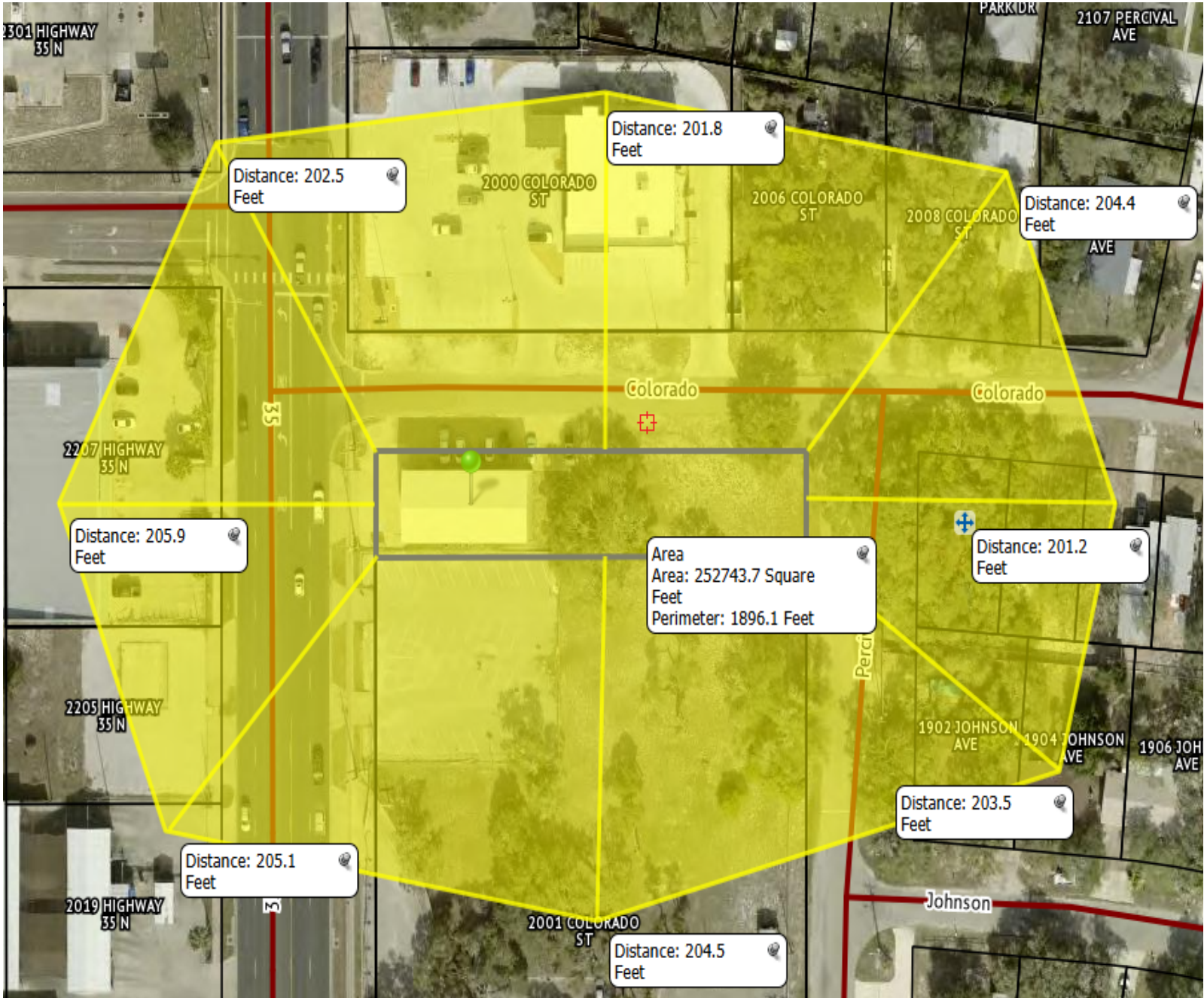
The city encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 13th day of February, 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 Friday, February 13, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Stacy Cantu, Building & Development Planning Technician



<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>
24147	Q Corp Properties LLC	2220 Hwy 35 N	c/o Rockport Printing	Rockport	Tx	78382
8821893	Del Mar College District	2208 Hwy 35 N	101 Baldwin Blvd	Corpus Christi	Tx	78404
24148	R & B Jackson LLC	2019 Hwy 35 N	302 Baywatch Dr	Rockport	Tx	78382
24172	Jerry Smolik	2205 Hwy 35 N	1010 e Linden St	Rockport	Tx	78382
62752	Rockport Place LP	2207 Hwy 35 N Ste A	7107 W Beverly Mae Dr	San Antonio	Tx	78229
66534	Murphy Oil USA Inc	2301 Hwy 35 N	P O Box 7300	El Dorado	Ar	71731
70271	Colorado SH 35 LLC	2302 Hwy 35 N	800 Wilcrest Dr Ste 245	Houston	Tx	77042
34852	Steve Martinez	2006 Colorado St	3910 W Horseshoe Bend	San Antonio	Tx	78228
34853	Rickie Robbins	2008 Colorado St	2008 Colorado St	Rockport	Tx	78382
34854	Kellam & Mary Kimbrough	2101 Percival Ave	805 Redwood Ave	Rockport	Tx	78382
34872	Armando Lozano	2007 Colorado St	431 W Kings Hwy	San Antonio	Tx	78212
49476	Armando Lozano	2009 Colorado St	431 W Kings Hwy	San Antonio	Tx	78212
49477	Lisa Kay Bisceglia	2011 Colorado St	2013 Colorado St	Rockport	Tx	78382
26322	Jerry & Esperanza Rangel	1902 Johnson Ave	6003 Clearbrook	San Antonio	Tx	78238
	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

ZONING MAP - Mayo Acres, Lot 1, ACRES 0.386



The map illustrates the Tule Subdivision, a complex of land parcels. The central area is dominated by red-colored commercial and retail zones, including the Wal-Mart Center-Rockport, Rockport Retail, Jerry's Pharmacy, Car Wash, and Golden Gate. To the north and east, there are yellow-colored residential lots, some of which are numbered (e.g., 1-16, 17-37, 38-57, 58-70). A green circle highlights a specific lot near the intersection of Colorado Street and North Johnson Avenue. The map also shows several outlots (Outlot 1, Outlot 2, Lot 1-R) and a large green area in the northwest corner. Streets shown include Windswell, Village, Tule Park Drive, Colorado Street, North Johnson Avenue, and Bay Shores Lane. The map is oriented with North at the top.



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: March 2, 2026

CATEGORY: Action Item

CAPTION:

Consider a request to rezone the property located at 1723 Eighteenth St, also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-1 (1st Single Family Dwelling District), currently zoned R-2M (Manufactured Housing District).

i. Staff Report.

ii. Public Hearing to receive comments for or against the request.

iii. Consider recommendation to City Council for approval or denial of the request.

SUMMARY:

The property at 1723 Eighteenth St. was brought before the Planning & Zoning Board on October 6, 2025. The property owners requested a rezoning from R-1 to R-2M in order to replace their home that was lost in the Aransas County fires. After receiving approval from Planning & Zoning, the request proceeded to its first and only City Council hearing on October 14, 2025.

At that Council meeting, it was determined that a Conditional Use Permit (CUP) would be more appropriate. However, in order to move forward with the CUP, the property would need to be rezoned back from R-2M to R-1. Council permitted the property owners to proceed with placing the home on the property while the CUP process was initiated.

The first City Council hearing for the CUP was held on December 9, 2025, with the final hearing occurring on January 13, 2026. We are now beginning the process of rezoning the property back to R-1 (1st Single Family Dwelling District) with the CUP established.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval for the rezone back to R-1 from R-2M.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH 1723 Eighteenth st
2. Pictometry for Mailouts
3. Public Mailout List
4. RECEIVED Mailouts_1723 Eighteenth st
5. ZONING MAP
6. FUTURE LAND USE

APPROVAL/REVIEW:

Robert Decker, Chief Building Official

Date: February 24, 2026

Kimberly Henry, Assistant to the City Manager

Date: February 24, 2026



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, March 2, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, March 10, 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 1723 Eighteenth St; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-1 (1st Single Family Dwelling District), currently zoned R-2M (Manufactured Housing 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 March 2, 2026, and the City Council Agenda of March 10, 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.

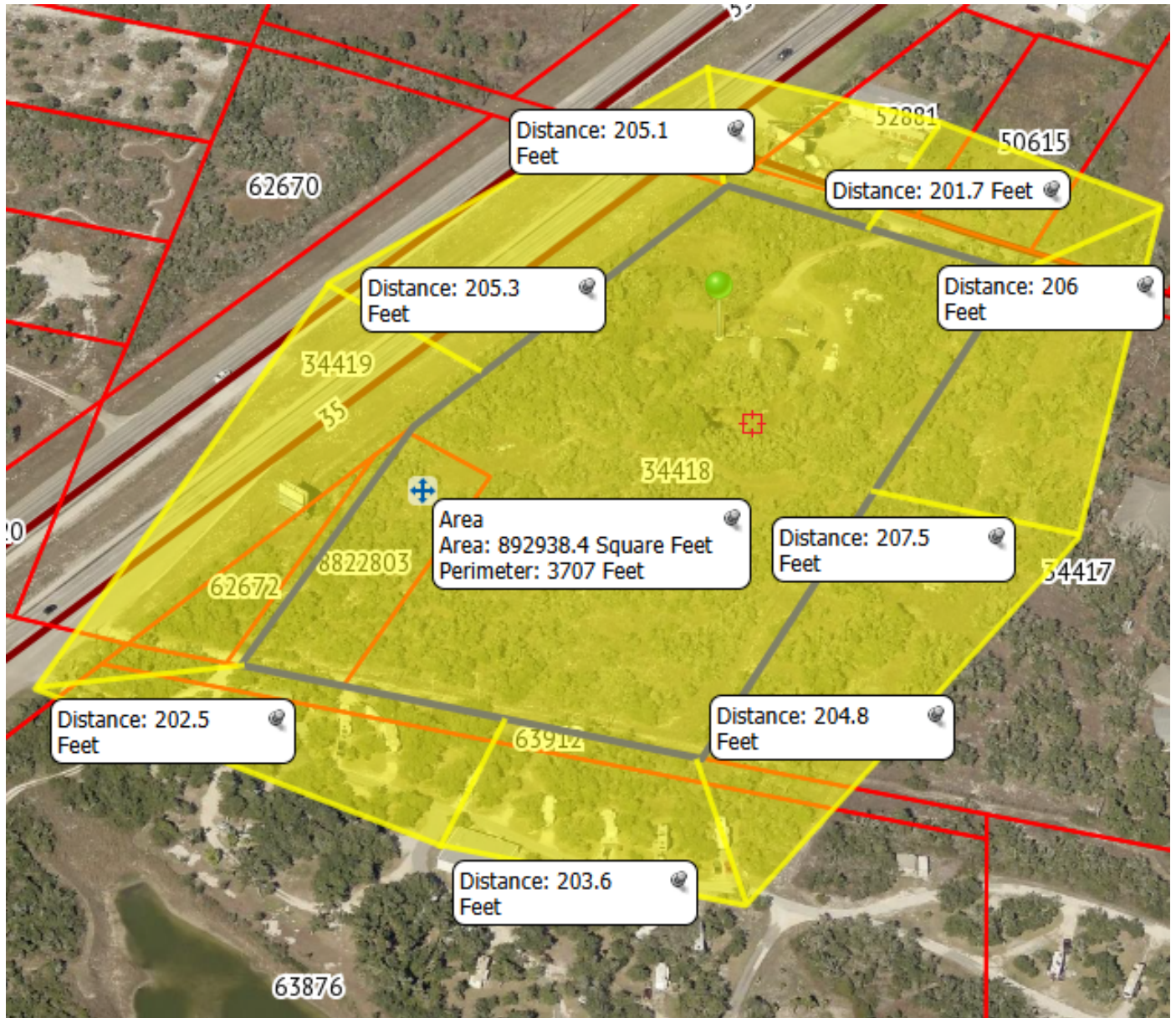
The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 13th day of February 2026 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas.

PUBLISHED in *The Corpus Christi Caller Times* on Sunday, February 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Stacy Cantu, Building & Development Planning Technician



<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



PUBLIC HEARING
Planning & Zoning Commission
and City Council

RECEIVED
FEB 24 2026
BY: *[Signature]*

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

CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

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

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

Printed Name: Lela Yardley
Address: 1723 Eighteenth St

City/State: Rockport, Tx

() IN FAVOR (☒) IN OPPOSITION

Phone: 361-463-1076

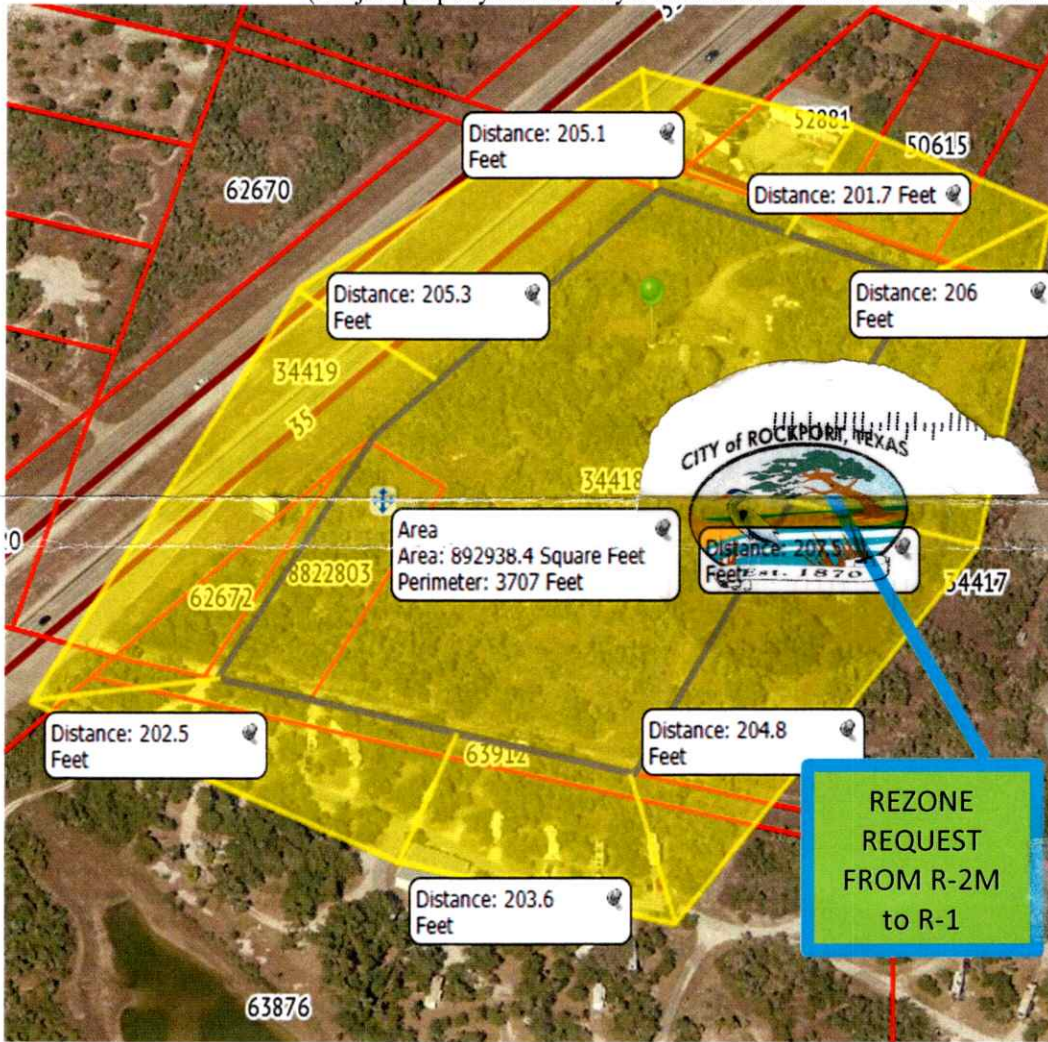
REASON:

Lela Yardley
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

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FIRST-CLASS



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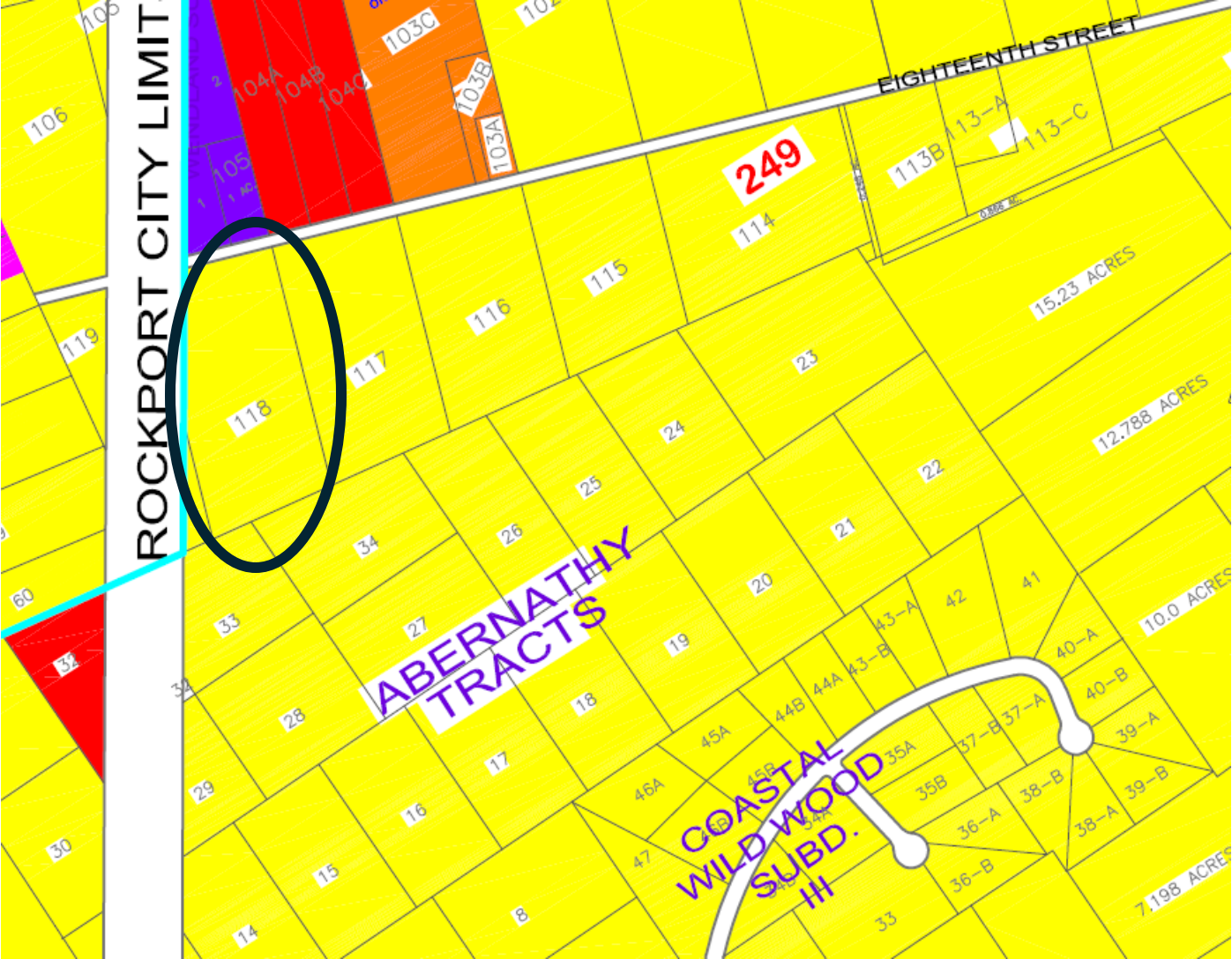
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02 7H
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\$ 000.74⁰
FEB 13 2026

Robert Yardley
1723 18th st
Rockport, TX 78382

SITUS ADDRESS: 1723 Eighteenth st

78382-740723

ZONING MAP



Future Land Use

