



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, MAY 4, 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, May 4, 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 March 2, 2026. (Amanda Torres, Director of Building & Development)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider the Final Plat of property located 1427 Sixteenth st, also known as S5925 Swickheimer BLK 250 LOT K-1 2.5 Acres.
 - 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 Final Plat for 1427 Sixteenth St.(Robert Decker, Chief Building Official, Amanda Torres, Director of Building & Development)

V. ADJOURN

CERTIFICATION

This is to certify that I, Amanda Torres, posted this Agenda at 4:30 pm on April 28, 2026, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas 78382



Amanda Torres
Director of Development Services

PLANNING AND ZONING COMMISSION MINUTES

On this the 2nd day of March 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

Members Absent

Josh Dowling
Rocky Gudim

Staff Members Present

Kimberly Henry, Interim Director of Bldg & Dev / Assistant to City Manager
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, 2220 Hwy 35 N (Final Plat)

I. CALL MEETING TO ORDER AND ROLL CALL.

Chair R. Davis called March 2, 2026, regular Planning and Zoning meeting to order at 5:30 p.m. Quorum was established.

II. CIZITZENS TO BE HEARD

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Regular Planning and Zoning meeting minutes of February 16, 2026.

Motion: Secretary K. Hesley made a motion to approve February 16, 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 2220 Hwy 35 N, also known as Mayo Acres, Lot 1, ACRES 0.386.

- 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.**

Building Official, Robert Decker, covered that 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.

The applicant was not present, but Elizabeth Brundrett with Griffith & Brundrett was present on their behalf to answer any questions. She stated he was taking the lot known as Rockport Printing and dividing it into two (2). Both lots are zoned B-1 General Business District.

Chair R. Davis opened the public hearing at 5:32 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 5:32 p.m.

Motion: Vice Chair, W. Hassinger made a motion to approve the Final Plat of 2220 Hwy 35 N and Member R. Young seconded. **Motion Passed Unanimously.**

3. 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).

- 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 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.

We had no in person applicant presentation.

Chair R. Davis opened the public hearing at 5:35 p.m. and Staff did receive one (1) mail out notices opposed from the property owner. Chair R. Davis closed the public hearing at 5:35 p.m.

Motion: Member K. Hesley made a motion to recommend approval to council for the rezone from R-2M to R-1 for the property at 1723 Eighteenth St. Vice Chair, W. Hassinger seconded the motion. **Motion Passed Unanimously.**

V. ADJOURNMENT

Motion: Member R. Young made the motion to adjourn, Chair R. Davis seconded. **Motion passed unanimously.** The Planning and Zoning Commission meeting of March 2, 2026, adjourned at 5:41 p.m.

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official, Amanda Torres, Director of Building & Development

MEETING DATE: May 4, 2026

CATEGORY: Action Item

CAPTION:

Consider the Final Plat of property located 1427 Sixteenth st, also known as S5925 Swickheimer BLK 250 LOT K-1 2.5 Acres.

- 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 Final Plat for 1427 Sixteenth St.
-

SUMMARY:

Property owner James Lee has submitted a Minor Final Re-plat for the property located at 1427 Sixteenth Street, also currently known as Lot K-1, Block 250, Foor & Swickheimer Tracts, Charles Zenn Survey, A-226, City of Rockport, Aransas County, Texas, according to the plat recorded in Volume 7, Page 201, Plat Records of Aransas County, Texas.

BACKGROUND:

The property owner has submitted a Minor Final Re-plat to divide one 2.5 acre tract of land and divide it into two tracts. Lot K-1A would be 1.0 acre with 146 feet of frontage, and Lot K-1B would 1.5 acres with 50 feet of frontage. Because this plat is located in an area zoned for single-family residential use, a public hearing must be held by the Planning & Zoning Commission per Section 212.015 of the Texas Local Government Code. Notices were mailed out to property owners within a 200-foot radius of the property, and the notice was also published in the Corpus Christi Caller-Times on Wednesday, April 15, 2026. At time of this agenda packet publication, no written notices for or against the request have been received.

City staff has reviewed the plat and application, and it meets City subdivision regulations. Because the plat meets City subdivision regulations, it is considered a ministerial act and therefore must be approved by the Commission. (Texas Local Government Code 212.005)

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the final re-plat.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Plat Application
2. PLAT (NOT SIGNED)
3. PH - 1427 Sixteenth st.
4. Pictometry for Mailers
5. Mail Outs - 1427 Sixteenth st
6. Public Mailout List

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Date: April 28, 2026

Kimberly Henry, Assistant to the City Manager

Date: April 28, 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: 1427 SIXTEENTH ST ACAD Property ID: 34425

Subdivision: FOOR & SWICKHEIMER TRACT Block: 250 Lot: K-1

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: JAMES LEE

Company: _____

Mailing Address: 1427 SIXTEENTH ST, ROCKPORT, TX

Phone: 361.557.1710

Email: PLYRACECAR@YAHOO.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 K-1A & K-1B, BLK 250, FOOR & SWICKHEIMER TRACTS

- Present Zoning District: R-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	1	2.5 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	2.5 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			
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	2.5 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	✓	
			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	N/A	
X			F. Building Lines, Exterior & Interior	✓	
		X	G. Existing Natural Features, Watercourses & Other Physical Features	N/A	
X			H. Zoning District Designation	N/A	
		X	I. Tree Plan (Showing Significant Trees in Proposed R-O-W)	N/A	
		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		X	D. Lien Holder(s) or Others' Signature Plate	✓	
		X	E. City Engineer Signature Plate	N/A	
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	N/A	

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	N/A	
		X	B. Copy of Condominium Regime	N/A	
X			C. Copy of Warranty Deed	N/A	

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:

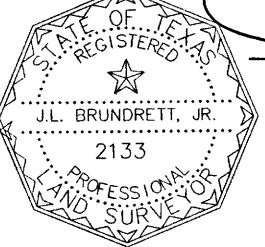
(1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:

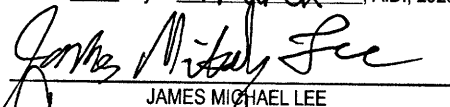
(2) *Administrative plat*: A plat in which:

- 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.

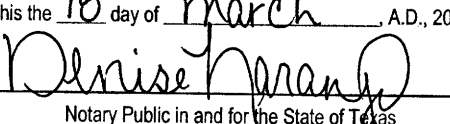
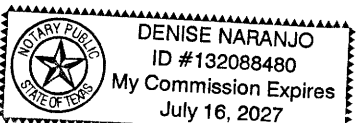
Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

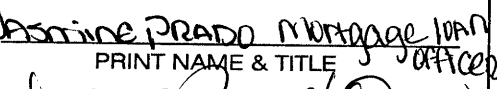
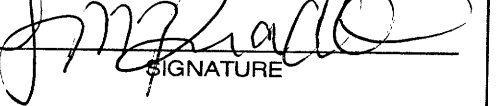
(3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings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

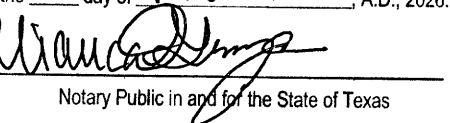
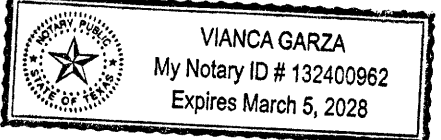
Surveyor Certification
State of Texas
County of Aransas
I, J.L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.
This the 11 day of February, A.D., 2026.

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

Owner Certification
State of Texas
County of Aransas
JAMES MICHAEL LEE and CARRIE MAUREEN LEE
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 18 day of March, A.D., 2026.

JAMES MICHAEL LEE

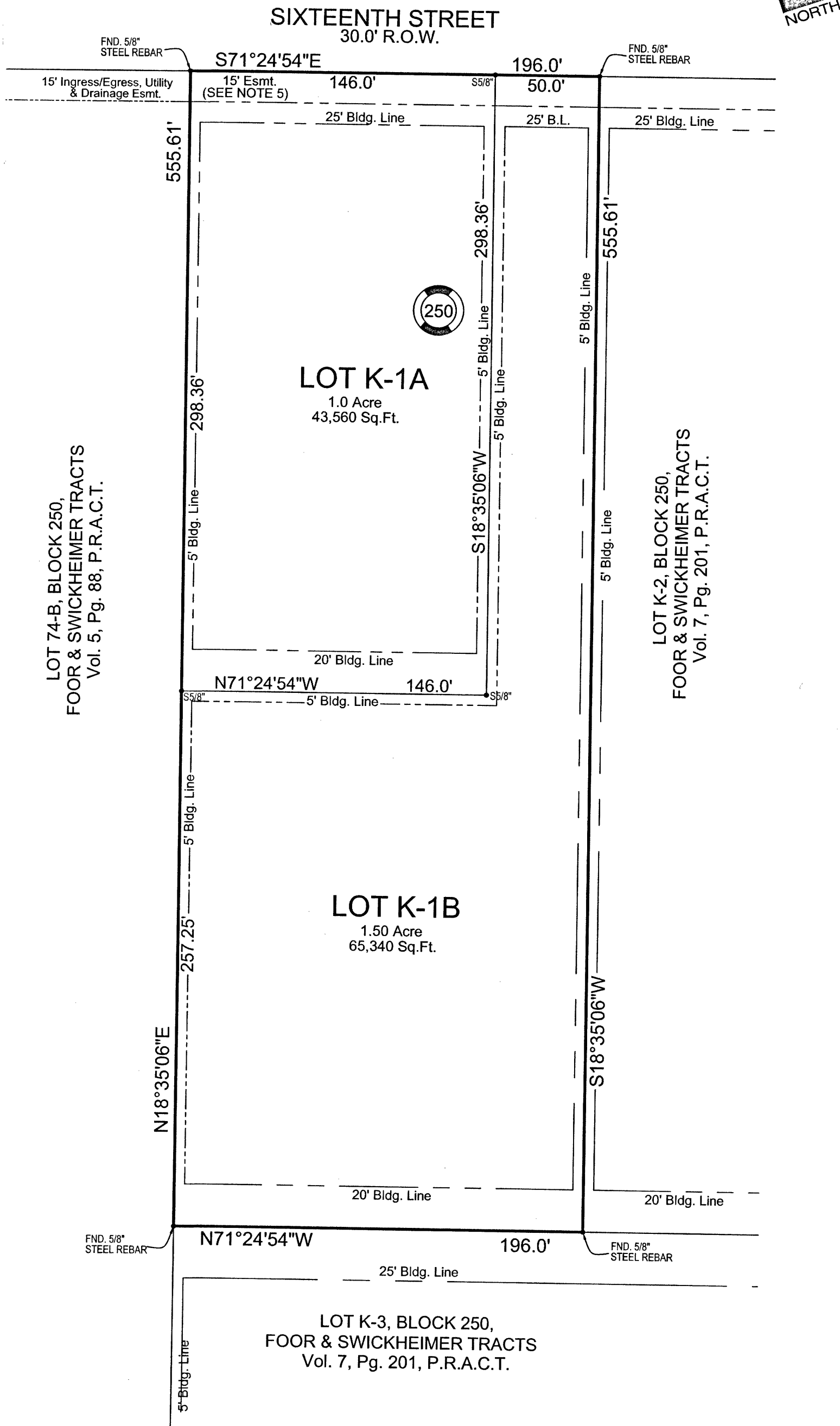
CARRIE MAUREEN LEE

State of Texas
County of Aransas
This instrument was acknowledged before me by:
JAMES MICHAEL LEE and CARRIE MAUREEN LEE
This the 18 day of March, A.D., 2026.

Notary Public in and for the State of Texas


Lienholder Certification
State of Texas
County of Aransas
RALLY BANK
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 24 day of MARCH, A.D., 2026.

PRINT NAME & TITLE

SIGNATURE

State of Texas
County of Aransas
This instrument was acknowledged before me by:
Jasmine Prado
This the 24 day of March, A.D., 2026.

Notary Public in and for the State of Texas


FILE NAME: REPLATS/ROCKPORT/FOOR & SWICKHEIMER, B250, K1A, B



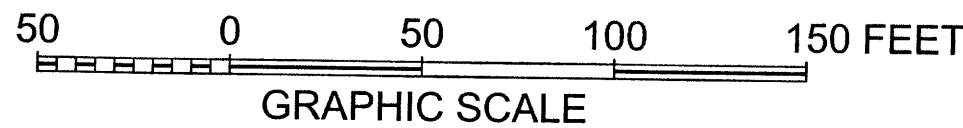
FINAL PLAT OF:
LOTS K-1A & K-1B,
BLOCK 250,
FOOR & SWICKHEIMER
TRACTS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT "K-1", BLOCK 250,
FOOR & SWICKHEIMER TRACTS, CHARLES ZENN
SURVEY, A-226, CITY OF ROCKPORT, ARANSAS COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 7, PAGE 201, PLAT RECORDS OF
ARANSAS COUNTY, TEXAS.

SCALE 1" = 50'

FEBRUARY 11, 2026



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. 2026.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-729-6179
Fax: 361-729-7933
Email: jerry@griffithsurveyor.com
Website: www.griffithsurveyor.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

- 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
- Bearings based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 2.50 acres or 108,900 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
- 15' Ingress/Egress, Utility and/or Drainage Esmt. dedicated to the City of Rockport by Vol. 7, Pg. 201, P.R.A.C.T.

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. 2026, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2026, at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D. 2026, 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. _____



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, May 4, 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 1427 Sixteenth St.: Swickheimer BLK 250 LOT K-1 2.5 Acres.

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 May 4, 2026, and posted on the City's website www.rockporttx.gov.

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

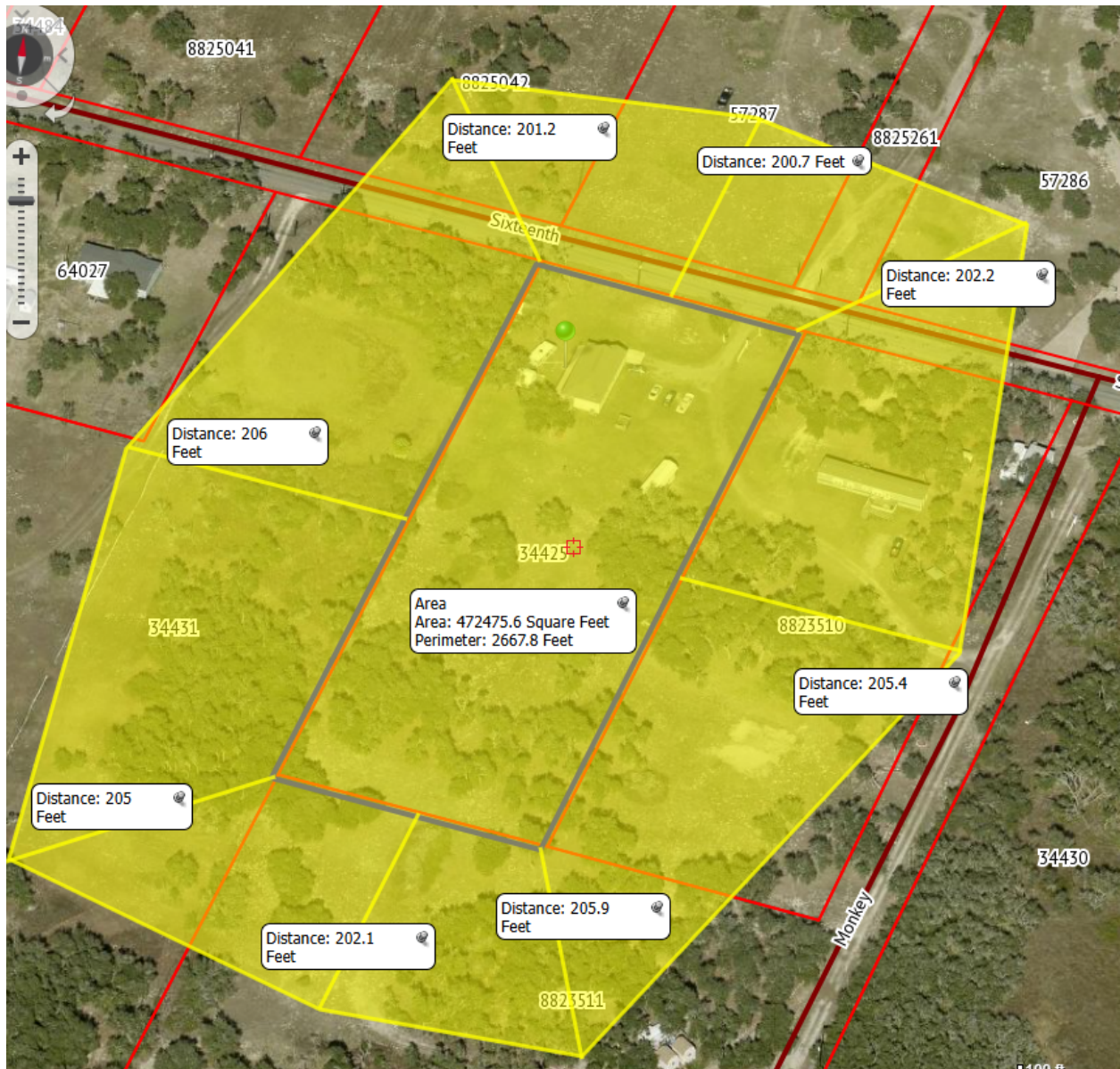
The city encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Development Services Department at (361) 790-1125.

POSTED the 16th day of April, 2026 on the City of Rockport website @ www.rockporttx.gov.

PUBLISHED in *The Corpus Christi Caller Times* on Thursday, April 16, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Amanda Torres, Director of Development Services





PUBLIC HEARING Planning & Zoning Commission

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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 Development Services 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 DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

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

Printed Name: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

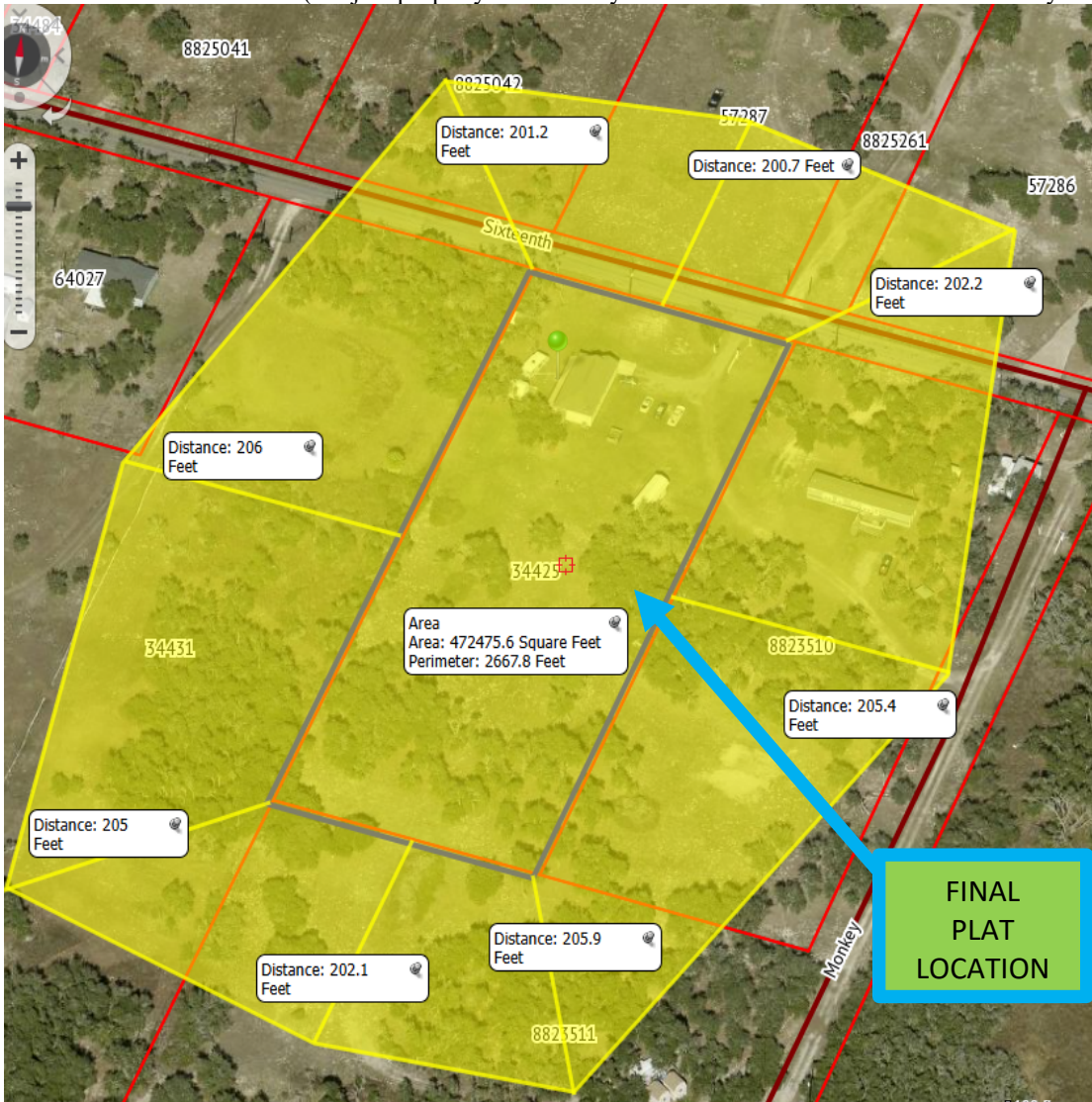
REASON:

Signature

See map on reverse side.

Location Map of Proposed Final Plat Request

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



FAQ

Why am I receiving this notice?

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

What do I do now?

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

ATTN:

**Development Services
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382**

If you have any questions regarding this notice, please contact Development Services Department Staff, at **361-790-1125, ext. 226.**



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

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

SITUS ADDRESS: «Situs_Address»

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
34425	James Michael Lee	1427 Sixteenth St	1427 16th St	Rockport	TX	78382
8823510	John Lee Wesley	1419 Sixteenth St	1419 16th St	Rockport	TX	78382
8823511	Sharon Sue Lee Diers	1417 Sixteenth St	1417 16th St	Rockport	TX	78382
34431	Harry & Linda Wade	1451 Sixteenth St	11580 Sunset HI	Helotes	TX	78023
64027	Judith Wrather	1501 Sixteenth St	1501 16th St	Rockport	TX	78382
8825042	Brandon & Chezna Givens	1482 Sixteenth St	222 Mustang Ln	Spring Branch	TX	78070
57287	Gasper Covarrubias	1426 Sixteenth St	1426 Sixteenth St	Rockport	TX	78382
8825261	Covkri LLC	1428 Sixteenth St	P O Box 541	Orange Grove	TX	78372
57286	Nelda Covarrubias	1418 Sixteenth St	1418 Sixteenth St	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382