



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, JULY 27, 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, July 27, 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/>.

THIS MEETING WAS RESCHEDULED FROM MONDAY, JULY 20, 2026

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 July 6, 2026. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request to rezone property located at 1222 Highway 35 S; also known as Forrest Oaks, Block 1, Lot 1 & 2, Acres 21.519, City of Rockport, Aransas County, Texas, to a Planned Unit Development overlay (PUD), currently zoned B-1 (General Business) with a Conditional Use Permit for an RV Park.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider the recommendation for approval or denial of the request at property located at 1222 Highway 35 S. (Stacy Cantu, Building & Development Planning Tech., Amanda Torres, Director of Building & Development)
3. Consider a request to rezone property located at 1819-1833 S Ann Street, also known as Manning, Block 411, Lot 5-12, & 14-21 & 0.419 acs of ROW & RR; 720 Mathis Street, also known as Manning, Block 411, Lot 1 thru 4, and 0.80 (RR) acres 1.00; and a portion of S. Ann Street, also known as Railroad Reserve, Acres 13.519, Manning specifically including 150x85 RR Res Adj to Abst 92 (J Kettle Survey), City of Rockport, Aransas County, Texas, to a Planned Unit Development overlay (PUD), currently zoned R-2 (2nd Single Family Dwelling District).
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider the recommendation for approval or denial of the request at property located at 1819-1833 S Ann St. (Stacy Cantu, Building & Development Planning Tech., Amanda Torres, Director of Building & Development)
4. Deliberate and act on the Concept Plan and Preliminary Plat of the Oaks at Market Street Subdivision located at 802 W Morgan, also known as J SMITH SURVEY, ACRES 12.705 OUT OF A 25.205 ACRE TRACT, BEING THE N/2 OUT OF A 51.88 ACRE TRACT,; 155 Kelly Lane; also known as J SMITH SURVEY, ACRES 12.50 OUT OF A 25.205 ACRE TRACT, BEING THE N/2 OUT OF A 51.88 ACRE TRACT; and W Murray st. also known as, J SMITH SURVEY, LOT 33 - N/3 OF S/2, ACRES 7.788.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Consider and take appropriate action on the conceptual plan and preliminary plat for The Oaks at Market, located at 802 W Morgan, 155 Kelly Lane and W Murray St. (Amanda Torres, Director of

Building & Development)

V. DEVELOPMENT SERVICES UPDATES

5. Development Services Updates. (Amanda Torres, Director of Building & Development)

VI. ADJOURN

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda before 5:00 p.m. on July 21, 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

A handwritten signature in black ink that reads "Stacy M. Cantu". The signature is written in a cursive, flowing style.

Stacy Cantu
Development Services Department - Planning
Technician