



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

PLANNING AND ZONING COMMISSION MINUTES

On this the 6th day of July 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
Kim Hesley – Secretary
Josh Dowling
Rocky Gudim

Members Absent

Warren Hassinger – Vice Chair

Staff Members Present

Amanda Torres, Director of Development Services / Community Planner
Robert Decker, Asst. Building Dept. Director / Building Official
Belinda Garcia, Administrator Coordinator

Guest(s) Present

Chad Caser, 232 Starboard ave
Liz Shotwell, 106 Palm
Ron Hattfield, 150 Port
Thomas Young, 217 Starboard ave

I. CALL MEETING TO ORDER AND ROLL CALL.

Chair R. Davis called July 6, 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 May 4, 2026.

Motion: Chair J. Dowling made a motion to approve May 4, 2026, minutes as presented. Secretary K. Hesley seconded. **Motion Passed Unanimously.**

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request to rezone the property located at 3810 Hwy 35 S; also known as A160 James Mckay Survey, ACRES 0.792, City of Rockport, Aransas County, Texas, to R-5 (2nd Multi-Family Dwelling 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 a recommendation to City Council for approval or denial of the rezone request for 3810 Hwy 35 S.

Director of Development Services / Community Planner, Amanda Torres stated property owners submitted a rezone for their property located at 3810 Hwy 35 S. The property is currently zoned R-1 (1st Single Family Dwelling District) and they want to rezone to R-5 (2nd Multi-Family Dwelling District). The lot sits as undeveloped land, situated on Highway 35 South. The property is immediately adjacent to Business Highway 35 South to the west. Friend's Subdivision, zoned R-1 1st Single Family Dwelling District, is located to the east of the subject property. The proposed Passport Shores subdivision, also currently zoned R-1 1st Single Family Dwelling District, is north of the property, and Palm Harbor subdivision, a single-family subdivision outside city limits, is located to the south.

This property was a part of a mass rezone that happened in the early 2010's and was rezoned to R-1: 1st Single Family Dwelling District. They are requesting an R-5: 2nd Multi Family Dwelling District rezone to build a development that looks like Rockport Cottages, that is further south from this location. They want to do approximately 8 units that are 1,000 – 1,200 sq ft. per unit and sit on pilings. The Future Land Use Map shows this property as a Commercial land use, because it is adjacent to the highway. Our public hearing was published in the Corpus Christi Caller Times on June 19, 2026, along with 11 public notices sent out on the same day. At the time of publication, we had not received any comments in favor or in opposition of the zoning request. At the time of this meeting, we received eight (8) in writing and one (1) in email. Staff does recommend approval of this request.

The applicant and property owner, Bob Jims, stated he did make it into the office for a pre-development meeting and after discussion and his research he agrees for the property to be rezoned to R-5: 2nd Multi – Family Dwelling District. He plans if the rezone is approved, taking his plan of the 8 units that was submitted and marketing the idea.

Chair, R. Davis, opened the public hearing at 5:39 p.m.

(in person) Chad Caser, 232 Starboard ave (Board Member/Treasurer for the Palm Harbor Property Owners Association) along with Liz Shotwell and Ron Hattfield (also Board Members for P.H.P.O.A) – Opposed to the zoning change. He states that he believes the rezone would be out of place for area. Concerns with sewage, drainage, and increased traffic on Gary Barnum.

(in person) Ron Hattfield, 150 Port ave – opposed to the zoning change. He has concerns with drainage for the property and where that run off will go. He voiced concerns about the water shortage in question with the city already being in Stage 3 water restriction.

(in person) Thomas Young, 217 Starboard ave – opposed to the zoning change. His concerns are the lack of information submitted on what the units will look like, along with the utilities to sustain these new dwellings.

(in person) Liz Shotwell, 106 Palm – opposed to the zoning change. This is a R-1: 1st Single Family Dwelling District zoned area, and there is an over saturation of Short-Term Rentals in the area already, if this is the intent then we don't need more.

Kathleen Haechten, 145 Port Ave – opposed to the zoning change. Written comment received.

Cotton Comment, 3813 Hwy 35 S (The Hideout) – In favor of the zoning change.

Hendy Waggener, 230 Starboard ave – opposed to the zoning change. Increased traffic and Drainage issues. Does not want multi family dwellings that close to their property.

Larry and Pam Bishop, 127 Port ave – opposed to the zoning change. Incompatible with the neighborhood. Increased traffic and Drainage concerns.

Brian and Erna Whelan, 146 Port ave – opposed to the zoning change.

Robert Walz, 101 Port ave – opposed to the zoning change. Concerns about increased crime in the neighborhood.

James and Jennifer Sandel, 220 Starboard ave – opposed to the zoning change.

Chair R. Davis closed the public hearing at 5:54 p.m.

Mr. Bob Tims spoke on submitting a drainage plan for his development. And how he is working with the water and wastewater departments, to get utilities worked out. He stated that these are one-story fishing cabins on piling with boat storage. They want to sale these as individual cabins.

Secretary K. Hesley questioned his entrance to the property off of Highway 35 S and asked if TxDOT has been involved in the planning for that and Mr. Tims stated a conversation has happened with TxDOT.

Member J. Dowling questioned how many Short-Term Rentals are in the Palm Harbor Subdivision. Director A. Torres stated we could do research on that information.

Motion: Secretary K. Hesley made a motion to deny the rezone for the property located at 3810 Hwy 35 S. Member R. Gudim asked if there was a way to retrieve more information on the development. **Secretary K. Hesley's motion was withdrawn. Member R. Gudim made a motion to postpone the rezone for the property located at 3810 Hwy 35 S for more information to be brought before the board. Chair R. Davis seconded that motion. Vote was 3 – 1 in favor/opposed for the postponement.**

Liz Shotwell questioned the need for a rezone if it is just individual homes that is on the lot. Secretary K. Hesley clarified that density plays a factor in this, trying to get as many units as they can on a lot and utilizing all the space.

Thomas Young stated that the neighboring development “Ocean Reef” is mostly vacant or for sale/rent at the moment, supporting the oversaturation statement in the neighborhood.

V. DEVELOPMENT SERVICES UPDATES

3. Staff Updates.

Director A. Torres stated she would touch base with everyone for the future Planning and Zoning Meeting date; wants to make sure we can get a quorum.

VI. ADJOURN

Motion: Member J. Dowling made the motion to adjourn, Chair R. Gudim seconded. **Motion passed unanimously.** The Planning and Zoning Commission meeting of July 6, 2026, adjourned at 6:12 p.m.

Prepared by:

Approved by:

Stacy Cantu, Dev. Services - Planning Tech. Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commissioners

FROM: Stacy Cantu, Building & Development Planning Tech., Amanda Torres, Director of Building & Development

MEETING DATE: July 27, 2026

CATEGORY: Action Item

CAPTION:

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.
-

SUMMARY:

The Breakers, also known as Ancient Oaks RV Park, would like to convert and expand the existing RV park into 175 total RV spaces and three (3) single-family residential lots to be sold as fee-simple lots.

BACKGROUND:

The Breakers, also known as Ancient Oaks RV Park, currently has a Conditional Use Permit to operate as an RV park with 92 RV spaces. The property owner would like to convert the RV park into RV lots that can be sold fee-simple. Also, the developer is proposing to add 83 RV spaces and three single-family residential lots to the development. There is not an existing zoning district that fits the type of development the developer is proposing. Also, per Section 90-72 of the Code of Ordinances, City subdivision regulations require land to be platted before the sale or transfer of land. Therefore, the developer has applied for a Planned Unit Development that would determine smaller lot widths and setbacks. Park amenities would still be owned and maintained by the RV park owner.

The property is immediately adjacent to Business Highway 35 South to the west. To the north, adjacent property is zoned B-1 (General Business District) and R-2 (2nd Single-Family Dwelling District). To the east, adjacent property is zoned R-2 (2nd Single-Family Dwelling District), R-6 (Hotel/Motel District), and B-1 (General Business District). To the south, adjacent property is zoned B-1 (General Business District). The Future Land Use Map shows this property to be a commercial land use.

The public hearing was published in the *Corpus Christi Caller Times* on July 9, 2026, along with 48 public notices sent out on the same day. At the time of publishing we received no comment in favor or opposed to the zoning request.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH_The Breakers
2. PUD Application_The Breakers
3. Site Plan_The Breakers
4. Pictometry_The Breakers
5. ZONING MAP_The Breakers
6. FUTURE LAND USE MAP_The Breakers
7. Mail Outs_The Breakers
8. Public Mailout
9. Responses to PUD Review Comments Ancient Oaks PUD
10. Staff Review Comments - The Breakers
11. Ancient Oaks ALTA Update
12. Ancient Oaks Topography

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Date: July 21, 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, July 27, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, July 28, 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 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.

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 July 27, 2026, and the City Council Agenda of July 28, 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 Development Services Department at (361) 790-1125.

POSTED the 13th day of July 2026 on the website www.rockporttx.gov.

PUBLISHED in *The Corpus Christi Caller Times* in Monday, July 13, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Amanda Torres,
Community Planner
Director of Development Services



RECEIVED
JUN 08 2026
BY: Scarta

CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

- A. REQUESTING: Rezoning [] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit [x]
- B. ADDRESS AND LOCATION OF PROPERTY 1222 Hwy 35 South,
Rockport, Texas 78382
- C. CURRENT ZONING OF PROPERTY: B-1 General Business
- D. PRESENT USE OF PROPERTY: RV Park
- E. ZONING DISTRICT REQUESTED: PUD
- F. CONDITIONAL USE REQUESTED: RV Park with RV Lots and 3 SF Lots
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract Lots 1 & 2 Block 1
 - Tract Forrest Oaks of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) Rockport Breakers
(Formerly Ancient Oaks)
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 21.52 Acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

The purpose of the PUD application is to remove the previous approved CUPs 1875 and 1978 and
replace them with a new PUD to allow the existing approximately 92 RV spaces and the proposed
approximately 83 RV spaces and 3 single-family residential lots to all be fee-simple lots. The
existing and future amenities are owned by the park ownership.

K. OWNER'S NAME: (Please print) Rockport Breakers, LLC, Attn: Britton Holland
ADDRESS: 11226 Hermosa Ct
CITY, STATE, ZIP CODE: Houston, TX 77024
PHONE NO 713-501-2060

L. REPRESENTATIVE: (If Other Than Owner) J. Schwarz & Associates, Brandi Karl, PE
ADDRESS: P.O. Box 60733
CITY, STATE, ZIP CODE: Corpus Christi, TX 78466
PHONE NO 361-774-4534

NOTE: Do you have property owner's permission for this request?

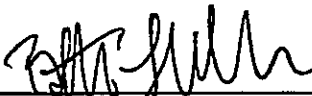
YES ☒ NO ☐

M. FILING FEE:

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

(Make check payable to the City of Rockport)

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

Signed:  6/4/20
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

paid \$365.20 chk #8115 on 3/30/2020 for CUP
Due \$420.

Difference between CUP & PUD - \$54.80 (paid)
6/8



INSTRUCTIONS CITY OF ROCKPORT

1. Complete the application form and return it to the Building & Development Department, 275 S.H. 35 Bypass, Rockport, TX with the required filling fee.
2. Official notice of a public hearing to consider the request will be posted on the City Hall bulletin board and published in the official city newspaper at least 15 days prior to the hearing. The owner/applicant and any representative will be notified of the hearing date by mail.
3. The public hearing will be held jointly before the Planning & Zoning Commission & City Council. After which the Planning & Zoning Commission will hold a separate meeting at a posted time and place.
4. Recommendations for the Planning & Zoning Commission will be submitted to the City Council. The City Council will make final determination at their next available meeting.
5. We suggest that the applicant or a representative be present at the public hearings, at the Planning & Zoning meeting and at the City Council meeting to answer any questions that might arise.



EVENT CALENDAR
RE-ZONING – CONDITIONAL USE – PUD
(Refer to City of Rockport Zoning Ordinance for specific details)

WEEK 1

Submit application of Re-zoning, Conditional Permit or PUD (Planned Unit Development).

Submit survey with legal description, if required.

Submit request for street/alley closures, if any.

WEEK 2

WEEK 3

Joint Public Hearing with City Council* and Planning and Zoning Commission.

Public Hearing on street/alley closures, if any.

WEEK 4

Planning and Zoning Commission Meeting (no public hearing).

WEEK 5

City Council* receives report from Planning and Zoning Commission; possible first reading of Ordinance to Re-zone.

City Council* takes action on request for road closures, if any.

WEEK 6

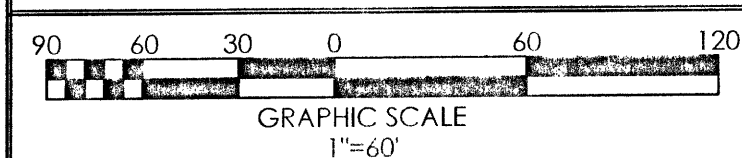
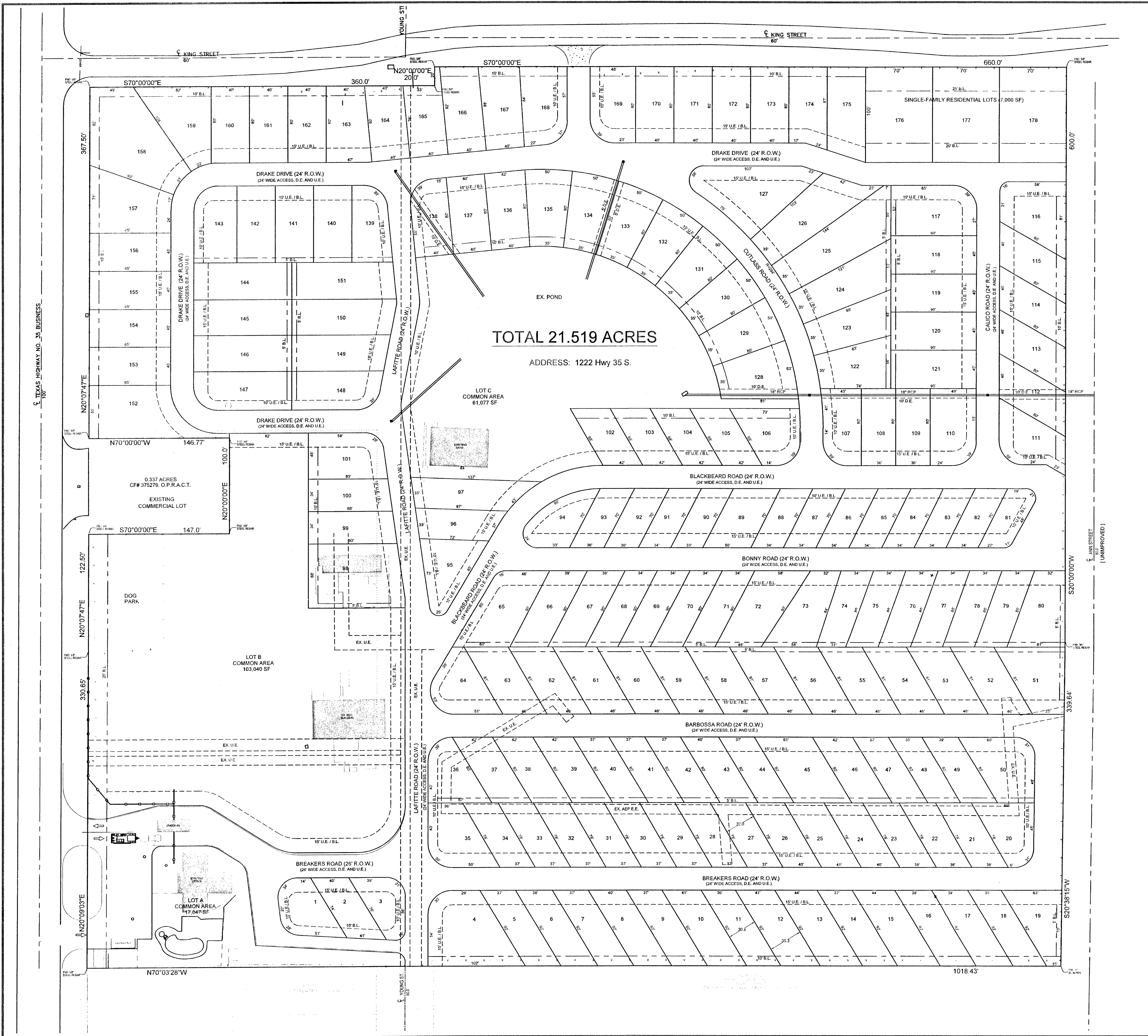
WEEK 7

City Council* meeting; possible second (and final) reading of ordinance to rezone.

If re-zoning and road closures granted, submit request to plat or re-plat property to the Planning and Zoning Commission (generally, one meeting, no public hearing required, except for true re-plat – then 15 day advertisement for public hearing).

Submit tree plan (tree survey or site plan with trees is okay) to Tree Committee (one meeting, no public hearing required).

After approval received for re-zoning, road closures re-plat and tree plan- REQUEST BUILDING PERMIT. Approximately two weeks for review of construction plans, drainage, utilities, etc. before Building Permit issued (longer if tree plan is submitted with application for building permit).



CONCEPTUAL PLAN IS FOR PRELIMINARY REVIEW AND APPROVAL ONLY. PLAN IS NOT AUTHORIZED TO BE RECORDED IN THE PLAT RECORDS OF ARANSAS COUNTY.

PROPERTY ADDRESS
1222 HWY 35 S, ROCKPORT, TX

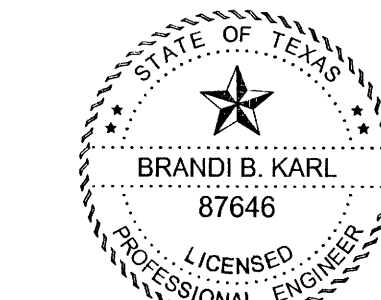
ZONING
PROPERTY IS CURRENTLY ZONED B-1
BEING REZONED TO P.U.D.

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. 0245G, Community No. 485504.

PRELIMINARY PLAT / CONCEPT PLAN THE BREAKERS, P.U.D.

LEGAL DESCRIPTION

21.519 ACRES OF LAND EMBRACING LOTS 1 AND 2, BLOCK 1, FORREST OAKS, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 137, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.



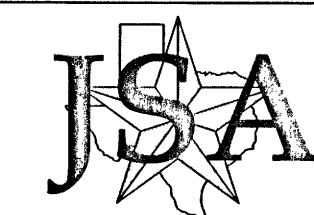
Brandi Karl
Digitally signed by
Brandi B. Karl, P.E.
Date: June 8, 2026

REVISION	DATE

OWNER:
ROCKPORT BREAKERS, LLC
11226 HERMOSA CT
HOUSTON, TX 77024
ATTN: BRITTON HOLLAND
(713) 501-2060

ENGINEER:
J. SCHWARZ & ASSOC., INC.
BRANDI B. KARL, P.E.
P.O. BOX 60733
CORPUS CHRISTI, TX 78466
(361) 774-4534

SURVEYOR:
GRIFFITH & BRUNDETT
SURVEYING & ENGINEERING
411 S. PEARL ST
ROCKPORT, TX 78382
(361) 729-6479



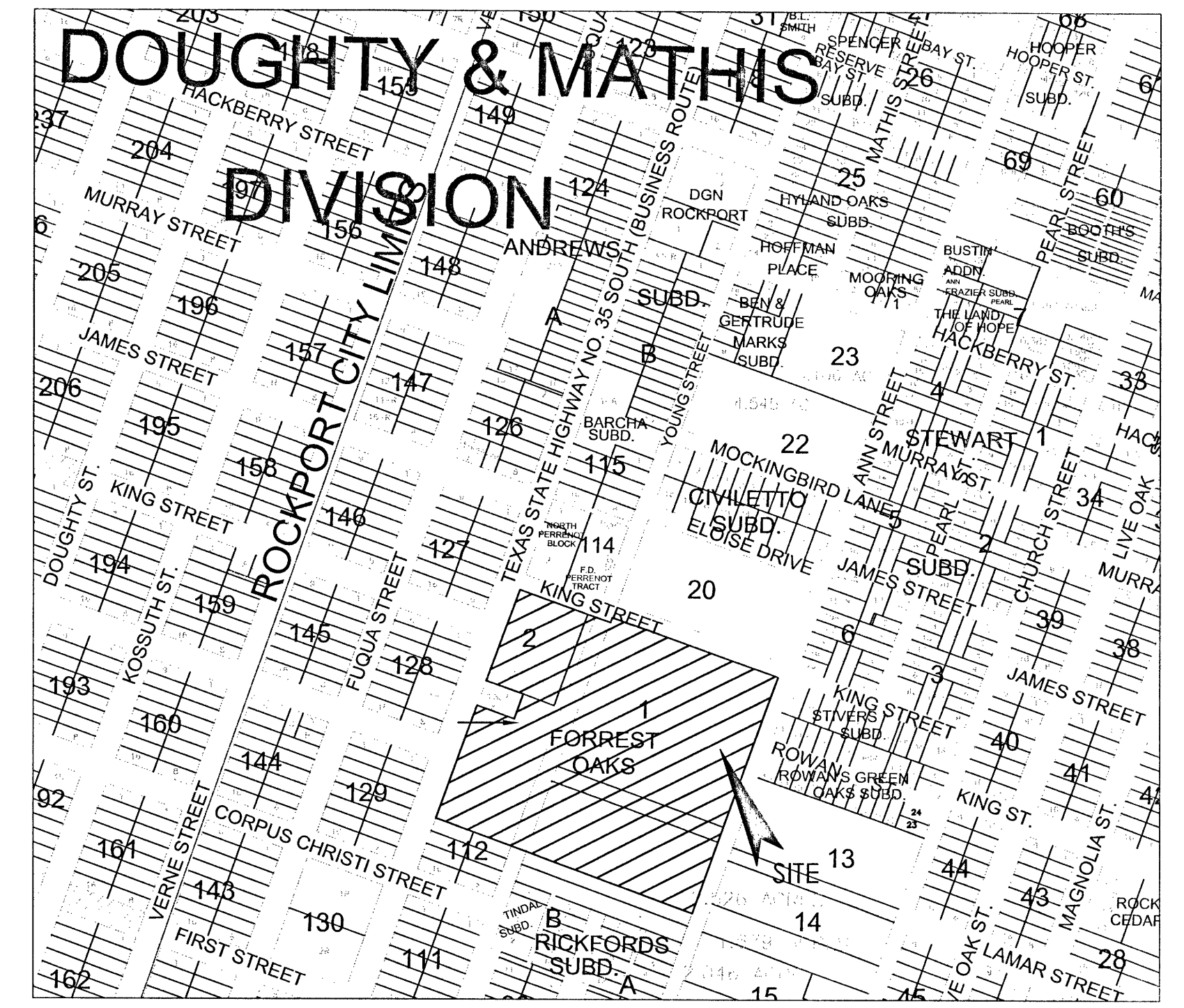
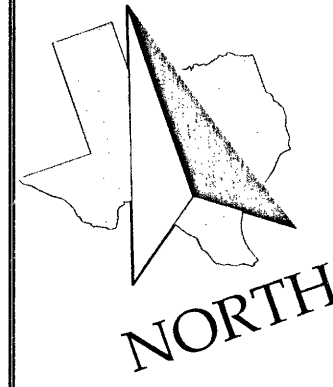
J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

PRELIMINARY PLAT / CONCEPT

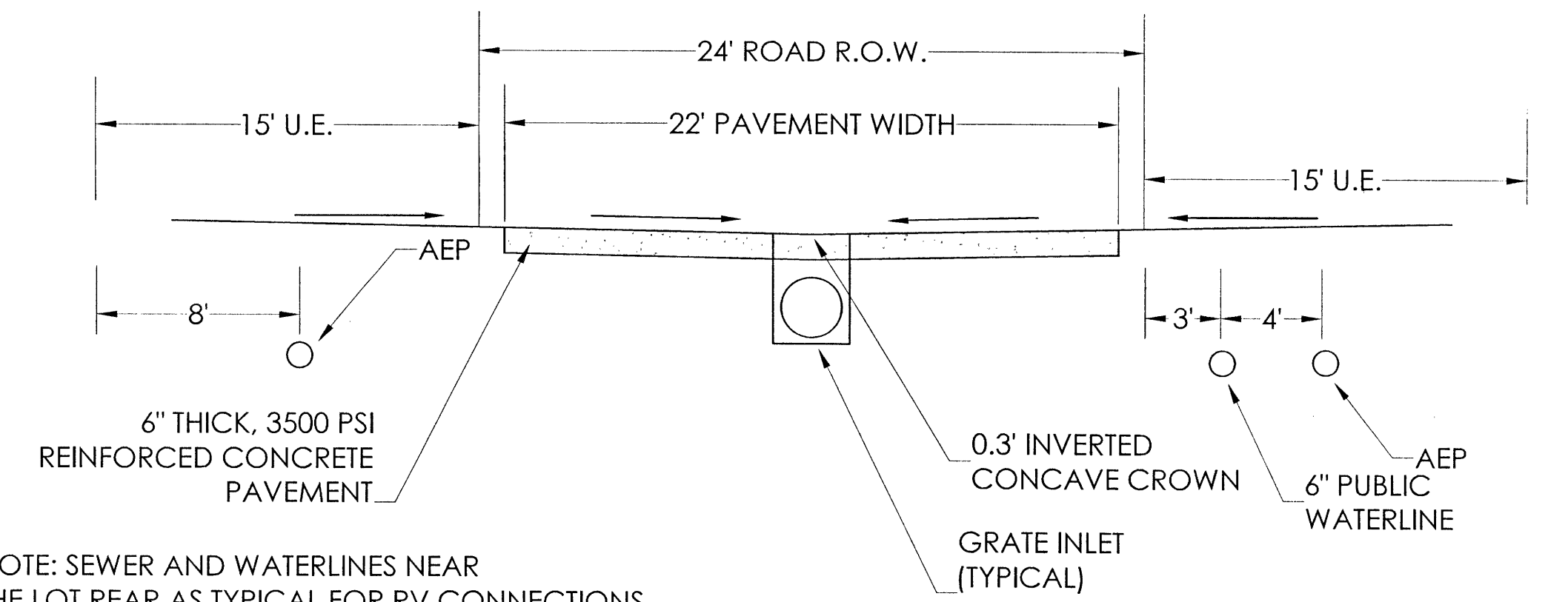
ROCKPORT BREAKERS, PUD
CITY OF ROCKPORT, TEXAS

DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
06/8/26	ancient oaks civil.dwg	XX	001
JOB NUMBER	ENGINEER	SCALE	1"=60'
20260507B	F-8138		

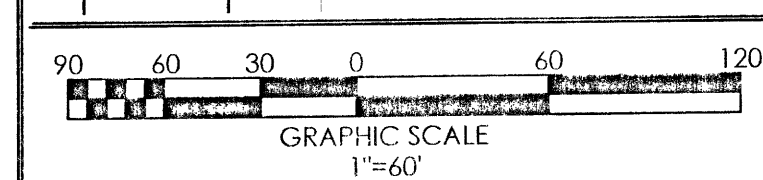
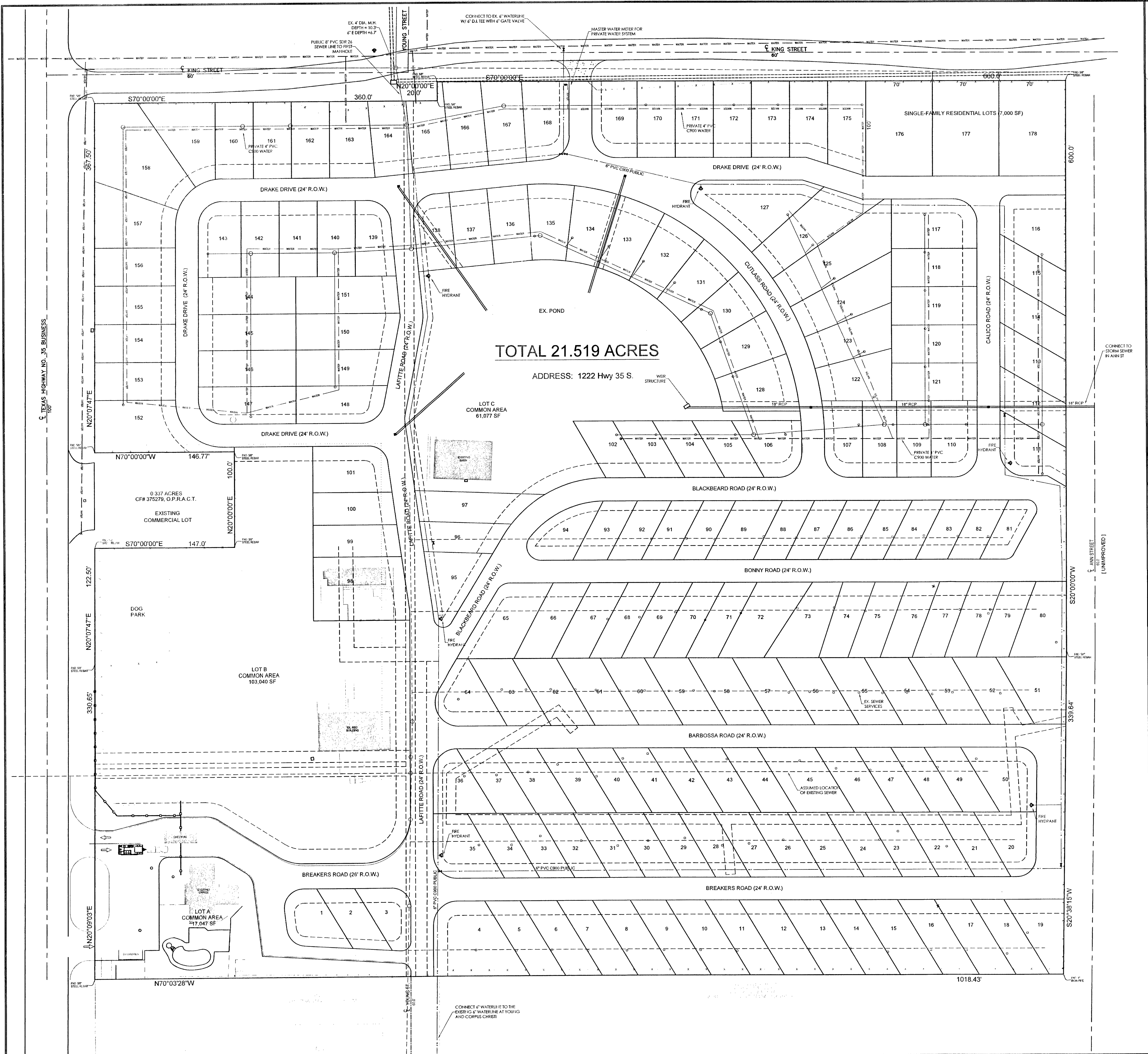
OF 002



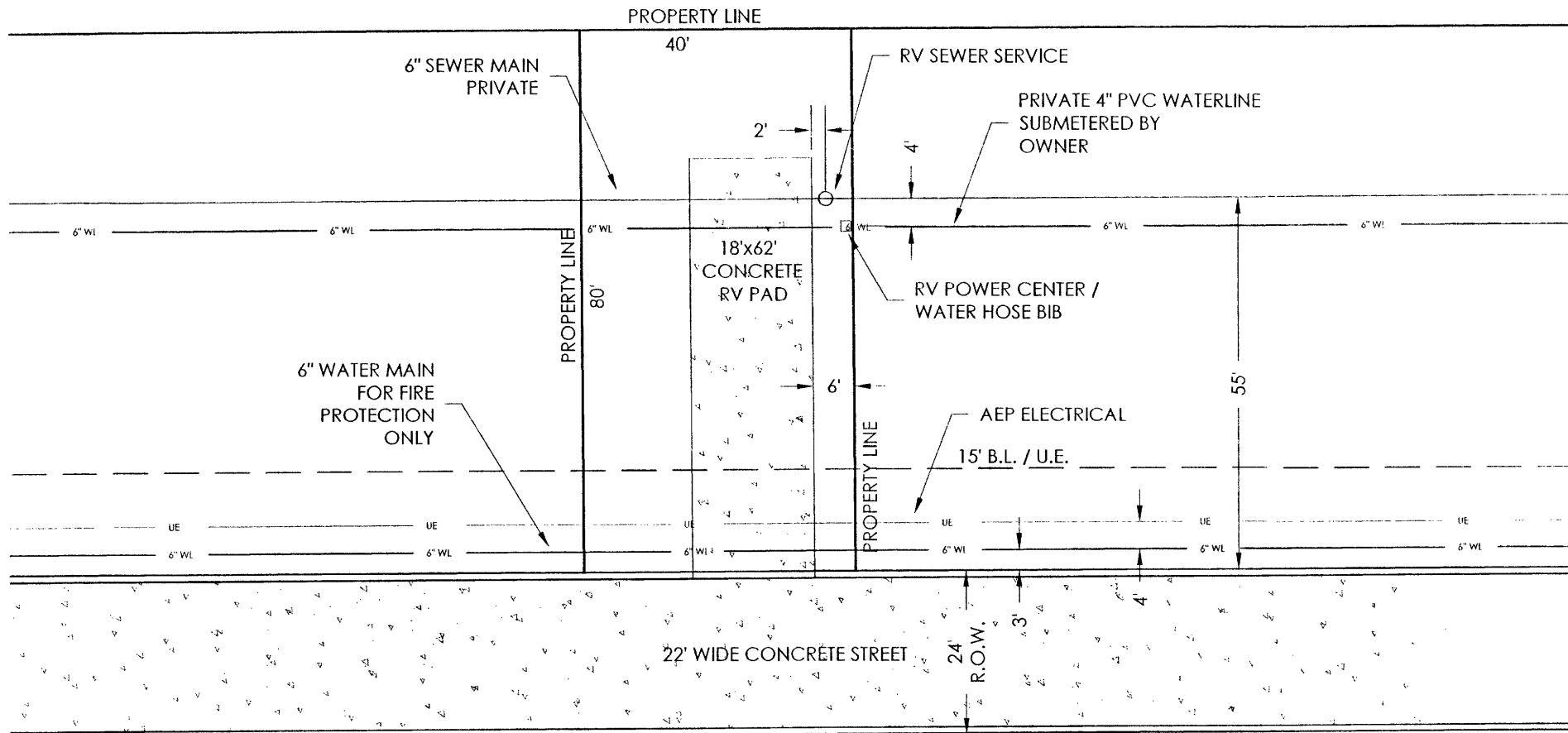
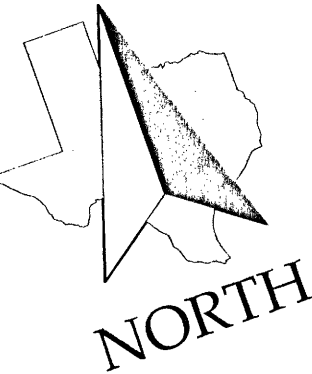
LOCATION MAP
N.T.S.



TYPICAL 24' PRIVATE CONCRETE ROAD
N.T.S.

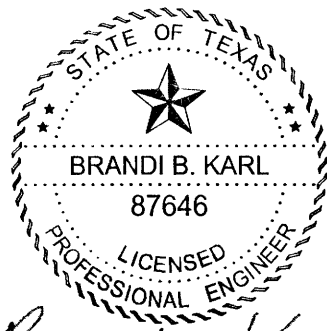


CONCEPTUAL PLAN IS FOR PRELIMINARY REVIEW AND APPROVAL ONLY.
PLAN IS NOT AUTHORIZED TO BE RECORDED IN THE PLAT RECORDS
OF ARANSAS COUNTY.



- UTILITY NOTES:
1. PHASE 1 OF THE PROJECT CONSISTS OF LOTS 1-101, WHICH ARE EXISTING RV SITES WITHIN THE CURRENT RV PARK. SOME OF THE EXISTING RV PADS WILL BE REMOVED OR MODIFIED TO COMPLY WITH THE CITY'S RV ORDINANCE.
 2. PHASE 2 OF THE PROJECT CONSISTS OF LOTS 102-175 FOR RVs AND LOTS 176-178 FOR SINGLE-FAMILY RESIDENCES.
 3. ALL LOTS SHALL BE PLATTED AND STAKED AS FEE-SIMPLE LOTS.
 4. THE RV LOTS IN PHASE 1 WILL CONTINUE TO BE SERVED WITH UTILITY MAINS THAT ARE ALREADY IN PLACE. THE WATER SYSTEM HAS A MASTER METER.
 5. THE LOTS IN PHASE 2 WILL BE SERVED BY A NEW PRIVATE UTILITY SYSTEM WITH CONNECTIONS TO THE CITY'S SEWER AND WATER LINES IN KING STREET. PHASE 2 WILL ALSO BE SERVED BY A MASTER WATER METER.
 6. THE DEVELOPER IS INSTALLING A 6" PUBLIC WATER LINE FOR FIRE PROTECTION. THIS LINE WILL LOOP FROM CORPUS CHRISTI STREET TO THE SOUTH AND CONNECT TO THE WATERLINE IN KING STREET.

- DRAINAGE NOTES:
1. PHASE 1 OF THE PROJECT WILL CONTINUE TO DRAIN AS IT HISTORICALLY HAS, WHICH APPEARS TO DRAIN TO THE ANN STREET DITCH.
 2. PHASE 2 CONSTRUCTION WILL COMPLY WITH THE CITY'S STORM WATER DESIGN MANUAL, WHICH IS TO DIVERT RUNOFF TO THE ONSITE POND FOR DETENTION, THEN OVERFLOW VIA A WEIR STRUCTURE TO THE ANN STREET DITCH.



Brandi Karl
Digitally signed by
Brandi B. Karl, P.E.
Date: June 8, 2026

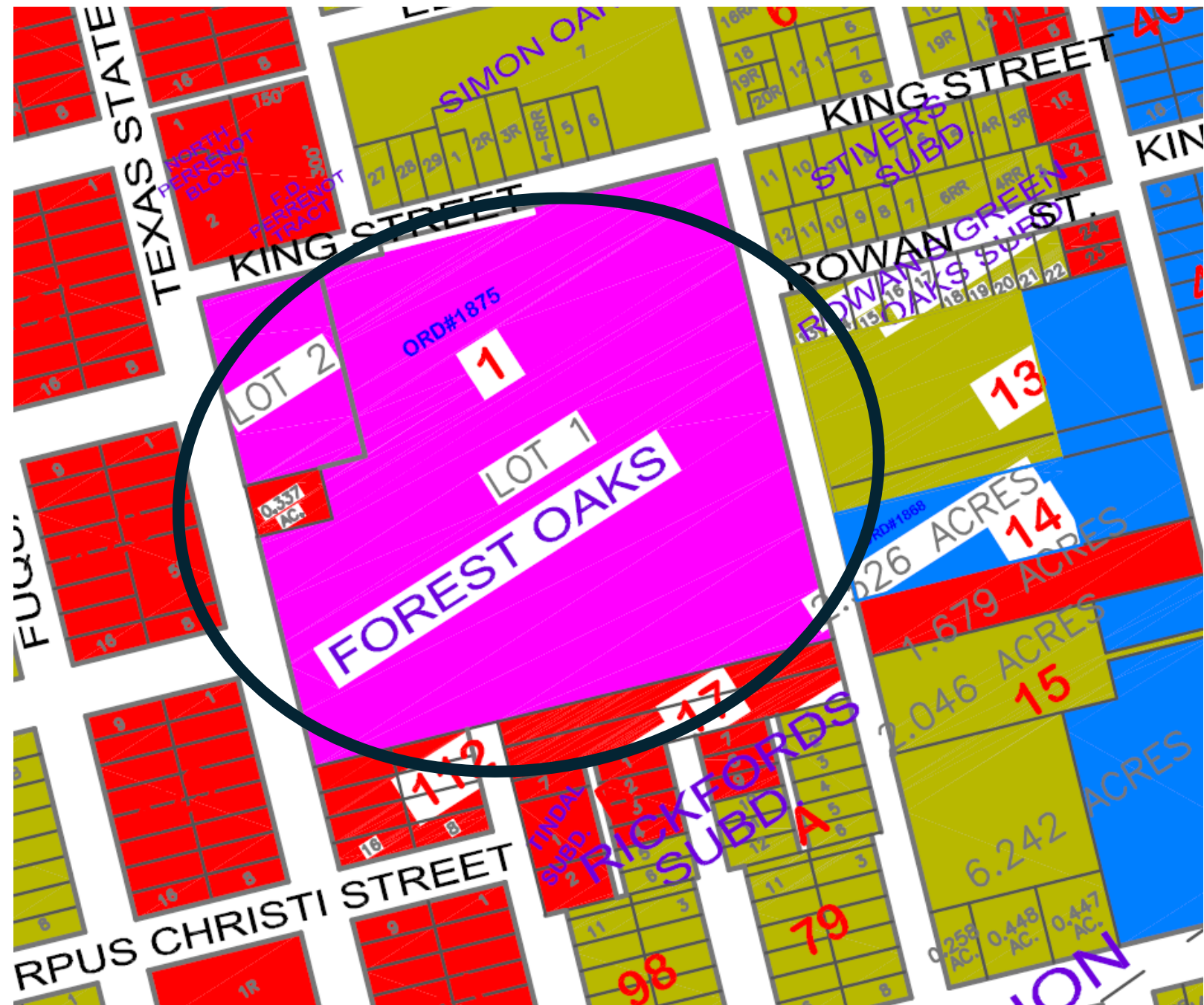
JSA J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

UTILITY PLAN

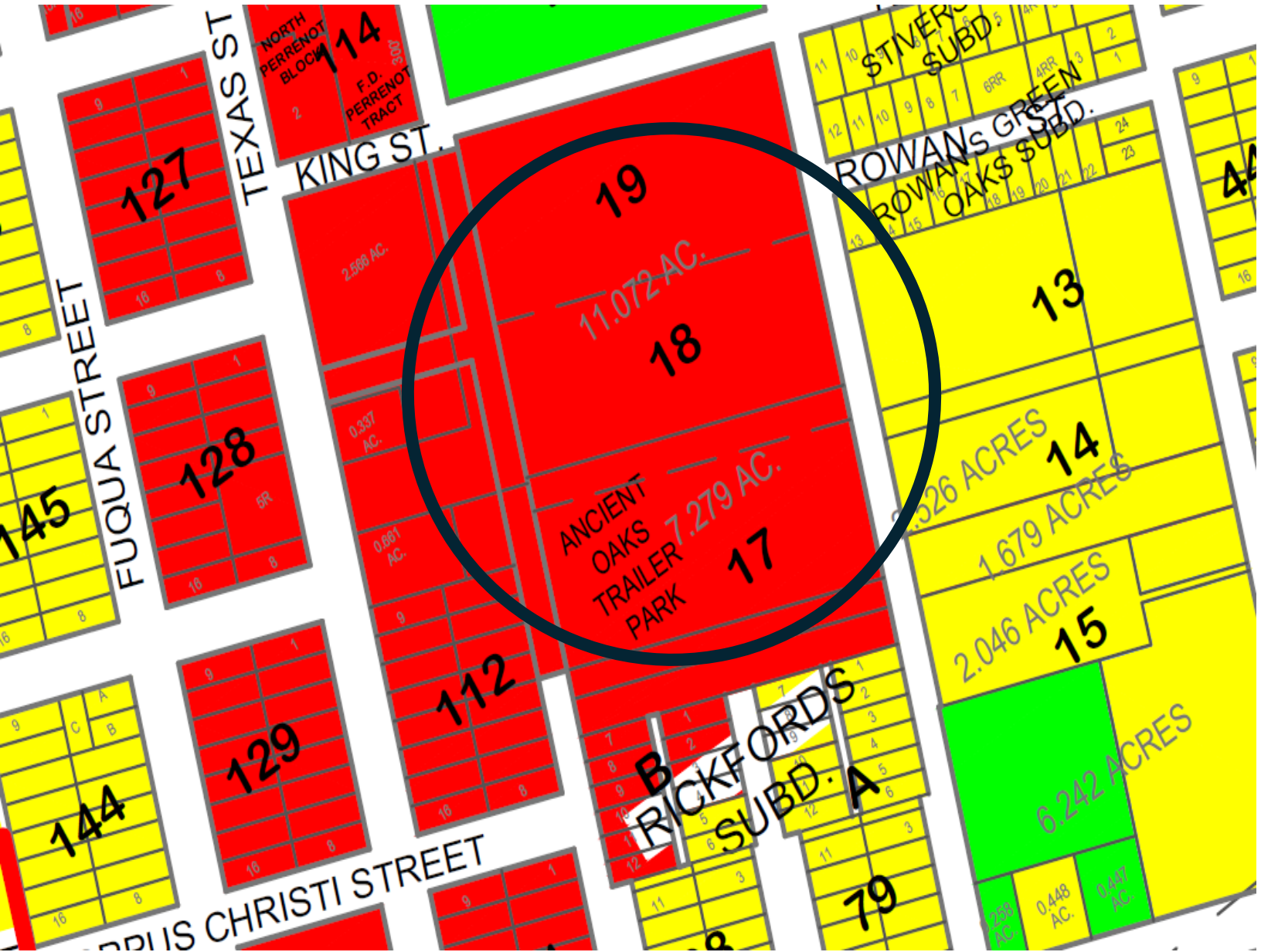
ROCKPORT BREAKERS, PUD
CITY OF ROCKPORT, TEXAS

REVISION	DATE	DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
		06/8/26	ancient oaks civil.dwg	XX	002
		20260507B	ENGINEER	F-8138	1"=60'

ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, July 27, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, July 28, 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 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.

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 July 27, 2026, and the City Council Agenda of July 28, 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 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 BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

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

Printed Name: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

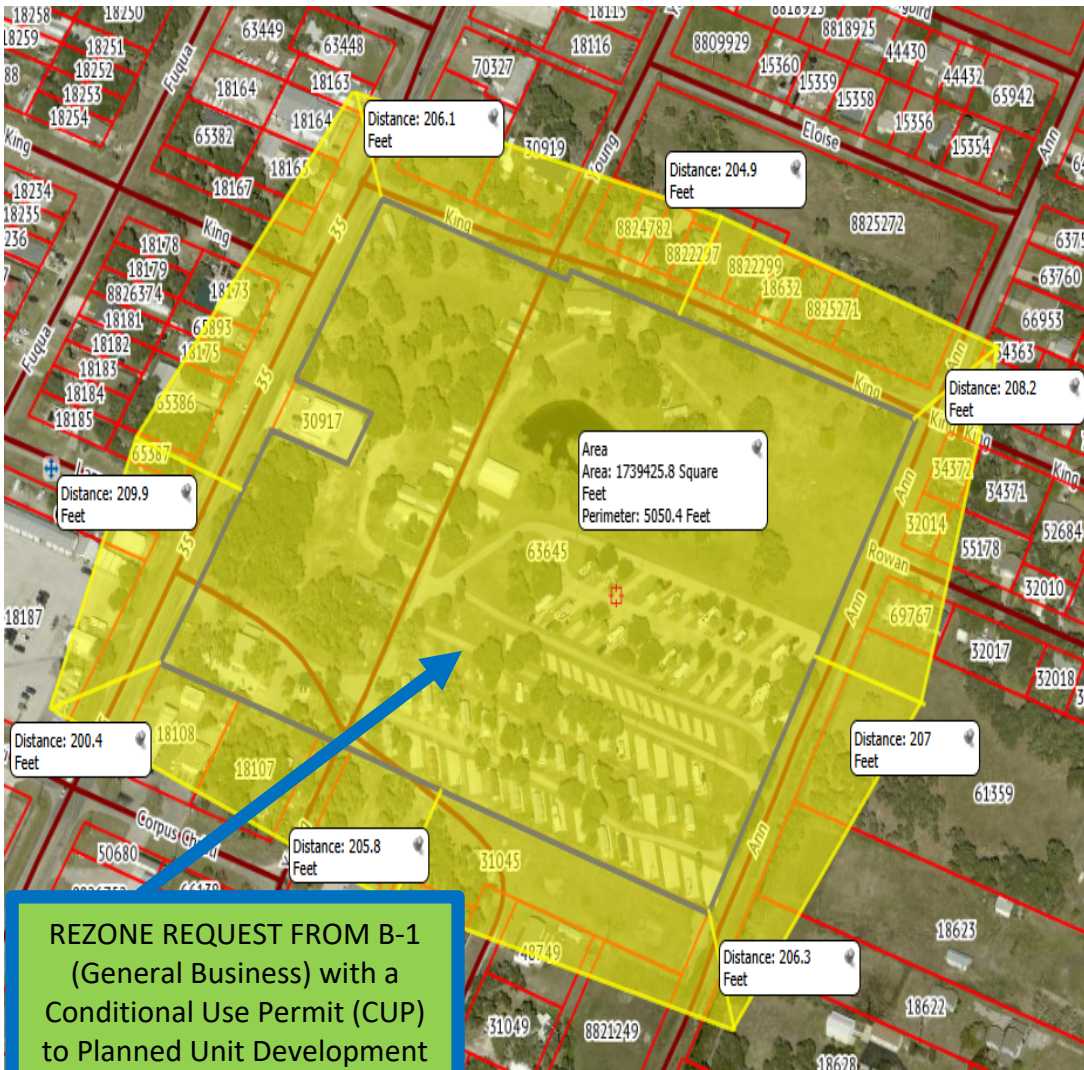
REASON:

Signature

See map on reverse side.

Location Map of Proposed Change of Zoning Request

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



FAQ

Why am I receiving this notice?

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

What do I do now?

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

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

If you have any questions regarding this notice, please contact Amanda Torres, Community Planner, 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>
63645	Rockport Breakers LLC	1222 Hwy 35 S	11226 Hermosa Ct	Houston	TX
30917	Spectral LLC	1210 Hwy 35 S	1210 Hwy 35 S	Rockport	TX
18187	Texas Parks & Wildlife Dept	824 S Fuqua St	4200 Smith School Road	Austin	TX
60386	Texas Parks & Wildlife Dept	1311 Hwy 35 S	4200 Smith School Road	Austin	TX
65387	Black Baldy Investments LLC	1223 Hwy 35 S	4161 Hwy 35 N Unit 1	Rockport	TX
65386	Black Baldy Investments LLC	1217 Hwy 35 S	4161 Hwy 35 N Unit 1	Rockport	TX
18175	Black Baldy Investments LLC	1215 Hwy 35 S	4161 Hwy 35 N Unit 1	Rockport	TX
65893	Christopher & Karra Crowley	1213 Hwy 35 S	P O Box 296	Rockport	TX
18173	Nancy Aleman	1203 Hwy 35 S	1203 Hwy 35 S	Rockport	TX
18167	Alan Kahanek	1131 Hwy 35 S	410 W Gonzales St	Yoakum	TX
18165	Sharon Tomme	1111 Hwy 35 S	111 Cedar Ridge Dr	Rockport	TX
18164	Parker Coastal Marine LLC	1107 Hwy 35 S	1107 Hwy 35 S	Rockport	TX
18163	Charles and Diana Lopez	1105 Hwy 35 S	1105 Hwy 35 S	Rockport	TX
70328	Joseph & Rosalia Zamora Pol	1112 Hwy 35 S	1370 County Road 2720	Mico	TX
30919	Stephanie Woods	324 E King St	324 E King St	Rockport	TX
8824781	Kyle Alston	504 E King St	403 Traylor Blvd	Rockport	TX
8824782	Matthew and Lindsay Wilkins	506 E King St	10 Royal Crest	New Braunf	TX
8824783	Kyle Alston	508 E King St	403 Traylor Blvd	Rockport	TX
8822297	George and Rebecca Allison	510 E King St	99 Bayshore Dr	Ingelside	TX
8822298	George and Rebecca Allison	514 E King St	99 Bayshore Dr	Ingelside	TX
8822299	Michael and Natalie Thompson	518 E King St	1247 JDJ Dr	New Braunf	TX
18632	Kody Deck and Sirbrina Salaz	520 E King St	3337 State Highway 35 Byps A	Rockport	TX
8825270	Kyle Alston	524 E King St	403 Traylor Blvd	Rockport	TX
8825271	Kyle Alston	528 E King St	403 Traylor Blvd	Rockport	TX
8825272	Kyle Alston	532 E King St	403 Traylor Blvd	Rockport	TX
34363	Jamie and Crystal Longoria	1124 S Ann St	1124 S Ann St	Rockport	TX
52936	NM Mesa Holdings LLC	604 E King St	2971 E US Hwy 175	Kaufman	TX
34372	Dancing Girl LLC	611 E King St	501 Thornton Ln	Georgetown	TX
34371	Pamela Anderson	615 E King St	615 E King St	Rockport	TX
32014	Jacob Evans	602 Rowan St	10920 Chapman Dr	Amarillo	TX
55178	Donald Orman	610 Rowan St	610 Rowan St	Rockport	TX
69767	Billie Driver Life Estate	605 Rowan St	605 Rowan St	Rockport	TX
61359	Mary Lou Eckerdt	1229 S Church St	1229 S Church St	Rockport	TX

18623	Coastal Bend Oz Fund LLC	1315 S Church St	1315 S Church St	Rockport	TX
18622	Richard and Mary Adam	1325 S Church St	20835 Great Navajo	San Antonio	TX
18628	Teresa Spang	1339 S Church St	1339 S Church St	Rockport	TX
31045	Hidi Ho Properties LLC	1324 Young St	100 Winding Way	Rockport	TX
8821249	Goose Egg Investments LLC	1331 S Ann St	1718 Capitol Ave	Cheyenne	Wy
48749	Charles James Cady III	1336 Mathis St	1336 Mathis St	Rockport	TX
31051	Tindal Jordan	1417 Mathis St	P O Box 2247	Rockport	TX
70118	Tindal Jordan	1340 Young St	P O Box 2247	Rockport	TX
18107	Nadezda Redd	324 E Corpus Christi St	324 E Corpus Christi St	Rockport	TX
18108	Big Diamond Inc	1328 Hwy 35 S	P O Box 52085 DC 17	Phoenix	Az
	Josh Dowling	Planning and Zoning Commission	102 N Santa Clara Drive	Rockport	TX
	Rocky Gudim	Planning and Zoning Commission	1016 S. Magnolia St.	Rockport	TX
	Ruth Davis	Planning and Zoning Commission	P.O. Box 706	Fulton	TX
	Kim Hesley	Planning and Zoning Commission	2003 Tule Park Drive	Rockport	TX
	Warren Hassinger	Planning and Zoning Commission	2517 Turkey Neck Circle	Rockport	TX

<u>ZIP</u>
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TASK ORDER # 20
PROJECT NAME Ancient Oaks/Breakers RV Park PUD
ENGINEER OF RECORD J. Schwarz & Associates (Brandi Karl)
DEVELOPER Rockport Breakers, LLC

	REVIEW 1 COMMENTS	REVIEW 1 RESOLUTIONS	REVIEW 2 COMMENTS	REVIEW 2 RESOLUTIONS	COMMENTS
1	Section 90-7 of the code implies that PUD submittals will be handled as a preliminary plat. Section 90-22 of the code outlines the elements needed on a preliminary plat. These need to be provided	Every item required on the Preliminary plat checklist is included in the submittal except for the topography. That would have really cluttered up the plat, so I've submitted it separately.			
2	Section 90-58 of the code addresses park dedication. Need to indicate how the park dedication will be satisfied	Common area lots A, B, & C total 4.16 Acres of land or 19.3% of the gross area of the project, set aside for amenities and recreational areas for residents within the development, not for the general public.			
3	City Design Manual 7-A requires 50' ROW for residential streets. 7-I requires 28' b-b pavement or 22' without curb if inverted crown is used. These will need to be included in the PUD approval as a variance.	The ROWs proposed in this PUD are 24' wide with 22' of concrete pavement. This is a variance request to the standard residential street section.			
4	Need to verify the ROW widths of the surrounding streets and dedicate additional ROW as necessary	The ROW for the surrounding streets are shown. SH 35 Business is 100' and King Street is 60'. No dedication is necessary. Ann Street is 60' and is not a street, only used for drainage.			
5	The application indicates that the water and wastewater systems will be owned by the applicant. Section 13.502 of the Texas Water Code outlines the requirements for submetering. The City Attorney needs to review the state law and its applicability for this development.	The applicant is proposing a master water meter with private submeters on the water system. This is the design that we were directed to do by the City at the predevelopment meeting.			
6	In typical subdivisions, each lot is served by a public water and wastewater connection. The PUD approval needs to include a variance from this standard.	This is not a typical subdivision, this is an RV park with fee-simple lots. The City directed us to install private utilities within the park, so that would be a variance request.			
7	All water and wastewater systems need to maintain the TCEQ required separation (9').	The water and wastewater lines in Phase 1 are existing. The lines on the lots in Phase 2 are service lines, subject to the plumbing code. The public line used for fire protection will comply with all TCEQ requirements.			

TASK ORDER # 20
PROJECT NAME Ancient Oaks/Breakers RV Park PUD
ENGINEER OF RECORD J. Schwarz & Associates (Brandi Karl)
DEVELOPER Rockport Breakers, LLC

	REVIEW 1 COMMENTS	REVIEW 1 RESOLUTIONS	REVIEW 2 COMMENTS	REVIEW 2 RESOLUTIONS	COMMENTS
8	Since the main entrance is gated, it is assumed that all the streets will be privately owned and maintained. The plan shows access to the property from King St., Young St. and the Ann St. ROW. Will these be access controlled?	There will be one main entrance from Highway 35 and one gated exit-only to King Street. There will be no access to Young Street or the Ann Street ditch. The new street at the back of the three residential lots is just a rear access into the park for those lots only (those lots are designated workers housing). The streets within the development will all be private.			
9	The plan shows what appears to be an easement within lots 20-50. What is the purpose of this easement and will it be abandoned as part of the plat?	That is noted as an existing AEP electrical easement. It will remain.			
10	The application indicates that this is a RV park. The property needs to comply with the RV Park Regulations per Section 118-24.2.14 Regulation of Recreational Vehicle (RV) Parks. Need to show compliance with these requirements	The proposed park complies with all items in 118-24.2.14 RV Park Regulations. As the project develops, site numbers will be displayed for every site. The existing RV pads that don't comply with the horizontal spacing requirements are being removed and rebuilt so all sites have the correct spacing. The existing park does not currently have privacy screening around the entire perimeter, but that screening is planned as the phases develop.			
11	Since this is a full rework of the entire property, The entire property will need to comply with the Drainage Manual with regard to stormwater detention.	The property does comply with the Drainage Manual. The stormwater preliminary design shows all stormwater from the new construction will be directed to the detention pond, with an overflow pipe tied to the Ann Street Ditch.			
12	The plan does not show how the 3 single family lots will get utility services	The plan shows the sewer services extended from King Street, but not the water services. All utilities for the three single family lots will be from the existing utilities in King Street.			
13	will the single family lots have access to King St.?	Yes, the single family lots will front on King Street, as shown by the 25' front building line and 20' rear building line.			
14	Platted lots typically have frontage on a public street. These lots will front on private streets. This needs to be included in the PUD approval as a variance.	I don't agree that this is a variance, there are countless platted lots that front on private streets across our county.			

TASK ORDER # 20
PROJECT NAME Ancient Oaks/Breakers RV Park PUD
ENGINEER OF RECORD J. Schwarz & Associates (Brandi Karl)
DEVELOPER Rockport Breakers, LLC

	REVIEW 1 COMMENTS	REVIEW 1 RESOLUTIONS	REVIEW 2 COMMENTS	REVIEW 2 RESOLUTIONS	COMMENTS
15	The plan show a 15' building line. This dimension is not adequate to provide for vehicle parking in the front yard area.	Most RVs sit further back on the pad so there is plenty of room to park in front or to the side.			
16	From aerials, some of the units are occupied by mobile homes. These are not allowed per Section 118-24.2.14. A variance is needed to allow these to continue in a RV park. See also Section 118-4.2.6 for further restrictions.	The existing homes on the site are not mobile homes. The City already requested that these be called park model trailers, as they all have a trailer connection and wheels.			
17	Since these are individual lots, need to provide for mail delivery in methods approved by USPS.	The developer will coordinate with USPS for their mail delivery preference.			
18	Since the PUD application encompasses the existing facilities, Adequate fire protection needs to be provided to that area.	A looped public 6" waterline with adequate fire hydrants is being added as part of this development.			
19	Need a copy of the plat of Forrest Oaks to see if there are any easements or ROW dedicated.(Does King St. extend through te property?)	A copy of the survey is attached, showing that Young Street has been closed and abandoned through the property.			

TASK ORDER #	20
PROJECT NAME	Ancient Oaks/Breakers RV Park PUD
ENGINEER OF RECORD	J. Schwarz & Associates (Brandi Karl)
DEVELOPER	Rockport Breakers, LLC

[illegible]

Staff Review Comments

Development Name: The Breakers/Ancient Oaks RV Park

Address: 1222 Hwy 35 S

City Manager: No comment

Public Works: No comment

Police: No comment

Public Safety Communications: No comment

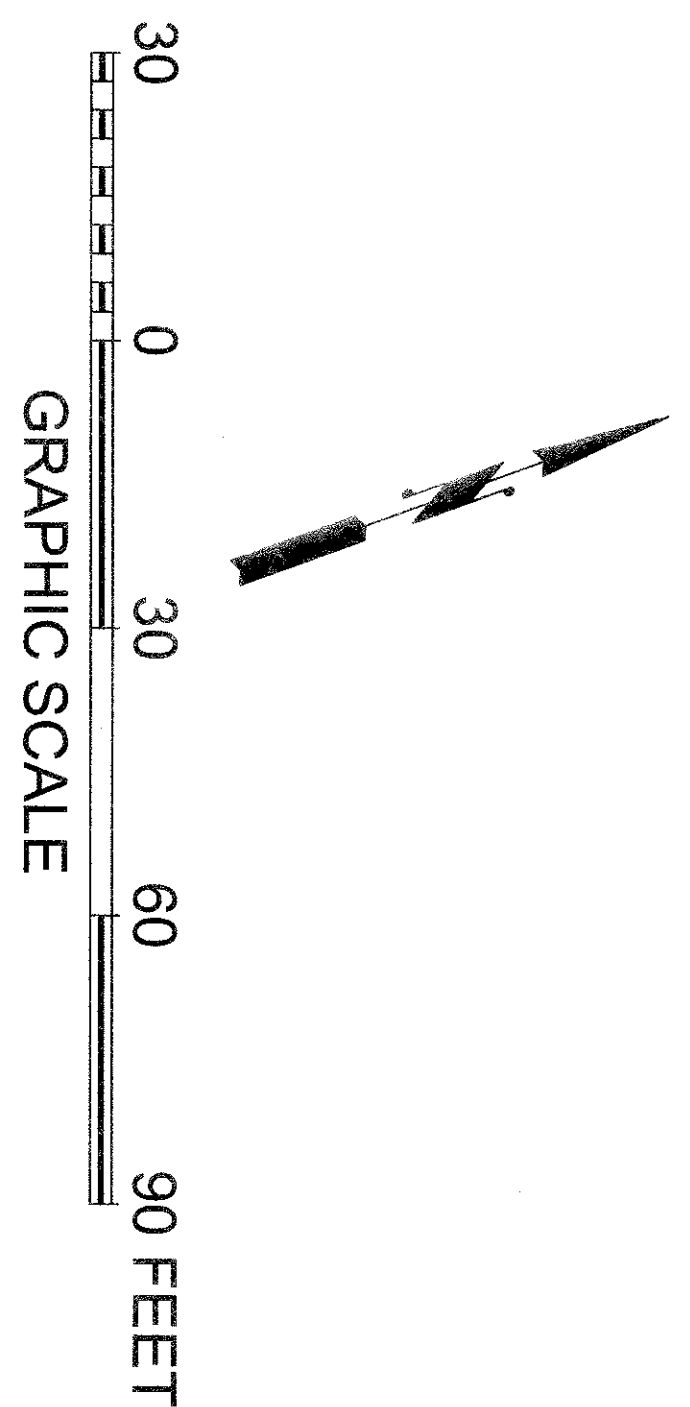
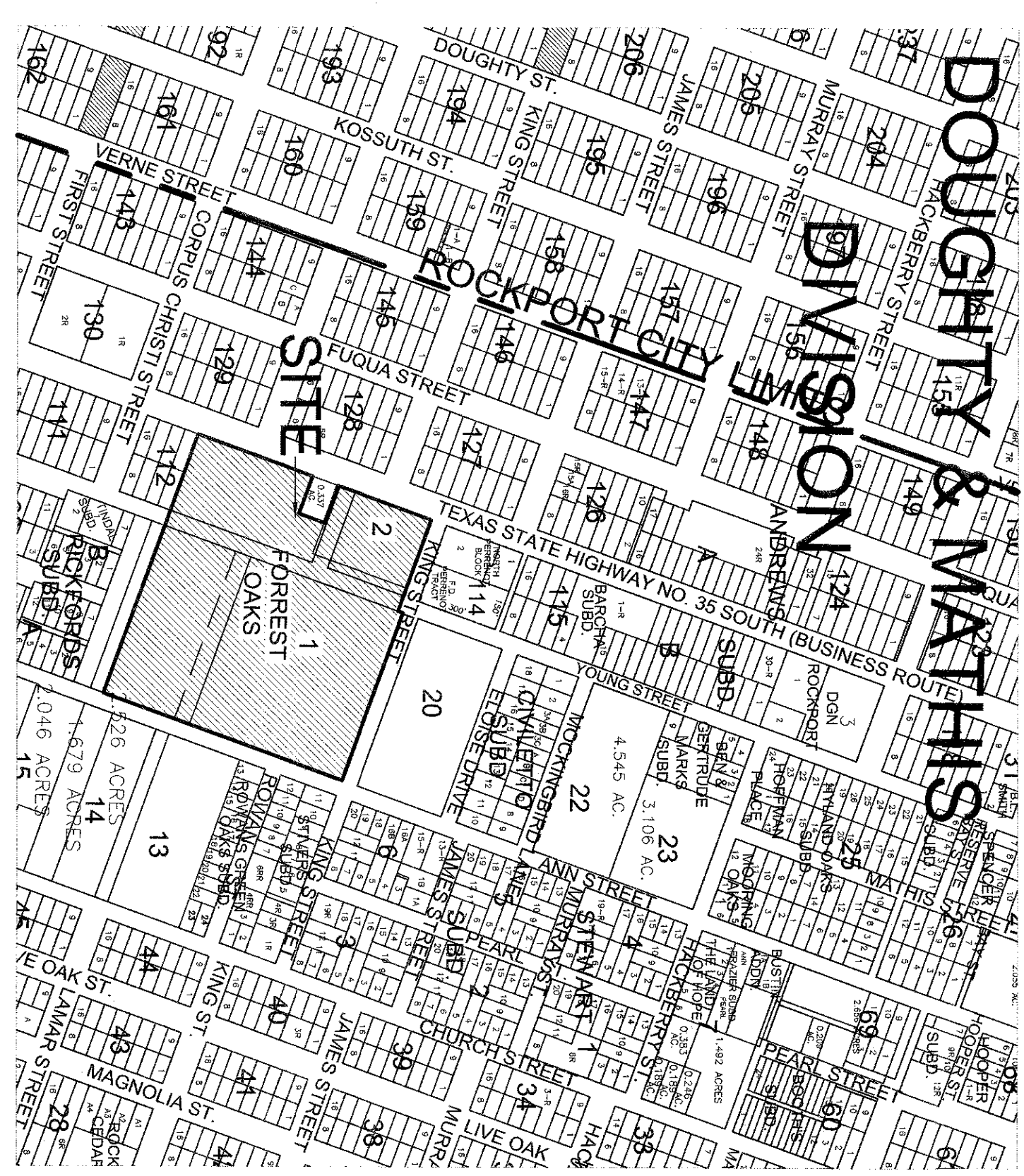
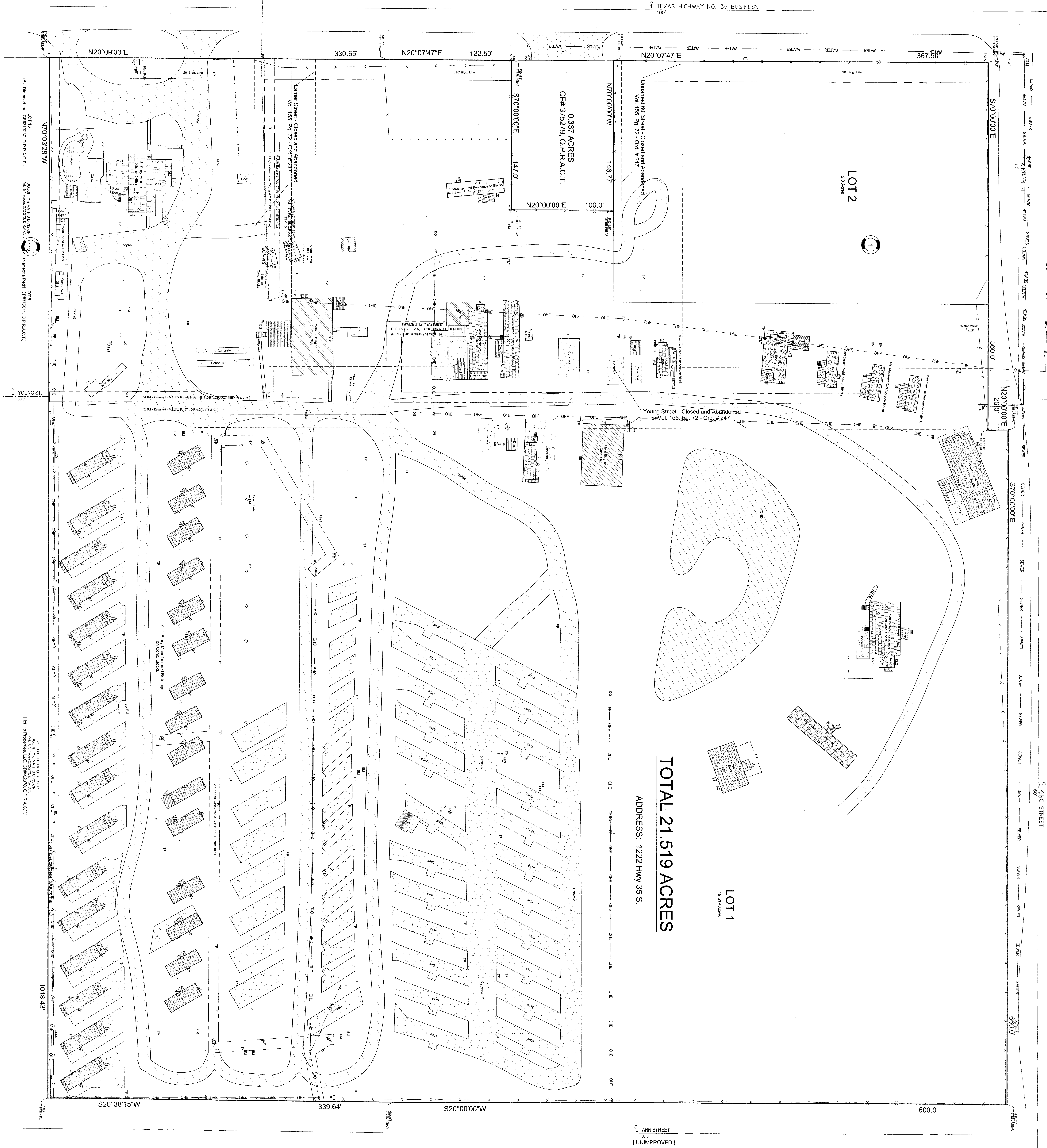
Parks: No comment

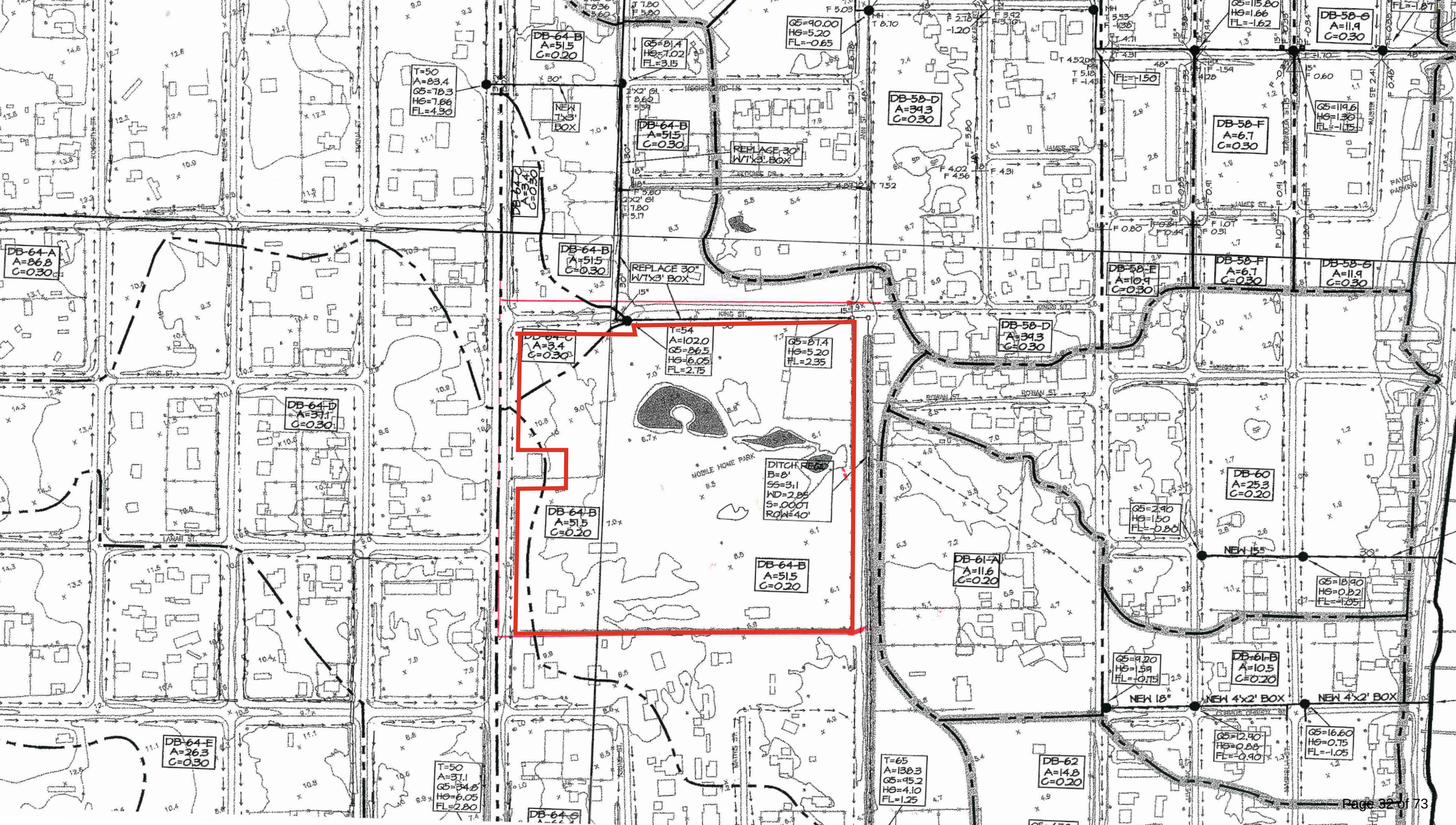
Aransas County Appraisal District: No comment

Corpus Christi Gas: No comment

TxDOT: No comment

AEP: AEP asked to work with the customer to upgrade the electrical system to comply with AEP's requirements.

[illegible]





AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commissioners

FROM: Stacy Cantu, Building & Development Planning Tech., Amanda Torres, Director of Building & Development

MEETING DATE: July 27, 2026

CATEGORY: Action Item

CAPTION:

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.

SUMMARY:

Property owner, SAL Holdings LLC, is submitting a zoning change request for 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).

BACKGROUND:

The property in question is currently zoned R-2 (2nd Single-Family Dwelling District). The developer is requesting a change to a Planned Unit Development zoning overlay in order to offer a variety of smaller-sized lots, ranging from 2,540 square feet to 6,780 square feet. Proposed lot widths are 45 feet, which is less than the ordinance-required 50 feet. The proposal also requests a reduced front setback of 10 feet. In the January 13, 2026 council meeting, the property was previously re-zoned to R-2 (2nd Single-Family Dwelling District).

Property to the north and south of the subject location is zoned R-1 (1st Single-Family Dwelling District). Property located west of the subject location is zoned R-5 (2nd Multi-Family Dwelling District), and property located east is zoned both R-1 (1st Single-Family Dwelling District) and B-2 (Central Business District). The Future Land Use Map shows this property as a multi-family

residential land use.

The public hearing was published in the *Corpus Christi Caller Times* on July 9, 2026, along with 51 public notices sent out on the same day. At the time of publishing, we received no comment in favor or opposed to the zoning request.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH_Village by the Bay
2. PUD Application_Village By The Bay
3. Site Plan & Concept Plan
4. ZONING MAP_Village By The Bay
5. FUTURE LAND USE MAP_Village By The Bay
6. CAD_Village By The Bay
7. Mail Outs
8. Public Mailout List
9. PUD Review Comments Village By The Bay PUD
10. Staff Review Comments - Village by the Bay

APPROVAL/REVIEW:

Date: July 21, 2026

Amanda Torres, Director of Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, July 27, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, July 28, 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 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).

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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.

POSTED the 13th day of July 2026 on the website www.rockporttx.gov.

PUBLISHED in *The Corpus Christi Caller Times* in Monday, July 13, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Amanda Torres,
Community Planner
Director of Development Services



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

- A. REQUESTING: Rezoning [] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit [✓]
- B. ADDRESS AND LOCATION OF PROPERTY Pearl and Third Street
- C. CURRENT ZONING OF PROPERTY: R2
- D. PRESENT USE OF PROPERTY: undeveloped land
- E. ZONING DISTRICT REQUESTED: _____
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies) See Attachment B
- Lot or Tract _____ Block _____
 - Tract _____ of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) VILLAGE By THE BAY
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): ~15 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- Please see attached outline
Requesting a variance on lot width and size

K. OWNER'S NAME: (Please print) SAL HOLDINGS, LLC
ADDRESS: 2200 Ave. A
CITY, STATE, ZIP CODE: Bay City, TX 77414
PHONE NO 979-245-8900

L. REPRESENTATIVE: (If Other Than Owner) JILL LYNN / SAL HOLDINGS, LLC
ADDRESS: same as above
CITY, STATE, ZIP CODE: _____
PHONE NO _____

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

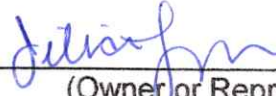
M. FILING FEE:

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

\$360.00

(Make check payable to the City of Rockport)

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

Signed: 
(Owner or Representative)

(FOR CITY USE)

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

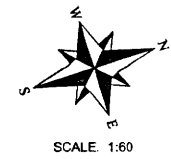
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

EXHIBIT A Site plan

- LEGEND:**
- FOUND PROPERTY CORNER
 - SET 5/8" IR WITH CAP MARKED "LYNN ENGINEER 10116600"
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - *NOTE ALL SIDE AND REAR BUILDING LINE SETBACKS ARE TO BE SET TO 5' OFF LOT LINES.



3.969 ACRE TRACT BLOCK 1, LOTS 1 OF 50 OAKS, ROCKPORT, TEXAS VOL 3, PAGE 125 M.R.A.C.T

LYNN ENGINEERING

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

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

PRELIMINARY PLAT

VILLAGE BY THE BAY
ROCKPORT, TX

LYNN DEVELOPMENT

DRAWN BY: MMT
CHECKED BY:
DESIGNED BY:
SCALE: 1:60

JOB NO.
30.104908
PRINTED

DATE REMARKS

REVISIONS

NO. REMARKS

BOUNDARY SURVEY

1 OF 1

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C1	15.71'	10.00'	90°00'00"	
C2	24.32'	34.00'	40°59'25"	
C3	9.75'	15.00'	37°15'28"	
C4	24.32'	34.00'	40°59'25"	
C5	24.36'	34.00'	41°03'32"	
C10	24.33'	34.00'	40°59'36"	
C11	24.29'	34.00'	40°56'18"	
C12	9.75'	15.00'	37°15'28"	
C13	24.41'	34.00'	41°07'39"	
C15	15.71'	10.00'	90°00'00"	

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C16	15.71'	10.00'	90°00'00"	
C17	15.72'	10.00'	90°02'29"	
C18	9.75'	15.00'	37°15'28"	
C19	24.28'	34.00'	40°55'17"	
C20	24.61'	34.00'	41°28'26"	
C21	9.75'	15.00'	37°15'28"	
C22	15.71'	10.00'	90°00'00"	
C23	9.75'	15.00'	37°15'28"	
C24	9.97'	34.00'	16°48'22"	
C25	40.58'	34.00'	68°23'00"	

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C26	33.08'	34.00'	55°44'44"	
C27	14.02'	34.00'	23°37'21"	
C28	9.75'	15.00'	37°15'28"	
C29	15.71'	10.00'	90°00'00"	
C30	15.71'	10.00'	90°00'00"	
C31	15.70'	10.00'	89°57'31"	
C32	15.25'	362.00'	2°24'47"	
C33	47.58'	362.00'	7°31'50"	
C34	8.22'	362.00'	1°18'06"	
C35	50.37'	338.00'	8°32'20"	

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C36	15.97'	338.00'	2°42'23"	
C37	15.71'	10.00'	90°00'25"	
C38	35.45'	338.00'	6°00'35"	
C39	15.71'	10.00'	90°00'00"	
C40	37.85'	488.00'	4°26'40"	
C41	19.42'	362.00'	3°04'25"	
C42	30.89'	338.00'	5°14'09"	
C43	45.66'	362.00'	7°13'38"	
C44	5.97'	362.00'	0°56'40"	
C45	15.71'	10.00'	89°59'35"	

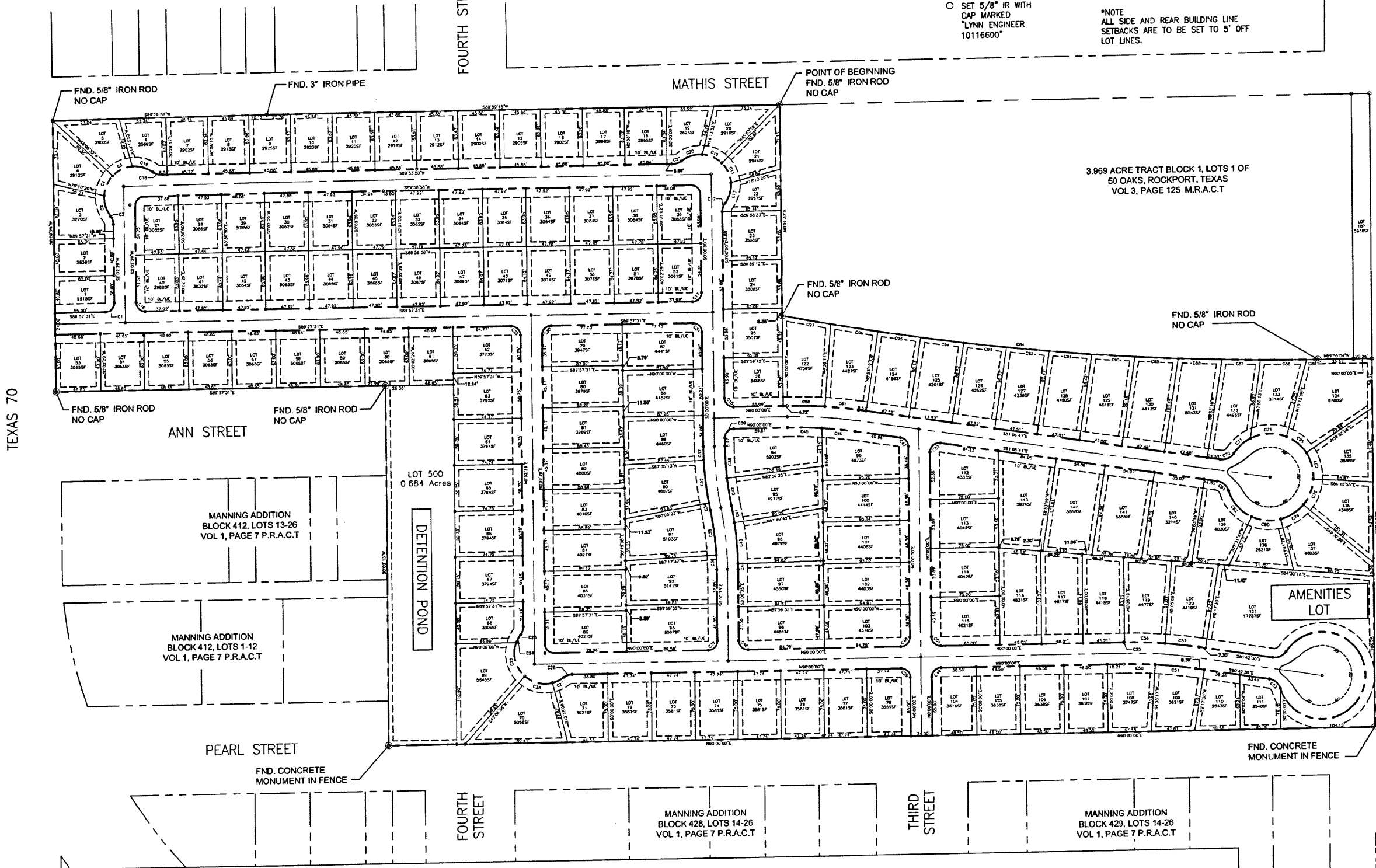
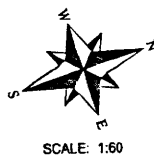
PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C46	37.85'	488.00'	4°26'40"	
C47	14.16'	10.00'	81°06'41"	
C48	15.71'	10.00'	90°00'00"	
C49	15.71'	10.00'	90°00'00"	
C50	34.53'	488.00'	4°03'17"	
C51	44.61'	488.00'	5°14'14"	
C52	16.92'	15.00'	64°37'23"	
C53	17.26'	10.00'	98°53'19"	
C54	15.71'	10.00'	90°00'00"	
C55	0.78'	512.00'	0°05'13"	

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C56	44.66'	512.00'	4°59'53"	
C57	37.59'	512.00'	4°12'24"	
C58	41.58'	512.00'	4°39'11"	
C61	37.85'	512.00'	4°14'08"	
C71	24.87'	48.00'	29°40'51"	
C72	16.92'	15.00'	64°37'23"	
C74	40.74'	48.00'	48°37'53"	
C75	28.77'	48.00'	34°20'27"	
C77	30.84'	48.00'	36°48'57"	
C78	30.79'	48.00'	36°44'56"	

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C79	30.01'	48.00'	35°49'32"	
C80	32.86'	48.00'	39°13'14"	
C81	16.92'	15.00'	64°37'23"	
C82	40.20'	48.00'	47°58'56"	

EXHIBIT B Concept plan

- LEGEND:
- FOUND PROPERTY CORNER
 - SET 5/8" IR WITH CAP MARKED "LYNN ENGINEER 10116600"
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - *NOTE ALL SIDE AND REAR BUILDING LINE SETBACKS ARE TO BE SET TO 5' OFF LOT LINES.



3.969 ACRE TRACT BLOCK 1, LOTS 1 OF 50 OAKS, ROCKPORT, TEXAS VOL 3, PAGE 125 M.R.A.C.T

LOT 500 0.684 Acres

MANNING ADDITION BLOCK 412, LOTS 13-26 VOL 1, PAGE 7 P.R.A.C.T

MANNING ADDITION BLOCK 412, LOTS 1-12 VOL 1, PAGE 7 P.R.A.C.T

MANNING ADDITION BLOCK 428, LOTS 14-26 VOL 1, PAGE 7 P.R.A.C.T

MANNING ADDITION BLOCK 429, LOTS 14-26 VOL 1, PAGE 7 P.R.A.C.T

PARCEL CURVE DATA				
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PARCEL CURVE DATA				
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C61	16.92'	15.00'	64°37'23"	
C62	40.20'	48.00'	47°58'56"	

LYNN ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-324

TEXAS REGISTERED SURVEYING FIRM 10116600

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

VILLAGE BY THE BAY
ROCKPORT, TX

PRELIMINARY PLAT

LYNN
DEVELOPMENT

DRAWN BY: MMT
CHECKED BY:
DESIGNED BY:

SCALE: 1:50
JOB NO. 30.104908

PRINTED

DATE	REMARKS

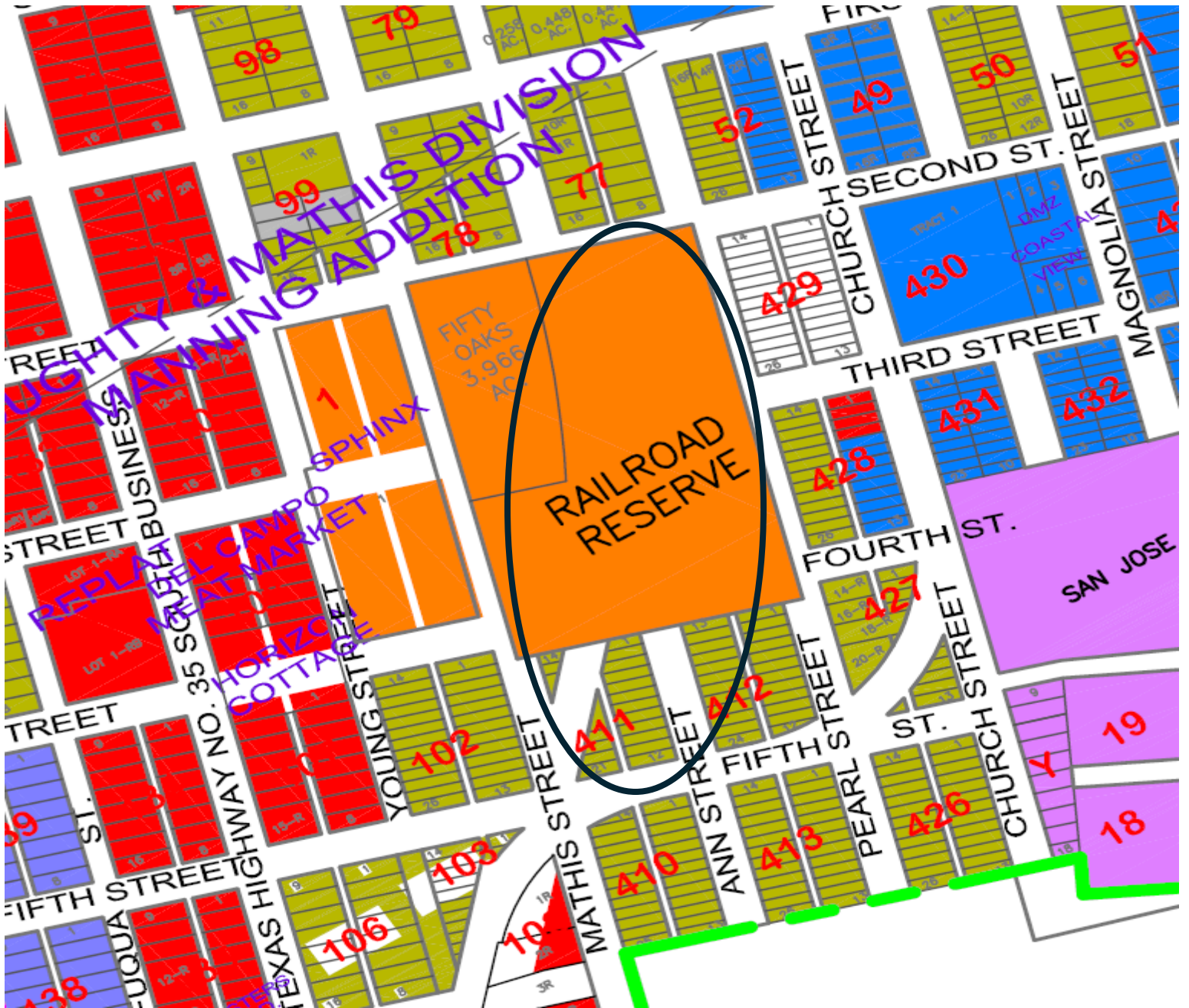
REVISIONS

NO.	REMARKS

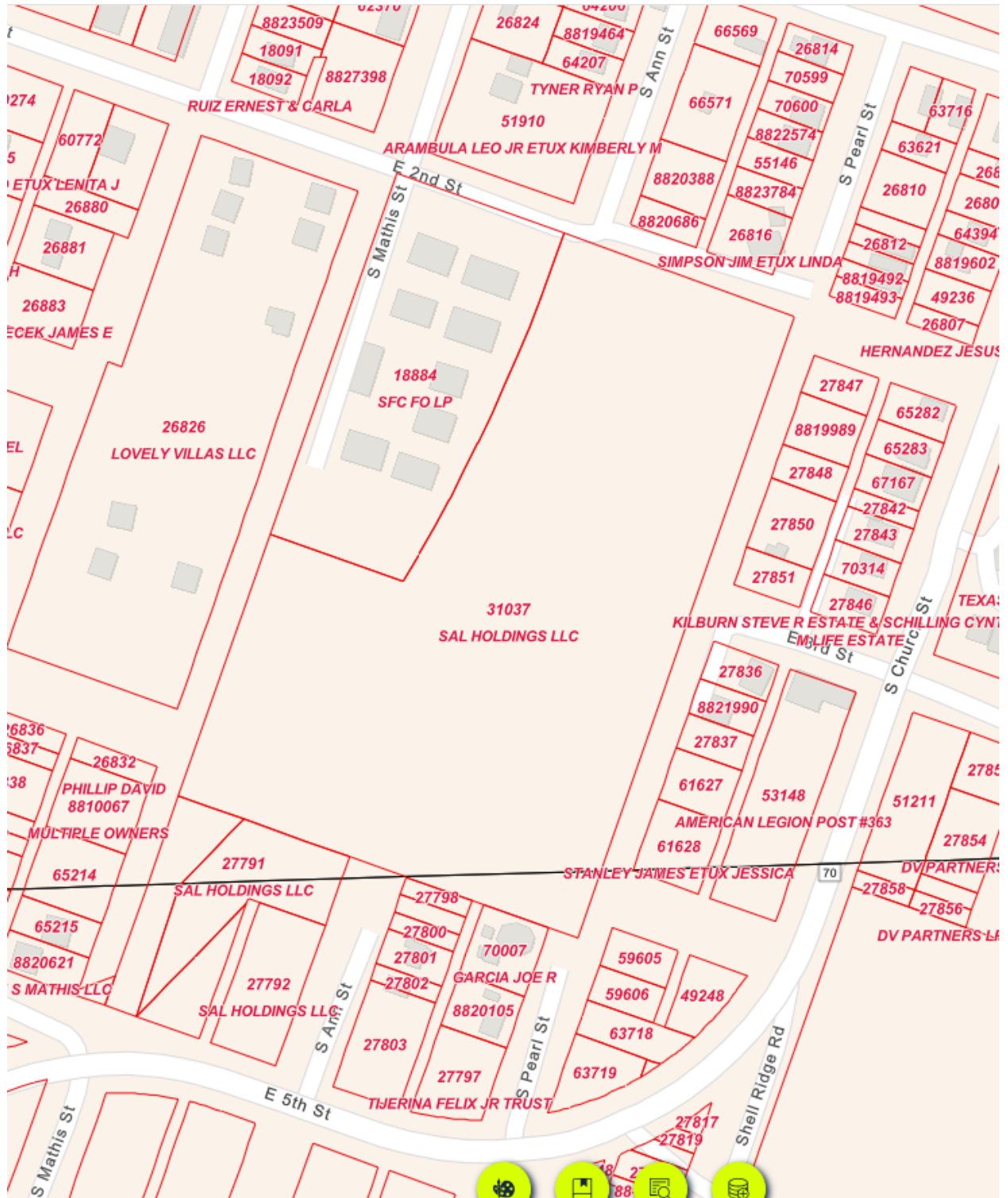
BOUNDARY
SURVEY

1 OF 1

ZONING MAP



PROPERTY ID # 31037, 27791, 27792





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, July 27, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, July 28, 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 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).

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 July 27, 2026, and the City Council Agenda of July 28, 2026, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

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

CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

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

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

Printed Name: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

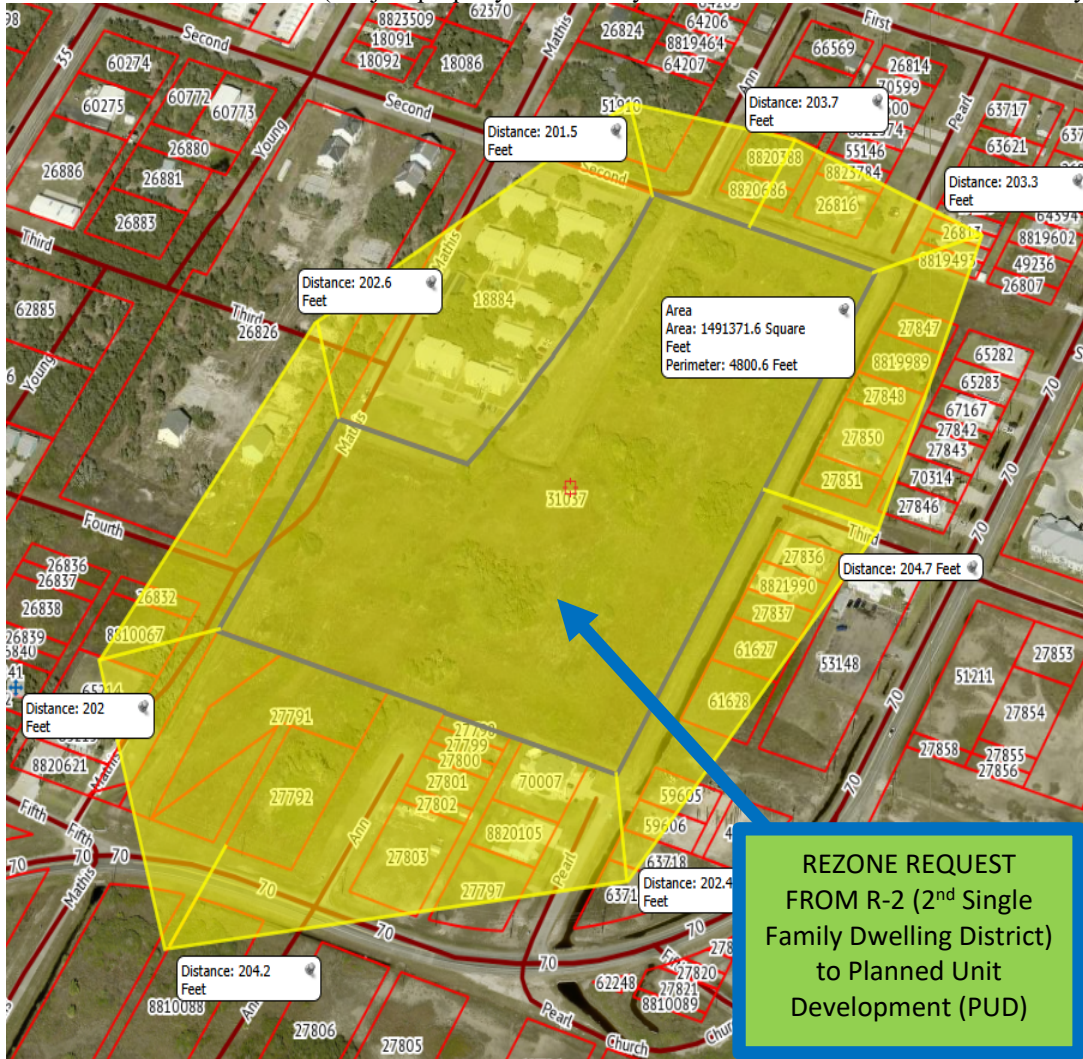
REASON:

Signature

See map on reverse side.

Location Map of Proposed Change of Zoning Request

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



FAQ

Why am I receiving this notice?

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

What do I do now?

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

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

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



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

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

SITUS ADDRESS: «Situs_Address»

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
31037	SAL Holdings LLC	? S Ann St	2200 Avenue A	Bay City	TX	77414
8810088	Scrivner D R Estate	1901 - 1925 S Ann St	PO Box 1401	George West	TX	78022
27791	SAL Holdings LLC	1720 Mathis St	2200 Avenue A	Bay City	TX	77414
27792	SAL Holdings LLC	1819 - 1833 S Ann St	2200 Avenue A	Bay City	TX	77414
27803	Felix Tijerina Jr Trust	1828 S Ann St	1824 S Ann St	Rockport	TX	78382
27802	Felix Tijerina Jr Trust	1824 S Ann St	1824 S Ann St	Rockport	TX	78382
27801	Margaret Rodgers	1816 S Ann St	156 Grand Lagoon Shores Dr	Panama City	FL	32408
27800	Margaret Rodgers	1814 S Ann St	156 Grand Lagoon Shores Dr	Panama City	FL	32408
27798	Angelica M Boose	1810 S Ann St	132 Janacek	Rockport	TX	78382
27797	Felix Tijerina Jr Trust	1825 S Pearl St	1824 S Ann St	Rockport	TX	78382
8820105	Leslie A Stranahan	1821 S Pearl St	1821 S Pearl St	Rockport	TX	78382
70007	Joe Garcia	1805 S Pearl St	1805 S Pearl St	Rockport	TX	78382
63719	Village By the Bay LTD	1818 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
63718	Village By the Bay LTD	1812 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
59606	John and Cristen Culp	1806 S Pearl St	1809 Hillcrest Dr # 503	Rockport	TX	78382
59605	John and Cristen Culp	1802 S Pearl St	1809 Hillcrest Dr # 503	Rockport	TX	78382
61628	James and Jessica Stanley	1724 - 1730 S Pearl St	13121 Delphinus Walk	Austin	TX	78732
61627	James and Jessica Stanley	1718 - 1722 S Pearl St	13121 Delphinus Walk	Austin	TX	78732
27837	James and Jessica Stanley	1712 S Pearl St Unit	13121 Delphinus Walk	Austin	TX	78732
8821990	Kim Wheeler and Teresa Moore	1706 S Pearl St	1706 S Pearl St	Rockport	TX	78382
27836	Charles Alexander Bivens	703 E Third St	14210 Arbor Oak	San Antonio	TX	78249
53148	American Legion Post # 363	1701 S Church St	1701 S Church St	Rockport	TX	78382
27851	Fernando & Alva Ibarra	702 E Third St	7846 Bur Oak Way	San Antonio	TX	78223
27850	Arnoldo and Ruth Castillo	1616 S Pearl St Unit UNOPE	1615 S Church St	Rockport	TX	78382
27848	Arnoldo and Ruth Castillo	1612 S Pearl St Unit UNOP R	1615 S Church St	Rockport	TX	78382
8819989	Vicki Kelner	1606 S Pearl St Unit UNOP R	1602 Chilton Ln	Katy	TX	77493
27847	Ghazi & Anna Heikal	1602 S Pearl St Unit UNOP R	12327 Spilt Rail Pkwy	Austin	TX	78750
27846	Steve Kilburn and Cynthia Schilling	1623 S Church St	4047 River Oaks Dr	Kingsland	TX	78639
70314	Daniel and Elizabeth Graf	1619 S Church St	1034 N Isle Dr	Rockport	TX	78382
51910	Leo and Kimberly Arambula	1512 Mathis St	1111 River Chase Dr	New Braunfels	TX	78132
26812	James and Bethany Bump	1520 S Pearl St	116 Wasp Creek Rd	Boerne	TX	78006
49248	John and Cristen Culp	1805 S Church St	1809 Hillcrest Dr #503	Rockport	TX	78382
27799	Kathy Phillips	1812 S Ann St	340 Old Robstown Rd	Corpus Christi	TX	78408

8819493	Joshua and Shanda Bohannon	1526 S Pearl St	3788 FM 1781	Rockport	TX	78382
8819492	Joshua and Shanda Bohannon	1524 S Pearl St	3788 FM 1781	Rockport	TX	78382
26813	James Johnston and Jennifer Chavez	1522 S Pearl St	12123 Stoney Bend St	San Antonio	TX	78247
26816	Jim and Linda Simpson	1515 S Pearl St	1515 S Pearl St	Rockport	TX	78382
8823784	James and Linda Simpson	1513 S Pearl St	1515 S Pearl St	Rockport	TX	78382
8820686	Daniela Cruz and Yadsmin Alvarado	1532 S Ann St	823 Northlake Dr	Richardson	TX	75080
8820388	Chris Anderson Clark	1524 - 1528 S Ann St	16092 S State Highway 16	Fredericksbrg	TX	78624
18884	SFC FO LP	501 E Second St	638 Camino De Los Mares Ste H	San Clemente	CA	92673
26826	Lovely Villas LLC	1601 Mathis St	1307 Mystic River Ln	Rosenberg	TX	77471
26832	David Phillip	1801 Mathis St	129 Sendero Verde	San Antonio	TX	78261
8810067	Lee Melton	1803 Mathis St	129 Sendero Verde	San Antonio	TX	78261
65214	Jeremy and Robin Cunningham	1811 - 1817 Mathis St	1819 S Mathis St	Rockport	TX	78382
65215	Jeremy and Robin Cunningham	1819 Mathis St	1819 S Mathis St	Rockport	TX	78382
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	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

TASK ORDER # 19
PROJECT NAME Village By The Bay PUD
ENGINEER OF RECORD Lynn Engineering, Bay City, TX
DEVELOPER SAL Holdings, LLC

	REVIEW 1 COMMENTS	REVIEW 1 RESOLUTIONS	REVIEW 2 COMMENTS	REVIEW 2 RESOLUTIONS	COMMENTS
1	Section 90-7 of the code implies that PUD submittals will be handled as a preliminary plat. Section 90-22 of the code outlines the elements needed on a preliminary plat. These need to be provided				
2	Section 90-58 of the code addresses park dedication. Need to indicate how the park dedication will be satisfied				
3	City Design Manual 7-A requires 50' ROW for residential streets. 7-I requires 28' b-b pavement or 22' without curb if inverted crown is used. These will need to be included in the PUD approval as a variance.				
4	Need to verify the ROW widths of the surrounding streets and dedicate additional ROW as necessary				
5	The property description map attached to the Development Agreement shows portions of Mathis St., Pearl St. and Second St. as being dedicated but the site plan does not recognize those dedications. Council action will be needed to close and abandon those portions of the ROW if not already abandoned.				
6	City Design Manual 7-B requires requires minimum 100' diameter turnaround at the end of dead end streets. The drawing shows 98.0'				
7	Section 90-49 (i) speaks to deadend streets and references International Fire Code exhibit. It is unclear whether the dimensions are for the pavement or the ROW				
8	The plan shows 10' building lines at the front and side of corner lots This will not meet the sight triangle requirements, 20' on each lot line. Section 118-1 3.1				
9	A 10' building setback line does not provide sufficient distance for parking vehicles in the driveway.				
10	The plan shows a street connecting to the Pearl St. ROW. Aerials show no pavement in Pearl St. Will need to improve Pearl St.				
11	A Homeowners Association (HOA) will need to be formed to maintain any common areas and the detention pond.				

TASK ORDER # 19
PROJECT NAME Village By The Bay PUD
ENGINEER OF RECORD Lynn Engineering, Bay City, TX
DEVELOPER SAL Holdings, LLC

	REVIEW 1 COMMENTS	REVIEW 1 RESOLUTIONS	REVIEW 2 COMMENTS	REVIEW 2 RESOLUTIONS	COMMENTS
12	Is a 24' ROW (with a narrower pavement) sufficient for the main entrance off Texas 70 (S. Church St.)				
13	The plan shows 24' ROW and 10' Building Line/Utility Easements on each side. If the pavement is concrete, only the storm drainage system should be under the pavement. Is there sufficient room for all the utilities; water, wastewater, gas, electric, telecommunications, etc. Of particular concern is the wastewater system which could be deep in some areas. Maintenance activities in close proximity to the buildings would be problematic.				
14	Table 20 of Section 118.20 of the code outlines area, yard and height restrictions for each zoning district. The PUD approval needs to include specific variances from these requirements				
15	Section 118-21 of the code requires 2 parking spaces per dwelling. Will this be met?				
16	Sections C(2) and F of the PUD Request Document references an entrance monument on FM70. Where will this be located given the limited street ROW? TXDOT will not allow it in their ROW.				
17	Section E(5) of the PUD Request Document states that "Roads are constructed per Subdivision Ordinance". The adopted Design Specifications will also need to be followed.				
18	Section G of the PUD Request Document addresses cluster mailboxes. With only 24' ROW, there is no space for the mailboxes. Easements will be needed and locations coordinated with USPS.				
19	Is the Development Agreement attached to the PUD Request Document necessary? There are clauses that are questionable. If used, the document needs to be reviewed by the City Attorney.				
20	The Development Agreement mentions phasing of the project. The anticipated phasing needs to be outlined on the plan.				
21	The Utility Agreement, if used, needs to be reviewed by the City Attorney.				

TASK ORDER # 19
PROJECT NAME Village By The Bay PUD
ENGINEER OF RECORD Lynn Engineering, Bay City, TX
DEVELOPER SAL Holdings, LLC

	REVIEW 1 COMMENTS	REVIEW 1 RESOLUTIONS	REVIEW 2 COMMENTS	REVIEW 2 RESOLUTIONS	COMMENTS
22	The Utility Agreement, Section 2.04 a places the onus on the city to determine if the existing wastewater system is adequate. Section 118.13.7 states " Streets, drainage and utility systems within a PUD Overlay District shall be designed to accommodate the overall demand of the PUD. Off-site streets, drainage and utility systems associated (connected) with a PUD district shall be up-graded, if needed, to accommodate the overall impact of the PUD. Such systems, both within and outside a PUD district, shall meet minimum requirements as set out in the City of Rockport Design Standards and the Master Drainage Plan. "				
23	The Utility Agreement Section 2.04 c obligates the city to improve the wastewater system to handle the flow from the development if currently inadequate at the city's expense. Refer to Section 118.13.7 (above)				
24	The Utility Agreement Section 2.05 a states the city will provide and reserve sufficient capacity to serve the development with water for residents, irrigation and amenities. This is contrary to the drought management plan and the reservation is questionable legally.				
25	Portions of this property are in a FEMA flood zone, AE Elev. 6. The development plans will need to take that into account				
26	The site plan and concept plan is labeled as 'Preliminary Plat and Boundary Survey' yet there is no indication of a surveyor's involvement				
27	Lot 187 (Portion of Second St.) will need to be dedicated as ROW since Second St. provides access to the 50 Oaks Apartments.				
28	The "legal" descriptions attached to the PUD request are information from the Aransas County Appraisal district records. These are not legal descriptions. Need to provide copies of recorded deeds				

[illegible]

Staff Review Comments

Development Name: Village by the Bay

Address: 1819-1833 S. Ann

City Manager: No comment

Public Works: Comment on the proposed language in the utility agreement. "My only question is the reimbursement language for offsite credits. If the development needs upgrades to the system, it states the Company is responsible for the cost in 2.01c. 2.06 shows that they will be credited with impact fees back. Why is that. For impact fees to be used they must be on the Impact CIP Master Plan."

Police: No comment

Public Safety Communications: No comment

Parks: No comment

Aransas County Appraisal District: No comment

Corpus Christi Gas: No comment

TxDOT: No comment

AEP: No comments as long as the city permits a 10' UE in front of the lots and on both sides of roadway entrances.



AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commissioners

FROM: Amanda Torres, Director of Building & Development

MEETING DATE: July 27, 2026

CATEGORY: Action Item

CAPTION:

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.

SUMMARY:

Property owner, SAL Holdings, has submitted a concept plan/preliminary plat for their property 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 for review and approval.

BACKGROUND:

This property was annexed into the city limits and zoned R-2 (2nd Single-Family Dwelling District) in Fall 2025. The developer has submitted a concept plan/preliminary plat for review and approval of the Planning & Zoning Commission. The proposed subdivision includes fifty (50) single-family residential lots, approximately a half-acre in size. An additional lot will serve as the subdivision's detention pond.

Development Services staff did receive comments from City departments asking for a change in the project name due to there being several Oak Streets off of Market Street. Staff also notes that there are no street names, both existing and proposed. The developer has let staff know that they plan to name the propose street Canopy Circle. The plat also needs to show utility easements for both stormwater and water. Staff recommends either motioning for approval with recommended changes on the concept plan or denying to get revisions on the preliminary plat.

FUNDING SOURCE:

FUNDING IMPACT:

N/A

N/A

STAFF RECOMMENDATION:

Staff recommends requested changes before approval.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. Plat Application_ Oaks at Market
2. Large Scans of Site Plans
3. Pictometry
4. Pictometry Exhibit
5. ZONING MAP
6. FUTURE LAND USE MAP
7. Staff Review Comments - Oaks at Market CP

APPROVAL/REVIEW:

Date: July 21, 2026

Amanda Torres, Director of Building & Development



PLAT APPLICATION & CHECKLIST

INSTRUCITONS: Please fill out completely for Concept Plan and Plat. For re-plats, fill out A – G. If more space is needed, attach additional pages. **Please print or use typewriter**

A. REQUESTING: ☒ CONCEPT PLAN ☐ PLAT ☐ REPLAT

- **Concept Plan:** Submit two (2) copies of the concept plan drawn to a scale of not less than 1" = 100' plus ten (10) reduce copies (no smaller than 11 X 17).
- **Plat:** Submit one (1) original "Vellum", plus three (3) full size copies, and one (1) 11 X 17 reduce copy.
- **Administrative Plats/Re-Plats:** Only a final plat required. Submit in accordance with "Plat" above.

B. NAME OF PROPOSED SUBDIVISION: (If Applicable) _____

THE OAKS AT MARKET STREET

C. LOCATION AND ADDRESS OF PROPERTY: _____

MARKET STREET + KELLY LANE

D. PROPERTY OWNER OF RECORD: SAL HOLDINGS, LLC

ADDRESS: 2200 Ave A, Bay City, TX 77414 PHONE: 979-245-8900

E. NAME OF DEVELOPER: (If Not Property Owner) LYNN DEVELOPER, Subsidiary of

ADDRESS: SAL HOLDINGS. Same as above PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR LYNN ENGINEERING

ADDRESS: 2200 Ave A, Bay City, TX 77414 PHONE: 979-245-8900

What is the present Zoning District? R-2

Are you requesting any zoning change? YES ☐ NO ☒

If yes, zoning district requested? _____

Please list by Volume and Page the most resent filed plat on the subject property (If requesting a replat):

G. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

Land Use	No. of lots or units	Acres (for each use)
Single Family	50	~ 33
Zero-lot line		
Duplex		
Townhouses		
Multi-Family		
Manufactured Housing		
Office		
Commercial/Retail		
Warehouse		
Industrial		
Public/Private Street R.O.W		
Park/Open Spaces		
Public Facilities (School, churches, etc.)		
Other Land Uses		
Total:	50	~ 33

H. 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.

PLAT CHECK LIST
(Per Article IV & VI, Rockport Platting & Subdivision Regulations)

INDICATE IF ON PLAT	N/A	1. BASIC INFORMATION	CITY VERIFICATION
☒ YES ☐ NO	___	A. Subdivision name	☐ YES ☐ NO
☐ YES ☒ NO	___	B. Name & address of owner	☐ YES ☐ NO
☐ YES ☒ NO	___	C. Title: "Replat" "Concept Plan" or "Plat"	☐ YES ☐ NO
☒ YES ☐ NO	___	D. Name & address of engineer, planner, and/or surveyor responsible for design	☐ YES ☐ NO
☐ YES ☒ NO	___	E. Date	☐ YES ☐ NO
☒ YES ☐ NO	___	F. Scale	☐ YES ☐ NO
☐ YES ☒ NO	___	G. North arrow	☐ YES ☐ NO
☐ YES ☐ NO	___	H. Small scale location map	☐ YES ☐ NO
☒ YES ☐ NO	___	I. Names of adjacent subdivisions	☐ YES ☐ NO
2. SURVEYING			
☐ YES ☒ NO	___	A. Boundary Survey of plat (bearing & distances)	☐ YES ☐ NO
☐ YES ☒ NO	___	B. Reference to original survey or previous subdivision	☐ YES ☐ NO
☐ YES ☒ NO	___	C. Monuments shown on plat	☐ YES ☐ NO
☐ YES ☒ NO	___	D. Monuments set in field	☐ YES ☐ NO
3. INTERIOR DETAILS			
☒ YES ☐ NO	___	A. Dimension & Location of all lots, streets, easements, park, etc.	☐ YES ☐ NO
☐ YES ☒ NO	___	B. Names of Streets (new & old)	☐ YES ☐ NO
☐ YES ☒ NO	___	C. Lot & Block numbers	☐ YES ☐ NO
☐ YES ☐ NO	___	D. Location, names, widths of streets, alleys, easements	☐ YES ☐ NO
☒ YES ☐ NO	___	E. Detail curve information	☐ YES ☐ NO
☐ YES ☒ NO	___	F. Building lines, exterior & interior	☐ YES ☐ NO

☐ YES	☒ NO	___	G. Existing Natural and other physical features	☐ YES	☐ NO
☐ YES	☒ NO	___	H. Zoning District Designation	☐ YES	☐ NO
☐ YES	☒ NO	___	I. Tree plan (showing significant trees in proposed R-O-W's)	☐ YES	☐ NO

4. CERTIFICATION

☐ YES	☒ NO	___	A. Licensed surveyor's signature plate	☐ YES	☐ NO
☐ YES	☒ NO	___	B. Planning & Zoning Commission Signature plate	☐ YES	☐ NO
☐ YES	☒ NO	___	C. Owners signature(s) plate	☐ YES	☐ NO
☐ YES	☒ NO	___	D. Lien Holder(s) or others, if any	☐ YES	☐ NO

5. TAXES

☐ YES	☒ NO	___	A. Certificates of all past & current taxes paid on property being platted.	☐ YES	☐ NO
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6. LEGAL STIPULATIONS

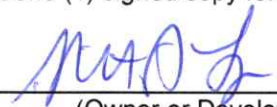
☐ YES	☒ NO	___	A. Copy of all deed restrictions pertaining to the subject property	☐ YES	☐ NO
☐ YES	☒ NO	___	B. Copy of Condominium Regime	☐ YES	☐ NO
☐ YES	☒ NO	___	C. Copy of Warranty Deed	☐ YES	☐ NO

NOTE: Construction plans showing:
(2 Sets to be submitted with plat.)

- 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 (contours: 2' intervals & Flood Hazard Maps)

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

- Concept Plan - \$100.00
- Plat - \$100.00 + \$10.00 per acre
- Minor Plat/Replat - \$100.00
- Submit application and filing fee to the Department of Building & Development, City of Rockport, 2751 S.H. 35 Bypass, Rockport, TX 78382
- After official approval the applicant is responsible for recording all plats at the Aransas County Court House and must then submit one (1) signed copy for the City files.

SIGNED 
 (Owner or Developer)

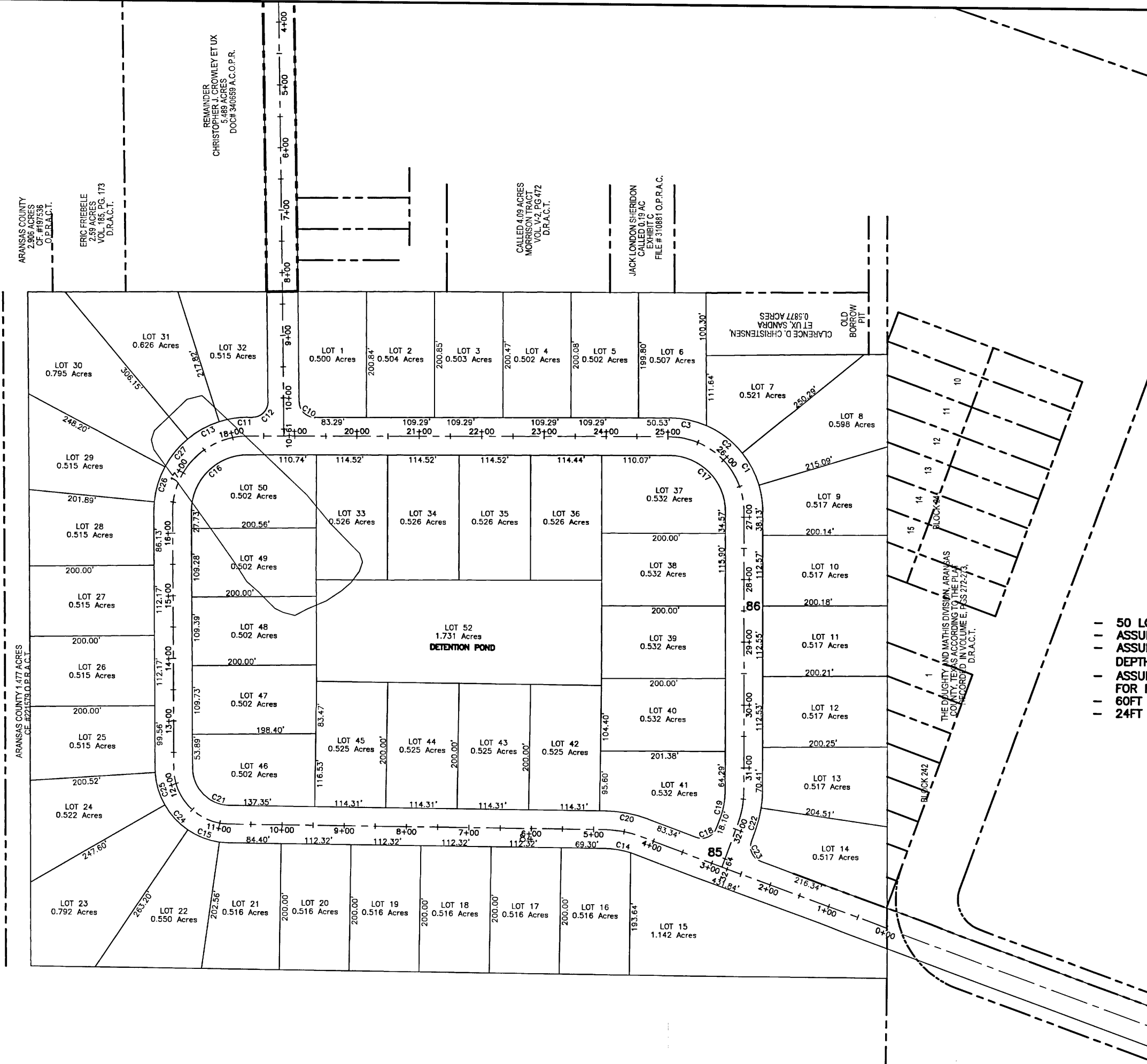
FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information: ☐ Accepted ☐ Rejected By _____

If rejected, reasons why: _____

Receipt No. _____



- 50 LOTS, 4325LF STREET
- ASSUME 8.41AC-FT DETENTION
- ASSUME 5FT POND DETENTION DEPTH (377,001CF)
- ASSUME 43,201CY (1,166,450CF) FOR FILL ON LOTS, 1.5FT BUILD UP
- 60FT ROW THROUGHOUT
- 24FT PAVEMENT THROUGHOUT

ARCH/ENG SEAL

F-324

LYNNENGINEERING

110 HWY 35 N, SUITE A
ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (361) 245-5345

PROJECT NAME:

THE OAKS

CUSTOMER NAME:

LYNN DEVELOPMENT

PROJECT INFO:	NAME
DRAWN BY:	NMC
CHECKED BY:	XXX
DESIGNED BY:	XXX
JOB NO.	30.104907

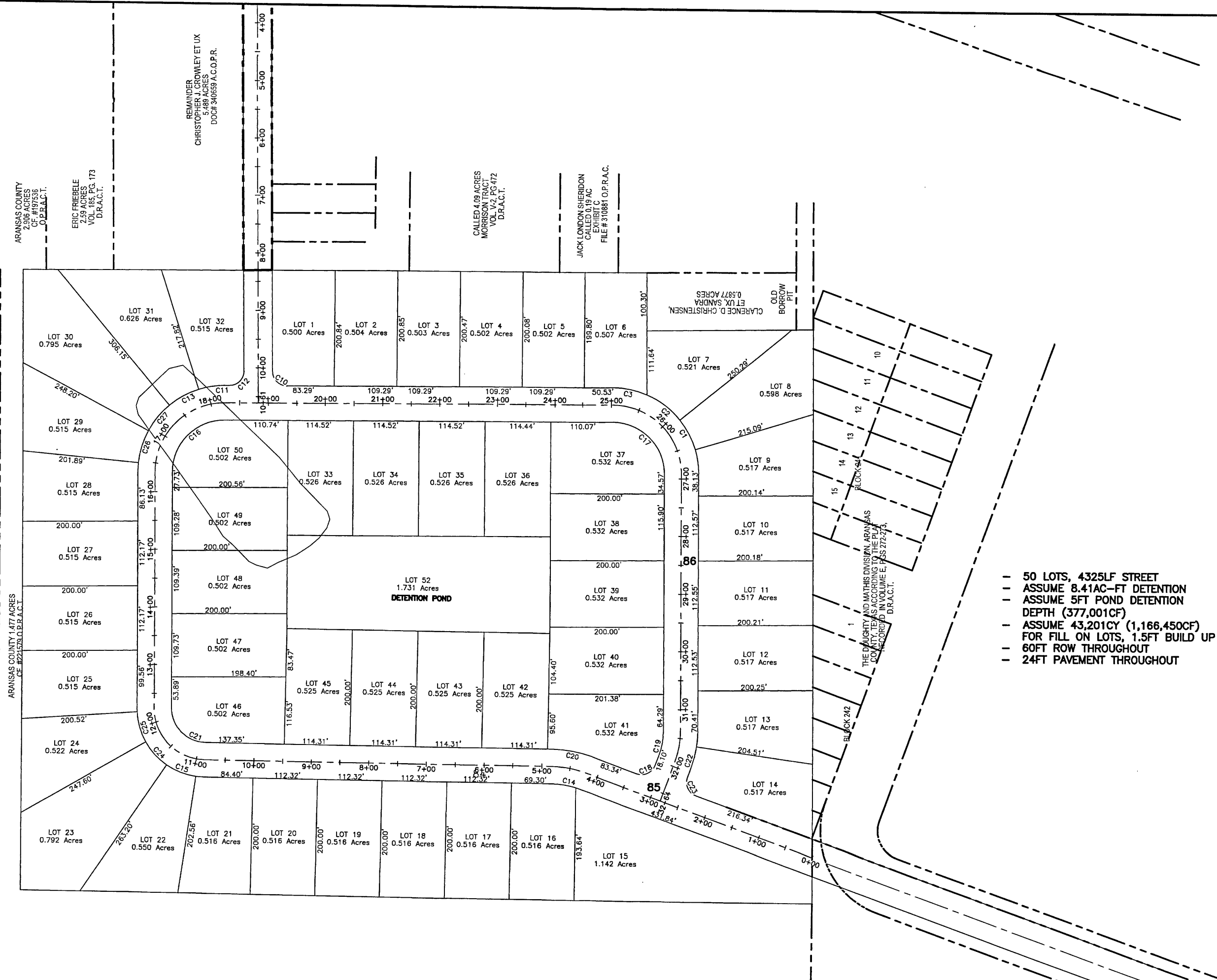
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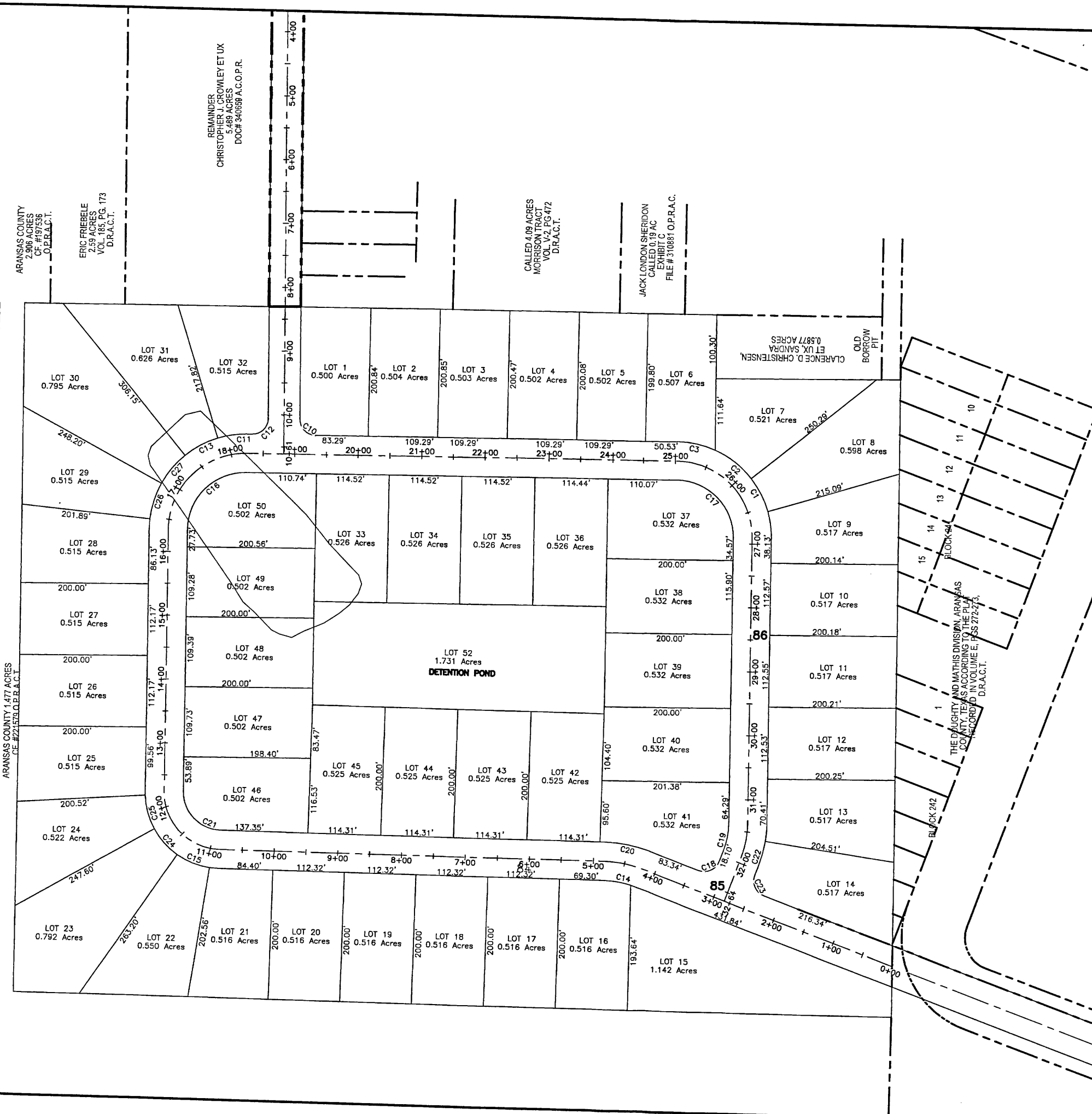
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PH: (361) 790-7023
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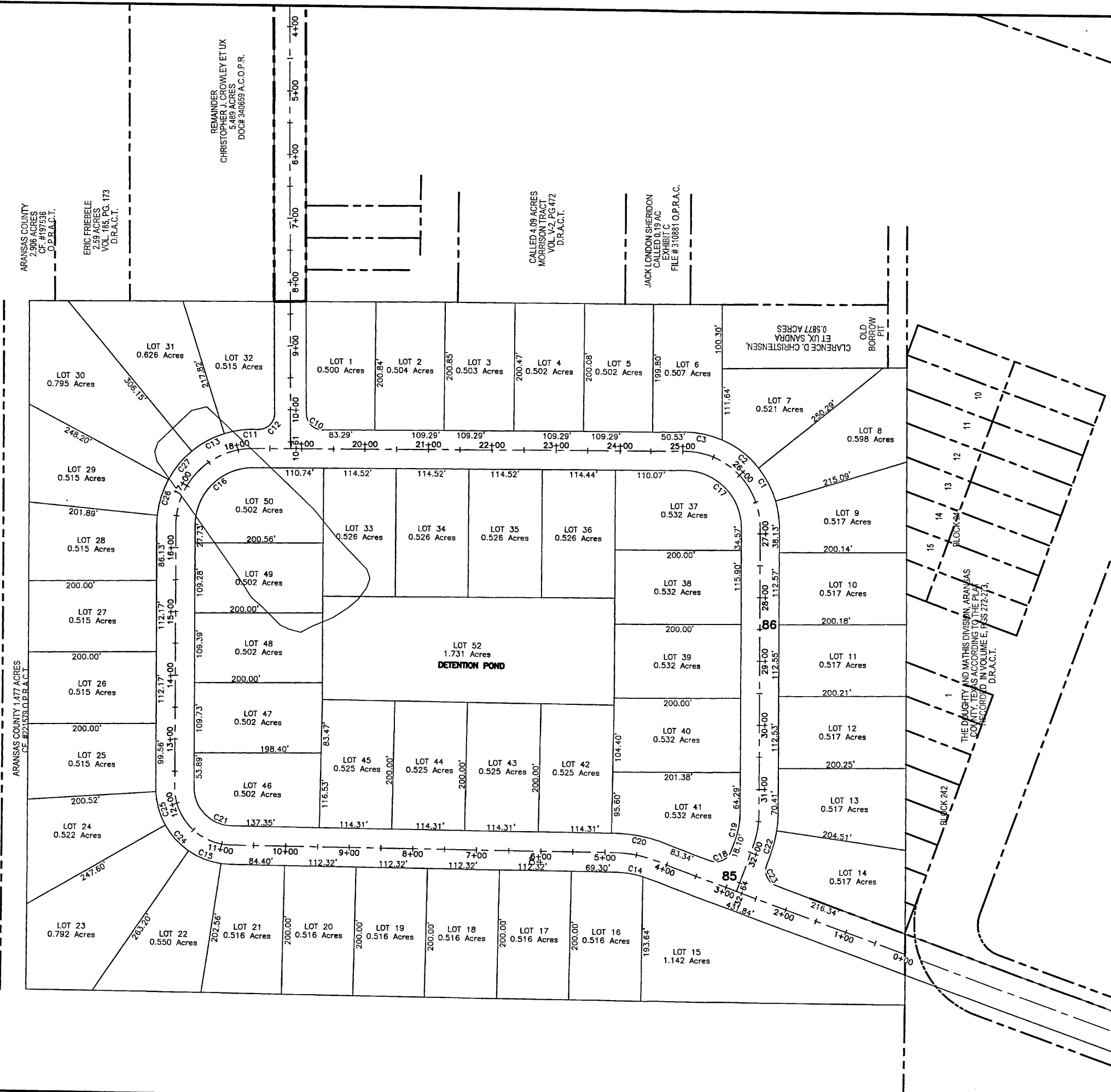
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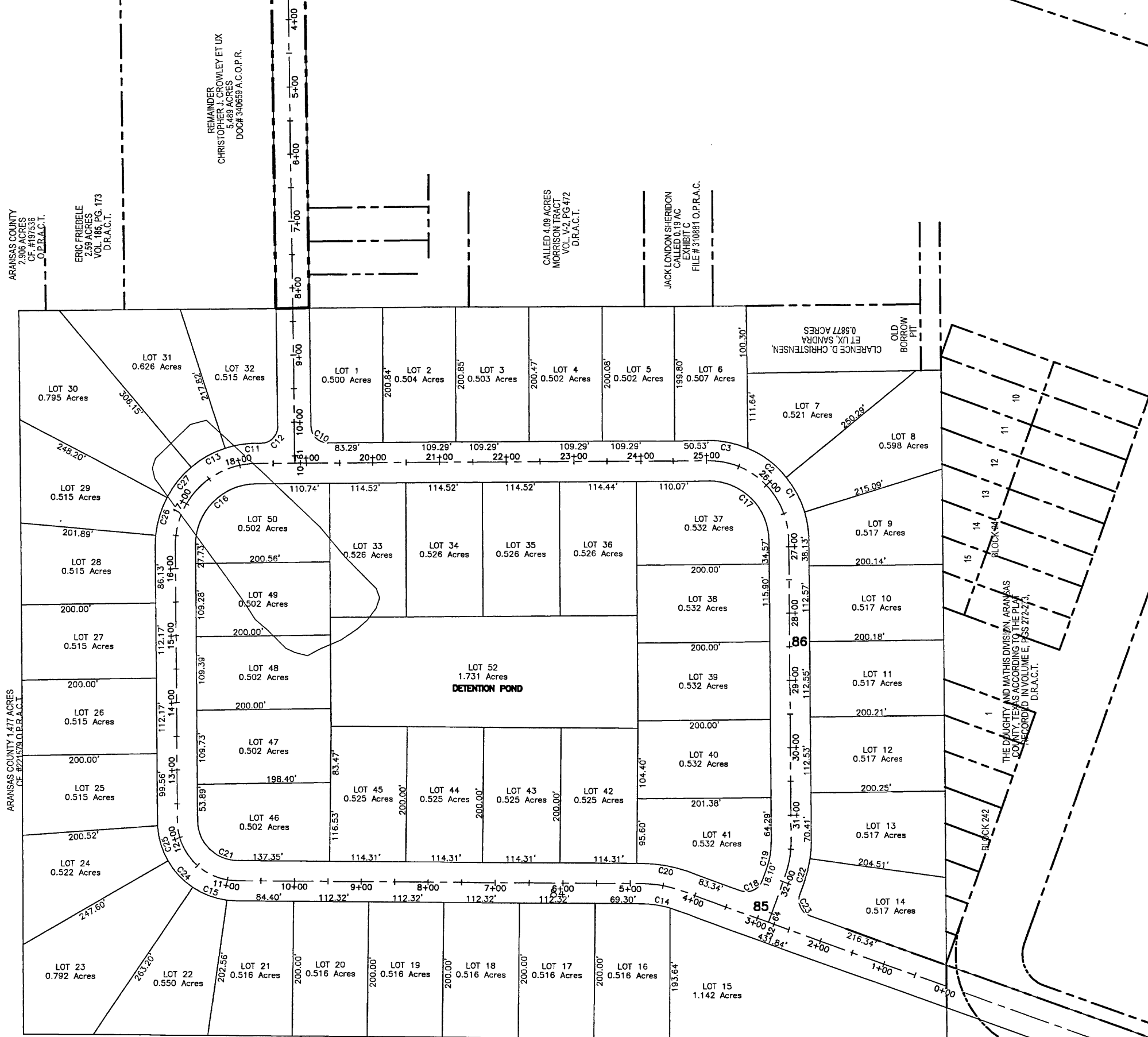
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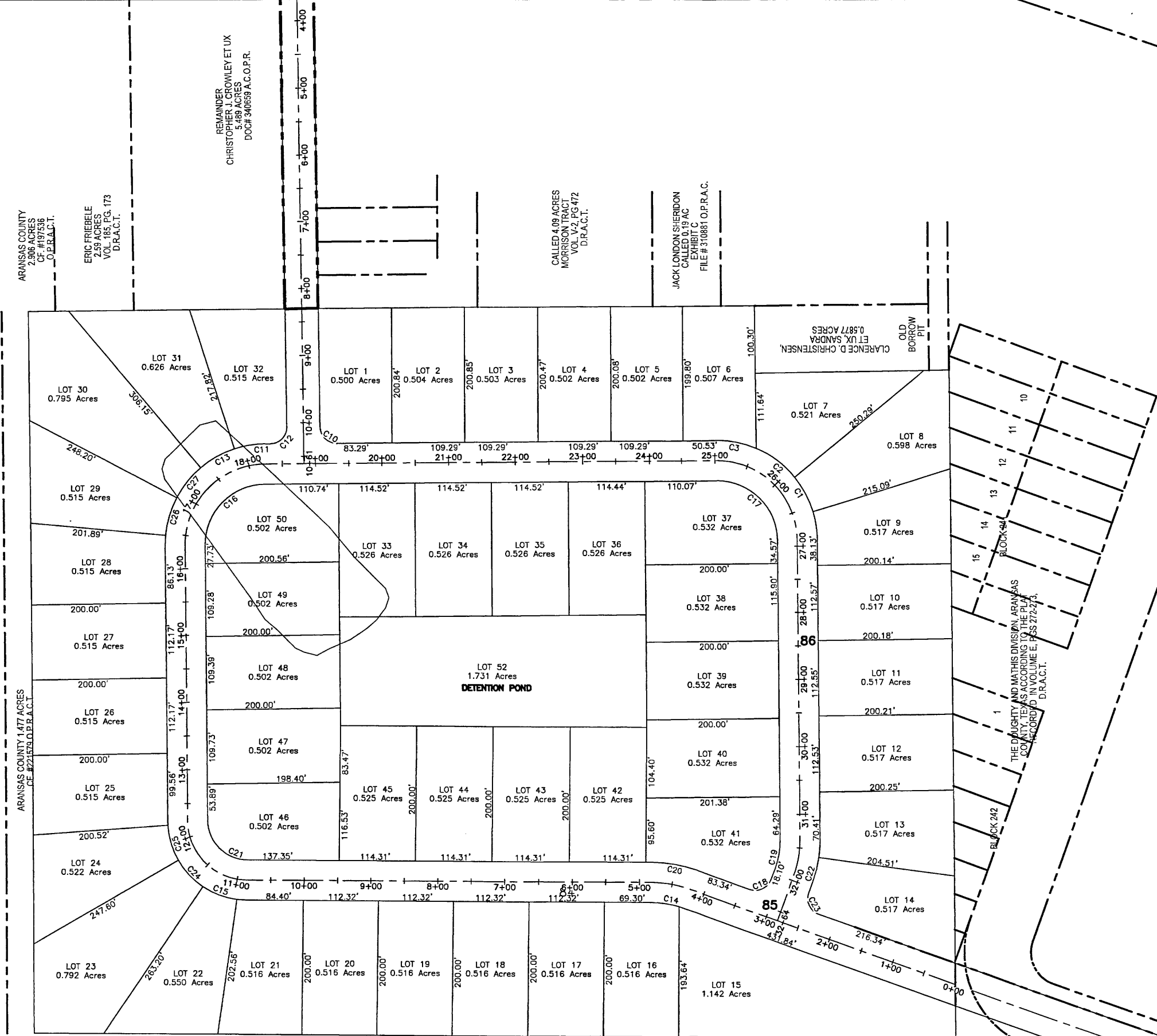
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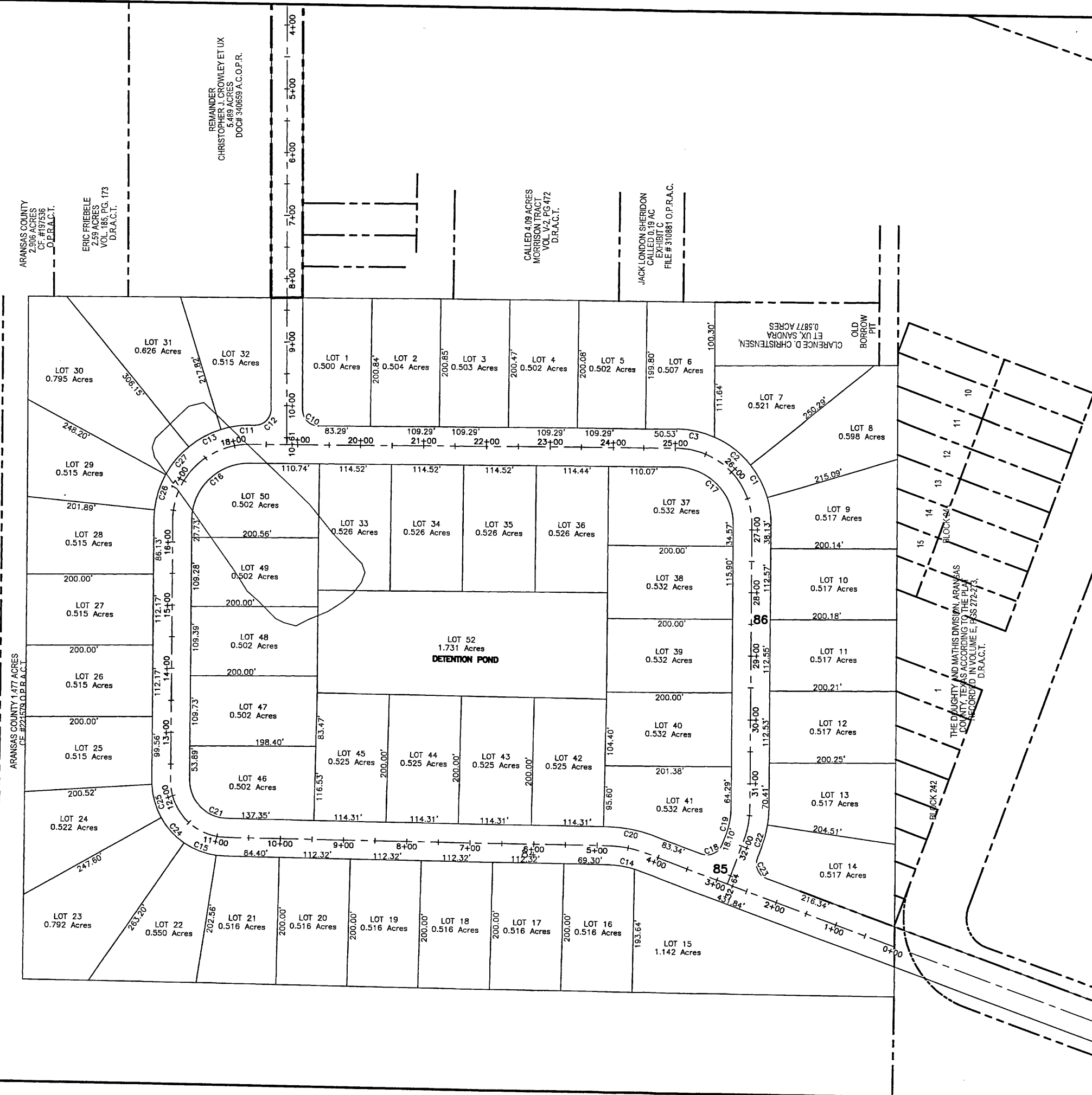
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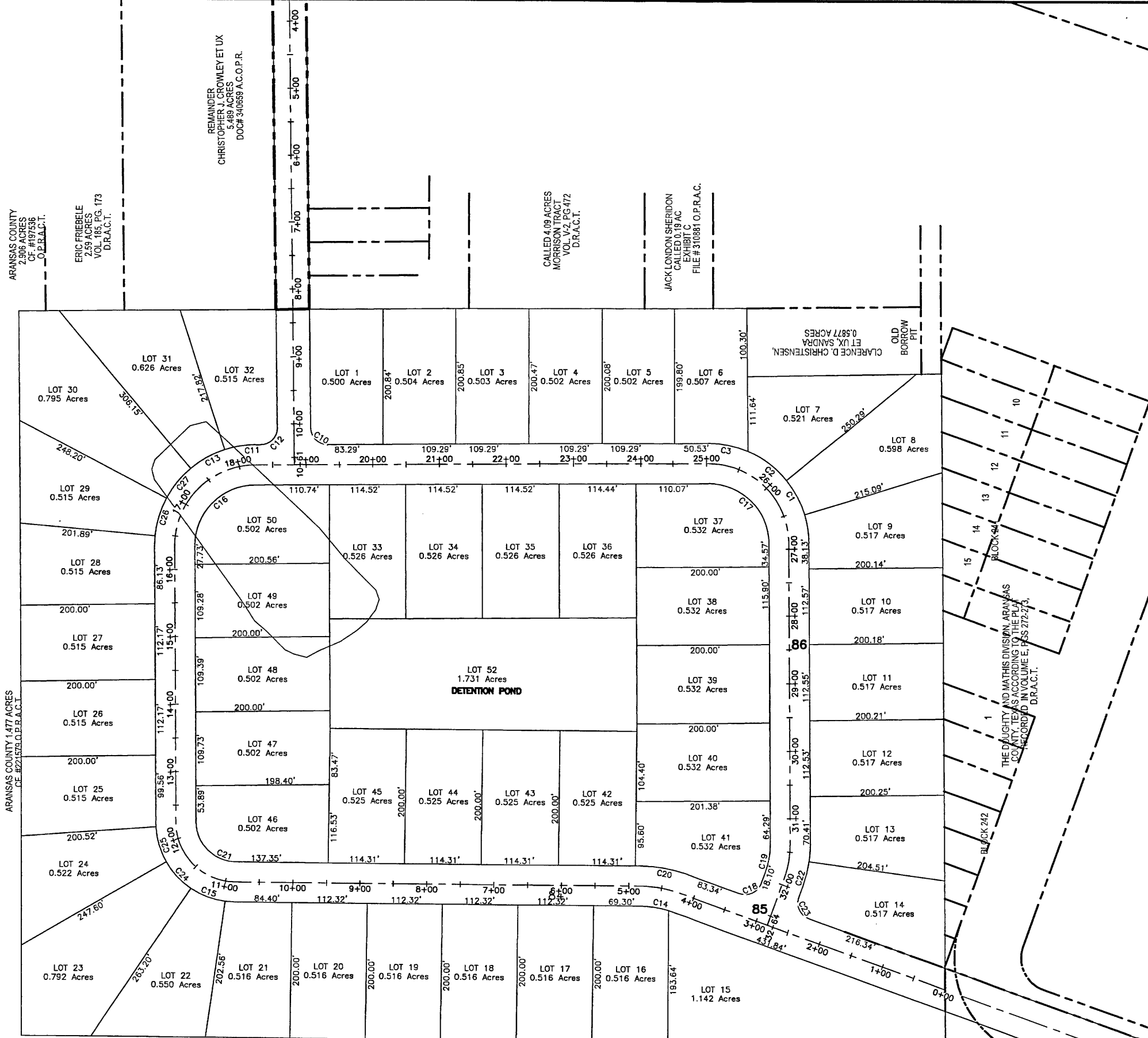
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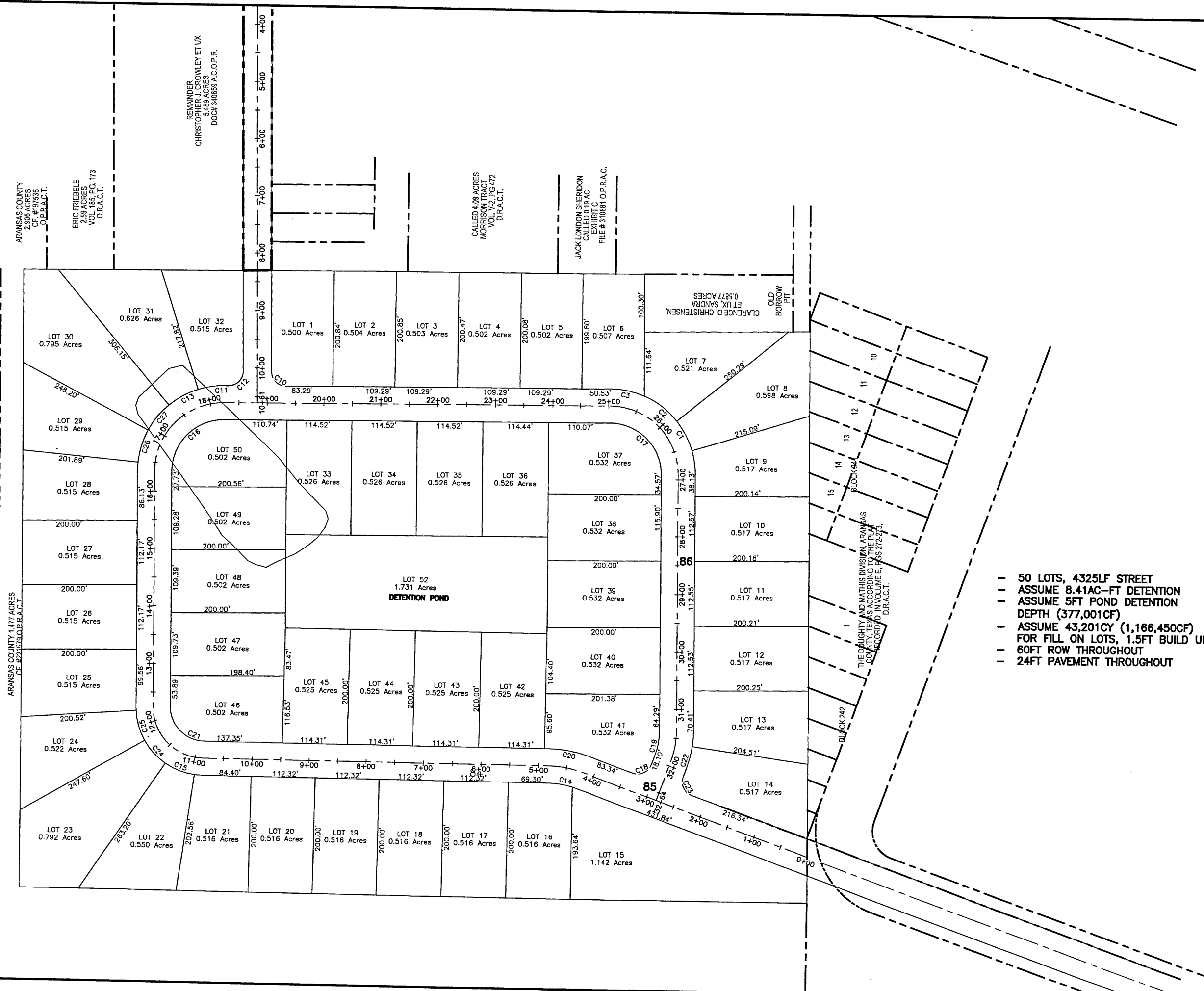
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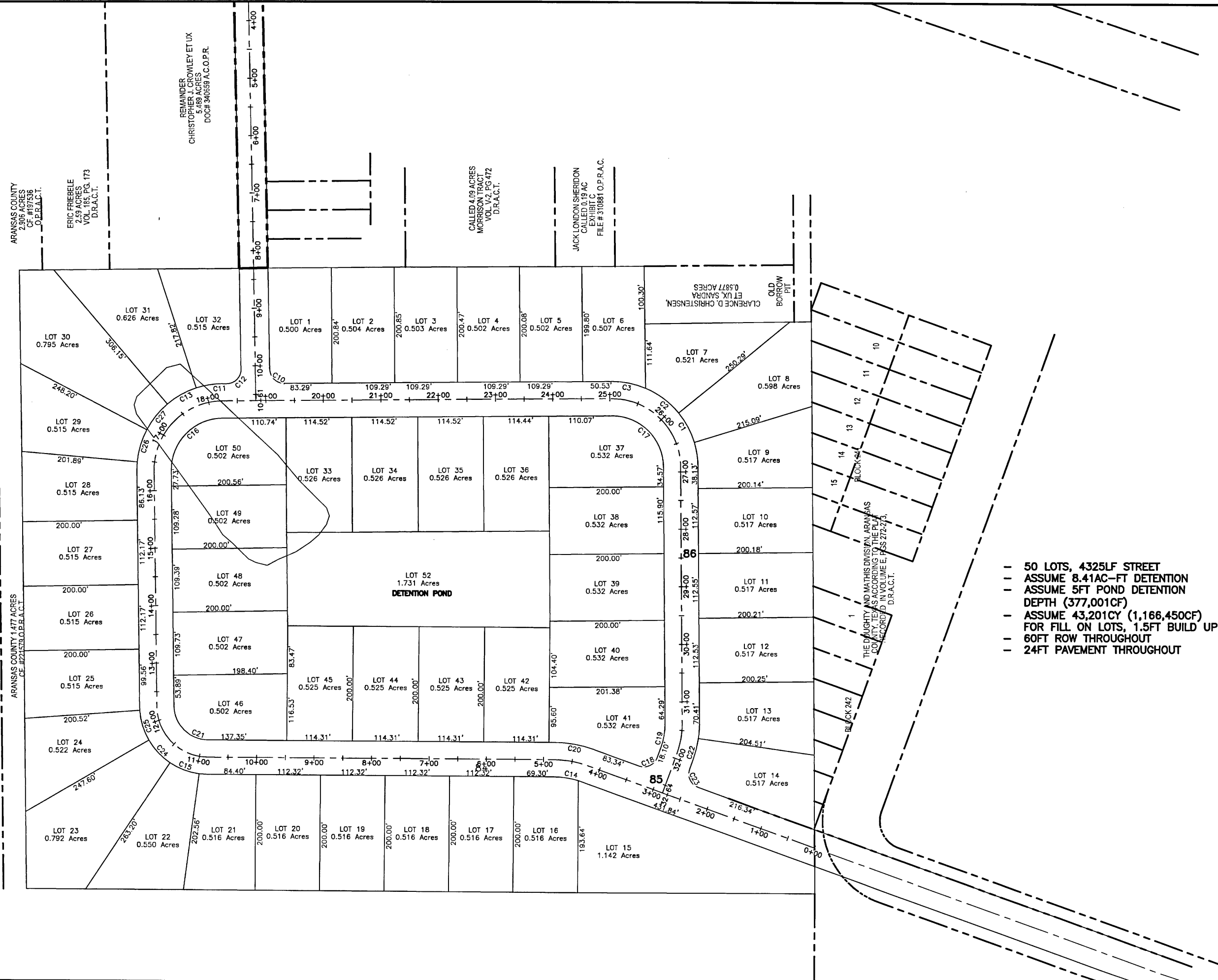
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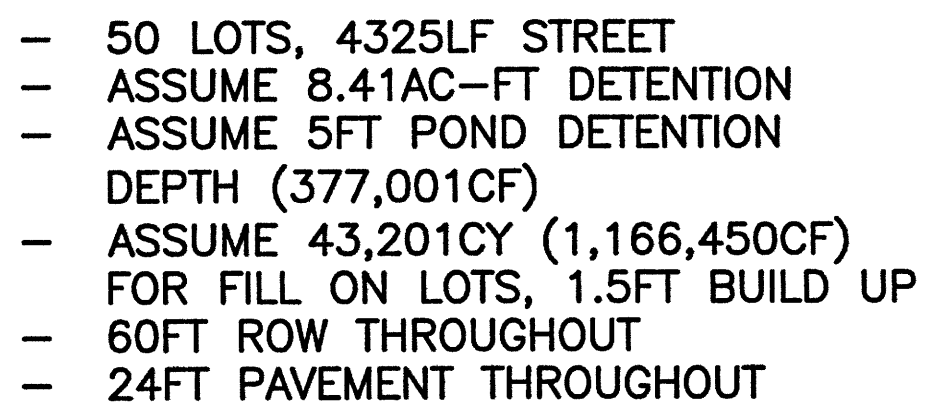
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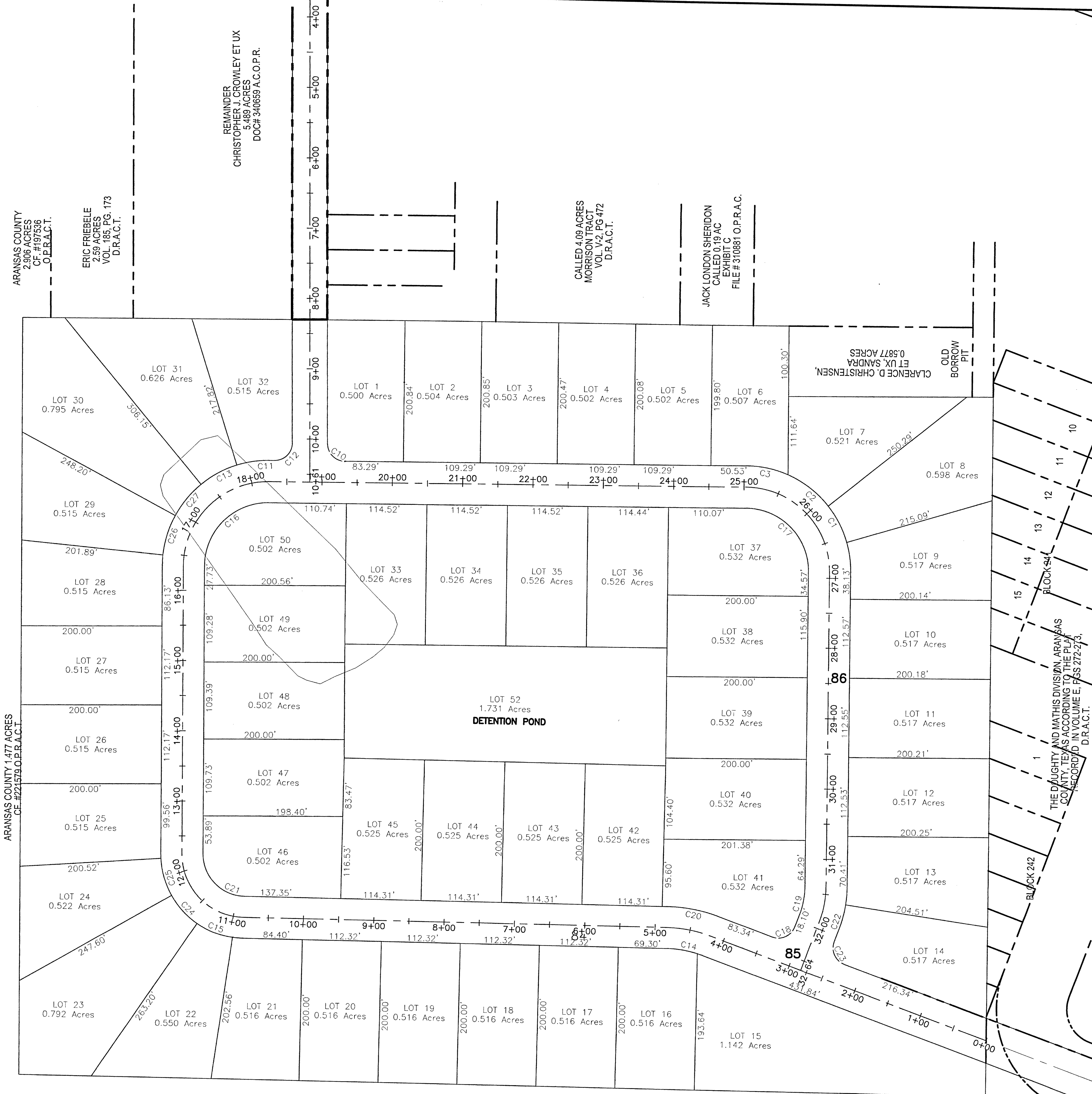
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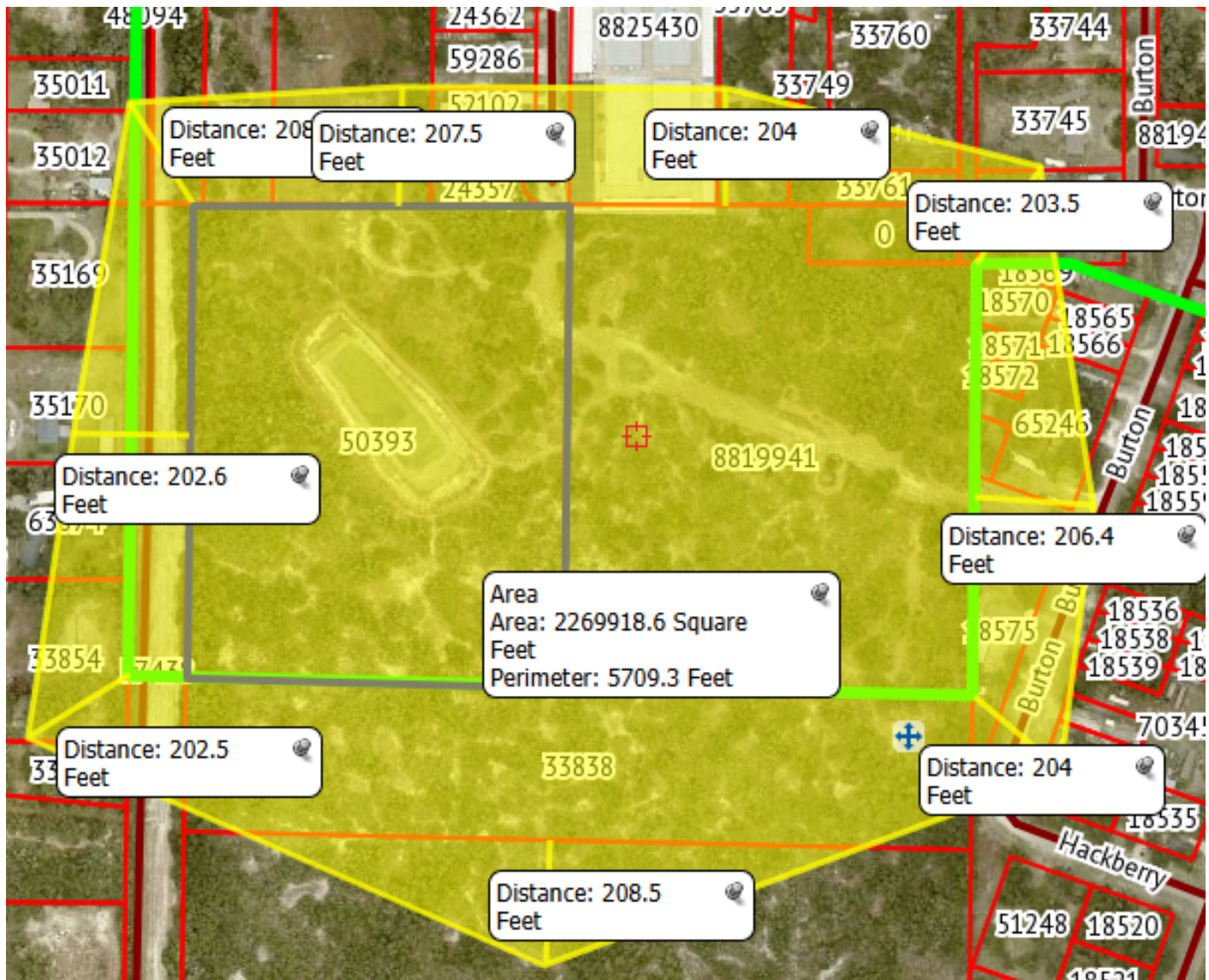
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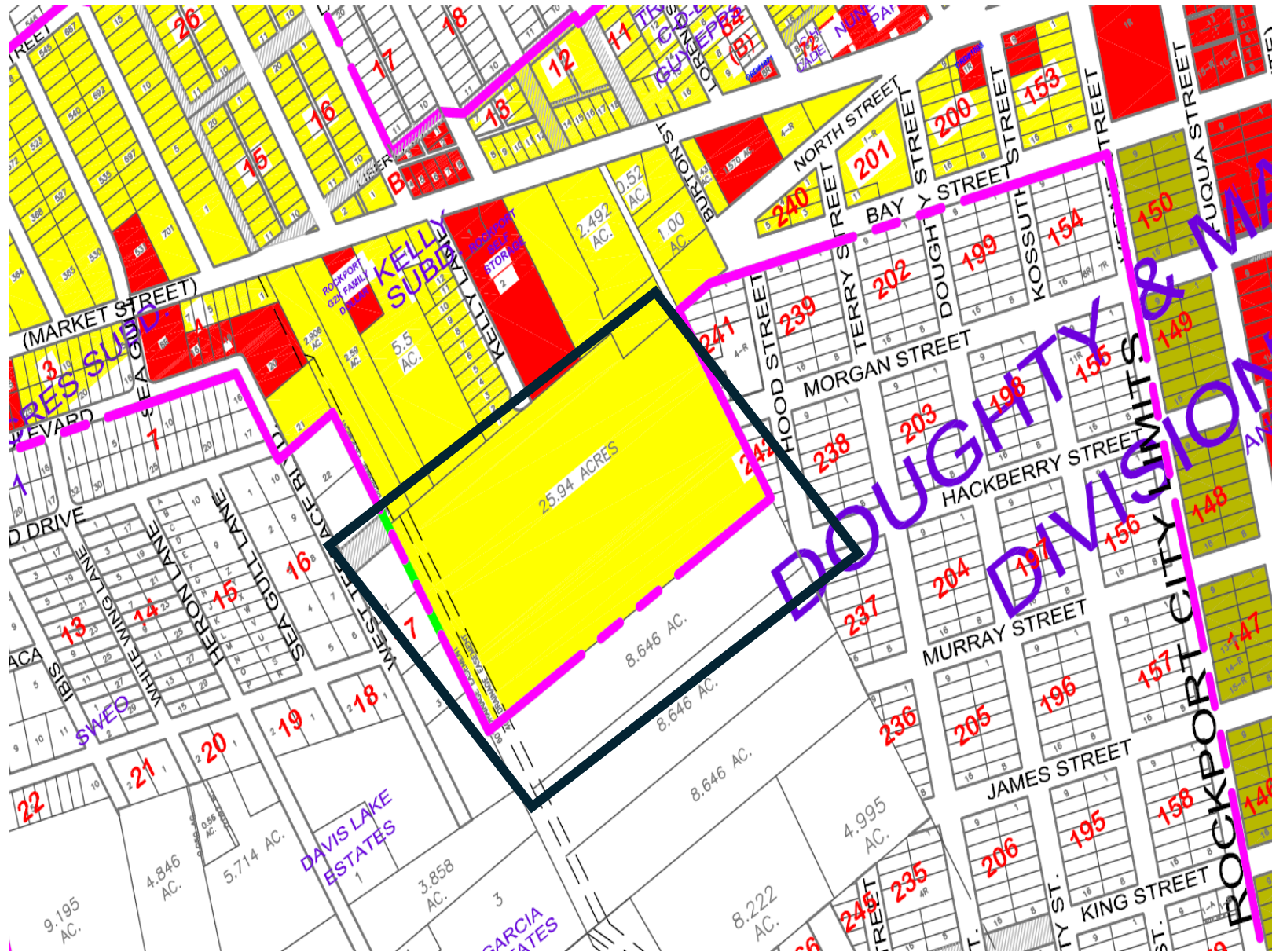
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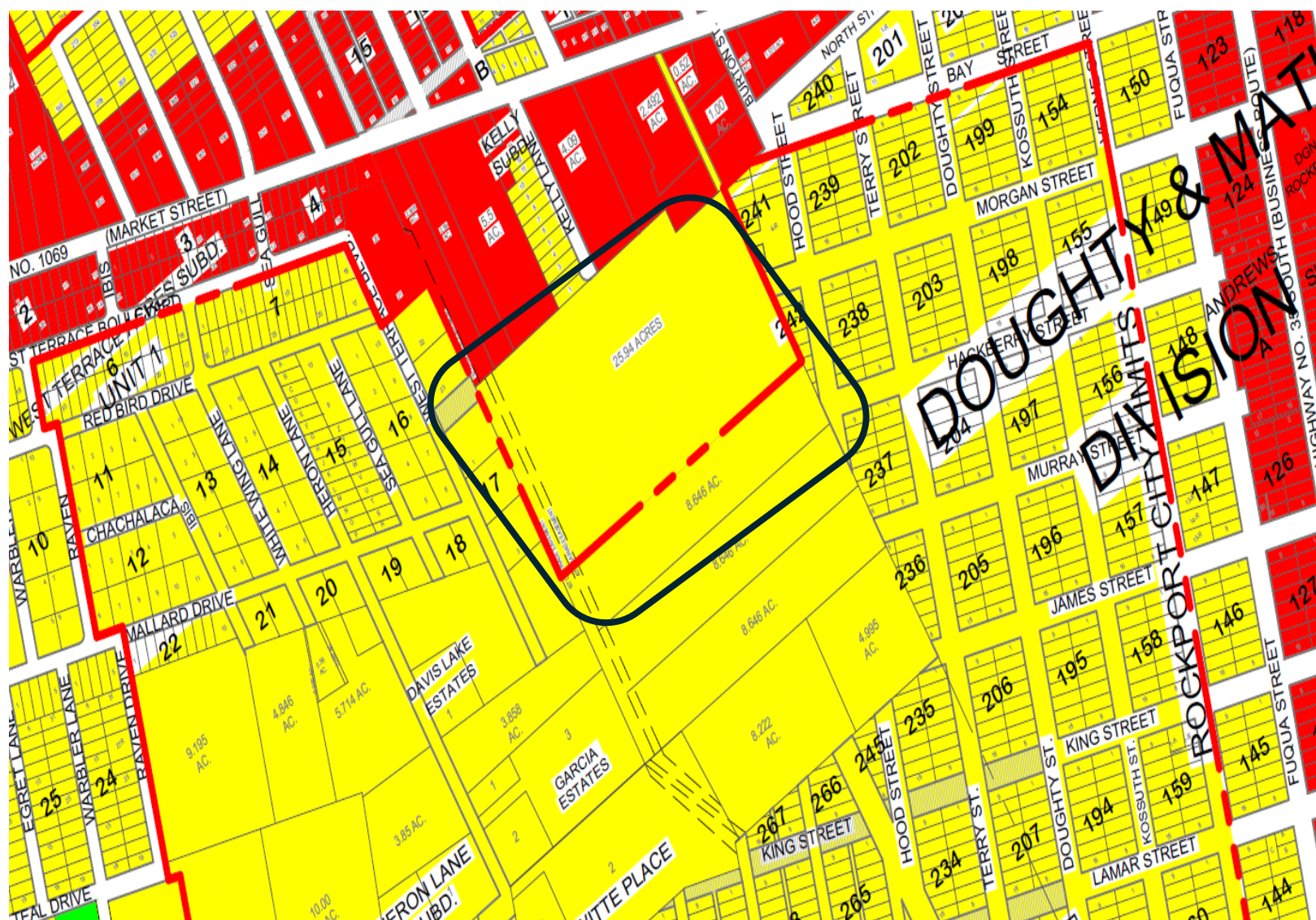




Zoning Map – Oaks at Market



Future Land Use Map – The Oaks at Market



Staff Review Comments

Development Name: Oaks at Market (Concept Plan)

Address: 802 W. Market, 155 Kelly Lane, and W Murray St.

City Manager: No comment

Public Works: Plat needs to show utility easements for both stormwater and water. Stormwater inlet and discharge points need to be shown. Needs a compass/north arrow for map orientation. Show street names of existing and proposed streets.

Police: No comment

Public Safety Communications: Asking for a change in the project name (Oaks at Market) due to several Oak Streets off of Market Street currently and this could create delayed response of emergency services using same-named streets.

Parks: No comment

Aransas County Appraisal District: No comment

Corpus Christi Gas: No comment

TxDOT: No comment

AEP: No comment