



City of Rockport
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, AUGUST 31, 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, August 31, 2026, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

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

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

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

Sign up in person.

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

Rules for Citizen Participation.

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

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

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

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

I. CALL TO ORDER AND ROLL CALL

II. CITIZENS TO BE HEARD

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

III. APPROVAL OF MINUTES

1. Deliberate and act on approval or denial of the regular Planning and Zoning meeting minutes of July 27, 2026. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request to rezone property located at 504 Young St, also known as Spencer LOT 9-R 0.278 Acres, City of Rockport, Aransas County, Texas, to I-1 (Light Industrial District), currently zoned B-1 (General Business 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 to rezone property located at 504 Young St. (Robert Decker, Chief Building Official, Stacy Cantu, Building & Development Planning Tech.)

V. DEVELOPMENT SERVICES UPDATES

VI. ADJOURN

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda no later than 5:00 p.m. on Friday, August 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



Stacy Cantu
Development Services — Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 27th 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
Warren Hassinger – Vice Chair
Rocky Gudim

Members Absent

Josh Dowling

Staff Members Present

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

Guest(s) Present

Brandi Karl, speaking for 1222 Hwy 35 S
21 Guest present for Village by the Bay Development
Stuart Lynn – Lynn Engineering

I. CALL MEETING TO ORDER AND ROLL CALL.

Chair R. Davis called July 27, 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 July 6, 2026.

Motion: Secretary K. Hesley made a motion to approve July 6, 2026, minutes as presented. Member R. Gudim seconded. **Motion Passed Unanimously.**

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request to rezone property located at 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 for or against the request.

iv. Consider a recommendation to City Council for approval or denial of the rezone request for 1222 Highway 35 S.

Director of Development Services / Community Planner, Amanda Torres stated 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 owner of the property would like to convert the RV park into RV lots that can be sold fee simple. And to do that, they would have to replat each lot and the subdivision regulations don't accommodate for lots that are that small, so we are coming before the board for a Planned Unit Development (PUD) overlay. Also, the developer is proposing to add 83 RVspaces 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, according to 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. Staff recommend approval for this zoning overlay.

Planning Technician, S. Cantu stated our 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 publication, we had not received any comments in favor or in opposition to the zoning request.

The applicants engineer; Brandi Karl, was present to speak. They had one Conditional Use Permit (CUP) from May 16th, 2022, to add seventy-eight (78) additional spaces as well as bring the park into zoning compliance (refer to Ordinance No. 1875). The last Conditional Use Permit (CUP) that was discussed in May of 2025, proposed wanting to do fee simple lots on the expansion part of the park, which is the seventy-eight (78) added lots of the project. Then they came back to the drawing board, and the Planned Unit Development (PUD) was introduced, because they have decided to do fee-simple lots for the whole park. Everything that exists is already served with sewer/water in the park. They will more than likely come back with Final Plats and work in phases. They plan on putting in new streets, drainage, new sewer lines will be pulled in from the north of the park and loop in a 6" fire line with fire hydrant. King Street will remain as an exit only and the main entrance/exit is on Highway 35 south, and they plan on redoing and upgrading the entrance.

Chair, R. Davis, opened the public hearing at 5:38 p.m.

Partner in the project/ Co-Owner, Mr. Donnie Garcia, spoke. He stated there will be an HOA for the park and that makes it easier for the park to operate under the Planned Unit Development (PUD) that staff have recommended they go for.

Mr. Tom Lee, 1515 S. Pearl, had concerns about our water issues. He wanted to know how the utilities were going to be supplied to this property with the talks of shortage in our area.

Chair, R. Davis closed the public hearing at 5:43 p.m.

Chair, R. Davis questioned the existing roads being a mixture of some paved and some base (caliche). Engineer B. Karl stated most of the existing roads are asphalt, and everything that they are proposing will be paved for each lot.

Engineer B. Karl also stated she would address the utility question, she said the park was proposed for 143 spaces. They removed some of the older park models that were there to acquire more space to spread out what is being developed and to comply with the spacing regulations in the RV ordinance. So, the net number of “users” of the utilities will be less than the spaces.

Secretary K. Hesley, questioned if Staff would ask for a variance to be acquired next for anticipation of Ann Street development and Director A. Torres, stated that Brandi Karl and the City Staff are working closely together on the project and Brandi is familiar with what the city expects, so a variance is not necessary.

Motion: Vice Chair, W. Hassinger made a motion to recommend approval of the Planned Unit Development (PUD) rezone request for the property located at 1222 Hwy 35 S. Secretary K. Hesley, seconded the motion. **Motion passed unanimously.**

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.

Director of Development Services / Community Planner, Amanda Torres, stated 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 to offer a variety of smaller-sized lots, ranging from 2,540 square feet to 6,780 square feet. The property owner is trying to get more density in the development for lower cost homes. 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-1 (Central Business District). The Future Land Use Map shows this property as a multi-family residential land use. Staff recommend approval for this zoning overlay.

Planning Technician, S. Cantu stated our 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. Since publishing and before the meeting, we had received two (2) notices returned, one (1) 1615 S. Church inquiring in utility availability for his lots and the other marked a “No comment, not in zone” in the reason.

Applicant, Stuart Lynn, briefly spoke on his excitement to get started on the project and try to bring more low-cost homes to the area.

Chair, R. Davis, opened the public hearing at 5:57 p.m. She read the returned mailouts into the record.

1. (mailed in) Joe R. Garcia – 1805 S. Pearl – No Comment.
2. (mailed in) Arnoldo Garcia – 1615 S. Church – inquiring on utilities available for adjacent lots.
3. (written comment at meeting) Dawn McComas – 1507 S. Pearl – in opposition.
4. (written comment at meeting) Leslie Stranahan – 1821 S. Pearl – in opposition.
5. (written document at meeting) **Formal Zoning Protest Position** – in opposition – Listing:

1615 S. Church – Arnoldo Castillo

1805 S. Pearl – Joe Garcia

1507 S. Pearl – Rodney McComas and Dawn McComas

1801 S. Pearl – Leslie Stranahan

1805 S. Pearl – Cristen Culp and John Culp

1824 S. Ann – Felix Tijerina

1503 S. Pearl – Tom Lee

1510 S. Pearl – Mary Lesser

705 E. 1st – Sandra Richard

1509 S. Church – Donna Scott

715 E. 1st – Earl Stable

719 E. 1st – Jeanell B.

420 E. 1st – Shell Amason

1508 S. Mathis – Wayland Amason

1706 S. Pearl – Kim Wheele

Mary Lesser, 1510 S. Pearl, spoke in opposition. Drainage being a concern. Subsidized housing is nearing this property (and hers) and is already an issue. Utilities are a concern for everyone in south Rockport who has also been trying to get wastewater to the properties. Crime is a concern for a high-density area.

Arnoldo Castillo, 1615 S. Pearl, spoke on utility concerns.

Leslie Stranahan, 1821 S. Pearl, spoke on drainage concerns.

Joe Garcia, 1805 S. Pearl, spoke on drainage concerns and concerns of a road that may be developed right at the edge of his property. And wanted to know if he would be reimbursed for his septic system IF he was made to connect to City utility.

Chair R. Davis closed the public hearing at 6:10 p.m.

Secretary K. Hesley asked if the city could create a high-density zoning district versus going for Planned Unit Development (PUD) overlays. Director A. Torres stated that utility infrastructure plans and engineered drainage plans would have to be submitted before the project would break ground. Director A. Torres recommends for administrative purposes postponing the item or recommend voting denial if the board wishes to do so, to give the applicant time to clean up the submittal.

Developer, Stuart Lynn, was questioned on his entrances and exits. He explained there was entrance and exit on Church (Loop 70) and Third st (behind the VFW) in the designated right of way for a road that he will develop.

Secretary stated she did not believe a PUD is the correct tool to use to create a high density zone in this area.

Motion: Secretary, K. Hesley made a motion to recommend denial of the Planned Unit Development (PUD) rezone request for the 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). Vice Chair, W. Hassinger seconded the motion. **Motion passed unanimously.**

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.

Director, A. Torres, spoke on this property being 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 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 proposed street Canopy Circle. The plat also needs to show utility easements for both stormwater and water. Staff recommend either motioning for approval with recommended changes on the concept plan or denying to get revisions on the preliminary plat. Staff recommends requested changes before approval.

Developer, Stuart Lynn, spoke on the comments and changes that need to be addressed on the plat will be revised and submitted to Staff.

Motion: Vice Chair, W. Hassinger made a motion to deny the preliminary / concept plan for the 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. Member R. Gudim seconded the motion. **Motion passed unanimously.**

V. DEVELOPMENT SERVICES UPDATES

Director A. Torres stated appointments and reappointments for the board will be made soon on the council agenda.

VI. ADJOURN

Motion: Member R. Gudim made the motion to adjourn, Secretary K. Hesley seconded. **Motion passed unanimously.** The Planning and Zoning Commission meeting of July 27, 2026, adjourned at 6:42 p.m.

Prepared by:

Stacy Cantu, Dev. Services - Planning Tech.

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commissioners

FROM: Robert Decker, Chief Building Official, Stacy Cantu, Building & Development Planning Tech.

MEETING DATE: August 31, 2026

CATEGORY: Action Item

CAPTION:

Consider a request to rezone property located at 504 Young St, also known as Spencer LOT 9-R 0.278 Acres, City of Rockport, Aransas County, Texas, to I-1 (Light Industrial District), currently zoned B-1 (General Business 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 to rezone property located at 504 Young St.

SUMMARY:

Applicant Danny Hutchinson has submitted a zoning application for property located at 504 Young St. also known as Spencer LOT 9-R 0.278 Acres, City of Rockport, Aransas County, Texas, to I-1 (Light Industrial District), currently zoned B-1 (General Business District).

BACKGROUND:

The property owner of 504 Young St. has submitted a rezone application for their property currently zoned as B-1 (General Business District). They want to build a warehouse for an established business that is in operation, C-Side Decorating Inc. This warehouse will house overflow merchandise, storage and deliveries for that business. General storage and distribution, goods and services is a land use most suitable for I-1 (Light Industrial District) zoning.

This property across the street is zoned I-1 (Light Industrial District), a Speedy Stop service store. North of the property is I-1 (Light Industrial District), Builder First Source. The properties immediately adjacent to the subject property are zoned B-1 (General Business District). However, despite being in a General Business District, there are 2–3 residential houses built within that zone. The Future Land Use map depicts B-1 (General Business District).

The public hearing was published in the Corpus Christi Caller Times on August 17, 2026, along with 17 public notices sent out to property owners within a 200' radius on the same day. At the time of agenda publishing, we had received no comments in favor of or opposed to the zoning request.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval for the rezone request of property located at 504 Young St, otherwise known as Spencer LOT 9-R 0.278 Acres, City of Rockport, Aransas County, Texas, to I-1 (Light Industrial District), currently zoned B-1 (General Business District).

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH_504 Young St
2. Rezone Application_504 Young St
3. Pictometry_504 Young St
4. Zoning Map_504 Young St
5. Future Land Use Map_504 Young St
6. Public Mailout
7. Mail Outs_504 Young St

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Date: August 28, 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, August 31, 2026, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, September 8, 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 504 Young St; also known as Spencer LOT 9-R 0.278 Acres, City of Rockport, Aransas County, Texas, to a I-1 (Light Industrial District), currently zoned B-1 (General Business 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 August 31, 2026, and the City Council Agenda of September 8, 2026, and posted on the City's website www.rockporttx.gov.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> 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 17th day of August 2026 on the website www.rockporttx.gov.

PUBLISHED in *The Corpus Christi Caller Times* in Monday, August 17, 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
JUL 29 2026
BY: Scanlon

**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 504 Young St
Rockport
- C. CURRENT ZONING OF PROPERTY: B1
- D. PRESENT USE OF PROPERTY: Vacant
- E. ZONING DISTRICT REQUESTED: Light Industrial
- F. CONDITIONAL USE REQUESTED: warehouse
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 9R Block 1 (One)
 - Tract Spencer Subdivision 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) _____
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 12,000 sf
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- To build a warehouse for C-Side Decorating

K. OWNER'S NAME: (Please print) Mark Emery
ADDRESS: 111 S. Sierra Woods
CITY, STATE, ZIP CODE: Rockport, Tx 78382
PHONE NO 361-386-0256

L. REPRESENTATIVE: (If Other Than Owner) Danny Hutchinson
ADDRESS: 323 E. Market St
CITY, STATE, ZIP CODE: Rockport, Tx 78382
PHONE NO 361-463-9267

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:

(Owner or Representative)

(FOR CITY USE)

Received by: Stacy Carter Date: 7/30/2026 Fees Paid: \$ 150.00

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

If rejected, reasons why: _____

Receipt No. _____



[illegible]

FUTURE LAND USE MAP - S5725 Spencer LOT 9-R 0.278 Acres



<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>
34182	M A R S Investments LLC	504 Young St	111 S Sierra Woods Dr	Rockport	TX
57396	Danny and Virginia Hutchins	323 E Market St	323 E Market St	Rockport	TX
34180	Rebeca and Catherine Flores	507 Mathis St	P O Box 137	Rockport	TX
34179	Domingo Perez Jr	511 Mathis St	511 S Mathis St	Rockport	TX
34178	MSE Properties Inc	422 E Market St	121 Heron Oaks	Rockport	TX
56791	MSE Properties Inc	406 E Market St	121 Heron Oaks	Rockport	TX
56790	Rositas Family Resturant Inc	402 E Market St	402 E Market St	Rockport	TX
8823697	H5 Property Holdings LLC	508 Young St	2035 Arlington St	Houston	TX
18663	Speedy Stop Food Stores LLC	546 Hwy 35 S	P O Box 1876	Victoria	TX
35424	Builders First Source : Pro	301 E North St	6031 Connection Dr Ste 400	Irving	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
	Rocky Gudim	Planning and Zoning Commission	1016 S. Magnolia St.	Rockport	TX
	Josh Dowling	Planning and Zoning Commission	102 N Santa Clara Drive	Rockport	TX
	Rick Moore	Planning and Zoning Commission	117 Highwood Dr	Rockport	TX
	Barry Hill	Planning and Zoning Commission	129 Sandhill Woods	Rockport	TX

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PUBLIC HEARING
Planning & Zoning Commission
and City Council

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

CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE 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.

**REZONE REQUEST
FROM B-1 (General
Business District) to
I-1 (Light Industrial
District)**



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»