



PLANNING AND ZONING PACKET

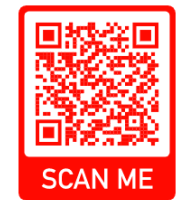
AUGUST 2, 2021

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, August 2, 2021, at 5:30 p.m. The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Members of the public are entitled to participate remotely via Zoom at <https://us02web.zoom.us/j/82381339985> or scan the QR code to the right.



Due to the COVID-19 pandemic, the attorney general has said: “statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials.” Public participation is valued and citizens wishing to express their views on agenda items can either electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Deliberate and act on a request to rezone property located at 1906 Mallard Drive; also known as 0.153 acres of land remaining out of Lot No. 38, Block No.1, West Terrace Acres Subdivision Unit 1, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).
3. Deliberate and act on a request to rezone property located at 1502 Sixteenth Street; also known as Lot 53, Block 251, Swickheimer Subdivision, being 10.014 acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District); to allow for placement of manufactured homes, currently zoned R-1 (1st Single Family Dwelling District).

4. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361) 790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, on Wednesday, July 28, 2021, by 5:00 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.



Teresa Valdez, City Secretary

PLANNING & ZONING AGENDA
Regular Meeting: Monday, August 2, 2021

AGENDA ITEM: 2

Deliberate and act on a request to rezone property located at 1906 Mallard Drive; also known as 0.253 acres of land remaining out of Lot No. 38, Block No. 1, West Terrace Acres Subdivision Unit 1, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Building and Development Director Mike Donoho

BACKGROUND: Property representative Mr. Travis Kelley has submitted an application seeking a request to rezone property located at 1906 Mallard Drive; also known as 0.153 acres of land remaining out of a Lot No. 38, Block No. 1, West Terrace Acres Subdivision, City of Rockport, Aransas County, Texas; to B-1 (General Business District, to develop office and warehouse space currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 10, 2021, edition and mailed out to eight property owners within a 200-foot radius of the property. No letters for or against the request has been received.

Please see the accompanying zoning change request application and Section 118-15 of Code of Ordinances for detail information.

STAFF RECOMMENDATION: Staff recommends the Planning & Zoning Commission deny the request to rezone property located at 1906 Mallard because 1) it is not compatible with surrounding usage, and 2) The 2008 Future Land Use Map indicated the area as low-density residential.



JOINT PUBLIC HEARING
Rockport City Council
and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, July 27, 2021, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone property located at 1906 Mallard Drive; also known as 0.153 acres of land remaining out of Lot No. 38, Block No.1, West Terrace Acres Subdivision Unit 1, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).

The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Members of the public can participate in the meeting remotely by using the ZOOM address that will be provided on the City Council Agenda of July 27, 2021, and posted on the City's website www.cityofrockport.com.

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views during the Joint Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting. 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 this Joint Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 6th day of July 2021, on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, July 10, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Tereas Valdez, City Secretary

STAFF REPORT

Building & Development Services
 2751 SH 35 Bypass, Rockport, TX 78362
 Phone: (361) 790-1125



PROPERTY ADDRESS/LOCATION
 1906 MALLARD

APPLICANT/PROPERTY OWNER
 TRAVIS KELLEY

PUBLIC HEARING DATE
 Tuesday, July 27, 2021

P&Z DATE
 Monday, August 2, 2021

CITY COUNCIL DATE(S)
 1st Reading - Tuesday, August 10, 2021
 2nd Reading – Tuesday, August 24, 2021

Property owner Travis Kelley is seeking a request to rezone property located at 1906 Mallard Drive; also known as 0.153 acres of land remaining out of a Lot No. 38, Block No. 1, West Terrace Acres Subdivision, City of Rockport, Aransas County, Texas; to B-1 (General Business District, to develop office and warehouse space currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 10, 2021, edition and mailed out to eight property owners within a 200-foot radius of the property. No letters for or against the request has been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	
R-1, 1st Single Family Dwelling District	Undeveloped	North 2 nd single-family homes, undeveloped South: R-1 1 st Single-Family Dwelling, undeveloped East: R-1 1 st Single-Family Dwelling, undeveloped West: R-1 1 st Single-Family Dwelling, undeveloped, single-family homes	none	6,680 sq ft

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY**

Is not COMPATIBILITY with surrounding usage.

Any future development will meet all setback requirements of the B-1 General Business District if approved.

The 2008 Future Land Use Map indicated this area as low-density residential.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
 APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



Article I. Zoning Ordinance*

Sec. 118-15. B-1 General Business District.

15.1 *Use Regulations.* The purpose of this district is to provide suitable locations for a wide variety of business and mercantile uses. In addition to the previous listed uses in R-1 through R-7 districts, land and premises may be used for:

1. Restaurants, cafes, food catering services.
2. Offices, banks, libraries, museums, etc.
3. Service stations, car washes, laundromats.
4. Malls, shopping centers, retail stores.
5. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).
6. Grocery stores, convenience stores, markets.
7. Retail markets (seafood/meat) and bait stands.
8. Entertainment facilities (theaters, bowling alleys, pool halls, clubs and lounges, etc).
9. Sales, service and repair shops (radio, television, shoe repair, tool repair and rental, lawn mower repair, auto and boat repair shops, etc).
10. Personal service shops (beauty salons, barber shops, tailoring and dressmaking shops, etc).
11. Storage buildings, auto storage yards.
12. Animal hospitals, boarding kennels and grooming shops.
13. Mortuaries and funeral homes.
14. Agricultural services, greenhouses and landscaping services.
15. Outdoor welding, fabricating operations, by CUP.
16. Permanent or long term (more than 30 days) public entertainment facilities or uses, by CUP. Such uses may include, but not be limited to, amusement parks, carnivals, circuses, marine life shows, dance/theatrical productions and natatoriums.
17. Fish houses, seafood processing plants, by CUP.
18. Adult entertainment, by CUP.

15.2 *Area and Yard Regulations.*

15.2.1 *Area of the Lot.* None required for non-dwelling uses. For dwelling uses, See [section 118-20] Table 20.

15.2.2 *Width of the Lot.* The minimum width of the lot shall be fifty (50) feet. See [section 118-20] Table 20.

15.2.3 *Area of the Building.* For a primary use structure, the minimum floor area shall be five hundred (500) square feet. See [section 118-20] Table 20.

15.2.4 *Yard Area and Building Setbacks.* See [section 118-20] Table 20

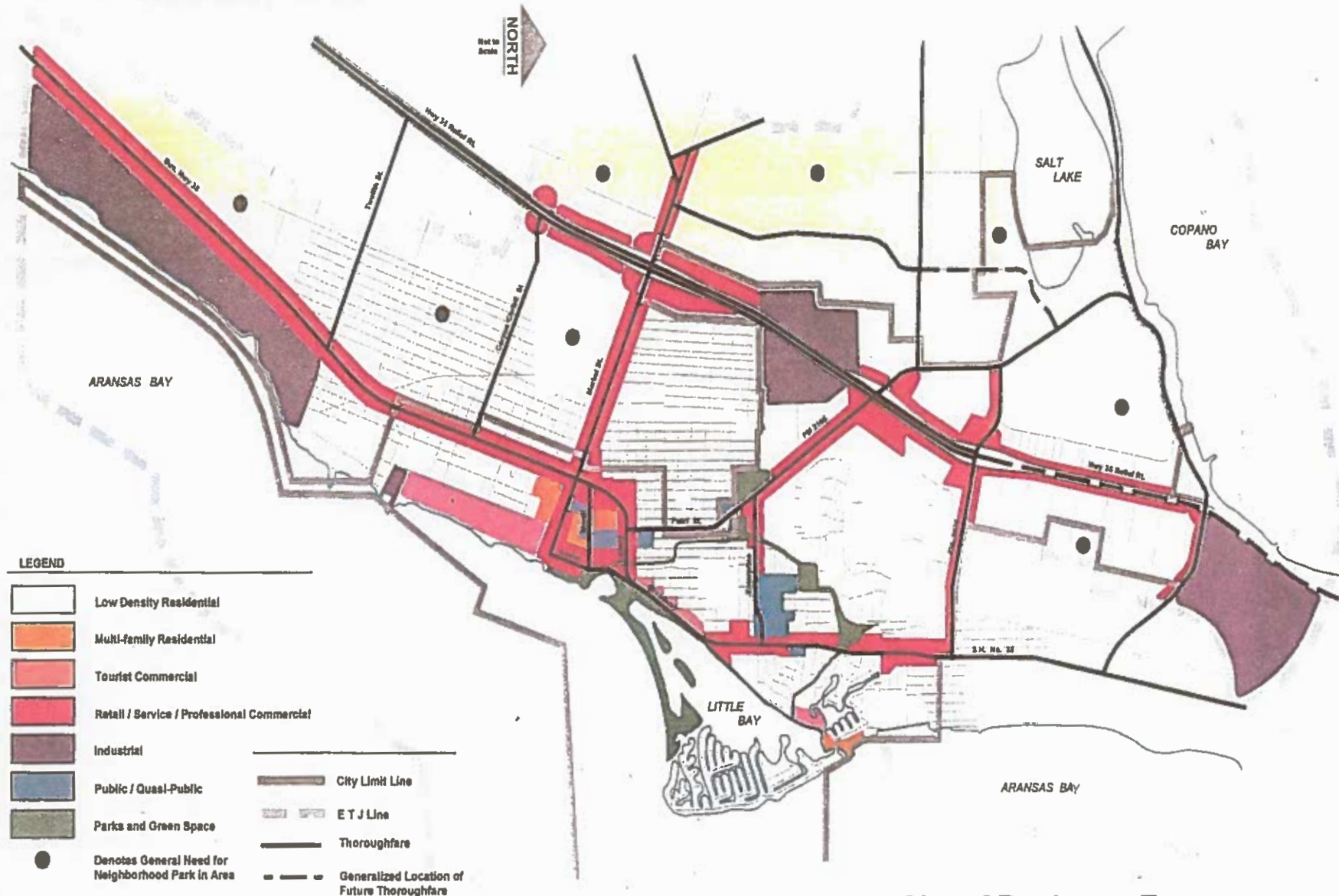
15.3 *Height of the Building.* No building shall exceed forty five (45) feet in height. See Article 3 [section 118-3] Definitions and Article 20 [section 118-20].

15.4 *Parking Regulations.* Parking regulations for permitted uses as contained in Article 21 [section 118-21].

15.5 *Accessory Use Regulations.* Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section 118-22].

(Ord. No. 1027, art. 15, 4-9-96)

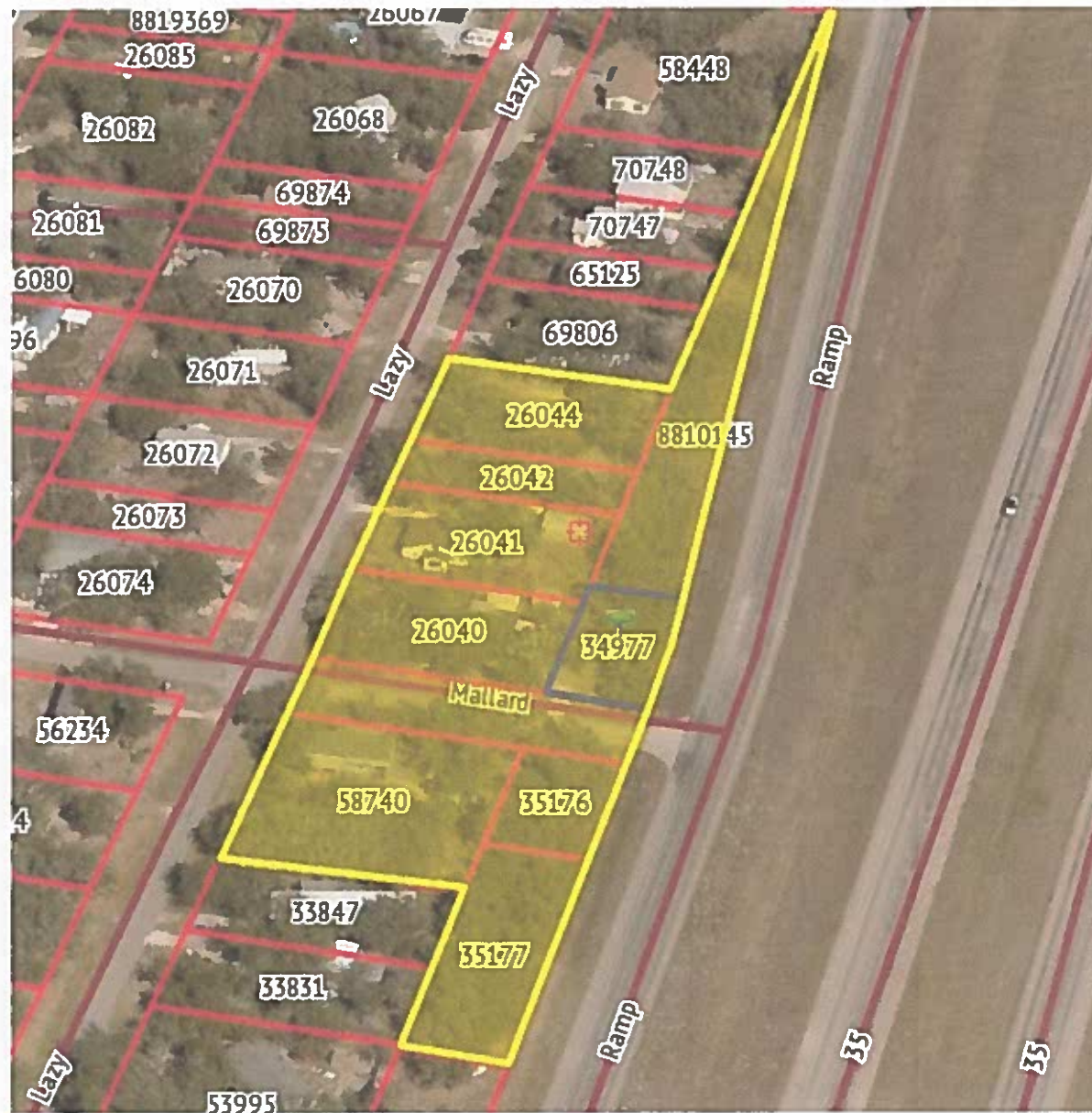
Note: A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries



City of Rockport, Texas

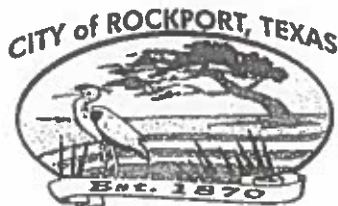
Future Land Use Plan w / ETJ

MPRG inc. 
Municipal Planning Resources Group, Inc.



[illegible]

Parcel #
34977



Travis Kelley
361633 8303

July?
27th

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 1906 Mallard Drive
Rockport Tx 78374 Corner of Hwy 35 Bypass & Mallard

C. CURRENT ZONING OF PROPERTY: R1 Single Family

D. PRESENT USE OF PROPERTY: Vacant Land

E. ZONING DISTRICT REQUESTED: B1 General Business District

F. CONDITIONAL USE REQUESTED: _____

G. LEGAL DESCRIPTION: (Fill in the one that applies)

• Lot or Tract West Terrace Unit 1 West Port of 38 Block Block 1

• 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) _____

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): lot size 6,680 ft²

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Would like to Build an office w/ Warehouse
for my Business. Rendered Drawings Attached.

K. OWNER'S NAME: (Please print) Travis and Elizabeth Kelley
ADDRESS: 2124 St. Charles Dr.
CITY, STATE, ZIP CODE: Portland TX 78374
PHONE NO 361-633-8303

L. REPRESENTATIVE: (If Other Than Owner) _____
ADDRESS: _____
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	\$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: _____ Date: _____ Fees Paid: \$ _____

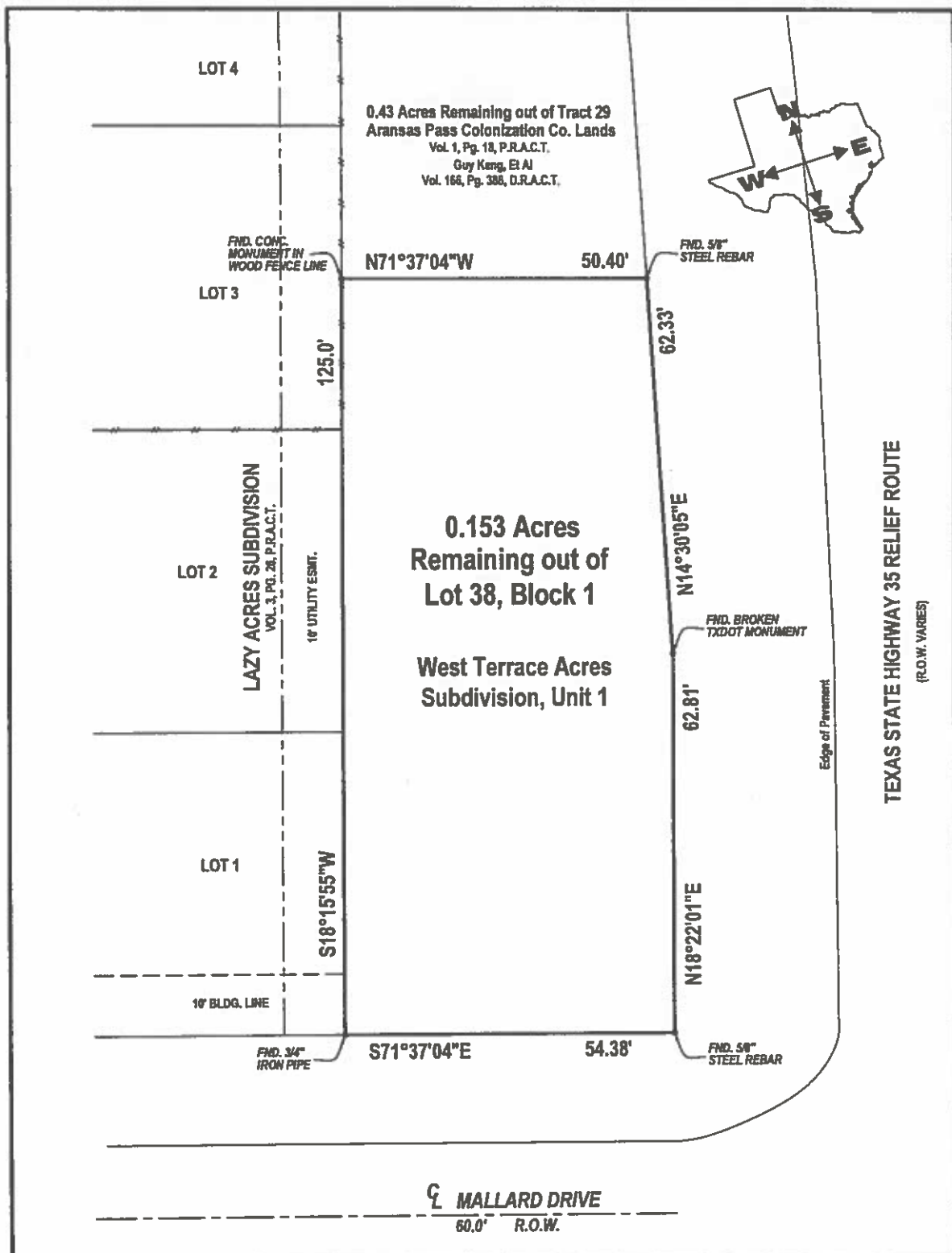
Submitted Information (_____ accepted) (_____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____







THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP DATED 2-17-18, AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS (F) OR IS NOT (X) LOCATED IN A "SPECIAL FLOOD HAZARD AREA" ZONE (X), BASE ELEVATION (X), PANEL NO. (X), COMMUNITY NO. (X). THIS INFORMATION IS BASED ON SCALING THE LOCATION OF THIS SURVEY ON THE ABOVE REFERENCED MAP AND IS INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

PLAT BEARING USED FOR CORRECTIONAL CONTROL, UNLESS OTHERWISE SHOWN. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP OF TITLE EVIDENCE. SURVEYOR DID NOT REVIEW EXCEPTIONS BY EVIDENCE "B" OF THE TITLE COMMITMENT TO DETERMINE WHETHER THEY DO OR DO NOT AFFECT SUBJECT PROPERTY. 58" STEEL REBAR FND. OR SET BY ALL PROPERTY OWNERS UNLESS OTHERWISE SHOWN. ALL SET RODS ARE CAPPED WITH BRASS AND BRUNDRETT.

COPYRIGHT NOTICE

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

Griffith & Brundrett
Surveying & Engineering Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78181

361-729-6479
361-729-7933

jerryb@griffithsurveyor.com
www.griffithsurveyor.com

Prepared For:
Travis Kelley

Filename: 210609d3

SURVEY OF 0.153 ACRES OF LAND REMAINING OUT OF
LOT NO. 38, BLOCK NO. 1, WEST TERRACE ACRES SUBDIVISION UNIT 1
CITY OF ROCKPORT
VOLUME 2, PAGE 65 AND VOLUME 2, PAGE 89
PLAT RECORDS ARANSAS COUNTY, TEXAS.

SCALE 1" = 20'

JUNE 9, 2021



PLANNING & ZONING AGENDA
Regular Meeting: Monday, August 2, 2021

AGENDA ITEM: 3

Deliberate and act on a request to rezone property located at 1502 Sixteenth Street; also known as Lot 53, Block 251, Swickheimer Subdivision, being 10.014 acres, City of Rockport, Aransas County, Texas; to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District).

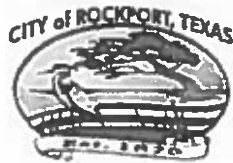
SUBMITTED BY: Building and Development Director Mike Donoho

BACKGROUND: Property owner Mr. Les Selensky seeking to rezone property located 1502 Sixteenth Street; also known as Lot 53, Block 251, Swickheimer Subdivision, being 10.014 acres, City of Rockport, Aransas County, Texas; to R-2M (Manufactured Housing District). Mr. Selensky would like to develop affordable housing by offering approximately 17 half-acre lots, to be known as Ensenada Estates, currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in *The Rockport Pilot* in the Saturday, July 10, 2021, edition and mailed out to eight property owners within a 200-foot radius of the property. No letters for or against the request has been received.

Please see the accompanying zoning change request application and Section 118-15 of Code of Ordinances for detail information.

STAFF RECOMMENDATION: Staff recommends the Planning & Zoning Commission approve the request to rezone property located at 1502 Sixteenth Street because 1) it is compatible with surrounding usage, and 2) The 2008 Future Land Use Map indicated the area as low-density residential.



JOINT PUBLIC HEARING
Rockport City Council
and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, July 27, 2021, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone property located at 1502 Sixteenth Street; also known as Lot 53, Block 251, Swickheimer Subdivision, being 10.014 acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District); to allow for placement of manufactured homes, currently zoned R-1 (1st Single Family Dwelling District).

The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Members of the public can participate in the meeting remotely by using the ZOOM address that will be provided on the City Council Agenda of July 27, 2021, and posted on the City's website www.cityofrockport.com.

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views during the Joint Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting. 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 this Joint Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 6th day of July 2021, on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, July 10, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Tereasa Valdez, City Secretary

STAFF REPORT

Building & Development Services
 2751 SH 35 Bypass, Rockport, TX 78362
 Phone: (361) 790-1125



PROPERTY ADDRESS/LOCATION
 1502 Sixteenth St

APPLICANT/PROPERTY OWNER
 LES SELENSKY

PUBLIC HEARING DATE
 Tuesday, July 27, 2021

P&Z DATE
 Monday, August 2, 2021

CITY COUNCIL DATE(S)
 1st Reading - Tuesday, August 10, 2021
 2nd Reading – Tuesday, August 24, 2021

Property owner Les Selensky has is seeking a request to rezone property located 1502 Sixteenth Street; also known as Lot 53, Block 251, Swickheimer Subdivision, being 10.014 acres, City of Rockport, Aransas County, Texas; to R-2M (Manufactured Housing District), to develop affordable housing by offering approximately 17, ½ acre lots, to be known as Ensenada Estates, currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 10, 2021, edition and mailed out to eight property owners within a 200-foot radius of the property. No letters for or against the request has been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	
R-1, 1st Single Family Dwelling District	Undeveloped	North 1 st single-family homes, undeveloped South: R-1 1 st Single-Family Dwelling, undeveloped East: R-1 1 st Single-Family Dwelling, undeveloped West: R-1 1 st Single-Family Dwelling, undeveloped, single-family homes	none	6,680 sq ft

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the surrounding usage.

Any future development will meet all setback requirements of the R-2M, Manufactured Housing District if approved.

The 2008 Future Land Use Map indicated this area as low-density residential.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
 APPLICATION FORM

LEGAL NOTICE

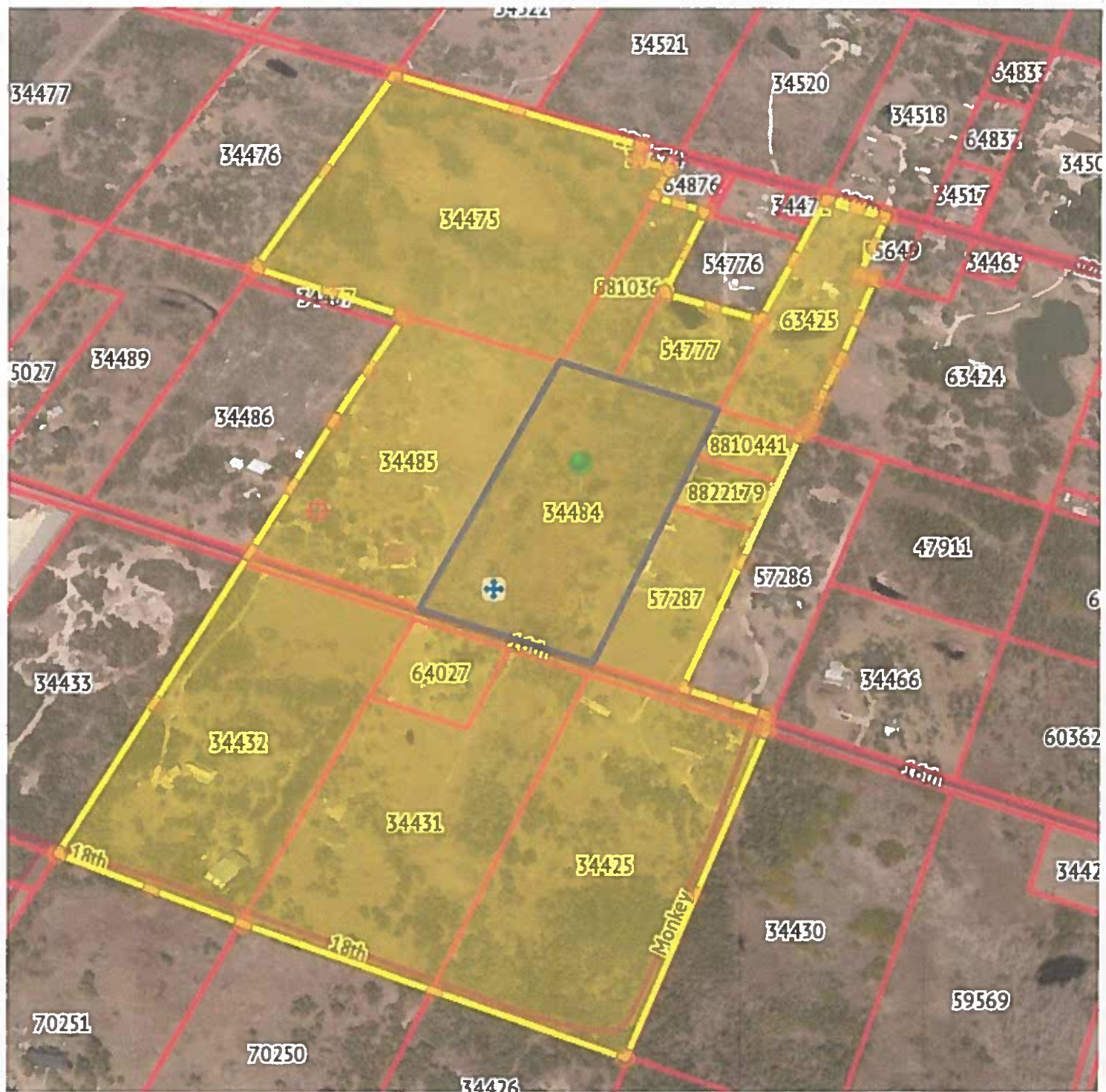
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



[illegible]



K. OWNER'S NAME: (Please print) Les Selensky
ADDRESS: 3933 Loop 1781
CITY, STATE, ZIP CODE: Rockport, TX 78382
PHONE NO 361-450-0234

L. REPRESENTATIVE: (If Other Than Owner) _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NO _____

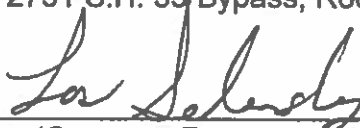
NOTE: Do you have property owner's permission for this request?
YES ☒ NO ☐

M. FILING FEE:

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

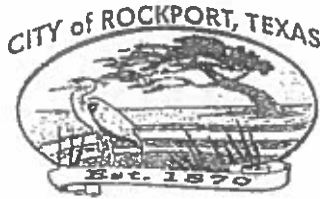
(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____



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 [X] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit []

B. ADDRESS AND LOCATION OF PROPERTY _____
1502 16th Rockport, TX 78382

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: Currently unused raw land

E. ZONING DISTRICT REQUESTED: R-2M

F. CONDITIONAL USE REQUESTED: N/A

G. LEGAL DESCRIPTION: (Fill in the one that applies)

• Lot or Tract Lot 53 Block 251

• Tract Swickheimer 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) _____
Ensenada Estates

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 10.014 acres

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Address the challenge of affordable housing by offering approx. 17 1/2 ac. lots
and the allowance of manufactured homes (R-2M) to be purchased and
permanently affixed at subject address. Modular homes (R-1) are
approximately \$40,000 higher than manufactured homes which makes
manufactured homes an ideal solution to affordable housing.

*meeting
July 27th*



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.

Ensenada Estates

Rezoning Proposal – Summer 2021

Our Big Issue in Rockport...Affordability

Here are the Facts:

Our Median Family Income is \$58,871

- ❑ Which is 47% of below the national average
- ❑ 87% of our population has a High School education or lower, and the vast majority of our jobs are blue collar or service sector positions
- ❑ A lender will usually loan 2 – 2 ½ times your annual income
- ❑ Which qualifies you for a home in the \$118,000 - \$147,000 range
- ❑ Pricing-out much of our community from ever owning a home

Since Our Average Home Price is \$215,374

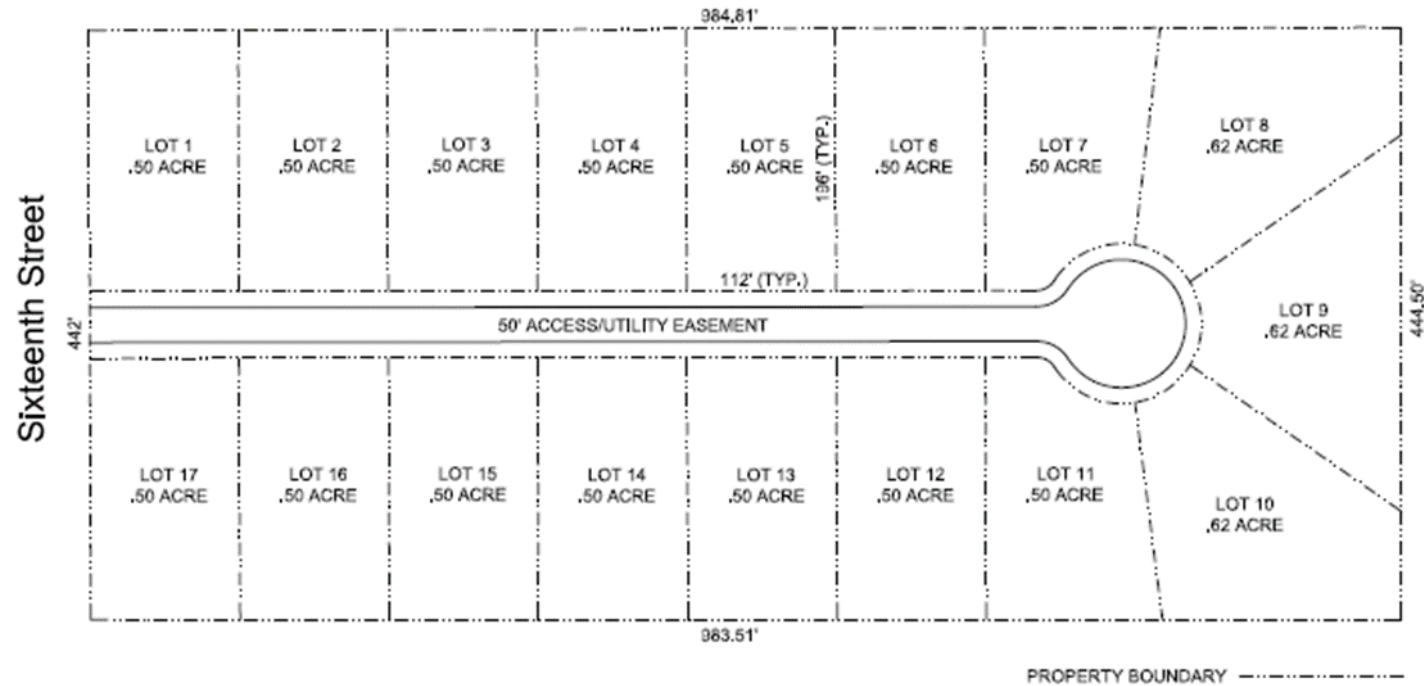
- ❑ At \$125/sf a 1,600 sf home will cost you \$200,000 BEFORE land and utilities, making your all-in home closer to \$275,000+
- ❑ To qualify for that you need to make \$110,000 - \$137,000 annually
- ❑ Most of the new developments in Rockport are targeting the top 10%-20% of our income earners
- ❑ Which is why www.areavibes.com gives Rockport a 71% livability rate, an “A” in amenities, an “A” in schools, and an “F” in housing

Who Are We Excluding in Home Ownership

- ☐ The people who cook and serve your food
- ☐ The people who service and repair your car
- ☐ The people who maintain, repair, paint and clean your home
- ☐ The people who landscape and then maintain your lawn
- ☐ The people who educate your children

This is why we are beginning to see labor shortages in many of our service sector jobs, we are pricing these good people out of our town

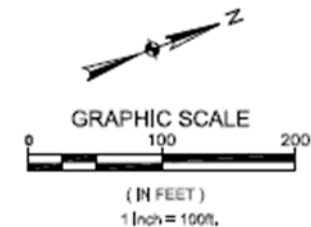
The Solution – Ensenada Estates



Ensenada Estates
Rockport, Texas

Project Data

- R-1 Zoning (Current)
- 17 Lots
 - (14) .50 Acre
 - (3) .62 Acre
- 50' Access & Utility Easement (Public)



What Are We Doing Different?

- ❑ A 17 lot development in South Rockport just a mile from the Bypass
- ❑ Spacious ½ Acre lots on a paved street with all utilities pre-installed
 - ❑ Pre-installed septic systems on each lot
 - ❑ City water to each site and tap fees pre-paid
 - ❑ Power brought to each site
 - ❑ Lots ready to build on, or bring in a modular or manufactured home
- ❑ Lot financing built-in with a small down payment to provide easy financing of their home on top of their lot payment
- ❑ All-in prices ranging from \$115,000 to \$145,000 for a 3/2 home
- ❑ Affordable monthly house/land payments in the \$970 - \$1,225 range

What We Need

- ❑ The current R-1 zoning only allows for stick-built or modular housing, which adds a minimum of \$40,000 to home prices
- ❑ A change to R-2M expands our ability to offer manufactured homes as well, built to HUD codes offering quality affordable and insurable housing
- ❑ This saves the potential homeowners a minimum of \$40,000, which in most cases is the difference between owning or not owning a home
- ❑ And this also opens up a whole new level of factory financing for these homes not available to the modular or stick-built market

Our Location



Our Location



Neighborhood Tour







R-2M Rezoning Fits Right Into the Area



Our Request

- ☐ Say YES to providing more affordability to Rockport housing
- ☐ Say YES to improving the lives of the people in the service sector of our local economy by allowing them home ownership near where they work and their kid's go to school
- ☐ Vote to APPROVE our zoning change from R-1 to R-2M, and send a clear message that Rockport is committed to making housing available at all economic levels of our community.

Thank you for your time and consideration.