



PLANNING AND ZONING PACKET

November 1, 2021

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, November 1, 2021, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, with social distancing guidelines and using the video conferencing application ZOOM. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. **Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Members of the public can participate remotely via Zoom at <https://us02web.zoom.us/j/86001723785> or scan the QR code to the right.**



Public participation is valued and citizens wishing to express their views on agenda items can 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 1130 West Market Street; also known as Oak Terrace, Lot 531, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and retail space; currently zoned R-1 (1st Single Family Dwelling District).
3. 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.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

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 Tuesday, October 26, 2021, at 9:10 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, November 1, 2021

AGENDA ITEM: 2

Deliberate and act on a request to rezone property located at 1130 West Market Street; also known as Oak Terrace, Lot 531, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and retail space; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA: CD

BACKGROUND: Property owner Chris Crowley purchased this property with the intention of developing a commercial project. The property is surrounded by other commercial businesses, and fronts St Hwy 1069, otherwise known as W Market.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 4, 2021, edition and mailed out to twenty-two property owners within a 200-foot radius of the property. No letters For or Against the request have been received.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommendations approval of this rezone.



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, October 26, 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 1130 West Market Street; also known as Oak Terrace, Lot 531, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and retail 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 October 26, 2021, and posted on the City's website www.cityofrockport.com.**

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 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 this Joint Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 23rd day of September 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, September 25, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com



PROPERTY ADDRESS/LOCATION
1130 W Market

APPLICANT/PROPERTY OWNER
Christopher Crowley, Owner

PUBLIC HEARING DATE
Tuesday, October 26, 2021

P&Z DATE
Monday, November 1, 2021

CITY COUNCIL DATE(S)
1st Reading - Tuesday, November 9, 2021
2nd Reading - Tuesday, November 23, 2021

BRIEF SUMMARY OF REQUEST

Mr. Crowley desires to build an office/retail center on the property for future investment and wishes to rezone the property from R1 1st Single Family Residential to B1 General Business District.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 4, 2021, edition and mailed out to twenty-two (22) property owners within a 200-foot radius of the property. No letters For or Against the request have been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Vacant Property	North: B-1 : R-1 1st Single-Family Dwelling with single family dwellings and vacant land South: R-1 1 st Single-Family Dwelling with commercial use East: R-1 1st Single-Family Dwelling with commercial use West: R-1 1st Single-Family Dwelling with commercial use	To develop an office space with retail sales strip center	.8219 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

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

The 2008 Future Land Use Map does not include this property as it was not annexed at that time

PROPERTY HISTORY

The property is not in a Special Flood Hazard Area.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

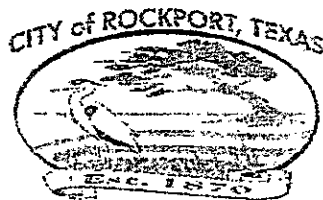
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



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 1130 W. Market St.
Rockport, Tx 78382

C. CURRENT ZONING OF PROPERTY: R1

D. PRESENT USE OF PROPERTY: Vacant Lot

E. ZONING DISTRICT REQUESTED: Commercial

F. CONDITIONAL USE REQUESTED: N/A

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

• Lot or Tract Lot 531 Block _____

• Tract _____ of the Oak Terrace Sub-
Survey as per metes and bounds (field notes attached) division

• 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): 0.82 acres

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

office/retail strip center

K. OWNER'S NAME: (Please print) Christopher Crowley
ADDRESS: P.O. Box 296
CITY, STATE, ZIP CODE: Rockport, TX 78381
PHONE NO 361-730-3810

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 X 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)

Chrs Crowley

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____



<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>
29958	Ghraawi Family Investments	1130 W. Market St	13631 Wildwood Ln	Redding	CA	96003
8810112	Duke Kimbrough	540 Oak Ave	6953 Cox Ln	N Richland Hls	Tx	76182
8810112	Lane Kimbrough	540 Oak Ave	4410 Duesenberg Dr	Pearland	Tx	77584
29960	Duke & Lane Kimbrough	550 Oak Ave	6953 Cox Ln	N Richnd Hls	Tx	76182
29961	Maria Gloria Anthes	560 Oak Ave	560 Oak Ave	Rockport	Tx	78382
29962	Stacey U Pasemann	570 Oak Ave	306 E Moerbe Dr	Thorndale	Tx	76577
30075	John & Patricia Hamm	1120 W. Market St	1120 W. Market St	Rockport	Tx	78382
30074	Judy & Wildon Canion	525 Hickory Ave	120 Lange Rd	Seguin	Tx	78155
30072	Wildon & Judy Canion	533 Hickory Ave	120 Lange Rd	Seguin	Tx	78155
65863	Bradley & Tanya Kveton	543 Hickory Ave	9957 Brinkmeyer Rd	Needville	Tx	77461
64589	Lupe Ramos	1210 W. Market St	1210 W. Market St	Rockport	Tx	78382
64588	Stephanie Upham & Kristi Roberts	541 Oak Ave	PO Box 1503	Fulton	Tx	78358
60291	Yvonne Davis	545 Oak Ave	211 Lark Ln	New Braunfels	Tx	78132
62165	Arlene Resch	555 Oak Ave	555 Oak Ave	Rockport	Tx	78382
60159	Stephanie Upham & Kristi Roberts	1230 W. Market St	PO Box 1503	Fulton	Tx	78358
59214	Phong Nguyen & Bich Nga Thi Nguyen	1201 W. Market St	1228 W. Terrace Blvd	Rockport	Tx	78382
35000	M.A.R.S Investments LLC	1125 W. Market St	111 S. Sierra Woods Dr	Rockport	Tx	78382
34990	Paul K Lusby	1516 West Terrace Blvd	1516 W. Terrace Blvd	Rockport	Tx	78382
34998	Pamela R & James C Collins	1111-1121 W. Market St	102 Lakeway Ct	Victoria	Tx	78382
29589	Sarah Haskins & Arthur Helmsteadt	1110 W. Market ST	14714 Lighthouse Dr	Corpus Christi	Tx	78418
29590	Sours Marguerite Foundation	510 Hickory Ave	PO Box 1419	Rockport	Tx	78382
61339	Rockport Lodge #323	602 Hickory Ave	602 Hickory Ave	Rockport	Tx	78382

National Flood Hazard Layer FIRMette

97°44'W 28°15'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2

Cross Sections with 1% Annual Chance

17.5

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/19/2021 at 5:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.