



PLANNING & ZONING PACKET

January 16, 2023

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, January 16, 2023, 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. Members of the public can view the meeting via live stream at

<https://www.youtube.com/@rockporttxgov>

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.

Public Hearing

2. Conduct a Public Hearing to consider a request to rezone property located at 407 West Market Street; also known as Doughty and Mathis, Block 200, Lots 1 through 3, the Westerly portion & Lots 9 through 11 the Easterly portion, Rockport, Aransas County, Texas to B1 (General Business District) to allow the use of a New Shop; currently zoned R-1 (1st Single Family Dwelling District).

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of November 14, 2022.
4. Deliberate and act on a request to rezone property located at 407 West Market Street; also known as Doughty and Mathis, Block 200, Lots 1 through 3, the Westerly portion & Lots 9 through 11 the Easterly portion, Rockport, Aransas County, Texas to B1 (General Business District) to allow the use of a New Shop; currently zoned R-1 (1st Single Family Dwelling District).
5. 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. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

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 Thursday, November 10, 2022, 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*.

Carey Dietrich

Carey Dietrich,
Asst Director Building & Development
Community Planner

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, January 16, 2023

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to rezone property located at 407 West Market Street; also known as Doughty and Mathis, Block 200, Lots 1 through 3, the Westerly portion & Lots 9 through 11 the Easterly portion, Rockport, Aransas County, Texas to B1 (General Business District) to allow the use of a New Shop; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Mr. Solis desires to build a small shop with storage on the property located at 407 W Market, otherwise known as Lot 1-R, Block 200, Doughty & Mathis

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public hearing only.



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, January 16, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 24, 2023 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 407 West Market Street; also known as Doughty and Mathis, Block 200, Lots 1 through 3, the Westerly portion & Lots 9 through 11 the Easterly portion, Rockport, Aransas County, Texas to B1 (General Business District) to allow the use of a New Shop; currently zoned R-1 (1st 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 January 16, 2023, and the City Council Agenda of January 24, 2023, 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://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 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.

POSTED the 19th day of December 2022 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, December 31, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 14th day of November 2022, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, 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

Warren Hassinger – Vice Chairman
Tom Blazek
Patty Impens
Kim Hesley – Secretary
W. Kent Howard

Members Absent

Ruth Davis – Chair
Ric Young

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Tommy Saucedo, IT
Belinda Garcia, Administrative Coordinator

Guest(s) Present

Six (6)

Open Meeting

1. Meeting called to order at 5:30 p.m.

Regular Agenda

2. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) to allow the use of a campground with 83 sites for RV's, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Rd: also known as Fulton Out Lots, Lot 38, being 14.70 acres, City of Rockport, Aransas County, Texas, currently zoned R-1 (1st Single Family Dwelling District).

Vice Chair Warren Hassinger opened the Public Hearing at 5:31p.m.:

Michael Rains, owner of the property, spoke. Vice Chair Hassinger asked if there were any other questions or comments, Against John Hart and Warren read 2 in opposition, Vice Chair Hassinger closed the Public Hearing and opened the regularly scheduled meeting at 5:37p.m.

3. Deliberate and act on approval of the regular meeting minutes of October 17, 2022.

MOTION: Secretary Hesley made a correction of a staff members name, Member Blazek 2nd the motion. Motion passed by unanimous vote of aye.

4. Deliberate and act on a request for a Conditional Use Permit to allow the use of a campground with 83 sites for RV's, 20 sites for tents and a public bathhouse and laundry room located at 1030 Airport Rd; also known as Fulton Out Lots, Lot 38, being 14.70 acres, City of Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Property owner Michael Rains spoke, will be 15 sites, not planning to us Wishert, Future will probably be only 65 units to save most trees.

Director Mike Donoho spoke

Community Planner Carey Dietrich spoke

After brief discussion Vice Chair Hassinger asked if there were any other questions or comments, there being none, Vice Chair Hassinger asked for a motion.

MOTION:

Member Blazek made the motion to recommend to City Council approval 15 sites. Secretary Hesley 2nd the motion. Motion passed by unanimous vote of aye

5. Deliberate and act on a Replat submitted by property owner Scott and Vicky Andrews, located at 108 W Sixth Street: also known as Manning Addition, Block 135, Lot 12 thru 16, Rockport, Aransas County, Texas.

Elizabeth Brundrett spoke

MOTION

After brief discussion, Secretary Hesley made a motion to approve the Replat.

Member Blazek 2nd motion. Motion passed by unanimous vote of aye.

6. Deliberate and act on a Replat submitted by property owners Christopher and Karra Crowley, located at 500 E King Street; also known as Simon Oaks, Block 1 Lot 5, being 4.127 acres (listed in the appraisal district as, Simon Oaks Block 1, Lot 4 acres 4.619,) Rockport, Aransas County, Texas.

Elizabeth Brundrett spoke

MOTION

After brief discussions, Member Impens made a motion to approve the Replat. Member Howard 2nd motion. Motion passed by unanimous vote of aye.

7. Deliberate and act on a Replat submitted by Aransas County Navigation District, located at 160 Cove Harbor South; also known as Swickheimer Block 256 Lot 64 being 17.466 acres, Rockport, Aransas County, Texas.

Keith Barrett spoke

MOTION

After brief discussions, Member Blazek made a motion to approve the Replat. Secretary Hesley 2nd motion. Motion passed by unanimous vote of aye.

8. Deliberate and act on an Amending Final Plat submitted by Noah Arc Community Development Corporation, located at 1601 Mathis Street; also known as Sphinx, Block 1 Lot 1, Rockport, Aransas County, Texas.
Elizabeth Brundrett spoke

MOTION

After brief discussions, Member Blazek made a motion to approve the Replate. Secretary Hesley 2nd motion. Motion passed by unanimous vote of aye.

9. Discussion, consideration, and action regarding meetings restricted by holidays or other foreseen events.
- 10 Adjournment 6:16 pm

Prepared by:

Approved by:

Belinda Garcia, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, January 16, 2023

AGENDA ITEM: 4

Deliberate and act on a request to rezone property located at 407 West Market Street; also known as Doughty and Mathis, Block 200, Lots 1 through 3, the Westerly portion & Lots 9 through 11 the Easterly portion, Rockport, Aransas County, Texas to B1 (General Business District) to allow the use of a New Shop with storage; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND:

Mr. Solis desires to build a small shop with storage on the property located at 407 W Market, otherwise known as Lot 1-R, Block 200, Doughty & Mathis

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of the request to rezone property located at 407 West Market Street; also known as Doughty and Mathis, Block 200, Lots 1 through 3, the Westerly portion & Lots 9 through 11 the Easterly portion, Rockport, Aransas County, Texas to B1 (General Business District) to allow the use of a New Shop with storage; currently zoned R-1 (1st Single Family Dwelling District).

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
407 W Market

APPLICANT/PROPERTY OWNER
Richard Solis, Owner

PUBLIC HEARING DATE
P&Z - Tuesday, January 16, 2023
CC – Tuesday, January 24, 2023

P&Z DATE
Monday, January 16, 2023

CITY COUNCIL DATE(S)
1st Reading - Tuesday, January 24, 2023
2nd Reading – Tuesday, February 14, 2023

BRIEF SUMMARY OF REQUEST

Mr. Solis desires to build a small shop with storage on the property located at 407 W Market, otherwise known as Lot 1-R, Block 200, Doughty & Mathis

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 31, 2022, edition and mailed out to eighteen (18) 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: R-1 1st Single-Family Dwelling with residential use South: R-1 1st Single-Family Dwelling with residential use East: R-1 1st Single-Family Dwelling with residential use West: R-1 1st Single-Family Dwelling with commercial use	To develop a shop with storage	.345 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 Current Future Land Use Map suggests Residential Use	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 403 W market St.
- C. CURRENT ZONING OF PROPERTY: Commercial R1
- D. PRESENT USE OF PROPERTY: None
- E. ZONING DISTRICT REQUESTED: B1
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 1-R Block 200
 - Tract DOUGHTY And mgth's 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): 0.344 Acres total
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- ~~Take Tree out~~ New Shop

K. OWNER'S NAME: (Please print) Richard Solis
ADDRESS: 318 W. Market St.
CITY, STATE, ZIP CODE: Rockport Texas 78382
PHONE NO 361-463-1800

L. REPRESENTATIVE: (If Other Than Owner) Richard Solis
ADDRESS: 806 Heron Ln
CITY, STATE, ZIP CODE: Rockport Texas 78382
PHONE NO 361-463-1800

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

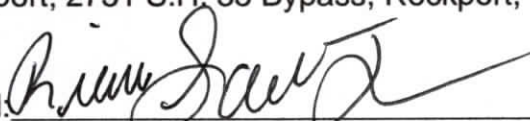
YES ☒ NO ☐

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)

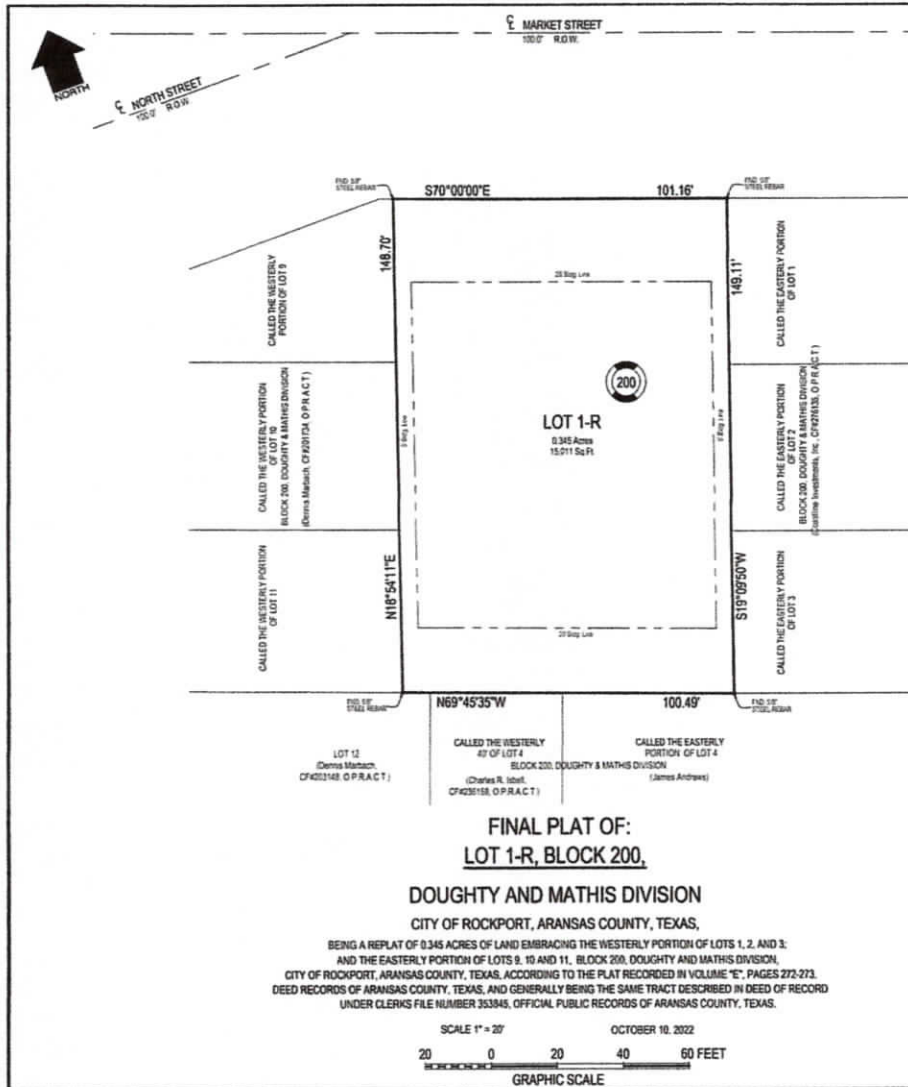
- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: 
(Owner or Representative)

(FOR CITY USE)

Received by: CL Date: 12/2/22 Fees Paid: \$
Submitted Information (☒ accepted) (☐ rejected) by:
If rejected, reasons why:

Receipt No.

[illegible]

Aransas CAD

Property Search Results > 18462 SOLIS RICARDO JR for Year 2022

Tax Year: 2022

Property

Account

Property ID:	18462	Legal Description:	DOUGHTY & MATHIS, BLOCK 200, LOT 1 THRU 3 THE WESTERLY PORTION & 9 THRU 11 THE EASTERLY PORTION
Geographic ID:	1575-200-001-005	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	407 W MARKET ST ROCKPORT, TX 78382	Map ID:	A-2
Neighborhood:			
Neighborhood CD:			

Owner

Name:	SOLIS RICARDO JR	Owner ID:	126081
Mailing Address:	806 HERON LN ROCKPORT, TX 78382-6102	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$51,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$51,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$51,000	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$51,000	

Taxing Jurisdiction

Owner: SOLIS RICARDO JR
 % Ownership: 100.000000000000%
 Total Value: \$51,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$51,000	\$51,000	\$0.00

<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>
18462	Richard Solis Jr	407 W. Market St	806 Heron Ln	Rockport	Tx	78382
32788	Richard Solis Jr	318 W. Market St	806 Heron Lane	Rockport	Tx	78382
58078	Carothers Thad & Todd Investment Trust	107 N Kossuth St	419 Champion Dr	Rockport	Tx	78382
18313	George Thompson	313 W. Market St	PO Box 2387	Rockport	Tx	78381
18315	George & Jamie Thompson	108 S. Kossuth St	106 Cherry Hills	Rockport	Tx	78382
18316	Fred Niemann	110 S Kossuth St	110 S Kossuth St	Rockport	Tx	78382
18461	Augustin Garcia	113 S Kossuth St	113 S Kossuth St	Rockport	Tx	78382
18459	Osie Andrews	109 S Kossuth St	109 S Kossuth St	Rockport	Tx	78382
59557	James Andrews	107 S Kossuth	107 S Kossuth St	Rockport	Tx	78382
50502	Coastline Investments Inc	401 W Market St	PO Box 691	Rockport	Tx	78381
59558	Charles Isbell & Betty Brehm	107-R S Kossuth St	PO Box 18151	San Antonio	Tx	78218
42442	Charles Isbell	120-R S Doughty St	PO Box 18151	San Antonio	Tx	78218
18467	Allison Krueger	406 W. Bay St	406 W Bay St	Rockport	Tx	78382
18468	Lowell & Jane Bash	408 W. Bay St	815 Midnight Dr	San Antonio	Tx	78260
18466	Lowell & Jane Bash	124 S Doughty St	815 Midnight Dr	San Antonio	Tx	78260
18465	Charles Isbell & Betty Brehm	120 S Doughty St	PO Box 18151	San Antonio	Tx	78218
18464	Dennis & Anna Marbach	116 S Doughty St	31 Redfish	Holiday Beach Rockp	Tx	78382
18463	Dennis & Anna Marbach	411 W. Market St	31 Redfish	Holiday Beach Rockp	Tx	78382

