



# **PLANNING & ZONING PACKET**

**January 8, 2024**

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## PLANNING & ZONING COMMISSION AGENDA

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Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, January 8, 2024, 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**

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1. Call meeting to order.

### **Public Hearing**

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2. Conduct a Public Hearing to consider a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, part of Lots 14 and 15, being 1.730 acres, City of Rockport, Aransas County, Texas, to B-1(General Business District); currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).
3. Conduct a Public Hearing to consider a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).
4. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) for the property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, for a small manufacturing business which is building wood frame structures for re-sale.

### **Regular Agenda**

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5. Deliberate and act on a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1(General Business District); currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).
6. Deliberate and act on a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).
7. Deliberate and act on a request for a Conditional Use Permit (CUP) for property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, for a small manufacturing business which is building wood frame structures for re-sale.

## 8. Adjournment

### **Special Accommodations**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation 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 email [citysec@cityofrockport.com](mailto: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 Friday, January 5, 2024, at 9:35 a.m. and on the City's website at [www.cityofrockport.com](http://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*  
Teresa Valdez, City Secretary

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, January 8, 2024**

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#### **AGENDA ITEM: 2**

Conduct a Public Hearing to consider a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1(General Business District); currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

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**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

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**BACKGROUND:** Property owners, TB Wright Real Estate, LLC, wish to bring the existing commercial business, Wright Custom Cabinets, into compliance with current City Code and allow development of an additional building to support growth of the business.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

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

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**RECOMMENDATION:** No recommendation – PH only



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## 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 8, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 23, 2024 at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1(General Business District); currently zoned R-1 (1<sup>st</sup> 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 8, 2024, and the City Council Agenda of January 23, 2024, and posted on the City's website [www.cityofrockport.com](http://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 12th day of December 2023 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

**PUBLISHED** in *The Rockport Pilot* in the Saturday, December 16, 2023, Edition, in accordance with the City of Rockport Code of Ordinances.

**CITY OF ROCKPORT, TEXAS**

  
Teresa Valdez, City Secretary

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, January 8, 2024**

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#### **AGENDA ITEM: 3**

Conduct a Public Hearing to consider a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).

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**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

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**BACKGROUND:** Property owners, Samuel & Anna Robertson, wish to bring the property into compliance with current City Code and allow the use by CUP for a small manufacturing business which is building wood frame structures for re-sale.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to thirteen (13) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

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

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**RECOMMENDATION:** No recommendation – PH only



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## 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 8, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 23, 2024, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to 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 January 8, 2024, and the City Council Agenda of January 23, 2024, and posted on the City's website [www.cityofrockport.com](http://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 12<sup>th</sup> day of December 2023 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

**PUBLISHED** in *The Rockport Pilot* in the Saturday, December 16, 2023, Edition, in accordance with the City of Rockport Code of Ordinances.

**CITY OF ROCKPORT, TEXAS**

  
Teresa Valdez, City Secretary

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, January 8, 2024**

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#### **AGENDA ITEM: 4**

Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) for the property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas.

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**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

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**BACKGROUND:** Property owners, Samuel & Anna Robertson, are requesting the use by CUP for a small manufacturing business which is building wood frame structures for resale.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to thirteen (13) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

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

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**RECOMMENDATION:** No recommendation – PH only

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## 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 8, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 23, 2024 at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for a Conditional Use Permit for the property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas,

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 8, 2024, and the City Council Agenda of January 23, 2024, and posted on the City's website [www.cityofrockport.com](http://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.

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**CITY OF ROCKPORT, TEXAS**

  
Teresa Valdez, City Secretary

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, January 8, 2024**

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#### **AGENDA ITEM: 5**

Deliberate and act on a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1(General Business District); currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

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**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

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**BACKGROUND:** Property owners, TB Wright Real Estate, LLC, wish to bring the existing commercial business, Wright Custom Cabinets, into compliance with current City Code and allow development of an additional building to support growth of the business.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

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

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**RECOMMENDATION:** Staff recommends approval of a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1(General Business District); currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).



## 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 914 Holly Rd  
+ 1521 S H 35 Bypass

C. CURRENT ZONING OF PROPERTY: Residential

D. PRESENT USE OF PROPERTY: (914-vacant) (1521-commercial business)

E. ZONING DISTRICT REQUESTED: Commercial

F. CONDITIONAL USE REQUESTED: \_\_\_\_\_

G. LEGAL DESCRIPTION: (Fill in the one that applies)  
•(914) McCombs, lot 14  
•(1521) Sartain + montgomery Subdivision  
out of the McCombs Survey, lot 15  
• 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): (914) 0.958  
(1521) 0.772

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:  
(Please be specific)  
Our property (1521) was county when we built our shop. It has since changed to city so we would like to rezone to commercial. We will expand the business next door (914) with a few metal buildings. Using one for our business and possibly renting the others.

K. OWNER'S NAME: (Please print) Travis Wright  
ADDRESS: PO Box 2579  
CITY, STATE, ZIP CODE: Rockport, TX 78381  
PHONE NO (361) 790-7386

L. REPRESENTATIVE: (If Other Than Owner) Brittney Wright  
ADDRESS: PO Box 2579  
CITY, STATE, ZIP CODE: Rockport, TX 78381  
PHONE NO (361) 463-7657

**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: Brittney Wright  
(Owner or Representative)

**(FOR CITY USE)**

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

Submitted Information (\_\_\_\_ accepted) (\_\_\_\_ rejected) by: \_\_\_\_\_

If rejected, reasons why: \_\_\_\_\_

Receipt No. \_\_\_\_\_

**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**  
 914 Holly Rd/1521 SH 35 Bypass

**APPLICANT/PROPERTY OWNER**  
 TB Wright Real Estate, LLC, Owner
**PUBLIC HEARING DATE**
 P&Z – Monday, January 8, 2024  
 CC – Tuesday, January 23, 2024
**P&Z DATE**

Monday, January 8, 2024

**CITY COUNCIL DATE(S)**
 1<sup>st</sup> Reading - Tuesday, January 23, 2024  
 2<sup>nd</sup> Reading – Tuesday, February 13, 2024
**BRIEF SUMMARY OF REQUEST**

Property owners, TB Wright Real Estate, LLC, wish to bring the existing commercial business, Wright Custom Cabinets, into compliance with current City Code and allow development of an additional building to support growth of the business.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 – 1 <sup>st</sup> Single Family Dwelling District	Commercial Custom Cabinet Shop and vacant lot	<b>N</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District) <b>S</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District) <b>E</b> – Hwy 35 Bypass <b>W</b> – Not in City Limits	Metal Building for Cabinet Shop	2.022 acres  Combined Lot Size: Approx 240X430

## STAFF RECOMMENDATION

**APPROVE****APPROVE WITH CONDITIONS****DENY**

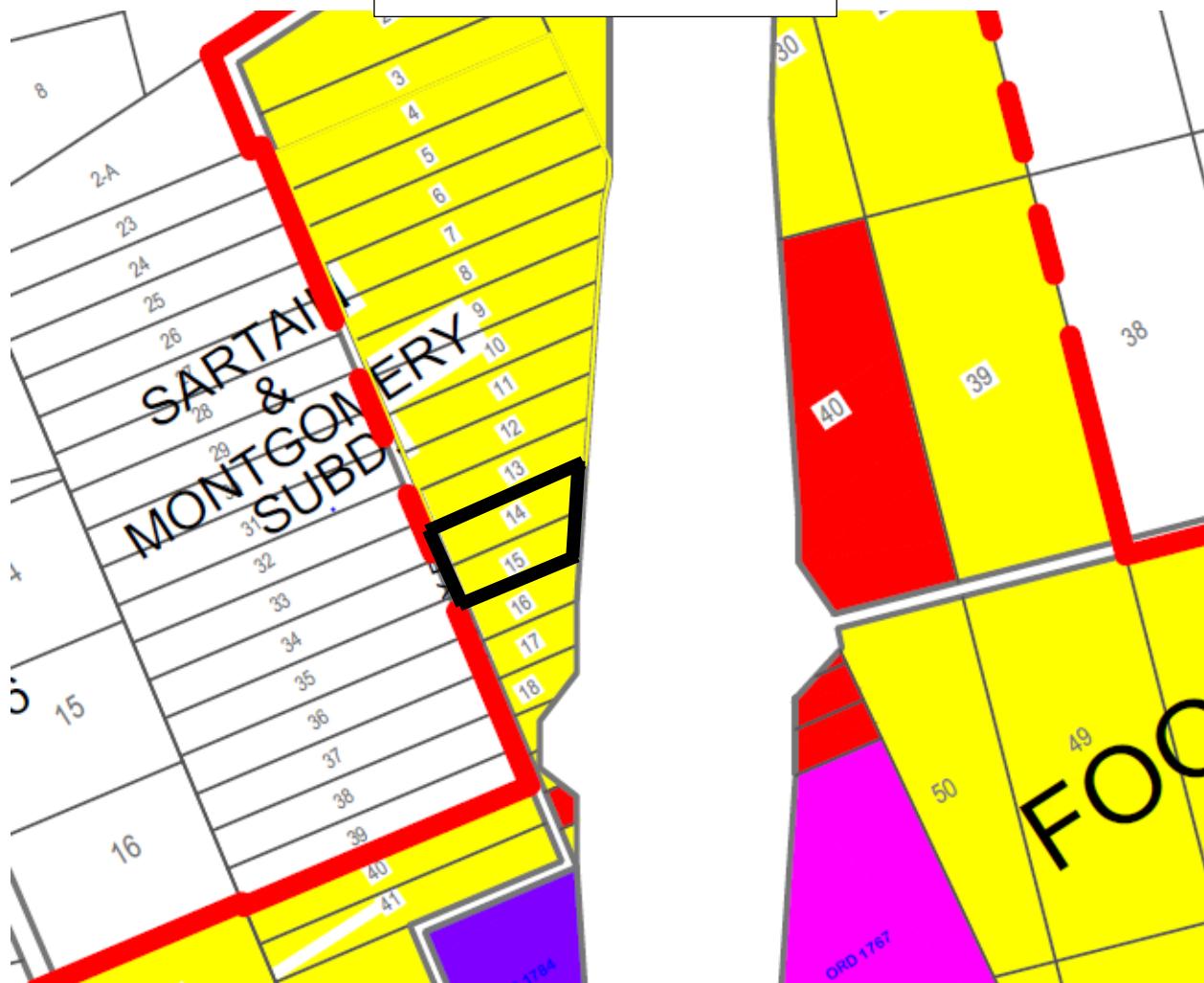
<b>COMPATIBILITY</b> with the ZONING ORDINANCE	<b>PROPERTY HISTORY</b>  The Shop was built prior to annexation of the property and the Wright's wish to bring the property into compliance and add an additional building to support growth of the business.
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**ATTACHMENTS (CIRCLE)**
**SUBMITTED PLANS**
**PUBLIC HEARING PETITION/ APPLICATION FORM**
**LEGAL NOTICE**
**LEGAL DESCRIPTION**
**PUBLIC COMMENTS**
**AGENCY COMMENTS**
**RESPONSE TO STANDARDS**
**OTHER (DESCRIBE)**

<b>Property ID</b>	<b>Property Owner</b>	<b>Situs Address</b>
28359	DW & B GRANT PROPERTIES LTD c/o Carol Ann Shanklin	1541 SH 35 Bypass
28357	J J FOX CONSTRUCTION INC	902 Holly Rd
28355	J J FOX CONSTRUCTION INC	1561 SH 35 Bypass
28365	DW & B GRANT PROPERTIES LTD c/o Carol Ann Shanklin	926 Holly Rd
28367	RUSSELL NEMKY	932 Holly Rd
28352	STATE OF TEXAS	IS SH 35 Bypass
28361	TB Wright Real Estate LLC	914 Holly Rd
28363	Wright Custom Cabinets	1521 SH 35 Bypass
	Ruth Davis	Planning and Zoning Commission
	Ric Young	Planning and Zoning Commission
	Ruth Davis	Planning and Zoning Commission
	Ric Young	Planning and Zoning Commission
	Kim Hesley	Planning and Zoning Commission
	Warren Hassinger	Planning and Zoning Commission

<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
155 County Rd 330	George West	TX	78022-3439
6220 CR 347	Beeville	TX	78102-8156
6220 CR 347	Beeville	TX	78102-8156
155 County Rd 330	George West	TX	78022-3439
414 Jefferson St. W.	Kerrville	TX	78028-4224
1700 N Congress Ave	Austin	TX	78701-1436
P. O. Box 2579	Rockport	TX	78381-2579
P. O. Box 2579	Rockport	TX	78381-2579
Po Box 706	Fulton	TX	78358
123 Royal Oaks Dr	Rockport	Tx	78382
Po Box 706	Fulton	TX	78358
123 Royal Oaks Dr	Rockport	Tx	78382
2003 Tule Park Drive	Rockport	TX	78382
2517 Turkey Neck Circle	Rockport	TX	78382

# ZONING MAP



# FUTURE LAND USE MAP



## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, January 8, 2024**

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#### **AGENDA ITEM: 6**

Deliberate and act on a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).

---

**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

---

**BACKGROUND:** Property owners, Samuel & Anna Robertson, wish to bring the property into compliance with current City Code and allow the use by CUP for a small manufacturing business which is building wood frame structures for re-sale.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to thirteen (13) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

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

---

**RECOMMENDATION:** Staff recommends approval of a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).



**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.

boat storages building were lost in Hurricane Harvey and too expensive to restore. concrete remained and I now wish to manufacture wood structures for sale or demos to remain on property for future utilization of any new business at a later date

K. OWNER'S NAME: (Please print) Samuel & Anna Robertson  
ADDRESS: P.O. BOX 104  
CITY, STATE, ZIP CODE: Rockport, Texas 78381  
PHONE NO 361-790-6457

L. REPRESENTATIVE: (If Other Than Owner) Samuel Robertson, Jr.  
ADDRESS: 111 Freeze Lane,  
CITY, STATE, ZIP CODE: Rockport, Texas 78382  
PHONE NO & Port Aransas, Texas  
361-205-4988

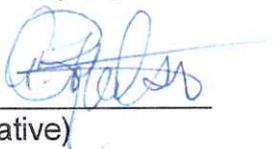
NOTE: Do you have property owner's permission for this request?  
YES ✓ NO       

M. FILING FEE:

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

(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: Anna Robertson   
(Owner or Representative)

(FOR CITY USE)

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

Submitted Information (        accepted) (        rejected) by: \_\_\_\_\_

If rejected, reasons why: \_\_\_\_\_

Receipt No. \_\_\_\_\_

**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**  
 3629 Hwy 35 S

**APPLICANT/PROPERTY OWNER**  
 Samuel & Anna Robertson, Owner
**PUBLIC HEARING DATE**
 P&Z – Monday, January 8, 2024  
 CC – Tuesday, January 23, 2024
**P&Z DATE**

Monday, January 8, 2024

**CITY COUNCIL DATE(S)**
 1<sup>st</sup> Reading - Tuesday, January 23, 2024  
 2<sup>nd</sup> Reading – Tuesday, February 13, 2024
**BRIEF SUMMARY OF REQUEST**

Property owners, Samuel & Anna Robertson, wish to bring the property into compliance with current City Code and allow the use by CUP for a small manufacturing business which is building wood frame structures for re-sale.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to thirteen (13) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 – 1 <sup>st</sup> Single Family Dwelling District	Previously Storage Buildings with CUP for RV park -	<b>N</b> – B-1 (General Business District) <b>S</b> – B-1 (General Business District) <b>E</b> – State Hwy 35 <b>W</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District)	Metal Storage Building an several concrete foundations from previous storage buildings	8.0 acres Lot Size: 416 X 900

## STAFF RECOMMENDATION

**APPROVE**
**APPROVE WITH CONDITIONS**
**DENY**

<b>COMPATIBILITY</b> with the ZONING ORDINANCE	<b>PROPERTY HISTORY</b>  The storage buildings on the property were destroyed by Hurricane Harvey and the CUP approved for an RV Park has expired.
The Current Future Land Use Map suggests Commercial Use	

 ATTACHMENTS  
 (CIRCLE)

SUBMITTED PLANS

 PUBLIC HEARING PETITION/  
 APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

OTHER (DESCRIBE)

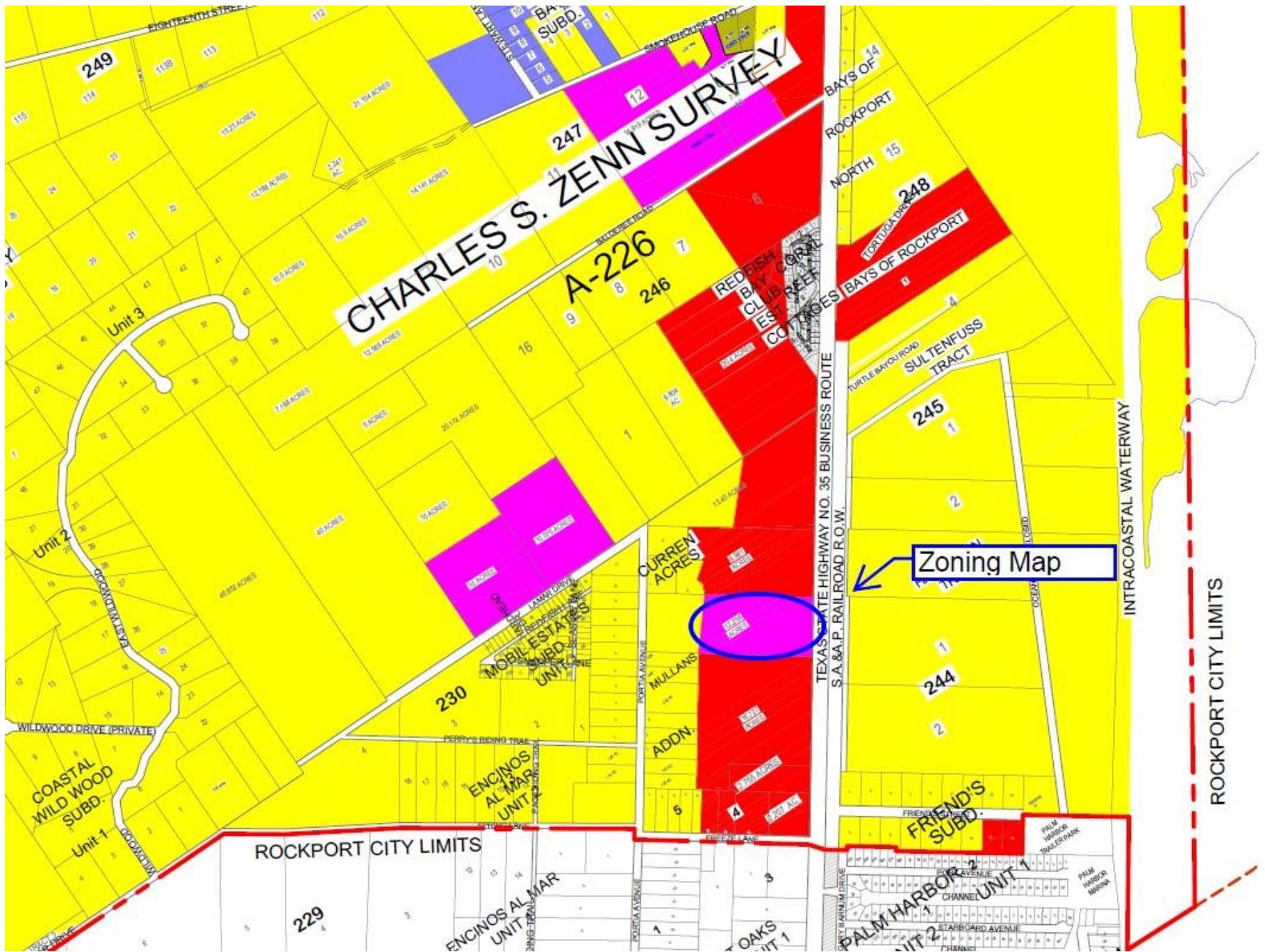
PUBLIC COMMENTS

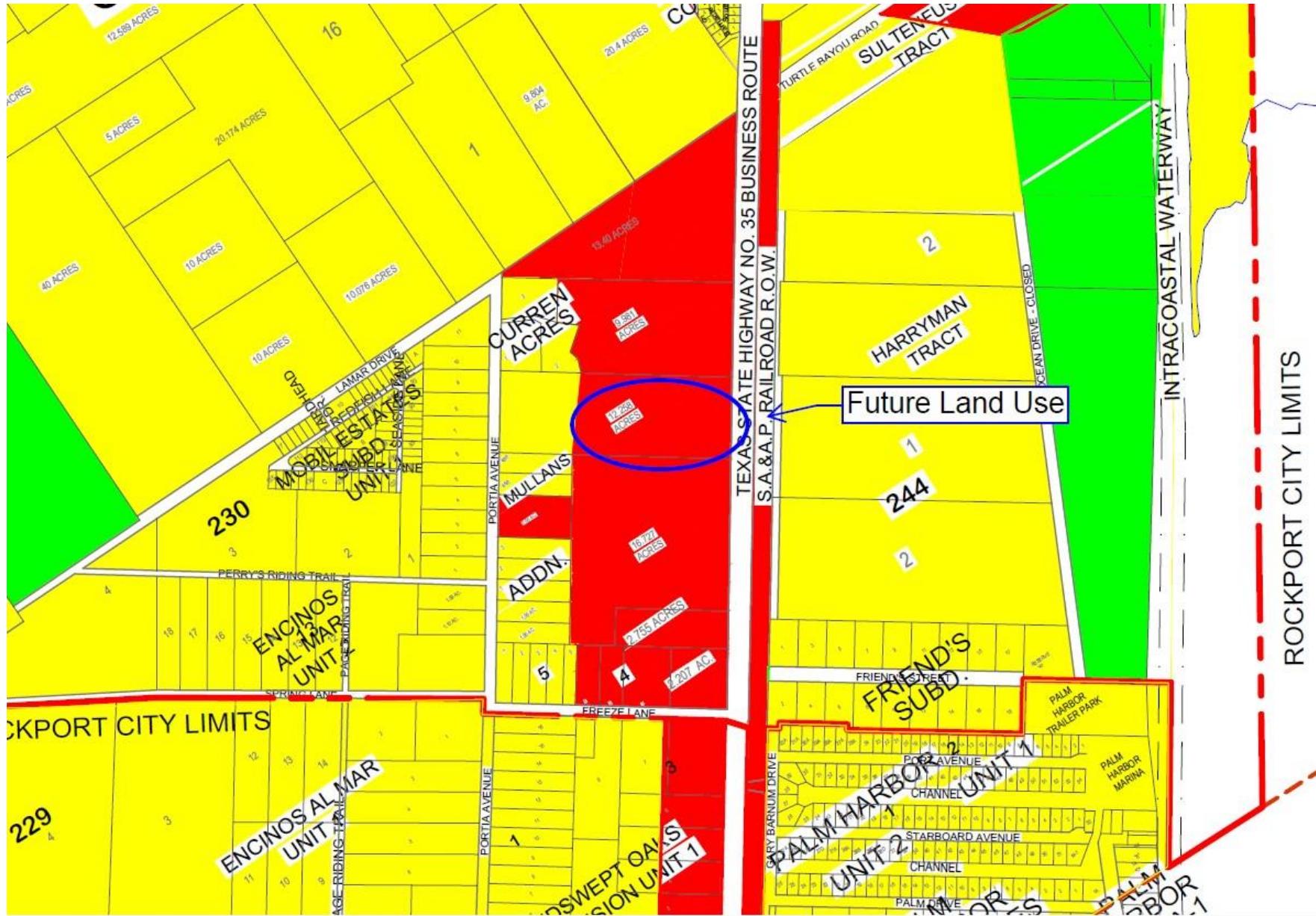
AGENCY COMMENTS

RESPONSE TO STANDARDS

<b>Property ID</b>	<b>Property Owner</b>	<b>Situs Address</b>
63016	Richard & Cindy Yaws	3709 Hwy 35 S
54140	Samuel & Anna Robertson	3629 Hwy 35 S
8824495	628 Investments LLC	3632 Hwy 35 S
66793	Winward Equities LLC	3420 Hwy 35 S
66363	Wayne & Melody Gayman	3601-3627 Hwy 35 S
66364	Jimmy & Michelle Simmons	219 Portia
66365	Jimmy & Michelle Simmons	221 Portia
54141	Samuel & Anna Robertson	215-C Portia
67379	C Gregory & Associates INC	213-A Portia
67380	C Gregory & Associates INC	213-B Portia
66152	Passport Shores LLC	3792 Hwy 35 S
66794	Steve Fischer	3440 Hwy 35 S
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	Ruth Davis	Planning and Zoning Commi
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<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
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P.O. Box 104	Rockport	TX	78381
671 Majestic Oak	Apopka	FL	32712
1258 Matejek	Yorktown	TX	78164
P.O. Box 2542	Rockport	TX	78381
219 Portia	Rockport	TX	78382
219 Portia	Rockport	TX	78382
P.O. Box 104	Rockport	TX	78381
P.O. Box 2032	Aransas Pass	TX	78335
P.O. Box 2032	Aransas Pass	TX	78335
271 Commercial	Buda	TX	78610
525 Corto Way - Sunset Heights	El Paso	TX	79902
P.O. Box 1674	Rockport	TX	78382
Po Box 706	Fulton	TX	78358
123 Royal Oaks Dr	Rockport	Tx	78382
2003 Tule Park Drive	Rockport	TX	78382
2517 Turkey Neck Circle	Rockport	TX	78382
102 St Andrews St	Rockport	Tx	78382





## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, January 8, 2024**

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#### **AGENDA ITEM: 7**

Deliberate and act on a request for a Conditional Use Permit (CUP) for property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, for a small manufacturing business which is building wood frame structures for re-sale.

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**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

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**BACKGROUND:** Property owners, Samuel & Anna Robertson, are requesting the use by CUP for a small manufacturing business which is building wood frame structures for re-sale.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to thirteen (13) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

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

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**RECOMMENDATION:** Staff recommends approval of a request for a Conditional Use Permit (CUP) for property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, for a small manufacturing business which is building wood frame structures for re-sale.



**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.

boat storages building were lost in Hurricane Harvey and too expensive to restore. concrete remained and I now wish to manufacture wood structures for sale or demos to remain on property for future utilization of any new business at a later date

K. OWNER'S NAME: (Please print) Samuel & Anna Robertson  
ADDRESS: P.O. BOX 104  
CITY, STATE, ZIP CODE: Rockport, Texas 78381  
PHONE NO 361-790-6457

L. REPRESENTATIVE: (If Other Than Owner) Samuel Robertson, Jr.  
ADDRESS: 111 Freeze Lane,  
CITY, STATE, ZIP CODE: Rockport, Texas 78382  
PHONE NO & Port Aransas, Texas  
361-205-4988

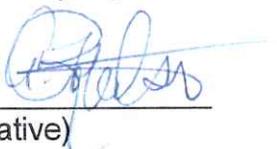
NOTE: Do you have property owner's permission for this request?  
YES ✓ NO       

M. FILING FEE:

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

(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: Anna Robertson   
(Owner or Representative)

(FOR CITY USE)

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

Submitted Information (        accepted) (        rejected) by: \_\_\_\_\_

If rejected, reasons why: \_\_\_\_\_

Receipt No. \_\_\_\_\_

**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**  
 3629 Hwy 35 S

**APPLICANT/PROPERTY OWNER**  
 Samuel & Anna Robertson, Owner
**PUBLIC HEARING DATE**
 P&Z – Monday, January 8, 2024  
 CC – Tuesday, January 23, 2024
**P&Z DATE**

Monday, January 8, 2024

**CITY COUNCIL DATE(S)**
 1<sup>st</sup> Reading - Tuesday, January 23, 2024  
 2<sup>nd</sup> Reading – Tuesday, February 13, 2024
**BRIEF SUMMARY OF REQUEST**

Property owners, Samuel & Anna Robertson, are requesting the use by CUP for a small manufacturing business which is building wood frame structures for re-sale.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 16, 2023 edition and mailed out to thirteen (13) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 – 1 <sup>st</sup> Single Family Dwelling District	Previously Storage Buildings with CUP for RV park -	<b>N</b> – B-1 (General Business District) <b>S</b> – B-1 (General Business District) <b>E</b> – State Hwy 35 <b>W</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District)	Metal Storage Building and several concrete foundations from previous storage buildings	8.0 acres Lot Size: 416 X 900

## STAFF RECOMMENDATION

**APPROVE**
**APPROVE WITH CONDITIONS**
**DENY**

<b>COMPATIBILITY</b> with the ZONING ORDINANCE	<b>PROPERTY HISTORY</b>  The storage buildings on the property were destroyed by Hurricane Harvey and the CUP approved for an RV Park has expired.
The Current Future Land Use Map suggests Commercial Use	

 ATTACHMENTS  
 (CIRCLE)

SUBMITTED PLANS

 PUBLIC HEARING PETITION/  
 APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

<b>Property ID</b>	<b>Property Owner</b>	<b>Situs Address</b>
63016	Richard & Cindy Yaws	3709 Hwy 35 S
54140	Samuel & Anna Robertson	3629 Hwy 35 S
8824495	628 Investments LLC	3632 Hwy 35 S
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