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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, March 18, 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 for a Conditional Use Permit (CUP) to allow for the development of 15 short term rental cottages and one (1) residential homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Woods #5, Rockport, Aransas County, Texas.

### **Regular Agenda**

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3. Deliberate and act on approval of the regular meeting minutes of February 19, 2024.
4. Deliberate and act on a request for a Conditional Use Permit (CUP) to allow for the development of 15 short term rental cottages and one (1) homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Woods #5, Rockport, Aransas County, Texas.
5. Discussion regarding training scheduled on 3/27/2024 provided by Halff Consulting.
6. 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, March 15 2024, at 2:00 pm 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*

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Carey Dietrich,  
Asst Director Building & Development

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, March 18, 2024**

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

Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) to allow for the development of 15 short term rental cottages and one (1) residential homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Woods #5, Rockport, Aransas County, Texas.

**SUBMITTED BY:** Asst Director Bldg & Planning / Community Planner - Carey Dietrich

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**BACKGROUND:** Property owner, L T Johnson, wishes to develop 15 short term rental cottages and one (1) residential homestead for the manager's quarters while utilizing the pond for drainage and a water feature for the complex.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 2, 2024 edition and mailed out to ten (10) 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 118-23 of the Code of Ordinances for detail information.

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#### **FISCAL ANALYSIS: N/A**

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**RECOMMENDATION:** No action required. Public Hearing 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, March 18, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, March 26, 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 (CUP) to allow for the development of 15 short term rental cottages and one (1) homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Woods #5, 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 March 18, 2024, and the City Council Agenda of March 26, 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 1<sup>st</sup> day of March 2024 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, March 2, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

**CITY OF ROCKPORT, TEXAS**

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Kimberly Henry, Interim City Secretary

## **PLANNING AND ZONING COMMISSION MINUTES**

On this the 19th day of February, 2024, 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.

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### **Members Present**

Ruth Davis – Chair  
Warren Hassinger-Vice Chairman  
Kim Hesley – Secretary  
Rocky Gudim  
Josh Dowling  
Tom Blazek

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### **Members Absent**

Ric Young

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### **Staff Members Present**

Mike Donoho, Director  
Carey Dietrich, Community Planner  
Bob Argetsinger, IT  
Belinda Garcia, Administrative Coordinator

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### **Guest(s) Present**

Ten (10)

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### **Open Meeting**

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

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### **Public Hearing**

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### **Open 5:30pm.**

2. Conduct a Public Hearing to consider a request to rezone property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9 Block13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2<sup>nd</sup> Single Family Dwelling District).  
Community Planner Carey Dietrich spoke.
3. Conduct a Public Hearing to consider a request to replat property previously platted located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

Bridget Brundrett spoke in representation of owner, Christian Pham.

Dale Martinets spoke against, Russel Jackson spoke against, and Chairperson Ruth Davis read a statement from Edward Botello against. Other statements against and made part of the record were Cynthia Cooper, Howard & Kathy Cruse, Keith & Donna Cruse.

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### **Regular Agenda**

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### **Close Public Hearing and Open Regular Meeting 5:45 pm.**

4. Deliberate and act on approval of the regular meeting minutes of February 5, 2024.

Community Planner Carey Dietrich stated she found a mistake in the date of meeting and made correction.

**Motion:** Member Dowling made a motion to approve the February 5, 2024 minutes as corrected. Member Gudim seconded. **Motion Passed Unanimously.**

5. Deliberate and act on a request to rezone property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2<sup>nd</sup> Single Family Dwelling District).

**Motion:** Vice Chair Hassinger made a motion to recommend approval. Secretary Hesley seconded. **Motion passed unanimously.**

6. Deliberate and act on the Final Re-Plat of property located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

Discussion regarding the lack of availability of utilities for the additional lots as well as accessibility from unimproved public r-o-w.

**Motion:** Vice-Chair Hassinger made a motion to Deny. Member Dowling seconded. **Motion passed unanimously.**

7. Discussion regarding training provided by Halff to determine available dates. Four dates provided by Halff Consulting being March 20<sup>th</sup>, 21<sup>st</sup>, 27<sup>th</sup>, or 28<sup>th</sup>. After some discussion the Board felt March 27<sup>th</sup> was the best date.
8. Adjournment 6:06 pm

**Motion:** Secretary Hesley made a motion to adjourn. Member Gudim seconded. **Motion passed unanimously.**

Prepared by:

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Belinda Garcia, Administrator Coordinator

Approved by:

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Ruth Davis, Chair

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Kim Hesley, Secretary

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, March 18, 2024**

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

Deliberate and act on a request for a Conditional Use Permit (CUP) to allow for the development of 15 short term rental cottages and one (1) homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Woods #5, Rockport, Aransas County, Texas.

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

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**BACKGROUND:** Property owner, L T Johnson, wishes to develop 15 short term rental cottages and one (1) residential homestead for the manager's quarters while utilizing the pond for drainage and a water feature for the complex.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 2, 2024 edition and mailed out to ten (10) 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 118-23 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) to allow for the development of 15 short term rental cottages and one (1) homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Woods #5, Rockport, Aransas County, Texas.

**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

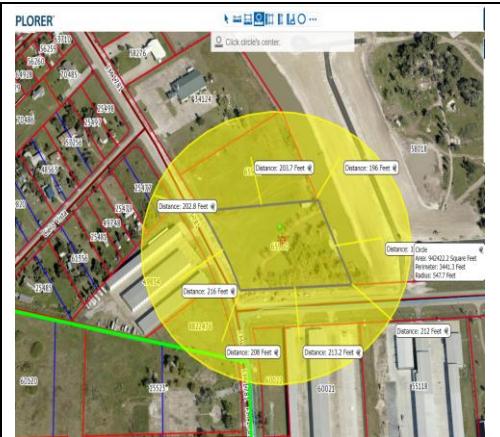

**PROPERTY ADDRESS/LOCATION**  
 2802 Loop 1781

**APPLICANT/PROPERTY OWNER**  
 L T Johnson, Owner
**PUBLIC HEARING DATE**
 P&Z – Monday, March 18, 2024  
 CC – Tuesday, March 26, 2024
**P&Z DATE**

P&amp;Z – Monday, March 18, 2024

**CITY COUNCIL DATE(S)**
 1<sup>st</sup> Reading - Tuesday, March 26, 2024  
 2<sup>nd</sup> Reading – Tuesday, April 9, 2024,
**BRIEF SUMMARY OF REQUEST**

Property owner, L T Johnson, wishes to develop 15 short term rental cottages and one (1) residential homestead for the manager's quarters while utilizing the pond for drainage and a water feature for the complex.



A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 2, 2024 edition and mailed out to ten (10) 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 – 1st Single Family Dwelling District	Vacant property	<b>N</b> – R1 (1 <sup>st</sup> Single Family Dwelling District) <b>S</b> – B-1 (General Business District) <b>E</b> – R1 (1 <sup>st</sup> Single Family Dwelling District) <b>W</b> – B-1 (General Business District)	No improvements	3.5 acres  Lot Size: 110 X 150

## STAFF RECOMMENDATION

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

<b>COMPATIBILITY</b> with the ZONING ORDINANCE  The Current Future Land Use Map suggests Residential Use	<b>PROPERTY HISTORY</b>  Property has been vacant land with no improvements
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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)



**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 2802 Loop 1781  
corner of Loop 1781 + 3036.

C. CURRENT ZONING OF PROPERTY: R1

D. PRESENT USE OF PROPERTY: being cleared off Vacant land

E. ZONING DISTRICT REQUESTED: \_\_\_\_\_

F. CONDITIONAL USE REQUESTED: ST rental cottages

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

- Lot or Tract Spanish Woods Est #5 Block \_\_\_\_\_
- 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): 3.5 acres

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

Wants to develop short term rental cottages  
and one(1) homestead for manager's living  
quarters using existing pond for drainage and  
water feature

K. OWNER'S NAME: (Please print) Lawrence T. Johnson  
ADDRESS: 1112 Redbird Dr.  
CITY, STATE, ZIP CODE: Rockport TX 78382  
PHONE NO 210-833-7922

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: Lawrence T. Johnson  
(Owner or Representative)

(FOR CITY USE)

Received by: CL Date: 2/20/24 Fees Paid: \$ \_\_\_\_\_  
Submitted Information (✓ accepted) (   rejected) by: \_\_\_\_\_  
If rejected, reasons why: \_\_\_\_\_

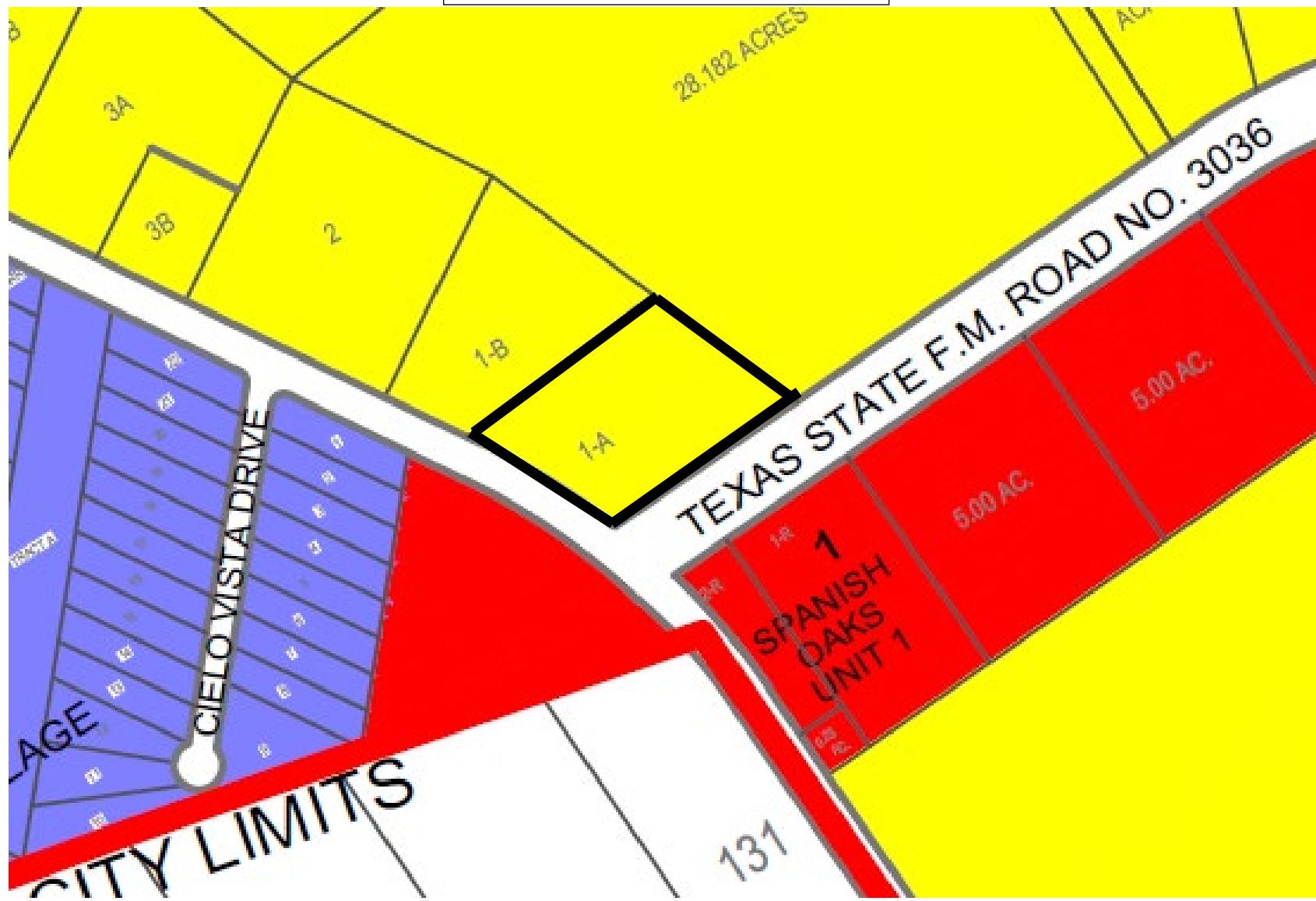
Receipt No. \_\_\_\_\_



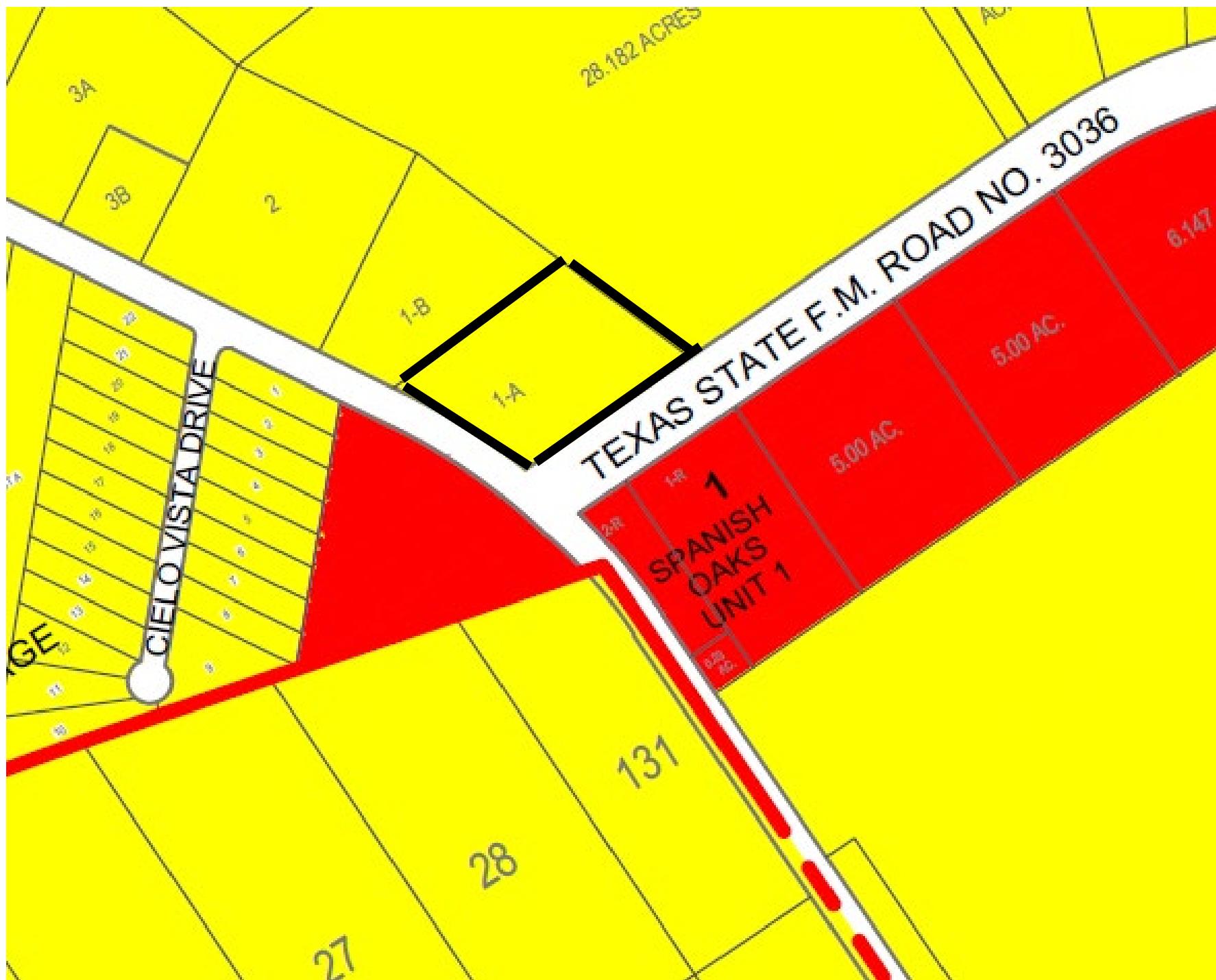


<b>Property ID</b>	<b>Property Owner</b>	<b>Situs Address</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
65960	L T JOHNSON	2802 LOOP 1781	1112 RED BIRD DR	Rockport	TX	78382
65961	HOLY CROSS LUTHERAN CHURCH	2842 LOOP 1781	P O BOX 301	Rockport	TX	78382-0301
25477	THOMAS & TU THI NGUYEN	101 CIELO VISTA DR	P O BOX 1531	Fulton	TX	78358-1531
25479	PATRICIA G & CHARLES RICKES II	111 CIELO VISTA DR	15 SUMMITT CIR	Portland	TX	78374-2221
49834	DRY DOCKS BOAT & TRAILER STORAGE LTD	2831 LOOP 1781	% DAVID A REAGAN 110 BAYSHORE DR	Ingleside	TX	78362-4855
8822476	DAVID FAMILY LIVING TRUST	2801 LOOP 1781	% DAVID REAGAN E TRUSTEE 110 BAYSHORE DR	Ingleside	TX	78362-4855
60022	DAVID FAMILY LIVING TRUST	2750 FM 1781	% DAVID REAGAN E TRUSTEE 110 BAYSHORE DR	Ingleside	TX	78362-4855
60021	TLC STORAGE LTD	2762 FM 3036	% DAVID REAGAN 110 BAYSHORE DR	Ingleside	TX	78362-4855
55118	HRNCIR RUSSELL	2712 FM 3036	P O BOX 927	Rockport	TX	78382-0927
58018	R&F DEVELOPMENT LLC	2701 FM 3036	833 SARATOGA BLVD #423	Corpus Christi	TX	78413-2213
	Ruth Davis	Planning and Zoning Commission	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commission	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commission	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commission	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commission	102 St Andrews St	Rockport	Tx	78382
	Rocky Gudim	Planning and Zoning Commission	1016 S Magnolia	Rockport	Tx	78382
	Josh Dowling	Planning and Zoning Commission	102 N Santa Clara Dr	Rockport	Tx	78382

# ZONING MAP



## FUTURE LAND USE MAP



## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, March 18, 2024**

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

Discussion regarding training scheduled on 3/27/2024 provided by Halff Consulting.

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

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#### **BACKGROUND:**

The City of Rockport has contracted with Halff Consulting to provide training for the Commissioners and other Board Members and Staff. The training aims to equip commissioners with the necessary skills and knowledge to effectively plan, implement, and oversee the City of Rockport planning issues and challenges presented by staff and the development community as well as how their work and governing ordinances relates to the City's Comprehensive Plan.

An invitation was sent by email on Tuesday, March 12, 2024 to all Planning & Zoning Commissioners, Zoning Board of Adjustments Members, Building & Standards Board Members, Parks Board Members, Tree & Landscape Board Members, City of Rockport City Council Members, and City of Rockport Staff with a request to RSVP no later than 12:00 pm (noon) on Friday, March 22, 2024.

If you have not yet RSVP'd, please do so at your earliest convenience.

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**RECOMMENDATION:** No Recommendation, discussion only.

# You're Invited!

Halff Associates, Inc will present a full day of training for Planning Commissioners that all can benefit from, including but not limited to an overview of urban planning principles, overview of zoning and land use regulations, and the role of the City's Comprehensive Plan.

Date: Wednesday, March 27, 2024

Time: 9am to 4pm (lunch provided)

Location: 2751 SH 35 Bypass, Rockport, Texas – Service Center Training Room

Please RSVP to Carey Dietrich by 12:00 pm (noon) Friday, March 22, 2024

No fee – City of Rockport is providing the training for Boards and staff members

[communityplanner@cityofrockport.com](mailto:communityplanner@cityofrockport.com)