



PLANNING & ZONING PACKET

June 17, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, June 17 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

1. Call meeting to order.

Public Hearing

2. Conduct a Public Hearing to consider a request for a Conditional Use Permit located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas.

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of May 20, 2024.
4. Deliberate and act on a request for a Conditional Use Permit located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas.
5. 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 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, June 14 2024, at 11:00 am 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

PLANNING & ZONING COMMISSION
Regular Meeting: Monday, June 17, 2024

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request for a Conditional Use Permit located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owner, Ryan Ayers, is requesting a Conditional Use Permit (CUP) for the purpose of building an accessory use building on his property prior to building the residential dwelling. The property is zoned R1 (1st Single Family Dwelling District) which does not allow accessory use structures without an established residential dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, May 25, 2024 edition and mailed out to twenty seven (27) 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 118-24 of the Code of Ordinances for detail information.

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, June 17, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, June 25, 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 construction of a shop to store tools and equipment for personal use on the property located at 125 Lamar Dr; also known as Lot 3, Block 230 Burton & Danforth Subdivision currently zoned R1 (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 June 17, 2024, and the City Council Agenda of June 25, 2024, 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 24th day of May 2024 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, May 25, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich

Carey Dietrich, Asst. Director Building & Development

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**

125 Lamar Dr.

APPLICANT/PROPERTY OWNER

Ryan Ayres, Owner

PUBLIC HEARING DATE

P&Z – Monday, June 17, 2024
CC – Tuesday, June 25, 2024

P&Z DATE

P&Z – Monday, June 17, 2024

CITY COUNCIL DATE(S)

1st Reading - Tuesday, June 25, 2024
2nd Reading – Tuesday, July 9, 2024,

BRIEF SUMMARY OF REQUEST

Property owner, Ryan Ayers, is requesting a Conditional Use Permit (CUP) for the purpose of building an accessory use building on his property prior to building the residential dwelling. The property is zoned R1 (1st Single Family Dwelling District) which does not allow accessory use structures without an established residential dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, May 25, 2024 edition and mailed out to twenty seven (27) 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 with one existing accessory use structure	N – CUP – RV Park S – R-1 (1 st Single Family Dwelling District) E – R-1 (1 st Single Family Dwelling District) W – R-1 (1 st Single Family Dwelling District)	Existing Accessory Use Building	19.2809 acres Lot Size: 756.05 X 1551.56

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

There was an existing Accessory Use Building on the property when Mr. Ayers purchased and cleaned up the old Manufactured Home Park and subsequently re-platted the property

Staff recommends approval of the CUP with the stipulation that the residential dwelling will be permitted for construction by the end of 2025.

ATTACHMENTS (CIRCLE)**SUBMITTED PLANS****PUBLIC HEARING PETITION/ APPLICATION FORM****LEGAL NOTICE****LEGAL DESCRIPTION****PUBLIC COMMENTS****AGENCY COMMENTS****RESPONSE TO STANDARDS****OTHER (DESCRIBE)**

PLANNING AND ZONING COMMISSION MINUTES

On this the 20th day of May, 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.

Members Present

Ruth Davis – Chair
Warren Hassinger- Vice Chair
Kim Hesley – Secretary
Rocky Gudim
Ric Young
Tom Blazek

Members Absent

Josh Dowling

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Asst Director Bldg. & Dev
Belinda Garcia, Administrative Coordinator
Patti Dodson, Planning Technician
Robert Decker, Building Inspector
David Lowell, Building Inspector
Robert Argetsinger, IT Director
Finn Klanica, IT

Guest(s) Present

One (1)

Open Meeting

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

Public Hearing

Open 5:30pm.

2. Conduct a Public Hearing to consider a request to replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.

Elizabeth Brundrett spoke.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:31 pm.

3. Deliberate and act on approval of the regular meeting minutes of May 6, 2024.

Motion: Vice Chair Hassinger made a motion to correct the May 6, 2024 minutes to show the correct vote on item # 5. Member Gudim seconded the motion. **Motion Passed Unanimously.**

4. Deliberate and act on a request to replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.

Community Planner Carey Dietrich spoke. Elizabeth Brundrett spoke.

Motion: Vice Chair Hassinger motioned to approve the replat with the condition “Spring Lane” be identified on the replat. Secretary Hesley seconded the motion. **Motion passed unanimously with clerical adjustment.**

5. Adjournment 5:38 pm

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

Motion passed unanimously.

Prepared by:

Patti Dodson, Planning Technician

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, June 17, 2024

AGENDA ITEM: 4

Deliberate and act on a request for a Conditional Use Permit located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owner, Ryan Ayers, is requesting a Conditional Use Permit (CUP) for the purpose of building an accessory use building on his property prior to building the residential dwelling. The property is zoned R1 (1st Single Family Dwelling District) which does not allow accessory use structures without an established residential dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, May 25, 2024 edition and mailed out to twenty seven (27) 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 118-24 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request for a Conditional Use Permit located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas for the purpose of building an accessory use building on his property prior to building the residential dwelling with the stipulation that the residential dwelling will be permitted for construction by end of 2025.

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**

125 Lamar Dr.

APPLICANT/PROPERTY OWNER

Ryan Ayres, Owner

PUBLIC HEARING DATE

P&Z – Monday, June 17, 2024
CC – Tuesday, June 25, 2024

P&Z DATE

P&Z – Monday, June 17, 2024

CITY COUNCIL DATE(S)

1st Reading - Tuesday, June 25, 2024
2nd Reading – Tuesday, July 9, 2024,

BRIEF SUMMARY OF REQUEST

Property owner, Ryan Ayers, is requesting a Conditional Use Permit (CUP) for the purpose of building an accessory use building on his property prior to building the residential dwelling. The property is zoned R1 (1st Single Family Dwelling District) which does not allow accessory use structures without an established residential dwelling.

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MAP SOURCE: Pictometry

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STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

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PROPERTY HISTORY

There was an existing Accessory Use Building on the property when Mr. Ayers purchased and cleaned up the old Manufactured Home Park and subsequently re-platted the property

Staff recommends approval of the CUP with the stipulation that the residential dwelling will be permitted for construction by the end of 2025.

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 [X]
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY _____
125 Lamar Dr, Rockport, Texas 78382
- C. CURRENT ZONING OF PROPERTY: R1
- D. PRESENT USE OF PROPERTY: One Storage Building/Vacant Land
- E. ZONING DISTRICT REQUESTED: _____
- F. CONDITIONAL USE REQUESTED: To build an accessory use building before the dwelling is built in order to store tools and equipment
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract Lot 3 Block 230
 - Tract _____ of the Burton & Danforth Subdivision
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): 18.853 acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
I am requesting a cup permit to construct a shop to store tools and equipment in. This is for personal equipment and not for commercial use.

K. OWNER'S NAME: (Please print) Ryan Ayres
ADDRESS: 11281 126TH STREET
CITY, STATE, ZIP CODE: OSKALOOSA, KS 66066-5216
PHONE NO 816/260-3156

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: Ryan Ayres
(Owner or Representative)

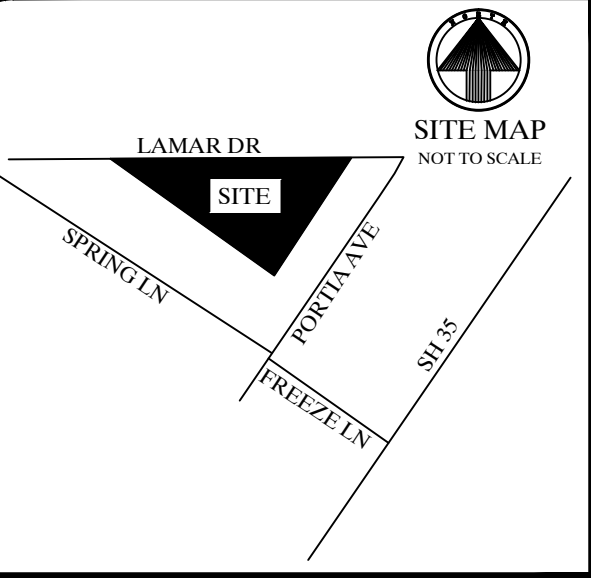
(FOR CITY USE)

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

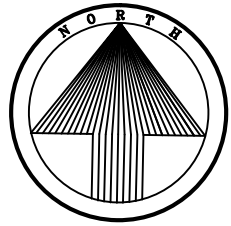
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

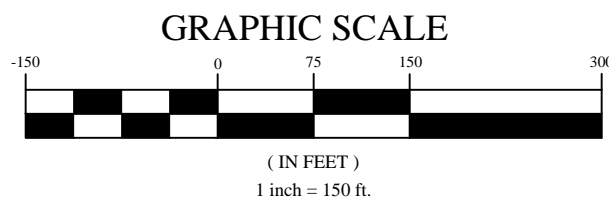


SITE MAP
NOT TO SCALE

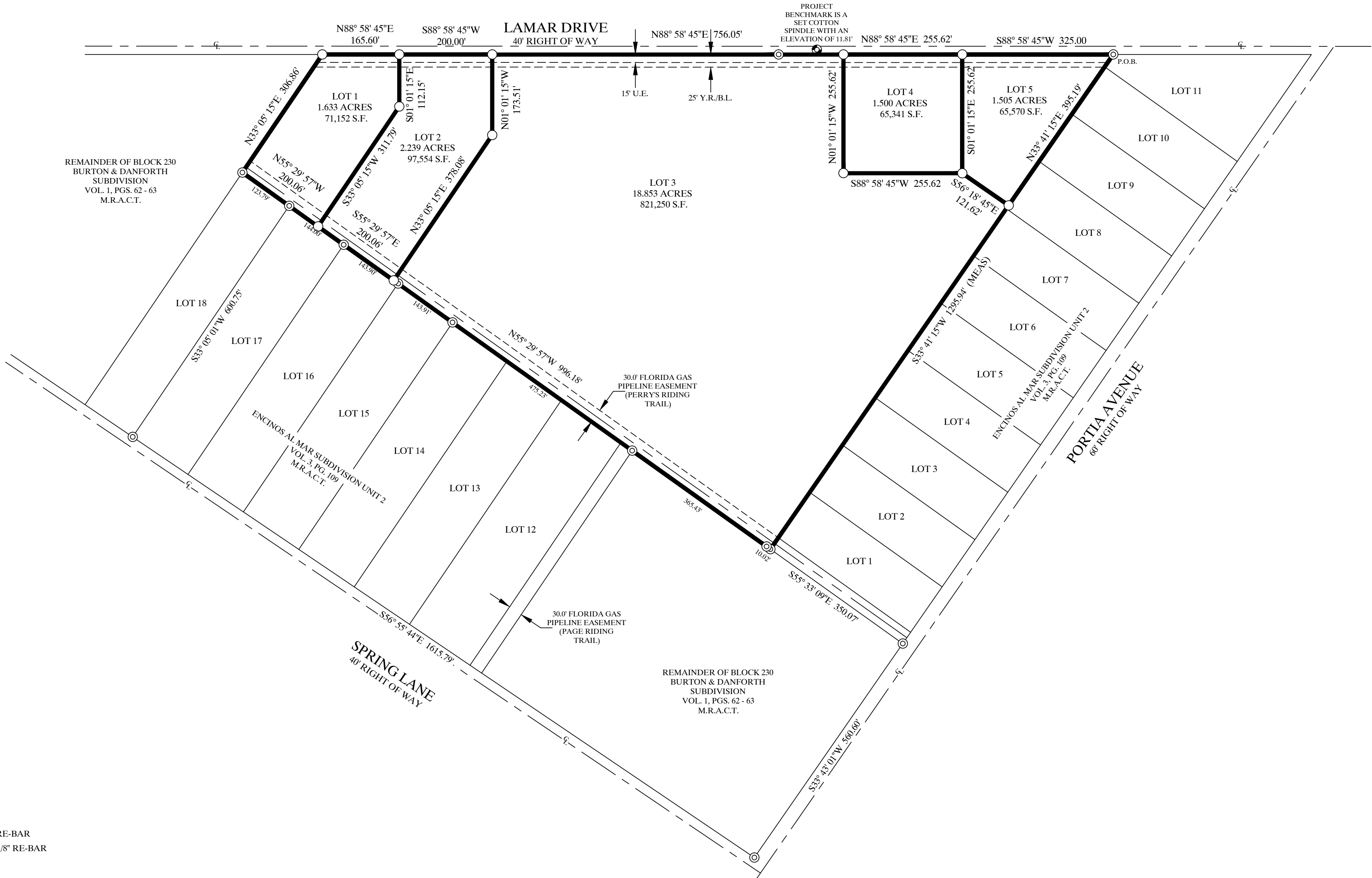


PLAT OF AYRES ACRES

A PLAT OF 25.733 ACRE TRACT OUT OF LOTS 1, 2 AND 3, BLOCK 230, BURTON AND DANFORTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 62 - 63, MAP RECORDS ARANSAS COUNTY, TEXAS. SAID 25.733 ACRE TRACT INCLUDES ALL OF THE MOBIL ESTATES SUBDIVISION UNIT 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 96, MAP RECORDS ARANSAS COUNTY, TEXAS. SAID 25.733 ACRE TRACT ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 346934, DEED RECORDS ARANSAS COUNTY, TEXAS.



Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twebc.com
Firm Registration No. 10072800



○ = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR

<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>
8823797	Ryan David Ayers	125 Lamar Dr.	11281 126th St.	Oskaloosa	KS	66066
8823798	Ryan David Ayers	115 Lamar Dr.	11281 126th St.	Oskaloosa	KS	66066
8823799	Ryan David Ayers	107 Lamar Dr.	11281 126th St.	Oskaloosa	KS	66066
8823796	Ryan David Ayers	141 Lamar Dr.	11281 126th St.	Oskaloosa	KS	66066
47487	Ryan David Ayers	145 Lamar Dr.	11281 126th St.	Oskaloosa	KS	66066
8821290	George Webb, Fisher's of Men	120 Lamar Dr.	P.O. Box 2593	Rockport	TX	78381
62309	George Webb, Fisher's of Men	110 Lamar Dr.	P.O. Box 2593	Rockport	TX	78381
69120	George D. Webb	130 Lamar Dr.	P.O. Box 2593	Rockport	TX	78381
51505	Chance & Lannie Keener	224 Portia Ave.	P.O. Box 1162	Rockport	TX	78381
18744	Adam & Ky Nesloney	222 Portia Ave.	P.O. Box 2699	Rockport	TX	78381
18743	Carlos & Kim Resendez	220 Portia Ave.	218 Portia Ave.	Rockport	TX	78382
18742	Juan & Kim Resendez	218 Portia Ave.	218 Portia Ave.	Rockport	TX	78382
18741	Kathryn & Joseph Wilson	216 Portia Ave.	216 Portia Ave.	Rockport	TX	78382
8809969	C. Sargent & K. Johnson	214 Portia Ave.	P.O. Box 2656	Rockport	TX	78381
18739	Dennis & Georgette Harrison	212 Portia Ave.	P.O. Box 48	Rockport	TX	78381
70304	Kevin Kalmar	210 Portia Ave.	210 Portia Ave.	Rockport	TX	78382
14782	Mr. & Mrs. Richard Sparks	206 Portia Ave.	P.O. Box 844	Rockport	TX	78381
8812994	Clyde Rollins	204 Portia Ave.	P.O. Box 43	Rockport	TX	78381
14781	Mr. & Mrs. D.L. Norrell	116 Spring Ln.	300 Mockingbird Plz. #409	Houston	TX	77077
18748	Claude & Amy Wilson	130 Spring Ln.	130 Spring Ln.	Rockport	TX	78382
18749	Jeffrey Massengill	134 Spring Ln.	134 Spring Ln.	Rockport	TX	78382
18750	Joey Dominique	138 Spring Ln.	138 Spring Ln.	Rockport	TX	78382
64969	Aaron & Kimberly Starling	142 Spring Ln.	142 Spring Ln.	Rockport	TX	78382
64970	Jason & Stacey Darnold	146 Spring Ln.	146 Spring Ln.	Rockport	TX	78382
18753	Leon & Debbie Shields	150 Spring Ln.	P.O. Box 2623	Rockport	TX	78381
8818761	Keith & Jennifer Ibrom	156 Lamar Dr.	148 Copper Ridge Dr.	La Vernia	TX	78121
62711	Keith & Jennifer Ibrom	146 Lamar Dr.	148 Copper Ridge Dr.	La Vernia	TX	78121
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

The map displays the Encinos Al Mar Unit, a large area outlined in blue. It is divided into numerous lots, some of which are numbered (e.g., 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18). A prominent pink area at the top is labeled '10 ACRES'. Roads shown include Lamar Drive, Portia Avenue, and Ferry's Riding Trail. A red line at the bottom marks the 'DICKPORT CITY LIMITS'. Other labels include 'MOBILE ESTATE', 'ENCINOS AL MAR UNIT', and 'PAGE RIDING TRAIL'.

FUTURE LAND USE MAP

SUGGESTED USE – R1 (1st SINGLE FAMILY DWELLING DISTRICT)

