



NOTICE OF PUBLIC HEARING
CITY OF INGLESIDE
REQUEST FOR ZONING CHANGE

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on January 5, 2015 and the City Council will hold a public hearing at 6:30 p.m. on January 13, 2015. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Rockland Development, to rezone Lot 1 Rockland Development Addition also known as 2905 Rockland Boulevard. Rockland Development is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) and R-1 (Single-Family Residential) to C-2 (General Commercial). If you have any objections, please advise the Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed change is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-3815.

A handwritten signature in black ink, appearing to read "John Davis", written in a cursive style.

John Davis
Building Official

Published one time in the Coastal Bend Herald on December 18, 2014.



P.O. Drawer 400 2665 San Angelo
Ingleside, TX 78362
Phone: 361-776-2517 Fax: 361-776-1027

APPLICATION FOR ZONING CHANGE

Receipt #: 00549376

Date Filed: 12/10/14

INSTRUCTIONS:

- (1) Please type or print clearly in black ink.
- (2) File with Building Department at City Hall, Ingleside, Texas
- (3) Request must be accompanied by required filing fee.

APPLICANT/OWNER INFORMATION

Applicant's Name (please print): Rocky Navarro, General Partner for Rockland Dev. Ltd.
 Address: 3501 Bee Creek Road
 City/State/Zip Code: Spicewood, TX 78669
 Phone No.: 512-694-5700
 Applicant Status: (check one)
 INDIVIDUAL TRUST PARTNERSHIP CORPORATION

ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned:
 Lot: 1 Block: 1
 Subdivision: Rockland Development
 Address of Property: _____
 Lot Size: +/- 560 Feet x +/- 850 Feet Acres: 11.88
 Frontage Street: 570.41
 Present Zoning Classification: Frontage C-1 and Rear R-1
 Requested Zoning Classification: All C-2

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of Publication: 12/18/14
 Planning & Zoning Public Hearing: 1/5/15 Time: 6:00p.m.
 City Council Public Hearing: 1/31/15 2nd city - 1/27/15 Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 12-9-14 Signature of Owner: [Signature] Date: 12-9-14

STAFF CHECKLIST
 * Rocky Navarro, GP for Rockland Dev. Ltd. *
 Accepted By: Carey Dietrich Date Accepted: 12/10/14
 Filing Fee: \$ 75.00 Date Paid: _____

OFFICE USE ONLY
 APPROVED: [Signature] DATE: 12-11-14 REVIEWED BY: [Signature]

JOHN S. McCAMPBELL
VOLUME 191, PAGE 604
DEED RECORDS
SAN PATRICIO COUNTY, TEXAS

50' DRAINAGE EASEMENT
CLERK'S FILE NO. 39391
REAL PROPERTY RECORDS
SAN PATRICIO COUNTY, TEXAS



100 50 0 100 200
SCALE IN FEET

526122
FILED FOR RECORD
DEC 10 2003

GRACIE ALANZ GONZALES
CLERK COUNTY CLERK SAN PATRICIO CO., TX

STATE OF TEXAS
COUNTY OF SAN PATRICIO

BEING: a 958,318 square foot (22.00 acres) tract or parcel of land situated in the Heirs of Rosa Teal Survey, Abstract No. 262, San Patricio County, Texas, and being part of a 32.00 acre tract of land described in deed recorded in Clerk's File No. 398499 of the Real Property Records of San Patricio County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of the herein described, same being the southwest corner of said 32.00 acre tract, and being in the east line of a 2032.14 acre tract of land described in deed recorded in Volume 103, Page 156 of the Deed Records of San Patricio County, Texas, and being in the north right-of-way line of State Highway No. 361, (variable right-of-way);

THENCE North 31°43'00" East departing the north line of State Highway No. 361, and along the west line of said 32.00 acre tract, same being the east line of said 2032.14 acre tract, a distance of 1099.73 feet to a 5/8" iron rod found for the northwest corner of said 32.00 acre tract;

THENCE South 58°17'00" East along the north line of said 32.00 acre tract, a distance of 946.47 feet to a 5/8" iron rod found for corner at the northwest corner of a 10.00 acre tract of land described in deed recorded in Clerk's File No. 504186 of the Real Property Records of San Patricio County, Texas;

THENCE South 31°43'00" West along the west line of said 10.00 acre tract, a distance of 985.86 feet to a 5/8" iron rod with a red plastic cap stamped "Noismith Eng., C.C., Tx." set for corner at the southwest corner of said 10.00 acre tract, and being in the south line of said 32.00 acre tract, same point being in the north right-of-way line of said State Highway No. 361;

THENCE North 58°39'03" West along the south line of said 32.00 acre tract, same being the north right-of-way line of said State Highway No. 361, a distance of 389.01 feet to a 5/8" iron rod with a red plastic cap stamped "Noismith Eng., C.C., Tx." set for corner at the beginning of a non-tangent curve to the left having a central angle of 16°20'26", a radius of 2000.08 feet and a chord bearing and distance of North 69°34'47" West, 568.48 feet;

THENCE in a westerly direction along the south line of said 32.00 acre tract, same being the north right-of-way line of said State Highway No. 361, an arc distance of 570.41 feet to the PLACE OF BEGINNING and containing 958,318 square feet or 22.00 acres of land, more or less.

Bearings are based on deed recorded in Clerk's File No. 398499 of the Real Property Records of San Patricio County, Texas.

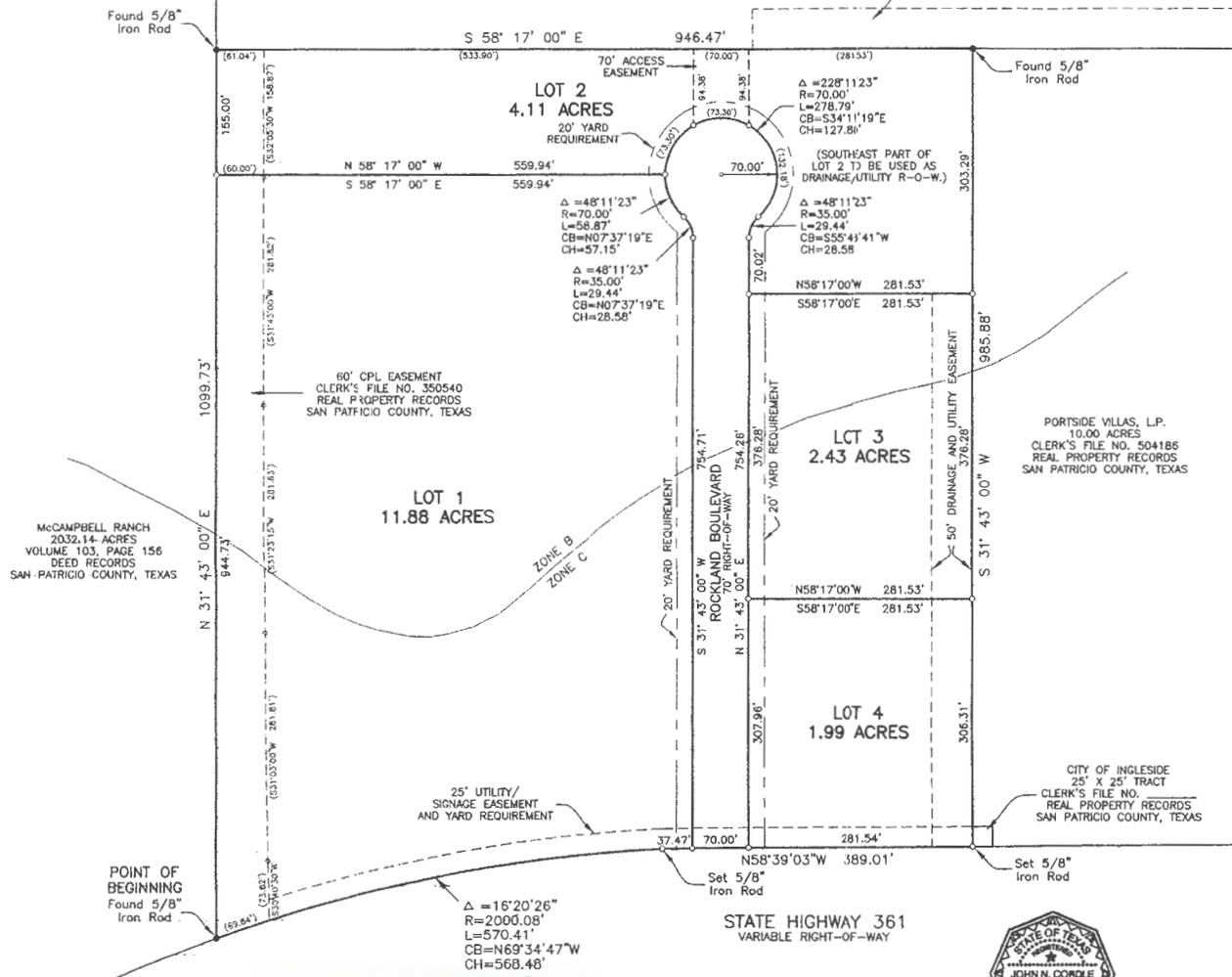
PLAT OF
ROCKLAND DEVELOPMENT
AN ADDITION TO THE
CITY OF INGLESIDE
SAN PATRICIO COUNTY, TEXAS

NEI NAISMITH ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING
4902 Galbraith Rd. Corpus Christi, Texas 78411 (361) 814-9900
P.O. Box 2709 Corpus Christi, Texas 78405

Project No.: 6901	Date: 11-12-03	Checked By: JNC	Dwg. No.: 6901-FL0A
Scale: 1" = 100'	Drawn By: JNC	Approved By: JNC	Sheet 2 of 2



John H. Caroll
11-12-03



*Now C-1 + R-1 -
C-2 R12012*

McCAMPBELL RANCH
2032.14 ACRES
VOLUME 103, PAGE 156
DEED RECORDS
SAN PATRICIO COUNTY, TEXAS

60' CPL EASEMENT
CLERK'S FILE NO. 350540
REAL PROPERTY RECORDS
SAN PATRICIO COUNTY, TEXAS

PORTSIDE VILLAS, L.P.
10.00 ACRES
CLERK'S FILE NO. 504186
REAL PROPERTY RECORDS
SAN PATRICIO COUNTY, TEXAS

CITY OF INGLESIDE
25' X 25' TRACT
CLERK'S FILE NO. 398499
REAL PROPERTY RECORDS
SAN PATRICIO COUNTY, TEXAS

STATE HIGHWAY 361
VARIABLE RIGHT-OF-WAY

San Patricio County Appraisal District

Chief Appraiser - Rufino H. Lozano, RPA/RTA



Official Website

Hosted By Pritchard & Abbott



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 74594

Account / Geo Number:
1523-0000-0001-000

Property Legal Description:
LOT 1
ROCKLAND DEVELOPMENT ADDN
11.88 ACRES

Survey / Sub Division Abstract:
INGLESIDE-ROCKLAND D

Property Location:
02905 ROCKLAND/HWY 361
INGLESIDE TX 78362

Block:

Owner Information:
ROCKLAND INV CORP
% ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

Section / Lot:
1

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:

Deed Information:

[View Previous Owner Information](#)

Volume:	
Page:	
File Number:	
Deed Date:	

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	11.880
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

[Homestead Form](#)

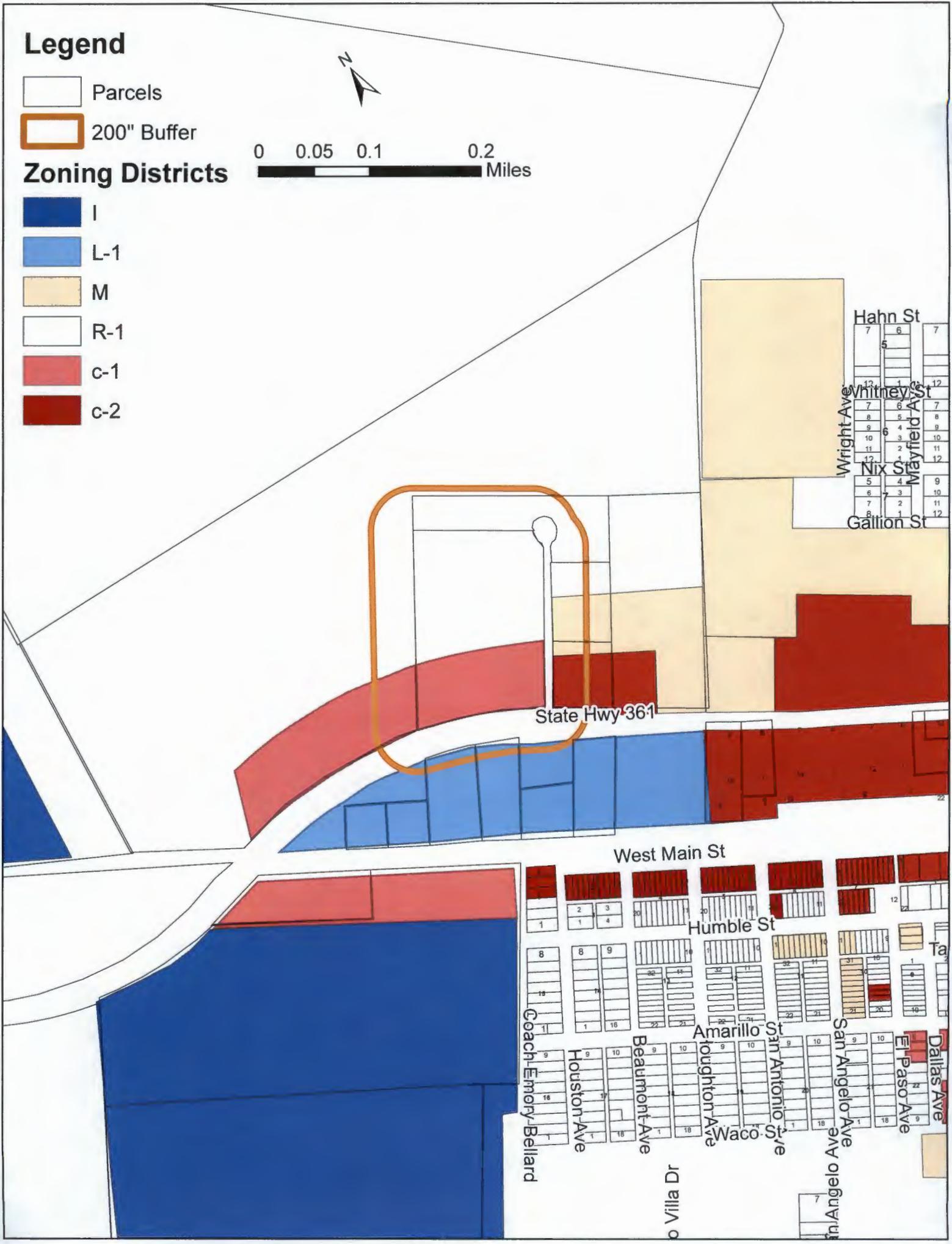
Legend

- Parcels
- 200" Buffer



Zoning Districts

- I
- L-1
- M
- R-1
- c-1
- c-2



NOTICES MAILED TO PROPERTY OWNERS-12/23/2014

NOTICE OF A REZONE REQUEST

filed by Rockland Development, to rezone Lot 1 Rockland Development Addition also known as 2905 Rockland Boulevard. Rockland Development is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) and R-1 (Single-Family Residential) to C-2 (General Commercial).

ANCH ENTERPRISES, INC.

2787 HWY 361
INGLESIDE, TX. 78362

BARRY BLALOCK

116 ACACIA ARCH STREET
PORTLAND, TX. 78374

RAJU BHAGAT

11217 IH 37
CORPUS CHRISTI, TX. 78410

DAY INVESTMENTS, INC.

2800 HWY 361
INGLESIDE, TX. 78362

PDRAP, INC – STUDIO 6

2920 ROCKLAND BLVD.
INGLESIDE, TX. 78362

PARESH R. BHAKTA

11217 IH 37
CORPUS CHRISTI, TX. 78410

PORT OF CORPUS CHRISTI, LLC

2802 NORTH SHORELINE
CORPUS CHRISTI, TX. 78402

DR. FRED GLAZENER

2681 HWY 361
INGLESIDE, TX. 78362