



PLANNING & ZONING PACKET

May 1, 2023

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, May 1, 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.

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of April 17, 2023.
3. Deliberate and act on a Revised Preliminary Plat submitted by Jason Staudt representing Kokomo Development LP, for a revision of the Preliminary Plat originally approved by Planning & Zoning on August 10, 2020, with revisions being approved on March 7, 2022 and May 2, 2022, located at 2202 FM 3036; also known as 62.86 Acres of the T.T. Williamson Survey A-219, City of Rockport, Aransas County, Texas.
4. Deliberate and act on a Final Plat submitted by Jason Staudt representing Kokomo Development LP, for development of a new residential subdivision to be known as Kokomo Subdivision Phase IV Final Plat, on property located at 2202 FM 3036 otherwise known as 62.86 acres of the T.T. Williamson Survey A-219, City of Rockport, Aransas County, Texas.
5. Discussion regarding the attendance of the Planning & Zoning Commission members of the APATX 23 State Planning Conference to be held at the Community Bank Center in Corpus Christi on November 8, 2023 through November 10, 2023.
6. Discussion regarding a workshop with Planning and Zoning Commission members regarding a modification of commercial zoning districts to allow for more moderate commercial zoning adjacent to residential subdivisions.
7. Discussion, consideration, and action regarding meeting dates in May 2023 and possibly holding a meeting on Monday, May 22, 2023 due to the extended period of time between meetings.
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 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 Friday, April 14, 2023, 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, May 1, 2023

AGENDA ITEM: 2

Deliberate and act on approval of the regular meeting minutes of April 17, 2023.

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

BACKGROUND: N/A

FISCAL ANALYSIS: N/A

RECOMMENDATION: N/A

PLANNING AND ZONING COMMISSION MINUTES

On this the 17th day of April 2023, 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
Ric Young
Kim Hesley – Secretary
Patty Impens

Members Absent

W. Kent Howard
Warren Hassinger-Vice Chairman
Tom Blazek

Staff Members Present

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

Guest(s) Present

Zero (0)

Open Meeting

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

Public Hearing

2. Conduct a Public Hearing to consider a request to revert to original Planned Unit Development (P.U.D.) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas to allow the use of 80 detached single-family dwelling (townhouses); currently zoned P.U.D. with R-5 use (Second Multi-Family Dwelling District).

Community Planner Carey Dietrich- spoke
Closed Public Hearing at 5:33 pm

Regular Agenda

Open 5:33 pm.

3. Deliberate and act on approval for the regular meeting minutes of April 3, 2023.

Secretary Hesley made a motion to approve the minutes.

Member Young seconded.

Motion passed unanimously.

4. Deliberate and act on a request to revert to original Planned Unit Development (P.U.D.) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas to allow the use of 80 detached single-family dwelling (townhouses); currently zoned P.U.D. with R-5 use (2nd Multi-Family Dwelling District).

Community Planner Carey Dietrich spoke.
Director of Building & Development Mike Donoho spoke.
City Manager Vanessa Shrauner spoke

MOTION:

Secretary Hesley made a motion to recommend to City Council to Approve the request to revert to original Planned Unit Development (P.U.D.) as described in Ordinance No. 1385 for property located at 1724 FM 3036; also known as La Salle Estates P.U.D., City of Rockport, Aransas County, Texas to allow the use of 80 detached single-family dwellings (townhouses); currently zoned P.U.D. with R-5 use (2nd Multi-Family Dwelling District).

Member Impens seconded the Motion.

Motion passed unanimously

6. Adjournment 5:36 pm.

Prepared by:

Approved by:

Belinda Garcia, Administrative Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

Planning & Zoning AGENDA
Regular Meeting: Monday, May 1, 2023

AGENDA ITEM: 3

Deliberate and act on a Revised Preliminary Plat submitted by Jason Staudt representing Kokomo Development LP, for a revision of the Preliminary Plat originally approved by Planning & Zoning on August 10, 2020, with revisions being approved on March 7, 2022 and May 2, 2022, located at 2202 FM 3036; also known as 62.86 Acres of the T.T. Williamson Survey A-219, City of Rockport, Aransas County, Texas.

SUBMITTED BY: Asst Dir Building & Development / Community Planner – Carey Dietrich

BACKGROUND: Jason Staudt representing Kokomo Development LP has submitted a Revised Preliminary Plat for approval which reflects the modifications for Phase IV and Phase V. It is understood that the drainage plan submitted with the Preliminary Plat is a preliminary plan and will be completed and submitted with the civil plans for Phase VI.

The Revised Preliminary Plat was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of a Revised Preliminary Plat submitted by Jason Staudt representing Kokomo Development LP, for a revision of the Preliminary Plat originally approved by Planning & Zoning on August 10, 2020, with revisions being approved on March 7, 2022 and May 2, 2022, located at 2202 FM 3036; also known as 62.86 Acres of the T.T. Williamson Survey A-219, City of Rockport, Aransas County, Texas

April 24, 2023

Stephen P. Grunewald, P.E.
Urban Engineering
2725 Swantner Dr
Corpus Christi, Texas 78404



SUBJECT: Revised Preliminary Plat and Drainage Plan Review
62.86 acres out of TT Williamson Survey A-219

To whom it may concern:

City of Rockport staff have reviewed the Revised Preliminary Plat and Drainage Plan Review of Kokomo Subdivision and have deemed it **administratively complete**.

After review staff has determined that this Revised Preliminary Plat application is **administratively approved** and will be presented to the Planning and Zoning Commission on Monday, May 1, 2023 at 5:30 pm.

It is understood that the Drainage Plan is a preliminary plan and will be completed and re-submitted with the civil drawings for review and approval.

If you have any questions, please feel free to contact our office.

Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich". The signature is fluid and cursive, with the first name "Carey" being more prominent than the last name "Dietrich".

Carey Dietrich, CFM, CBO
Asst. Director of Building & Development
Community Planner | Building Official
TSBPE #3262 TDLR #2685
361/790-1125 ext. 226
communityplanner@cityofrockport.com

CC: Jason Staudt
Kokomo Development, LP
14830 FM 1346
Saint Hedwig, Tx 78152

Elizabeth Brundrett
Griffith & Brundrett Surveying
P. O. Box 2322
Rockport, TX 78382

- Present Zoning District: R-1 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____
- Do all proposed lots have access to existing public streets? ☐ YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☒ YES ☐ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☐ YES ☒ NO

EXISTING PROPERTY CONTAINS: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	16.358 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	16.358 ACRES	

Please describe below any other information unique or pertinent to the platting of the property.

PROPOSED SUBDIVISION/PLATS CONTAIN: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	62	469,198 sq ft	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: Drainage	1	103,127 sq ft	
Public/ Private Street R.O.W	1	140,225 sq ft	
TOTAL	64	16.358 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

- 1. Preliminary Plat: Two (2) copies of the preliminary plat drawn to a scale of not less than 1" = 100' plus ten (10) reduced copies (no smaller than 11'x17'). An electronic copy is requested but not required. Request a Concept Plan Checklist. This additional information and documentation should be submitted along with the Application & Preliminary Plat. A site plan or survey should be submitted showing any encroachments and improvements, existing and/or planned.
- 2. Final Plat/Re-plat: One (1) original "Vellum", plus three (3) full size copies, and one (1) 11'x17' reduced copy. May require a prior Concept Plan. An electronic copy is requested but not required.
- 3. Administrative Plats/ Minor Re-Plats: Only a final plat required. Submit in accordance with 2 above. An electronic copy is requested but not required.
- After official approval, the applicant's surveyor is responsible for coordinating the recording of all Final Plats and Re-plats at the Aransas County Court House and must then submit one (1) signed full scale Mylar and one (1) print for the City files.

FINAL PLAT/RE-PLAT CHECKLIST:

Pursuant to the City of Rockport Platting & Subdivision Ordinance the following items are required to be shown on the plat or submitted with the plat for consideration. Please use the boxes at the left to verify the completeness of the information submitted.

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	1. BASIC INFORMATION	YES	NO
X			A. Subdivision/ Project Name		
X			B. Name & Address of Owner		
X			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
X			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
X			E. Date		
X			F. Scale		
X			G. North Arrow		
X			H. Small Scale Location Map		
X			I. Names of Adjacent Subdivisions		

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	2. SURVEYING	YES	NO
X			A. Boundary Survey of Plat (Bearing & Distances)		
X			B. Reference to Original Survey or Previous Subdivision		
X			C. Monuments Shown on Plat		
X			D. Monuments Set in Field		
X			E. Legal Description of Subdivision Outer Boundary		

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	3. INTERIOR DETAILS	YES	NO
X			A. Dimension & Location of All Lots, Streets, Easements, Parks, etc.		
X			B. Name of Streets (New & Old)		
X			C. Lot & Block Numbers		
X			D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways		
X			E. Detail Curve Information		
X			F. Building Lines, Exterior & Interior		
x			G. Existing Natural Features, Watercourses & Other Physical Features		
X			H. Zoning District Designation		
x			I. Tree Plan (Showing Significant Trees in Proposed R-O-W)		
		X	J. Flood Hazard Areas		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	4. CERTIFICATION	YES	NO
X			A. Licensed Surveyor's Signature Plate		
X			B. Planning & Zoning Commission Signature Plate		
X			C. Owner's Signature(s) Plate		
X			D. Lien Holder(s) or Others' Signature Plate		
		X	E. City Engineer Signature Plate		
X			F. Aransas County Clerk Signature Plate		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	5. TAXES	YES	NO
X			A. Certificate of All Past & Current Taxes Paid on Property Being Platted		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	6. LEGAL STIPULATIONS	YES	NO
		X	A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		X	B. Copy of Condominium Regime		
X			C. Copy of Warranty Deed		

NOTE: 2 Sets of Construction Plans showing the following should be submitted:

- A. Utility Distribution System(s) (Off-site & On-site)
- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazard Map

FILING FEE: (Make check payable to the City of Rockport)

Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00

- Submit application and filing fee to the Department of Building & Development, Rockport Service Center, 2751 SH 35 Bypass, Rockport, TX 78382.

SIGNED _____
(Owner or Developer)

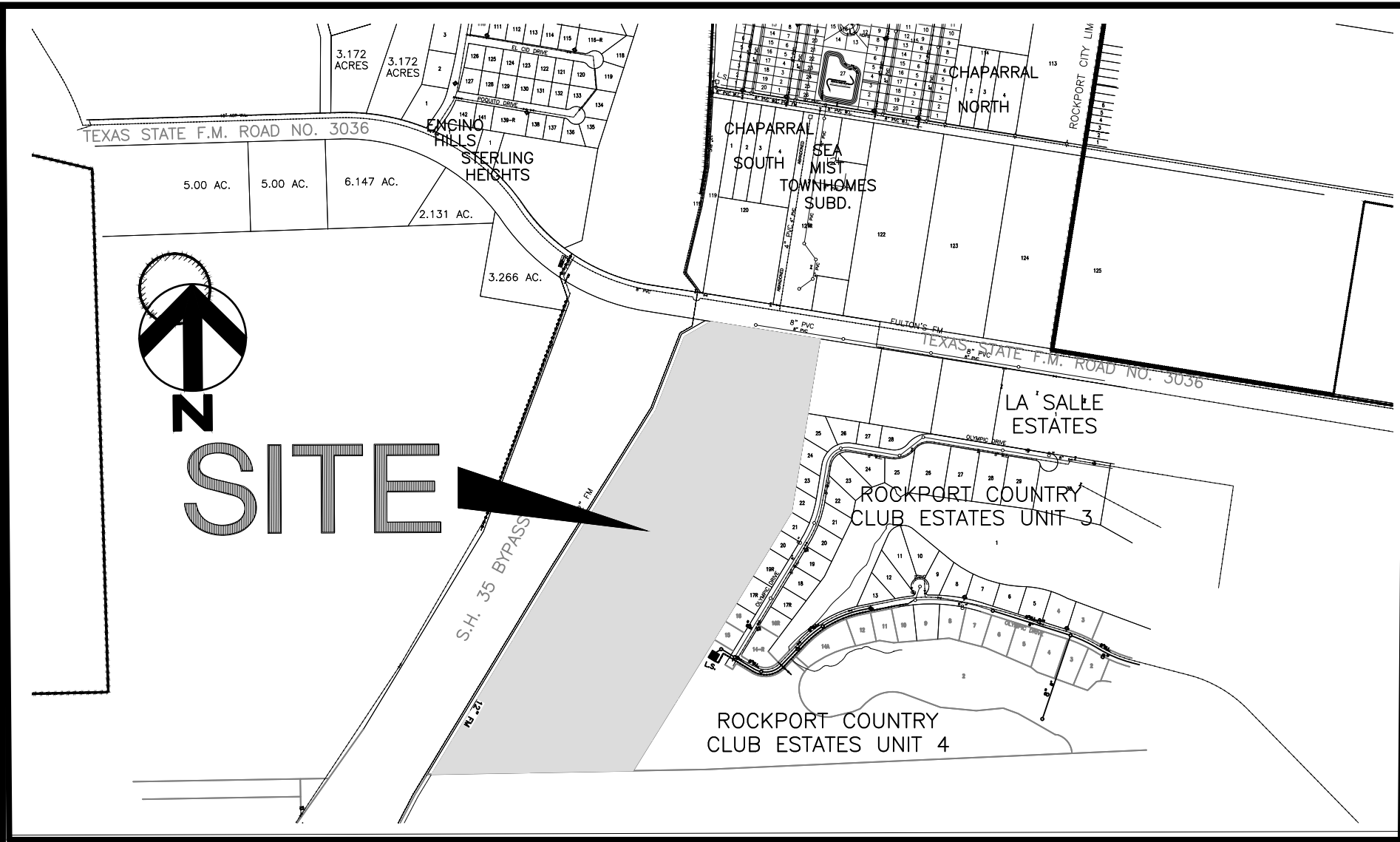
FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information (____) accepted (____) rejected By: _____

If rejected, reasons why: _____

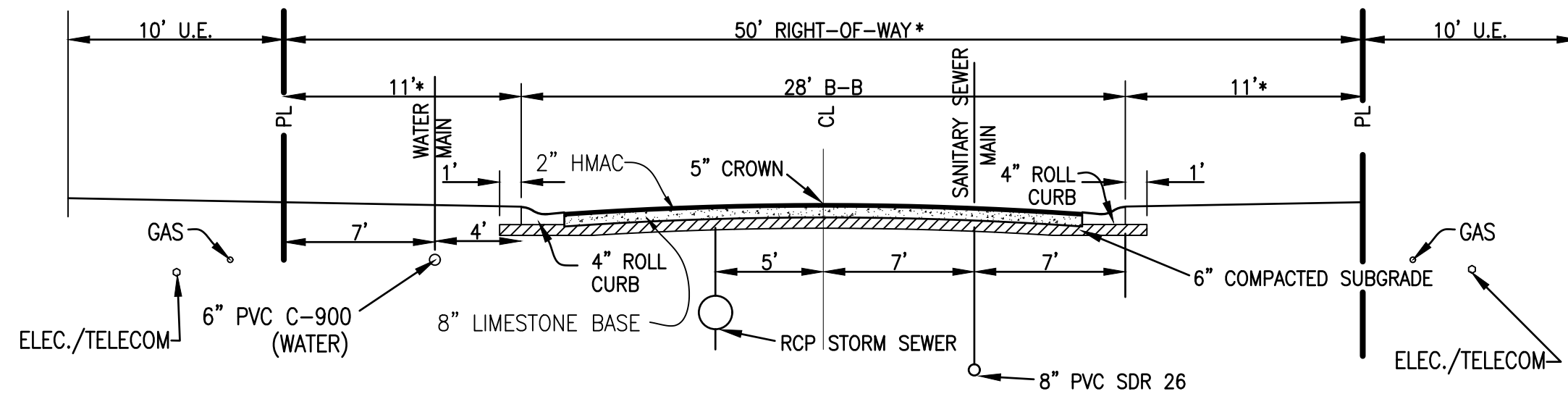
Receipt No. _____



LOCATION MAP 1"=800'

Notes:

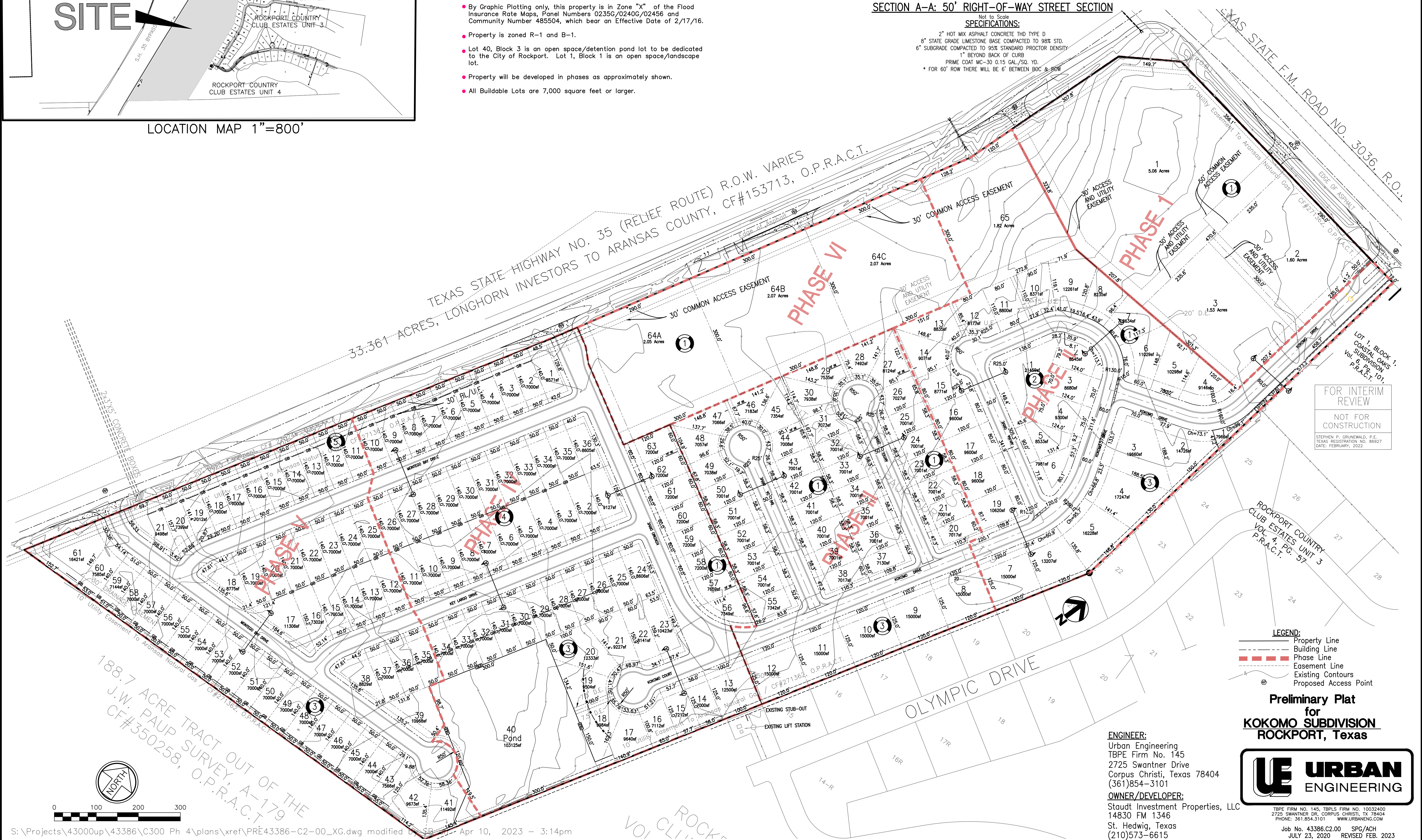
- Total platted area contains 62.86 Acres of Land out of the J.W. Paup Survey, A-179, also being described as Tract Two in a Deed Recorded under Clerk's File No. 271686 out of George P. Taggart, III, Trustee 1108.79 Acre Tract as described in Vol. 248, Pages 363-426, D.R.A.C.T.
- Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.
- 25' front building line, 20' minimum rear yard setback.
- 5' Side yard setback, 15' street side yard setbacks.
- Electric, Telephone and Cable lines will be located in a 10' U.E. along the front of the Lots as shown in the typical lot plan views.
- By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Maps, Panel Numbers 0235G/0240G/02456 and Community Number 485504, which bear an Effective Date of 2/17/16.
- Property is zoned R-1 and B-1.
- Lot 40, Block 3 is an open space/detention pond lot to be dedicated to the City of Rockport. Lot 1, Block 1 is an open space/landscape lot.
- Property will be developed in phases as approximately shown.
- All Buildable Lots are 7,000 square feet or larger.



SECTION A-A: 50' RIGHT-OF-WAY STREET SECTION

Not to Scale
SPECIFICATIONS:

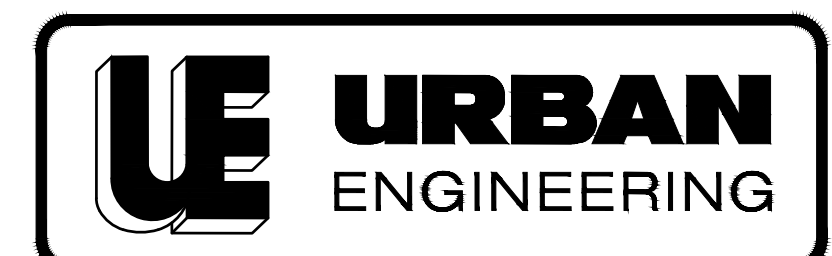
- 2" HOT MIX ASPHALT CONCRETE THD TYPE D
- 8" STATE GRADE LIMESTONE BASE COMPACTED TO 98% STD.
- 6" SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 1" BEYOND BACK OF CURB
- PRIME COAT MC-30 0.15 GAL/SQ. YD.
- * FOR 60' ROW THERE WILL BE 6' BETWEEN BOC & ROW



FOR INTERIM REVIEW
NOT FOR CONSTRUCTION
STEPHEN P. GRUNEWALD, P.E.
TEXAS REGISTRATION NO. 86927
DATE: FEBRUARY, 2022

- LEGEND:
- Property Line
 - Building Line
 - Phase Line
 - Easement Line
 - Existing Contours
 - Proposed Access Point

Preliminary Plat
for
KOKOMO SUBDIVISION
ROCKPORT, Texas



ENGINEER:
Urban Engineering
TBPE Firm No. 145
2725 Swannier Drive
Corpus Christi, Texas 78404
(361)854-3101
OWNER/DEVELOPER:
Staudt Investment Properties, LLC
14830 FM 1346
St. Hedwig, Texas
(210)573-6615

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANNIER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM
Job No. 43386.C2.00 SPG/ACH
JULY 23, 2020 REVISED FEB. 2023

DRAINAGE TO TXDOT R.O.W.

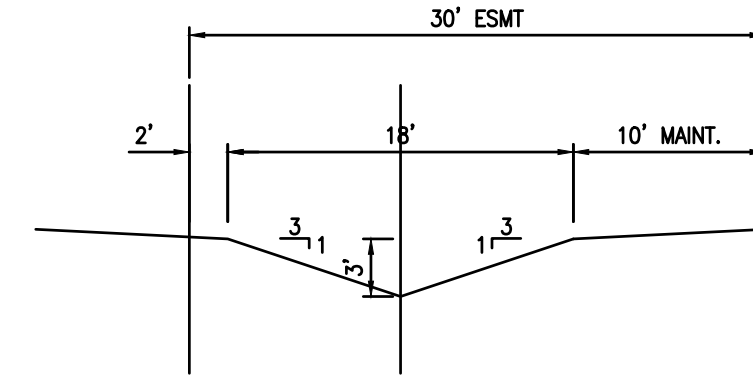
DA1 EXIST=15.34 Ac.
C=0.10
Five Year Storm
Q=4.985 cfs

DA2 EXIST=4.98 Ac.
C=0.10
Five Year Storm
Q=2.22 cfs

ON-SITE DRAINAGE

DA3 PROPOSED=66.25 Ac.
C=0.27 ALLOWED BY MASTER PLAN
5 YEAR STORM
Q=57.54 cfs

C=0.35 PROPOSED CONDITIONS
Q=74.59cfs



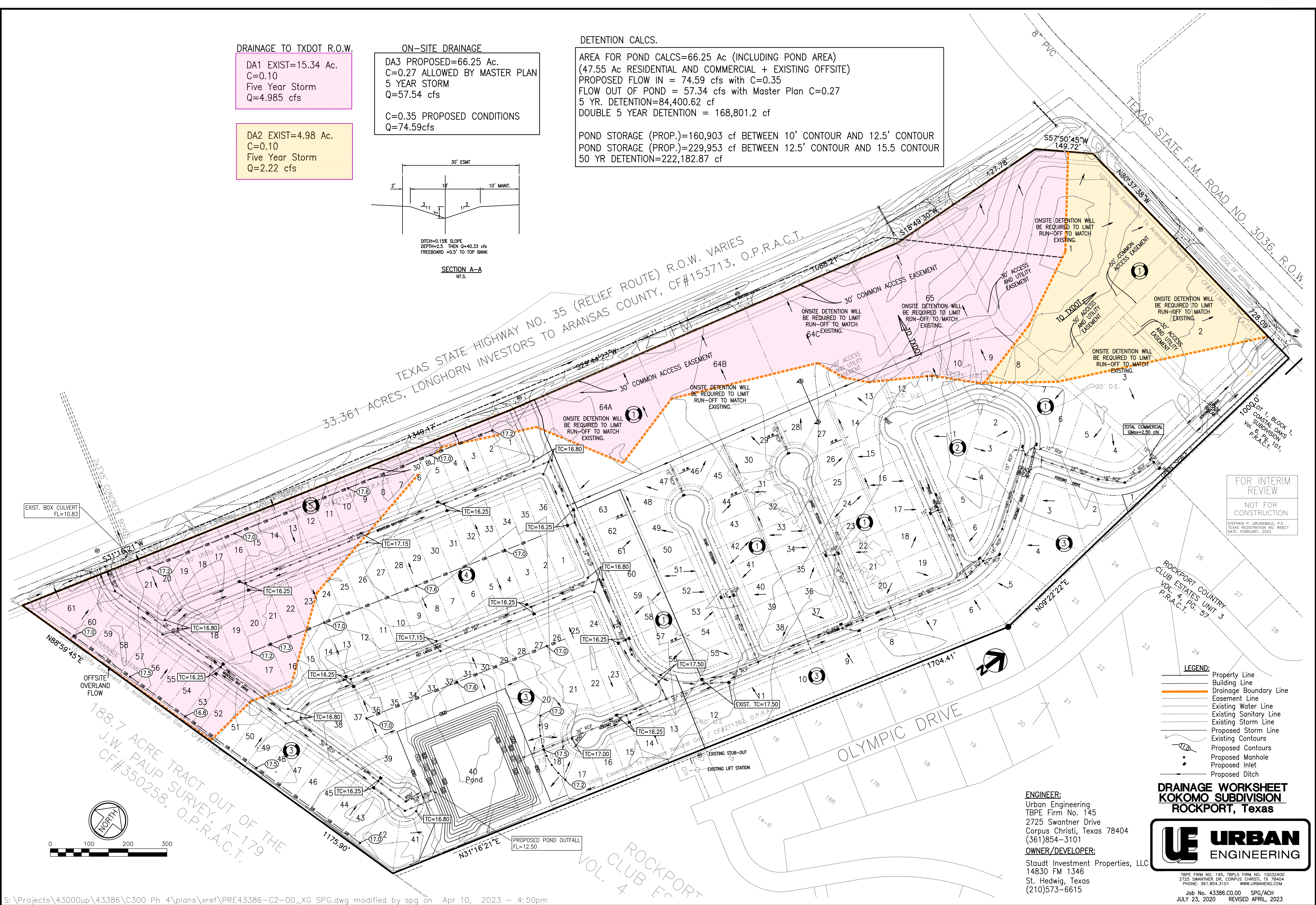
DITCH=0.15% SLOPE
DEPTH=2.5' THEN Q=40.33 cfs
FREEBOARD =0.5' TO TOP BANK

SECTION A-A
NT.S.

DETENTION CALCS.

AREA FOR POND CALCS=66.25 Ac (INCLUDING POND AREA)
(47.55 Ac RESIDENTIAL AND COMMERCIAL + EXISTING OFFSITE)
PROPOSED FLOW IN = 74.59 cfs with C=0.35
FLOW OUT OF POND = 57.34 cfs with Master Plan C=0.27
5 YR. DETENTION=84,400.62 cf
DOUBLE 5 YEAR DETENTION = 168,801.2 cf

POND STORAGE (PROP.)=160,903 cf BETWEEN 10' CONTOUR AND 12.5' CONTOUR
POND STORAGE (PROP.)=229,953 cf BETWEEN 12.5' CONTOUR AND 15.5 CONTOUR
50 YR DETENTION=222,182.87 cf



Kokomo Drainage Calculations

Post and Exist. Construction Coefficients

Rational Method - Total Onsite and Offsite Post Construction								
Q = CIA								
Variable	Known	Calculated	Units	Description				
Q =		74.58898	cfs	Max rate of runoff Need to Throttle down to 50 cfs out of pond to allow 50 cfs for DB 39-M and DB 39-L				
C =	0.35	0		Runoff coefficient				
I =	3.216775	0	in/hr	Average rainfall intensity				
A =	66.25	0	ac	Drainage area	Onsite Plus Offsite to SE			
Design Rainfall Intensity								
I = b/((tc+d)^e)								
Variable	Known	Calculated	Units	Description				
I =		3.216775	in/hr	Design rainfall intensity				
tc =	48.03437	#DIV/0!	min	Time of concentration				
b =	77			Coefficients for Rockport for a 5-Year storm				
d =	8.5							
e =	0.787							
Kirby Equation Flow Over IC								
tc = 0.83*[(N*L)/(S^0.5)]^0.467								
Variable	Known	Calculated	Units	Description				
tc =		21.28299	min	Time of concentration				
N =	0.02			Street				
L =	2600		ft	Length, from end to beginning // to slope				
S =	0.0025		ft/ft	Slope, elev difference between point ref above divided by L				
Kirby Equation Flow Over Grassy Area								
tc = 0.83*[(N*L)/(S^0.5)]^0.467								
Variable	Known	Calculated	Units	Description				
tc =		26.75138	min	Time of concentration				
N =	0.4			Grass				
L =	300		ft	Length, from end to beginning // to slope				
S =	0.005		ft/ft	Slope, elev difference between point ref above divided by L				
Total tc = 21.28 min + 26.75 min = 48.03 min								
Rational Method - Total Onsite and Offsite Master Plan Allowed Runoff								
Q = CIA								
Variable	Known	Calculated	Units	Description				
Q =		57.54007	cfs	Max rate of runoff Need to Throttle down to 50 cfs out of pond to allow 50 cfs for DB 39-M and DB 39-L				
C =	0.27	0		Runoff coefficient				
I =	3.216775	0	in/hr	Average rainfall intensity				
A =	66.25	0	ac	Drainage area	Onsite Plus Offsite to SE			
Design Rainfall Intensity								
I = b/((tc+d)^e)								
Variable	Known	Calculated	Units	Description				
I =		3.216775	in/hr	Design rainfall intensity				
tc =	48.03437	#DIV/0!	min	Time of concentration				
b =	77			Coefficients for Rockport for a 5-Year storm				
d =	8.5							
e =	0.787							
Kirby Equation Flow Over IC								
tc = 0.83*[(N*L)/(S^0.5)]^0.467								
Variable	Known	Calculated	Units	Description				
tc =		21.28299	min	Time of concentration				
N =	0.02			Street				
L =	2600		ft	Length, from end to beginning // to slope				
S =	0.0025		ft/ft	Slope, elev difference between point ref above divided by L				
Kirby Equation Flow Over Grassy Area								
tc = 0.83*[(N*L)/(S^0.5)]^0.467								
Variable	Known	Calculated	Units	Description				
tc =		26.75138	min	Time of concentration				
N =	0.4			Grass				
L =	300		ft	Length, from end to beginning // to slope				
S =	0.005		ft/ft	Slope, elev difference between point ref above divided by L				
Total tc = 21.28 min + 26.75 min = 48.03 min								

	cells to edit
	high volume for 2,10,25,50,100 year stroms
	high vlume for 5 yr storm

type county name below

aransas

REQUIRED STORAGE VOLUME BY STORM					
56517.5	84400.6	108950.1	162987.2	222182.9	269538.6

DOUBLE THE 5 YEAR STORM = 168801.2

** Master Drainage Plan Assumed 5 Year Runoff = 57.54 cfs with C=0.27

Proposed		*Area = 66.25 Acres Including Offsite to SE												Proposed						Existing Runoff Rate**	Volume storage													
Area No.	Runoff Coefficient	2 to 10 YR Coefficient	25 YR Coefficient	50 YR Coefficient	100 YR Coefficient	*Area (ac)	Time-Step (min)	2 YR Intensity (in/hr)	5 YR Intensity (in/hr)	10 YR Intensity (in/hr)	25 YR Intensity (in/hr)	50 YR Intensity (in/hr)	100 YR Intensity (in/hr)	2 YR Peak Q (cfs)	5 YR Peak Q (cfs)	10 YR Peak Q (cfs)	25 YR Peak Q (cfs)	50 YR Peak Q (cfs)	100 YR Peak Q (cfs)		2 YR storage cf	5 YR storage cf	10 YR storage cf	25 YR storage cf	50 YR storage cf	100 YR storage cf								
	C	Cf	Cf	Cf	Cf																													
Detention calcs																					Qp	Qp	Qp	Qp	Qp	Qp	Qo							
	0.35	1.00	1.10	1.20	1.25	66.25	1.00	10.5	13.09	14.5	16.4	18.0	18.2	244.60	303.58	336.24	419.49	500.75	527.42	57.54	11223.43	14762.53	16722.27	21717.21	26592.61	28192.68								
	0.35	1.00	1.10	1.20	1.25	66.25	2.0	9.8	12.10	13.4	15.3	16.7	17.0	226.52	280.59	311.84	389.35	465.05	492.84	57.54	20277.46	26765.73	30515.45	39817.53	48901.23	52236.14								
	0.35	1.00	1.10	1.20	1.25	66.25	3.0	9.1	11.26	12.6	14.3	15.6	16.0	211.16	261.20	291.19	363.84	434.81	463.21	57.54	27651.53	36659.05	42056.89	55133.84	67909.24	73020.83								
	0.35	1.00	1.10	1.20	1.25	66.25	4.0	8.5	10.55	11.8	13.4	14.7	15.1	197.93	244.61	273.47	341.93	408.83	437.50	57.54	33694.63	44897.11	51822.91	68252.49	84309.49	91189.40								
	0.35	1.00	1.10	1.20	1.25	66.25	5.0	8.0	9.93	11.1	12.7	13.9	14.3	186.42	230.24	258.07	322.87	386.23	414.94	57.54	38662.85	51808.60	60159.39	79599.65	98605.96	107218.76								
	0.35	1.00	1.10	1.20	1.25	66.25	6.0	7.6	9.39	10.5	12.0	13.2	13.6	176.29	217.64	244.55	306.13	366.36	394.96	57.54	42748.69	57637.68	67324.26	89493.47	111175.13	121471.30								
	0.35	1.00	1.10	1.20	1.25	66.25	7.0	7.2	8.91	10.0	11.4	12.5	13.0	167.30	206.52	232.57	291.29	348.74	377.13	57.54	46099.93	62569.90	73514.30	98176.86	122304.64	134228.00								
	0.35	1.00	1.10	1.20	1.25	66.25	8.0	6.9	8.48	9.6	10.9	12.0	12.5	159.27	196.60	221.88	278.04	333.00	361.10	57.54	48832.06	66749.08	78882.57	105838.91	132218.56	145710.56								
	0.35	1.00	1.10	1.20	1.25	66.25	9.0	6.6	8.10	9.2	10.4	11.5	12.0	152.05	187.70	212.26	266.11	318.83	346.61	57.54	51036.77	70288.60	83550.17	112629.37	141094.41	156096.58								
	0.35	1.00	1.10	1.20	1.25	66.25	10.0	6.3	7.75	8.8	10.0	11.0	11.5	145.52	179.67	203.56	255.32	306.00	333.42	57.54	52787.86	73279.22	87614.32	118668.53	149074.92	165530.29								
	0.35	1.00	1.10	1.20	1.25	66.25	11.0	6.0	7.43	8.4	9.6	10.6	11.1	139.58	172.38	195.65	245.50	294.32	321.37	57.54	54145.47	75794.54	91154.12	124054.35	156276.33	174130.21								
	0.35	1.00	1.10	1.20	1.25	66.25	12.0	5.8	7.15	8.1	9.3	10.2	10.7	134.15	165.73	188.42	236.52	283.64	310.31	57.54	55159.17	77894.94	94234.65	128867.48	162794.44	181994.78								
	0.35	1.00	1.10	1.20	1.25	66.25	13.0	5.6	6.88	7.8	8.9	9.8	10.4	129.17	159.63	181.78	228.28	273.83	300.11	57.54	55870.20	79630.51	96910.06	133175.05	168709.02	189206.56								
	0.35	1.00	1.10	1.20	1.25	66.25	14.0	5.4	6.64	7.6	8.7	9.5	10.0	124.58	154.02	175.67	220.68	264.79	290.68	57.54	56313.19	81043.17	99225.80	137033.47	174087.09	195835.39								
	0.35	1.00	1.10	1.20	1.25	66.25	15.0	5.2	6.42	7.3	8.4	9.2	9.7	120.34	148.84	170.01	213.64	256.41	281.92	57.54	56517.47	82168.33	101220.34	140490.51	178985.48	201940.82								
	0.35	1.00	1.10	1.20	1.25	66.25	16.0	5.0	6.21	7.1	8.1	8.9	9.4	116.40	144.04	164.76	207.11	248.64	273.76	57.54	56508.03	83036.13	102926.53	143586.96	183452.73	207574.00								
	0.35	1.00	1.10	1.20	1.25	66.25	17.0	4.9	6.02	6.9	7.9	8.7	9.2	112.74	139.57	159.87	201.03	241.39	266.15	57.54	56306.35	83672.39	104372.58	146357.90	187530.58	212779.14								
	0.35	1.00	1.10	1.20	1.25	66.25	18.0	4.7	5.84	6.7	7.7	8.4	8.9	109.33	135.41	155.30	195.35	234.63	259.02	57.54	55930.99	84099.40	105582.89	148833.68	191255.18	217594.70								
	0.35	1.00	1.10	1.20	1.25	66.25	19.0	4.6	5.67	6.5	7.5	8.2	8.7	106.13	131.52	151.03	190.03	228.29	252.32	57.54	55398.06	84336.52	106578.71	151040.72	194658.01	222054.32								
	0.35	1.00	1.10	1.20	1.25	66.25	20.0	4.4	5.51	6.3	7.3	8.0	8.5	103.14	127.87	147.02	185.04	222.35	246.03	57.54	54721.66	84400.62	107378.61	153002.17	197766.65	226187.58								
	0.35	1.00	1.10	1.20	1.25	66.25	21.0	4.3	5.37	6.2	7.1	7.8	8.3	100.33	124.45	143.25	180.35	216.75	240.10	57.54	53914.17	84306.54	107998.93	154738.37	200605.36	230020.60								
	0.35	1.00	1.10	1.20	1.25	66.25	22.0	4.2	5.23	6.0	6.9	7.6	8.1	97.68	121.23	139.70	175.92	211.48	234.49	57.54	52986.49	84067.33	108454.10	156267.31	203195.59	233576.57								
	0.35	1.00	1.10	1.20	1.25	66.25	23.0	4.1	5.10	5.9	6.7	7.4	7.9	95.18	118.19	136.35	171.75	206.49	229.19	57.54	51948.31	83694.56	108756.95	157604.98	205556.42	236876.16								
	0.35	1.00	1.10	1.20	1.25	66.25	24.0	4.0	4.97	5.7	6.6	7.3	7.7	92.82	115.32	133.18	167.79	201.78	224.16	57.54	50808.23	83198.54	108918.88	158765.62	207704.84	239937.84								
	0.35	1.00	1.10	1.20	1.25	66.25	25.0	3.9	4.86	5.6	6.4	7.1	7.6	90.59	112.60	130.17	164.05	197.31	219.39	57.54	49573.93	82588.44	108950.11	159761.98	209656.07	242778.23								
	0.35	1.00	1.10	1.20	1.25	66.25	26.0	3.8	4.74	5.5	6.3	6.9	7.4	88.47	110.02	127.32	160.49	193.07	214.86	57.54	48252.30	81872.51	108859.82	160605.51	211423.80	245412.26								
	0.35	1.00	1.10	1.20	1.25	66.25	27.0	3.7	4.64	5.4	6.2	6.8	7.3	86.46	107.58	124.61	157.11	189.03	210.54	57.54	46849.53	81058.14	108656.27	161306.53	213020.35	247853.47								
	0.35	1.00	1.10	1.20	1.25	66.25	28.0	3.6	4.54	5.3	6.0	6.7	7.1	84.55	105.25	122.03	153.89	185.19	206.42	57.54	45371.21	80152.01	108346.92	161874.37	214456.89	250114.10								
	0.35	1.00	1.10	1.20	1.25	66.25	29.0	3.6	4.44	5.2	5.9	6.5	7.0	82.73	103.03	119.57	150.8																	

Planning & Zoning AGENDA

Regular Meeting: Monday, May 1, 2023

AGENDA ITEM: 4

Deliberate and act on a Final Plat submitted by Jason Staudt representing Kokomo Development LP, for development of a new residential subdivision to be known as Kokomo Subdivision Phase IV Final Plat, on property located at 2202 FM 3036 otherwise known as 62.86 acres of the T.T. Williamson Survey A-219, City of Rockport, Aransas County, Texas.

SUBMITTED BY: Community Planner – Carey Dietrich

BACKGROUND: Jason Staudt representing Kokomo Development LP has submitted Phase IV Final Plat for approval. As you may know, this final plat will be held by the City and not filed for record until such time all subdivision improvements/infrastructure have been installed and accepted by the City.

The Final Plat was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of a Final Plat submitted by Jason Staudt representing Kokomo Development LP, for development of a new residential subdivision to be known as Kokomo Subdivision Phase IV Final Plat, on property located at 2202 FM 3036 otherwise known as 62.86 acres of the T.T. Williamson Survey A-219, City of Rockport, Aransas County, Texas.

April 24, 2023

Stephen P. Grunewald, P.E.
Urban Engineering
2725 Swantner Dr
Corpus Christi, Texas 78404



SUBJECT: Final Plat and Drainage Plan Review – Kokomo Phase 4
62.86 acres out of TT Williamson Survey A-219

To whom it may concern:

City of Rockport staff have reviewed the Final Plat of Kokomo Phase 4 Subdivision and have deemed it **administratively complete**.

After review staff has determined that this plat application is **administratively approved** and will be presented to the Planning and Zoning Commission on Monday, May 1, 2023 at 5:30 pm.

It is understood that the Drainage Plan is a preliminary plan and will be corrected and re-submitted with the civil drawings for review and approval.

If you have any questions, please feel free to contact our office.

Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich".

Carey Dietrich, CFM, CBO
Asst. Director of Building & Development
Community Planner | Building Official
TSBPE #3262 TDLR #2685
361/790-1125 ext. 226
communityplanner@cityofrockport.com

CC: Jason Staudt
Kokomo Development, LP
14830 FM 1346
Saint Hedwig, Tx 78152

Elizabeth Brundrett
Griffith & Brundrett Surveying
P. O. Box 2322
Rockport, TX 78382

- Present Zoning District: R-1 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____
- Do all proposed lots have access to existing public streets? ☐ YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☒ YES ☐ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☐ YES ☒ NO

EXISTING PROPERTY CONTAINS: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	16.358 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	16.358 ACRES	

Please describe below any other information unique or pertinent to the platting of the property.

PROPOSED SUBDIVISION/PLATS CONTAIN: (Be specific on all that are applicable)

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	62	469,198 sq ft	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: Drainage	1	103,127 sq ft	
Public/ Private Street R.O.W	1	140,225 sq ft	
TOTAL	64	16.358 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

- 1. Preliminary Plat: Two (2) copies of the preliminary plat drawn to a scale of not less than 1" = 100' plus ten (10) reduced copies (no smaller than 11"x17"). An electronic copy is requested but not required. Request a Concept Plan Checklist. This additional information and documentation should be submitted along with the Application & Preliminary Plat. A site plan or survey should be submitted showing any encroachments and improvements, existing and/or planned.
 - 2. Final Plat/Re-plat: One (1) original "Vellum", plus three (3) full size copies, and one (1) 11"x17" reduced copy. May require a prior Concept Plan. An electronic copy is requested but not required.
 - 3. Administrative Plats/ Minor Re-Plats: Only a final plat required. Submit in accordance with 2 above. An electronic copy is requested but not required.
- After official approval, the applicant's surveyor is responsible for coordinating the recording of all Final Plats and Re-plats at the Aransas County Court House and must then submit one (1) signed full scale Mylar and one (1) print for the City files.

FINAL PLAT/RE-PLAT CHECKLIST:

Pursuant to the City of Rockport Platting & Subdivision Ordinance the following items are required to be shown on the plat or submitted with the plat for consideration. Please use the boxes at the left to verify the completeness of the information submitted.

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	1. BASIC INFORMATION	YES	NO
X			A. Subdivision/ Project Name		
X			B. Name & Address of Owner		
X			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
X			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
X			E. Date		
X			F. Scale		
X			G. North Arrow		
X			H. Small Scale Location Map		
X			I. Names of Adjacent Subdivisions		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	2. SURVEYING	YES	NO
X			A. Boundary Survey of Plat (Bearing & Distances)		
X			B. Reference to Original Survey or Previous Subdivision		
X			C. Monuments Shown on Plat		
X			D. Monuments Set in Field		
X			E. Legal Description of Subdivision Outer Boundary		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	3. INTERIOR DETAILS	YES	NO
X			A. Dimension & Location of All Lots, Streets, Easements, Parks, etc.		
X			B. Name of Streets (New & Old)		
X			C. Lot & Block Numbers		
X			D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways		
X			E. Detail Curve Information		
X			F. Building Lines, Exterior & Interior		
x			G. Existing Natural Features, Watercourses & Other Physical Features		
X			H. Zoning District Designation		
x			I. Tree Plan (Showing Significant Trees in Proposed R-O-W)		
		X	J. Flood Hazard Areas		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	4. CERTIFICATION	YES	NO
X			A. Licensed Surveyor's Signature Plate		
X			B. Planning & Zoning Commission Signature Plate		
X			C. Owner's Signature(s) Plate		
X			D. Lien Holder(s) or Others' Signature Plate		
		X	E. City Engineer Signature Plate		
X			F. Aransas County Clerk Signature Plate		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	5. TAXES	YES	NO
X			A. Certificate of All Past & Current Taxes Paid on Property Being Platted		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	6. LEGAL STIPULATIONS	YES	NO
		X	A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		X	B. Copy of Condominium Regime		
X			C. Copy of Warranty Deed		

NOTE: 2 Sets of Construction Plans showing the following should be submitted:

- A. Utility Distribution System(s) (Off-site & On-site)
- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazard Map

FILING FEE: (Make check payable to the City of Rockport)

Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00

- Submit application and filing fee to the Department of Building & Development, Rockport Service Center, 2751 SH 35 Bypass, Rockport, TX 78382.

SIGNED 

(Owner or Developer)

FOR CITY USE

Received By _____	Date _____	Fees Paid \$ _____
Submitted information (____) accepted (____) rejected By: _____		
If rejected, reasons why: _____		
Receipt No. _____		

Surveyor Certification

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D., 2023.

PRELIMINARY NOT RECORDABLE
FOR ANY PURPOSE

J. L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

Owner Certification

State of Texas
County of _____

KOKOMO DVELOPEMENT, LP

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, A.D., 2023.

JASON A. STAUDT, Manager

State of Texas
County of Aransas

This instrument was acknowledged before me by:

JASON A. STAUDT, Manager of
KOKOMO DVELOPEMENT, LP

This the ____ day of _____, A.D., 2023.

Notary Public in and for the State of Texas

Lienholder Certification

State of Texas
County of _____

FIRST UNITED BANK

does hereby certify that I(we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I(we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D., 2023.

PRINT NAME & TITLE

SIGNATURE

State of Texas
County of _____

This instrument was acknowledged before me by:

This the ____ day of _____, A.D., 2023.

Notary Public in and for the State of Texas

FILE NAME: REPLATS/ROCKPORT/KOKOMO SUB, PHASE IV

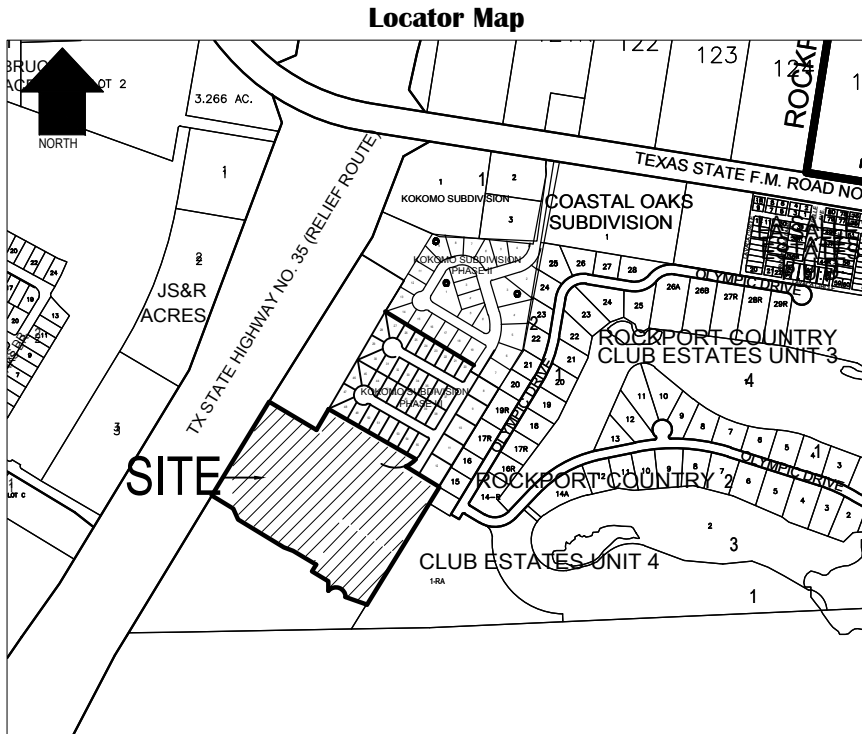
Final Plat of:

KOKOMO SUBDIVISION, PHASE IV

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 16.358 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE
NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

APRIL 3, 2023



Metes and Bounds Description

BEING THE DESCRIPTION OF 16.358 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 16.358 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE, at a 5/8" steel rebar found in the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, and being the Southwest corner of said 62.86 acre tract; THENCE, North 31°16'21" East, along and with the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 509.53 feet to a concrete monument found for an angle point and EXTERIOR corner of this survey;

THENCE, North 31°16'21" East, continuing along and with the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 509.53 feet to a concrete monument found for an angle point and EXTERIOR corner of this survey;

THENCE, North 29°44'23" East, continuing along and with the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 70.0 feet to a 5/8" steel rebar set for the NORTHWEST corner of this survey;

THENCE, crossing said 62.86 acre tract in an Easterly direction as follows: South 60°15'37" East, a distance of 50.0 feet to a 5/8" steel rebar set; THENCE, South 46°13'27" East, a distance of 41.23 feet to a 5/8" steel rebar set; THENCE, South 60°15'37" East, a distance of 210.02 feet to a 5/8" steel rebar set; THENCE, North 29°44'23" East, a distance of 120.0 feet to a 5/8" steel rebar found for the Southwest corner of Kokomo Subdivision, Phase III, according to the plat recorded in Volume 8, Pages 25 and 26, Plat Records of Aransas County, Texas, and being an EXTERIOR corner of this survey;

THENCE, South 60°15'37" East, crossing said 62.86 acre tract with the Southerly boundary line of said Kokomo Subdivision, Phase III, a distance of 522.02 feet to a 5/8" steel rebar found in the West R.O.W. line of Kokomo Drive, and being at the point of curvature of a circular curve to the right with a central angle of 24°08'53", a radius of 150.0 feet, a chord of 62.75 feet, a tangent of 32.09 feet, for an arc length of 62.75 feet to a 5/8" steel rebar set for an INTERIOR corner of this survey;

THENCE, South 58°43'39" East, continuing along and with the Southerly boundary of said Kokomo Subdivision, Phase III, a distance of 200.87 feet to a 5/8" steel rebar found for the most Southerly corner of said Kokomo Subdivision, Phase III, and being in the West boundary line of Rockport Country Club Estates, Unit 4, according to the plat recorded in Volume 4, Page 69, Plat Records of Aransas County, Texas, and being the NORTHEAST corner of this survey;

THENCE, South 31°16'21" West, along and with the common boundary line of Rockport Country Club Estates and said 62.86 acre tract, a distance of 719.59 feet to a 5/8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE, crossings aid 62.86 acre tract in a Northerly direction as follows: North 70°24'05" West, a distance of 119.51 feet to a 5/8" steel rebar set at the point of curvature of a circular curve to the left with a central angle of 138°11'51", a radius of 50.0 feet, a chord of 93.12 feet, a tangent of 130.99 feet, for an arc distance of 120.00 feet to a 5/8" steel rebar set at the point of a reverse curve and being an EXTERIOR corner of this survey; THENCE, North 01°00'15" West, a distance of 50.39 feet to a 5/8" steel rebar set for an INTERIOR corner of this survey; THENCE, North 58°43'39" West, a distance of 98.67 feet to a 5/8" steel rebar set for an EXTERIOR corner of this survey; North 31°16'21" East, a distance of 40.0 feet to a 5/8" steel rebar set for an INTERIOR corner of this survey; THENCE, North 58°43'39" West, a distance of 140.0 feet to a 5/8" steel rebar set for an angle point and INTERIOR corner of this survey; THENCE, North 68°41'39" West, a distance of 50.77 feet to a 5/8" steel rebar set for an angle point and EXTERIOR corner of this survey; THENCE, North 58°43'39" West, a distance of 280.0 feet to a 5/8" steel rebar set for an angle point and EXTERIOR corner of this survey; THENCE, North 25°38'28" West, a distance of 51.10 feet to a 5/8" steel rebar set for an angle point and INTERIOR corner of this survey; THENCE, North 58°43'39" West, a distance of 110.0 feet to the PLACE OF BEGINNING of this survey and containing 16.358 acres of land, more or less.

Legend

D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.R.A.C.T. = PLAT RECORDS OF ARANSAS COUNTY, TX
R.O.W. = RIGHT-OF-WAY
F5/8" S.R. = FOUND 5/8" STEEL REBAR
FCM = FOUND CONCRETE MONUMENT
○ = 5/8" STEEL REBAR SET, CAPPED
"Griffith & Brundrett."

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is ____ (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A,
Panel No. 0235G/0245G,
Community No. 485504.

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Planning & Zoning Commission

State of Texas
County of Aransas

This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the ____ day of _____, A.D. 2023.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gsurveyor.com
🌐: www.gbsurveyor.com

TBPES FIRM NO. F-414

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is ____ (or) is not X located in a "Special Flood Hazard Area."

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SUBJECT TO CHANGE BY FEMA.

Notes

1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."

2) Plat Bearing of Kokomo Subdivision, Vol. 7, Pg. 123, P.R.A.C.T., used for directional control.

3) Total platted area contains 16.358 acres or 712,550 square feet of land.

PUBLIC ROADWAYS = 140,225 square feet of land.
TOTAL PLATTED LOTS = 572.325 square feet of land.

4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard, and 15' Street Side Yard

County Clerk's Certification

State of Texas
County of Aransas

I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2023, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2023, at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2023, at ____ o'clock ____ in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

By: _____ Deputy

Clerk's File No. _____

KOKOMO SUBDIVISION, PHASE IV

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 16.358 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE
NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

APRIL 3, 2023

SCALE 1" = 100'



Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- 2) Plat Bearing of Kokomo Subdivision, Vol. 7, Pg. 123, P.R.A.C.T., used for directional control.
- 3) Total platted area contains 16,358 acres or 712,550 square feet of land.
- PUBLIC ROADWAYS = 140,225 square feet of land.
- TOTAL PLATTED LOTS = 572,325 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
- 25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard, and 15' Street Side Yard
- 5) Lot 40, Block 3, dedicated to the City of Rockport as a Detention Pond Lot, by this replat.

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A

Panel No. 0235G/0245G

Community No. 485504

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. SUBJECT TO CHANGE BY FEMA.

Legend

D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.R.A.C.T. = PLAT RECORDS OF ARANSAS COUNTY, TX
R.O.W. = RIGHT-OF-WAY
F5/8" S.R. = FOUND 5/8" STEEL REBAR
FCM = FOUND CONCRETE MONUMENT
○ = 5/8" STEEL REBAR SET, CAPPED "Griffith & Brundrett."

CURVE DATA

C1 D = 91°33'31" R = 10.0' CH = 14.33' T = 10.28' L = 15.98'

C2 D = 88°27'53" R = 10.0' CH = 13.95' T = 9.74' L = 15.44'

C3 D = 93°57'54" R = 10.0' CH = 14.62' T = 10' L = 16.40'

C4 D = ----- R = ----- CH = ----- T = ----- L = -----

C5 D = 48°11'50" R = 25.0' CH = 20.42' T = 11.18' L = 21.03'

C6 D = 276°23'00" R = 50.0' CH = ----- T = ----- L = 241.19'

C7 D = 78°27'39" R = 150.0' CH = 189.73' T = 122.47' L = 205.41'

LINE DATA

L1 = S60°15'37"E, 165.81'
L2 = N31°16'21"E, 4.94'



PLANNING & ZONING COMMISSION
AGENDA Regular Meeting: Monday, May 1, 2023

AGENDA ITEM: 5

Discussion regarding the attendance of the Planning & Zoning Commission members of the APATX 23 State Planning Conference to be held at the Community Bank Center in Corpus Christi on November 8, 2023 through November 10, 2023.

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

BACKGROUND: N/A

The American Planning Association of Texas (APATX) is holding their annual conference in Corpus Christi, Texas this year at the American Bank Center. The APATX State Planning Conference attracts not only planners, but participants from diverse professions including engineers, architects, landscape architects, public health professionals, economists, and appointed and elected officials.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends the Planning and Zoning Commission members attend the annual APATX 2023 Planning Conference in Corpus Christi, Texas.

[Home](#) [Fees](#) [Sessions](#)

[Register Now](#)

APATX★23 State Planning Conference



**November 8, 2023 –
November 10, 2023**

[Add to Calendar](#)

American Bank Center
1901 North Shoreline Boulevard

Corpus Christi, TX 78401

THIS EVENT IS IN-PERSON ONLY

REGISTER NOW!

CALL FOR SESSIONS (DEADLINE
MAY 3RD)

The APATX State Planning Conference attracts not only planners, but participants from diverse professions including engineers, architects, landscape architects, public health professionals, economists, and appointed and elected officials. APATX★23 is poised to continue the energy and excitement of past conferences and will be held in person November 8-10 in Corpus Christi!



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, May 1, 2023

AGENDA ITEM: 6

Discussion regarding a workshop with Planning and Zoning Commission members regarding a modification of commercial zoning districts to allow for more moderate commercial zoning adjacent to residential subdivisions.

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

BACKGROUND: N/A

There has been discussion regarding creating a moderate commercial zoning district for properties that are adjacent to residential neighborhoods. Staff would like to have a workshop with P&Z members and a planning representative for discussion on this matter.

FISCAL ANALYSIS: N/A

RECOMMENDATION: N/A

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, May 1, 2023

AGENDA ITEM: 7

Discussion, consideration, and action regarding meeting dates in May 2023 and possibly holding a meeting on Monday, May 22, 2023 due to the extended period of time between meetings.

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

BACKGROUND: N/A

There are two (2) regularly scheduled meetings in May, May 1st and May 15th, leaving approximately three (3) weeks between meetings and all applications submitted after today cannot be heard until the first meeting in June being June 5, 2023. Staff is requesting an additional meeting in May on May 22, 2023.

FISCAL ANALYSIS: N/A

RECOMMENDATION: N/A

MAY

2023

SUN	MON	TUE	WED	THU	FRI	SAT
P & Z Meeting						
30 Week 18/Day 120	01 Day 121	02 Day 122	03 Day 123	04 Day 124	05 Day 125	06 Day 126
Council						
07 Week 19/Day 127	08 Day 128	09 Day 129	10 Day 130	11 Day 131	12 Day 132	13 Day 133
P & Z Meeting						
14 Week 20/Day 134	15 Day 135	16 Day 136	17 Day 137	18 Day 138	19 Day 139	20 Day 140
Council						
21 Week 21/Day 141	22 Day 142	23 Day 143	24 Day 144	25 Day 145	26 Day 146	27 Day 147
City Holiday Memorial Day						
28 Week 22/Day 148	29 Day 149	30 Day 150	31 Day 151	01 Day 152	02 Day 153	03 Day 154
NOTES						
Cutoff for June 19th P&Z PH						

JUN
2023

SUN	MON	TUE	WED	THU	FRI	SAT
P & Z Meeting						
28 Week 22/Day 148	29 Day 149	30 Day 150	31 Day 151	01 Day 152	02 Day 153	03 Day 154
Cutoff for July 3rd P&Z PH						
P & Z Meeting						
04 Week 23/Day 155	05 Day 156	06 Day 157	07 Day 158	08 Day 159	09 Day 160	10 Day 161
Council						
P & Z Meeting						
11 Week 24/Day 162	12 Day 163	13 Day 164	14 Day 165	15 Day 166	16 Day 167	17 Day 168
Cutoff for July 17th P&Z PH						
P & Z Meeting						
18 Week 25/Day 169	19 Day 170	20 Day 171	21 Day 172	22 Day 173	23 Day 174	24 Day 175
Council						
P & Z Meeting						
25 Week 26/Day 176	26 Day 177	27 Day 178	28 Day 179	29 Day 180	30 Day 181	01 Day 182
NOTES						