



PLANNING & ZONING PACKET

September 5, 2023

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Tuesday, September 5, 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.

Public Hearing

2. Conduct a Public Hearing to consider a request to replat property located at 2300 FM 3036, 110 Kokomo and 126 Kokomo; also known as Lots 1, 2, 3, Block 1, Kokomo Subdivision being 8.186 acres, City of Rockport, Aransas County, Texas.
3. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) for property located at 1331 SH 188; also known as Lot 1R & 2, Coastal Paradise Subdivision, 17.989 acres, City of Rockport, Aransas County, Texas.

Regular Agenda

4. Deliberate and act on approval of the regular meeting minutes of August 21, 2023.
5. Deliberate and act on a request to replat property located at 2300 FM 3036, 110 Kokomo and 126 Kokomo; also known as Lots 1, 2, 3, Block 1, Kokomo Subdivision being 8.186 acres, City of Rockport, Aransas County, Texas.
6. Deliberate and act on a request for a Conditional Use Permit (CUP) for property located at 1331 SH 188; also known as Lot 1R & 2, Coastal Paradise Subdivision, 17.989 acres, City of Rockport, Aransas County, Texas.
7. 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, September 1, 2023, at 10:00am 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: Tuesday, September 5, 2023

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to replat property located at 2300 FM 3036, 110 Kokomo and 126 Kokomo; also known as Lots 1, 2, 3, Block 1, Kokomo Subdivision being 8.186 acres, City of Rockport, Aransas County, Texas.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owners, Kokomo Development, LP, wish to replat property known as Phase 1 Kokomo Subdivision from 3 Lots to 6 Lots which includes 5 buildable Lots and one Lot dedicated to drainage detention.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public Hearing only.



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 5, 2023, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to replat property previously platted located at 2300 FM 3036, 110 Kokomo, and 126 Kokomo; also known as Lots 1, 2, 3, Block 1, Kokomo Subdivision being 8.186 acres, City of Rockport, Aransas County, Texas.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of September 5, 2023, 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. 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 16th day of August 2023 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, August 19, 2023, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

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**

2300 FM 3036

APPLICANT/PROPERTY OWNER

Kokomo Development, LP, Owner

PUBLIC HEARING DATE

P&Z – Tuesday, September 5, 2023

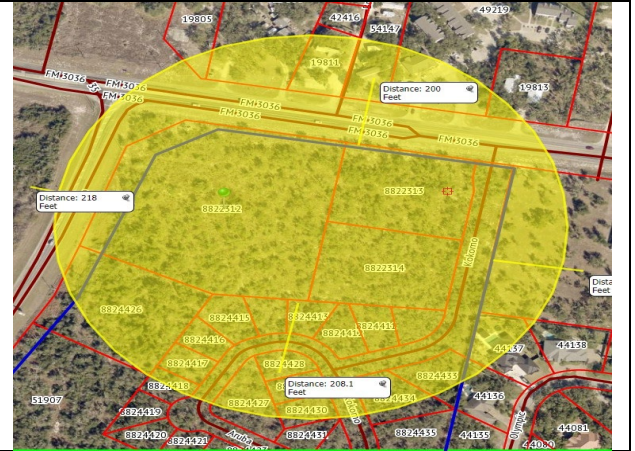
P&Z DATE

Tuesday, September 5, 2023

BRIEF SUMMARY OF REQUEST

Property owners, Kokomo Development, LP, wish to replat property known as Phase 1 Kokomo Subdivision from 3 Lots to 6 Lots which includes 5 buildable Lots and one Lot dedicated to drainage detention.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, August 19, 2023 edition and mailed out to twenty eight (28) 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
B1 – (General Business District)	Undeveloped	N – B1 (General Business District) S – R-1 (1st Single Family Dwelling District) E – B1 (General Business District) W – B1 (General Business District)	None at this time	8.186 acres

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

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

Kokomo Phase 1 Final Plat was approved in 2020

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Tuesday, September 5, 2023

AGENDA ITEM: 3

Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) for property located at 1331 SH 188; also known as Lot 1R & 2, Coastal Paradise Subdivision, 17.989 acres, City of Rockport, Aransas County, Texas.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owners, Sea Grass, LP, wish to bring the existing RV Park into compliance with current City Code and remodel some existing features within the park.

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 Tuesday, September 5, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, September 12, 2023 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 to bring the existing RV Park into compliance with the current Ordinance and to remodel existing features in the RV Park located at 1331 SH 188; also known as Lot 1R & 2, Coastal Paradise Subdivision, 17.989 acres, City of Rockport, Aransas County, Texas,

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of September 5, 2023, and the City Council Agenda of September 12, 2023, 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 16th day of August 2023 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, August 19, 2023, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

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**

1331 State Hwy 188

APPLICANT/PROPERTY OWNER

Sea Grass of Rockport, LP, Owner

PUBLIC HEARING DATE

P&Z – Tuesday, September 5, 2023
 CC – Tuesday, September 12, 2023

P&Z DATE

Tuesday, September 5, 2023

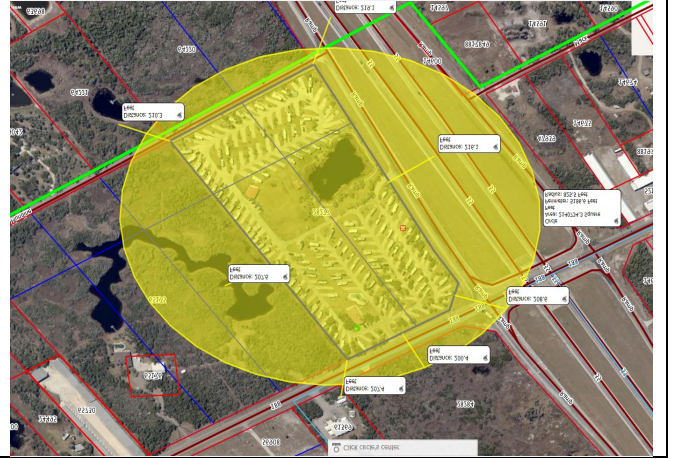
CITY COUNCIL DATE(S)

1st Reading - Tuesday, September 12, 2023
 2nd Reading – Tuesday, September 26, 2023

BRIEF SUMMARY OF REQUEST

Property owners, Sea Grass at Rockport, LP, wish to bring the existing RV Park into compliance with current City Code and upgrade some existing features within the park.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, August 19, 2023 edition and mailed out to three (3) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 – 1 st Single Family Dwelling District	RV Park Resort	N – R-1 (1st Single Family Dwelling District) S – Not in City Limits E – Bypass / B1 (General Business District) W – R-1 (1st Single Family Dwelling District)	Existing RV Park	17.989 acres

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

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The RV Park was constructed prior to annexation in 2017 under the name of Lagoons RV Park Resort. The new owners, Sea Grass at Rockport LP, wish to upgrade some of the features of the Park and bring the park into compliance with current RV Park regulations.

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 21st day of August 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
Warren Hassinger – Vice Chairman
Tom Blazek
Patty Impens
Kim Hesley – Secretary
Ric Young

Members Absent

W. Kent Howard

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Belinda Garcia, Administrative Coordinator
Tara Doyle, Building Department Technician
Tommy Saucedo, IT

Guest(s) Present

Two (2)

Open Meeting

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

Regular Agenda

2. Deliberate and act on approval for the regular meeting minutes of July 17, 2023, and August 7, 2023.

Motion: Member Young made a motion to approve minutes of July 17, 2023, and August 7, 2023. Vice Chairman Hassinger 2nd motion. Motion Passed Unanimously.

3. Deliberate and act on recommendation to City Council to remove Planning and Zoning Commission Member W. Kent Howard as per Section 78-28 of the City of Rockport Code of Ordinances. Secretary Hesley, Chairperson Davis, and Vice Chairperson Hassinger spoke regarding missed meetings and unexcused absences.

Motion: Chairperson Davis made a recommendation to City Council to remove Commission Member W. Kent Howard and to find a replacement. Motion Passed Unanimously.

4. Discussion regarding items the Planning and Zoning Commission would like to address at future meetings.

Suggestions included Commercial Zoning, Planning and Zoning Training, Impact Fee Study, Zoning Book Categories, Monthly Report on New Construction.

5. Adjournment 5:48 pm

Motion: Member Young made a motion to adjourn. Secretary Hesley 2nd the motion.
Motion Passed Unanimously

Prepared by:

Approved by:

Belinda Garcia, Administrative Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Tuesday, September 5, 2023

AGENDA ITEM: 5

Deliberate and act on a request to replat property located at 2300 FM 3036, 110 Kokomo and 126 Kokomo; also known as Lots 1, 2, 3, Block 1, Kokomo Subdivision being 8.186 acres, City of Rockport, Aransas County, Texas.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owners, Kokomo Development, LP, wish to replat property known as Phase 1 Kokomo Subdivision from 3 Lots to 6 Lots which includes 5 buildable Lots and one Lot dedicated to drainage detention.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends the Commission approve the request to replat property located at 2300 FM 3036, 110 Kokomo and 126 Kokomo; also known as Lots 1, 2, 3, Block 1, Kokomo Subdivision being 8.186 acres, City of Rockport, Aransas County, Texas.



Plat Application & Checklist

Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: ☐ Administrative ☒ Minor Subdivision ☐ Major Subdivision

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: ☐ Concept Plan & Preliminary Plat ☒ Final Plat ☐ Re-plat

GENERAL INFORMATION:

Address: 2300 FM 3036, 110 KOKOMO, 126 KOKOMO ACAD Property ID: 8822312,8822313,8822314

Subdivision: KOKOMO SUBDIVISION Block: 1 Lot: 1-3

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: JASON STAUDT

Company: KOKOMO DEVELOPMENT, LP

Mailing Address: 14830 FM 1346, SAINT HEDWIG, TX 78154

Phone: 210.573.6615

Email: jason@sip-land.com

ENGINEER/PLANNER/SURVEYOR:

Name: J. L. BRUNDRETT, JR, PE, RPLS

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: KOKOMO SUBDIVISION, BLOCK 1, LOTS 1-R, 2-R, 3-R, 4, 5 & 6

- Present Zoning District: B-1 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____ ☐ YES ☒ NO
- 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			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	3	8.186 ACRES	
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	3	8.186 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			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	5	7.106 AC	
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	1.080 AC	
Public/ Private Street R.O.W			
TOTAL	6	8.186 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 RECORDED FOR ANY PURPOSE

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

Owner Certification

State of Texas
County of _____

KOKOMO DEVELOPMENT, 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 DEVELOPMENT, 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

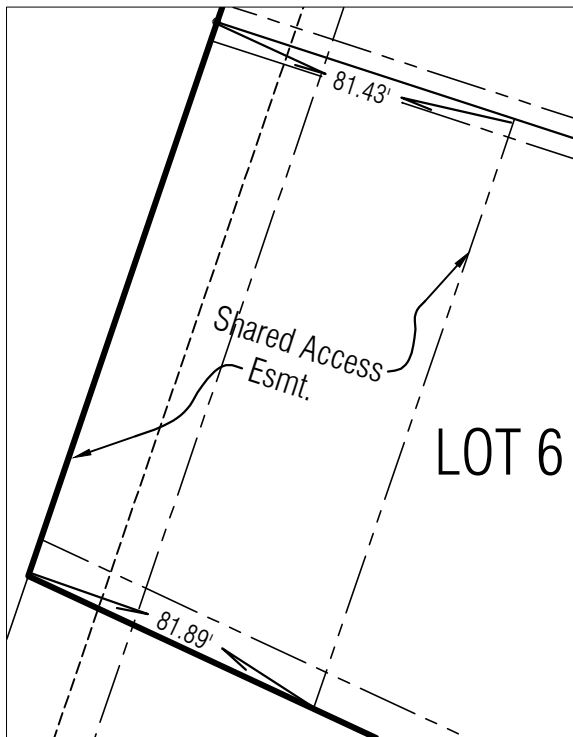
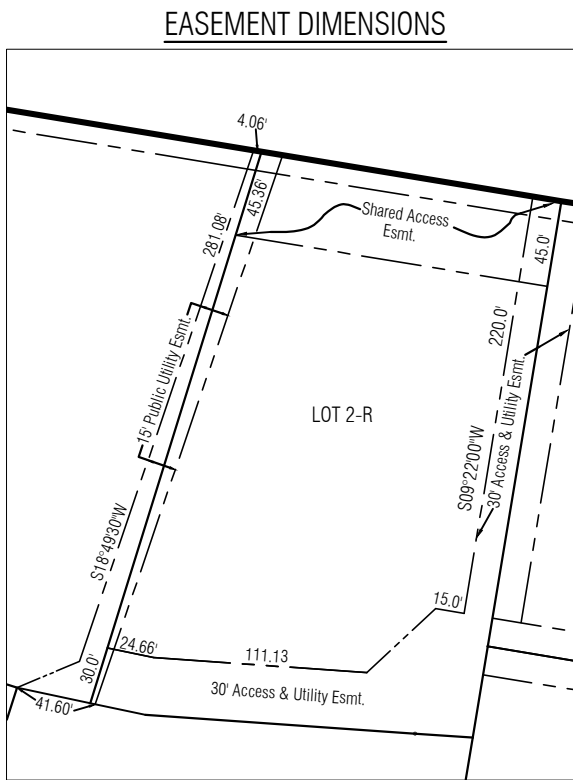
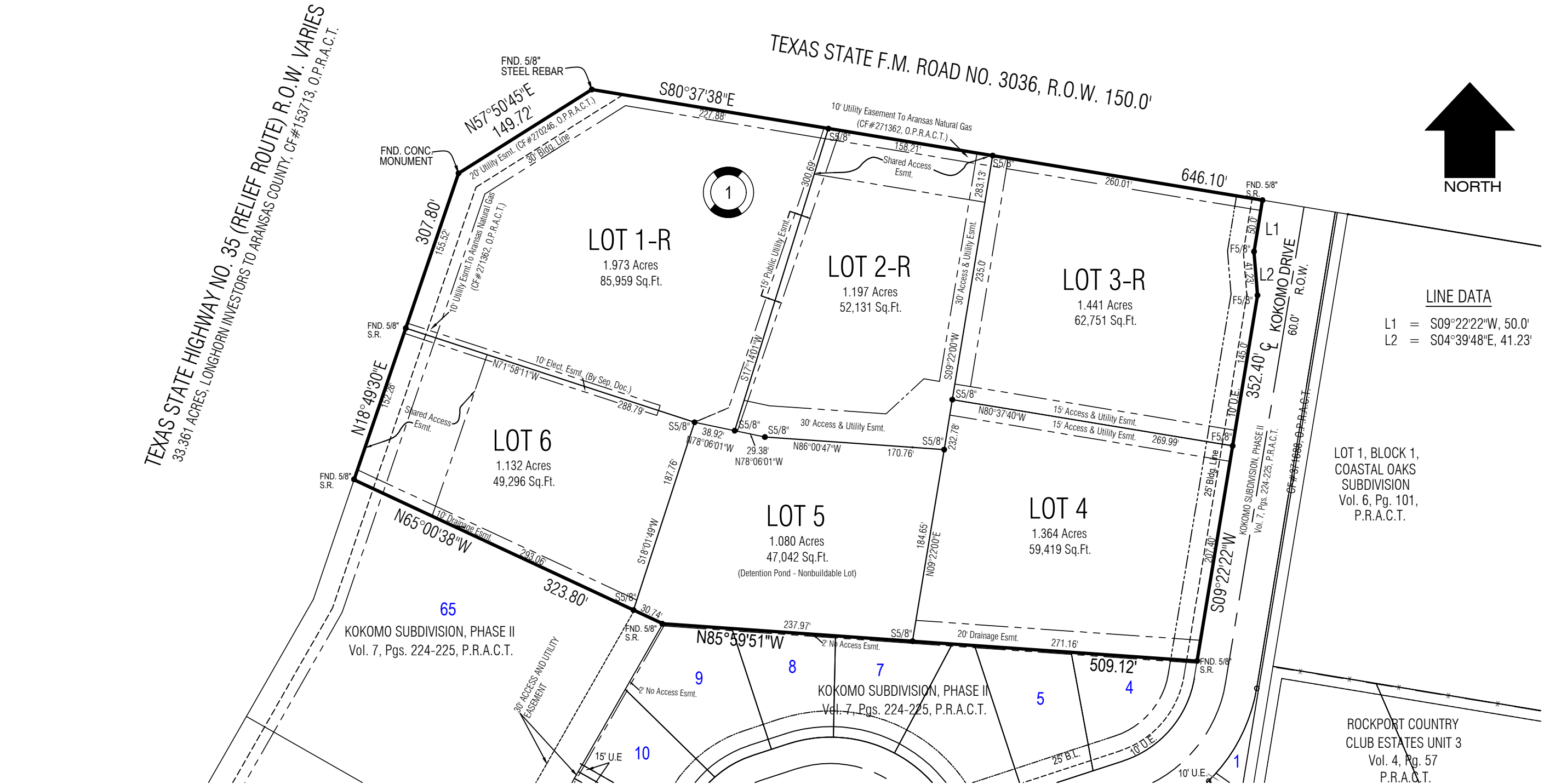
SIGNATURE

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



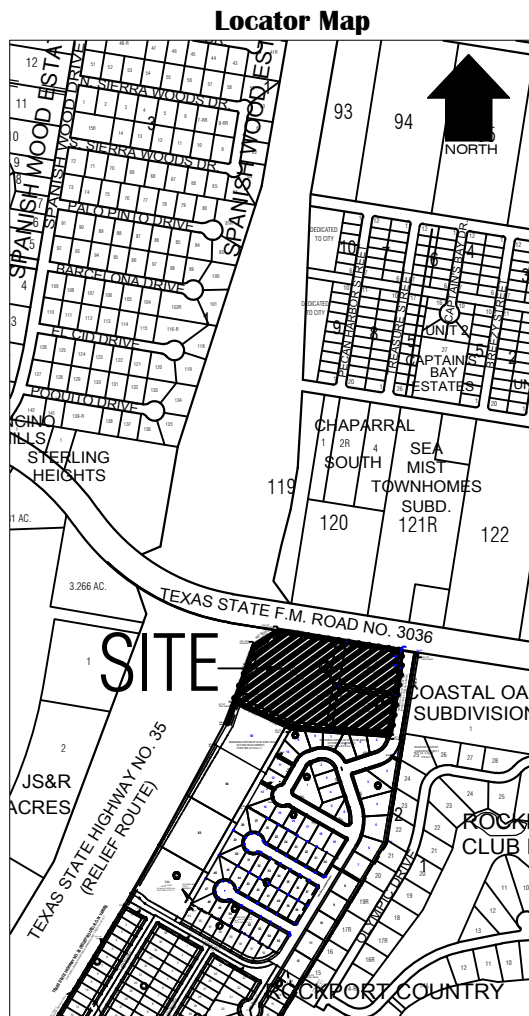
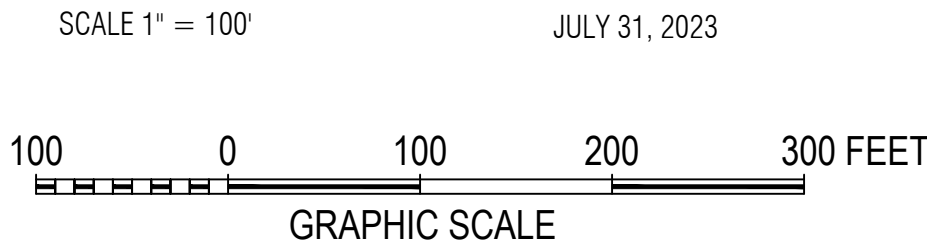
Final Plat of:

LOTS 1-R, 2-R, 3-R, 4, 5 AND 6,

BLOCK 1,

KOKOMO SUBDIVISION

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, KOKOMO SUBDIVISION,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 7, PAGE 123, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.



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
TBPELS FIRM NO. F-414

361-729-6479
361-729-7933
jerryb@gsurveyor.com
www.gsurveyor.com

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.

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." S5/8" = Set 5/8" Steel Rebar

2) Deed bearing under CF#371688, O.P.R.A.C.T., used for directional control.

3) Total platted area contains 8.186 acres or 356,598 square feet of land.

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

5) Lot 5, Block 1, dedicated to the City of Rockport as a Detention Pond Lot, by this replat.

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.

MISTY KIMBROUGH

By: _____ Deputy

Clerk's File No. _____



FLAT BEARING USED FOR DIRECTIONAL CONTROL, UNLESS OTHERWISE SHOWN.

6" STEEL REBAR SET, CAPPED "GRIFFITH & BRUNDRETT".

COPYRIGHT NOTICE

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN TYPED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE OR CONSENT. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

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 NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE 22, BASE ELEVATION 10.00, PANEL NO. 02255300462, COMMUNITY NO. 485504.

THIS INFORMATION IS BASED ON THE LOCATION OF THIS SURVEY ON THE FEMA MAP AND IS INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP OF TITLE EVIDENCE. SURVEYOR DOES NOT KNOW OF ANY SUCH EASEMENTS, RESTRICTIVE COVENANTS OR OWNERSHIP OF TITLE EVIDENCE.

SCHEDULE "B" OF THE TITLE COMMITMENT TO DETERMINE WHETHER THEY DO OR DO NOT AFFECT SUBJECT PROPERTY.

DATE: October 25, 2021

SCALE: 1" = 100'

FILE NAME: 21102501

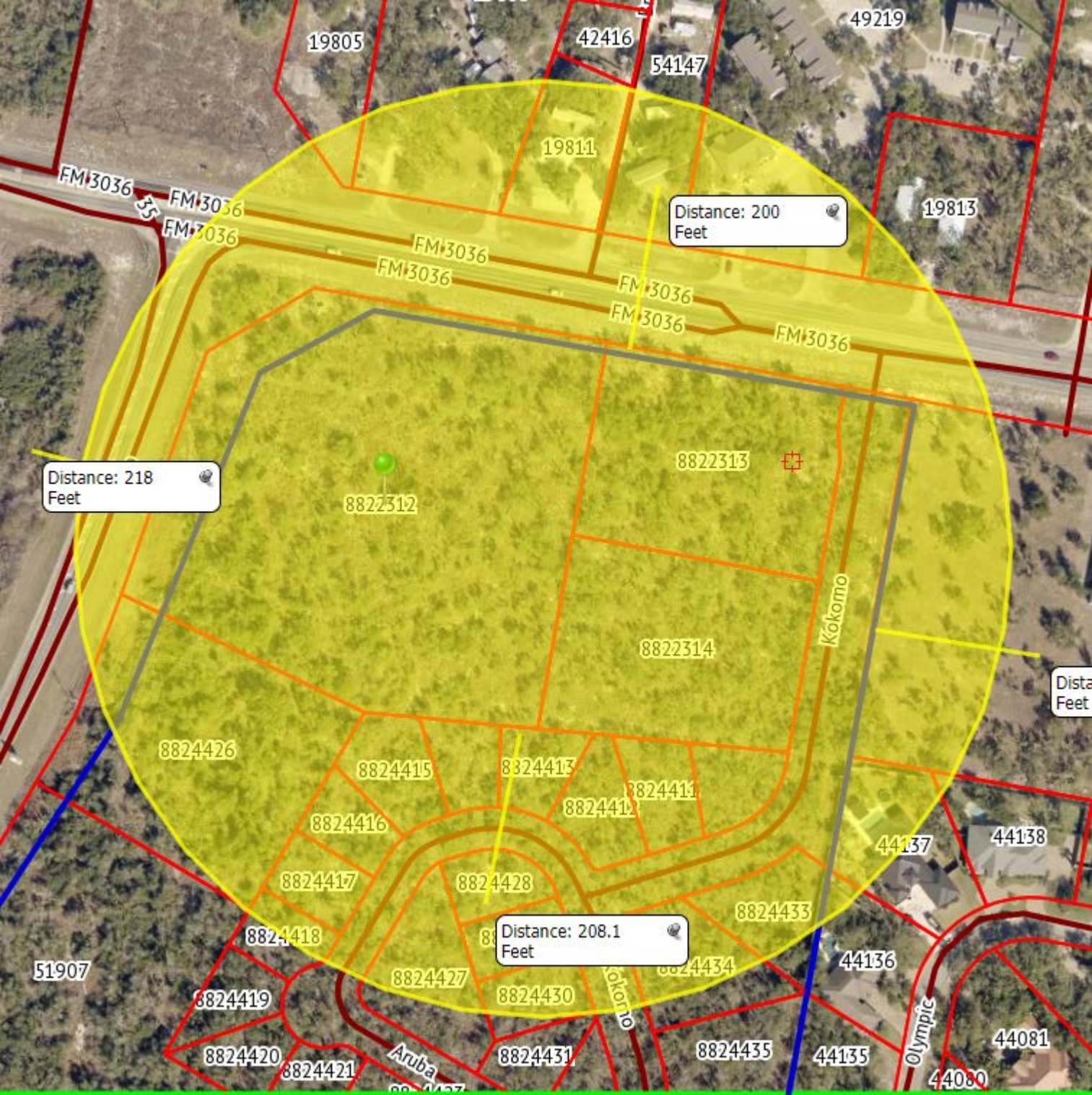
Prepared For:
Jason A. Staudt

TOPOGRAPHY SURVEY OF PROPOSED PHASE II OF KOKOMO SUBDIVISION
CITY OF ROCKPORT
OUT OF 61.590 ACRES OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.97 ACRE TRACT
IN THE J.W. PAUP SURVEY A-179
ARANSAS COUNTY, TEXAS.

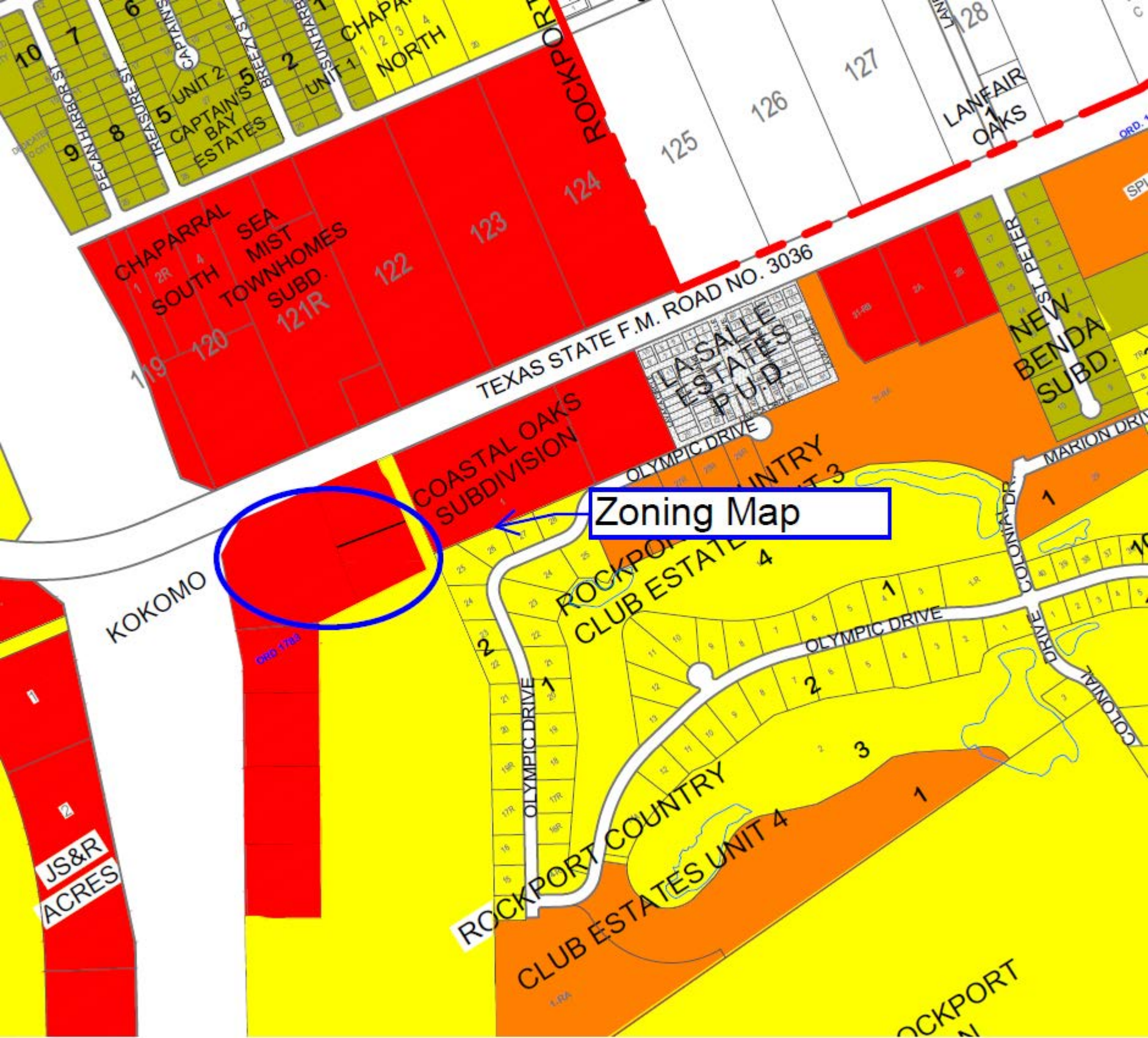
SCALE 1" = 100' OCTOBER 25, 2021

J. L. BRUNDRETT, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

J. L. BRUNDRETT, JR., R.P.L.S. REG. NO. 2133
P.M. REG. NO. 1004800



<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>
19805	Robert & Bette Carruthers	2401 FM 3036	P.O. Box 873	Yorktown	Tx	78164
19811	Eugene H Gruender JR & Nellie K	2311 FM 3036	2900 Gruender LN W	Sturgeon	MO	65284
54147	David & Carol Van Dyne	2301 FM 3036 Lot A	P.O. Box 1417	Rockport	Tx	78381
19813	Penelope Auvinen	2207 FM 3036	2207 FM 3036	Rockport	Tx	78382
49219	KTAB Family LLC	2211 FM 3036	1329 E Lark St	Springfield	MO	65804
19808	Robert & Bette Carruthers	2321 FM 3036	P.O. Box 873	Yorktown	Tx	78164
35403	Coastal Oaks Church	2002 FM 3036	2002 FM 3036	Rockport	Tx	78382
44137	Sam & Jovanda Bernal	421 Olympic Dr	421 Olympic Dr	Rockport	Tx	78382
44138	David & Sheree Lewis	423 Olympic Dr	423 Olympic Dr	Rockport	Tx	78382
44136	Donald & Amy Garcia	419 Olympic Dr	419 Olympic Dr	Rockport	Tx	78382
8824433	Kokomo Development LP	149 Kokomo Dr	14830 FM 1346	St Hedwig	Tx	78152
8824434	Kokomo Development LP	157 Kokomo Dr	14830 FM 1346	St Hedwig	Tx	78152
8824430	D R Horton Corpus Christi LLC	158 Kokomo Dr	3515 SW H K Dodgen Loop	Temple	TX	76502
8824427	D R Horton Corpus Christi LLC	122 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824428	D R Horton Corpus Christi LLC	146 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824426	Kokomo Development LP	3540 SH 35 Bypass	14830 FM 1346	St Hedwig	Tx	78152
8822312	Kokomo Development LP	2300 FM 3036	14830 FM 1346	St Hedwig	Tx	78152
8822313	Kokomo Development LP	110 Kokomo	14830 FM 1346	St Hedwig	Tx	78152
8822314	Kokomo Development LP	126 Kokomo	14830 FM 1346	St Hedwig	Tx	78152
8824415	D R Horton Corpus Christi LLC	141 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824416	D R Horton Corpus Christi LLC	137 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824417	D R Horton Corpus Christi LLC	133 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824418	D R Horton Corpus Christi LLC	129 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824411	D R Horton Corpus Christi LLC	146 Kokomo Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824412	D R Horton Corpus Christi LLC	153 Aruba Dr	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824413	D R Horton Corpus Christi LLC	149 Aruba	3515 SW H K Dodgen Loop	Temple	Tx	76502
8824429	D R Horton Corpus Christi LLC	154 Kokomo Dr & 106 Aruba	3515 SW H K Dodgen Loop	Temple	Tx	76502





Future Land Use

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Tuesday, September 5, 2023

AGENDA ITEM: 6

Deliberate and act on a request for a Conditional Use Permit (CUP) for property located at 1331 SH 188; also known as Lot 1R & 2, Coastal Paradise Subdivision, 17.989 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owners, Sea Grass, LP, wish to bring the existing RV Park into compliance with current City Code and remodel some existing features within the park.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends the Commission make a recommendation to Council to approve the request for a Conditional Use Permit (CUP) for property located at 1331 SH 188; also known as Lot 1R & 2, Coastal Paradise Subdivision, 17.989 acres, City of Rockport, Aransas County, Texas.



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 _____
1331 SH 188 Aransas Pass, Tx 78336
- C. CURRENT ZONING OF PROPERTY: R1
- D. PRESENT USE OF PROPERTY: RV Park
- E. ZONING DISTRICT REQUESTED: CUP
- F. CONDITIONAL USE REQUESTED: RV Park
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 1R & 2 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) _____
Sea Grass at Rockport
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 17.8acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- To bring existing RV Park into compliance with current ordinance and to remodel existing park features.

K. OWNER'S NAME: (Please print) Sea Grass of Rockport LP
ADDRESS: 1308 Common St Ste 205 #13
CITY, STATE, ZIP CODE: New Braunfels Tx 78130
PHONE NO 830.237.2573

L. REPRESENTATIVE: (If Other Than Owner) Branodn Namken
ADDRESS: 1308 Common St Ste 205 #13
CITY, STATE, ZIP CODE: New Braunfels Tx 78130
PHONE NO 830.237.2573

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)

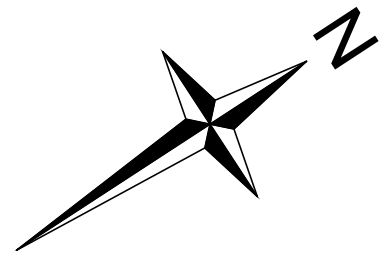
- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: 
(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____
Submitted Information (_____ accepted) (_____ rejected) by: _____
If rejected, reasons why: _____

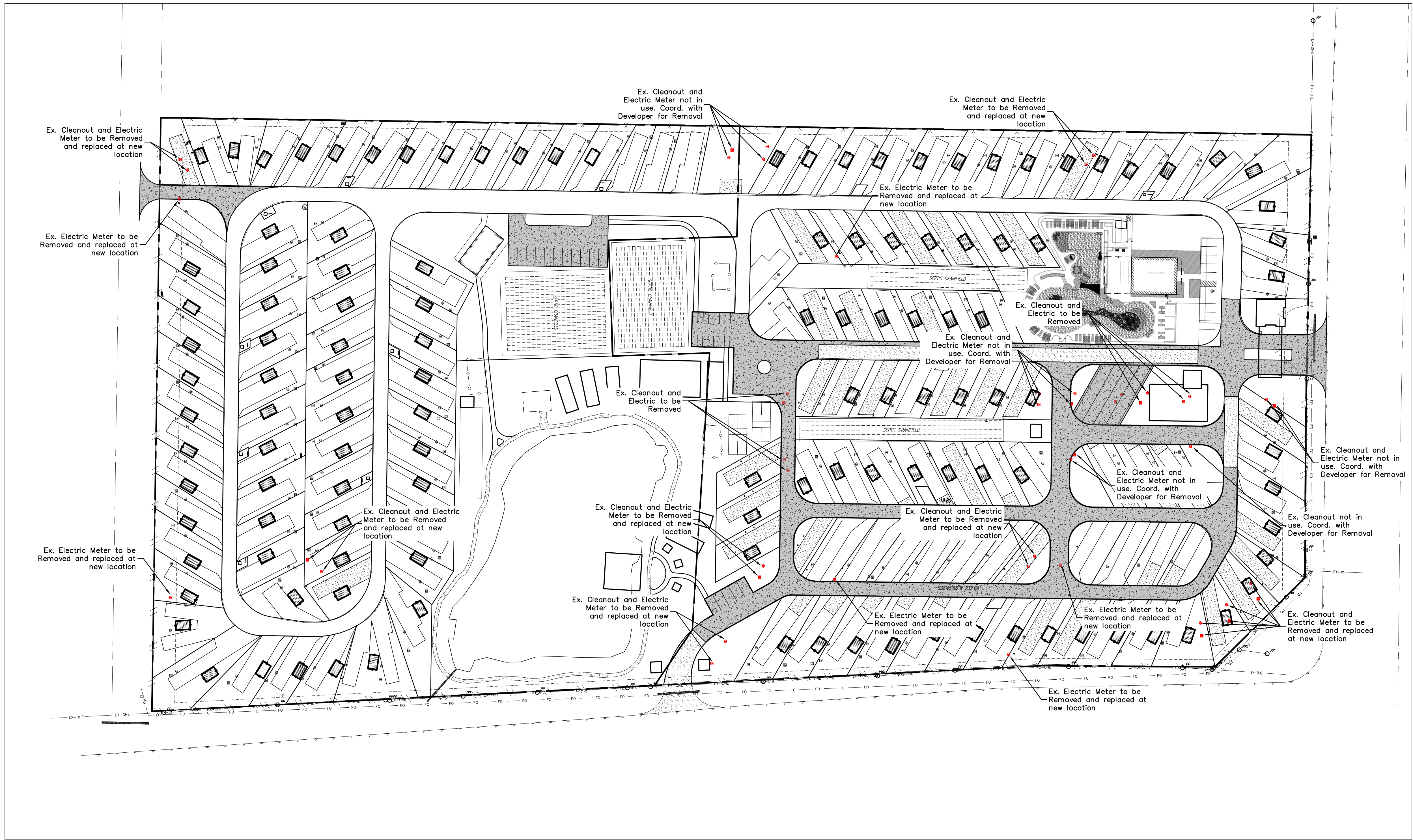
Receipt No. _____



631 Water Street
Kerrville, TX 78028
Phone: 830-217-7100
Texas Registration No. F-7761
wellbornengineering.com

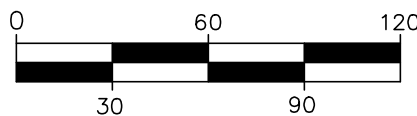
This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.
Michael Wellborn, P.E.
License # 88685

Utility Coordination Exhibit
for
Sea Grass RV Park
Rockport, Texas



LEGEND

- | | | | |
|------------|-----------------------------------|--|---|
| — — — — — | = PROPERTY BOUNDARY | | = EXISTING BUILDING |
| — — — — — | = LOT LINES | | = EXISTING CONCRETE PAVEMENT |
| (W) | = EXISTING WELL | | = EXISTING CONCRETE SIDEWALK |
| (C) | = EXISTING CLEANOUT | | = PROPOSED CONCRETE PAVEMENT |
| PP | = EXISTING POWER POLE | | = PROPOSED CONCRETE RV STALL |
| (V) | = EXISTING WATER VALVE | | = PROPOSED BUILDING |
| — EX-W — | = EXISTING WATER LINE | | = PROPOSED CANOPY |
| — FO — | = EXISTING FIBER OPTIC LINE | | = PROPOSED STRIPING (4" YELLOW STRIPE) |
| — EX-OHE — | = EXISTING OVERHEAD ELECTRIC LINE | | = EXISTING ELECTRIC METER TO BE REMOVED/RELOCATED |
| — X — X — | = EXISTING FENCE | | = EXISTING CLEANOUT TO BE REMOVED/RELOCATED |
| — — — — — | = EXISTING STORM SEWER PIPE | | |



SCALE: 1"=60'

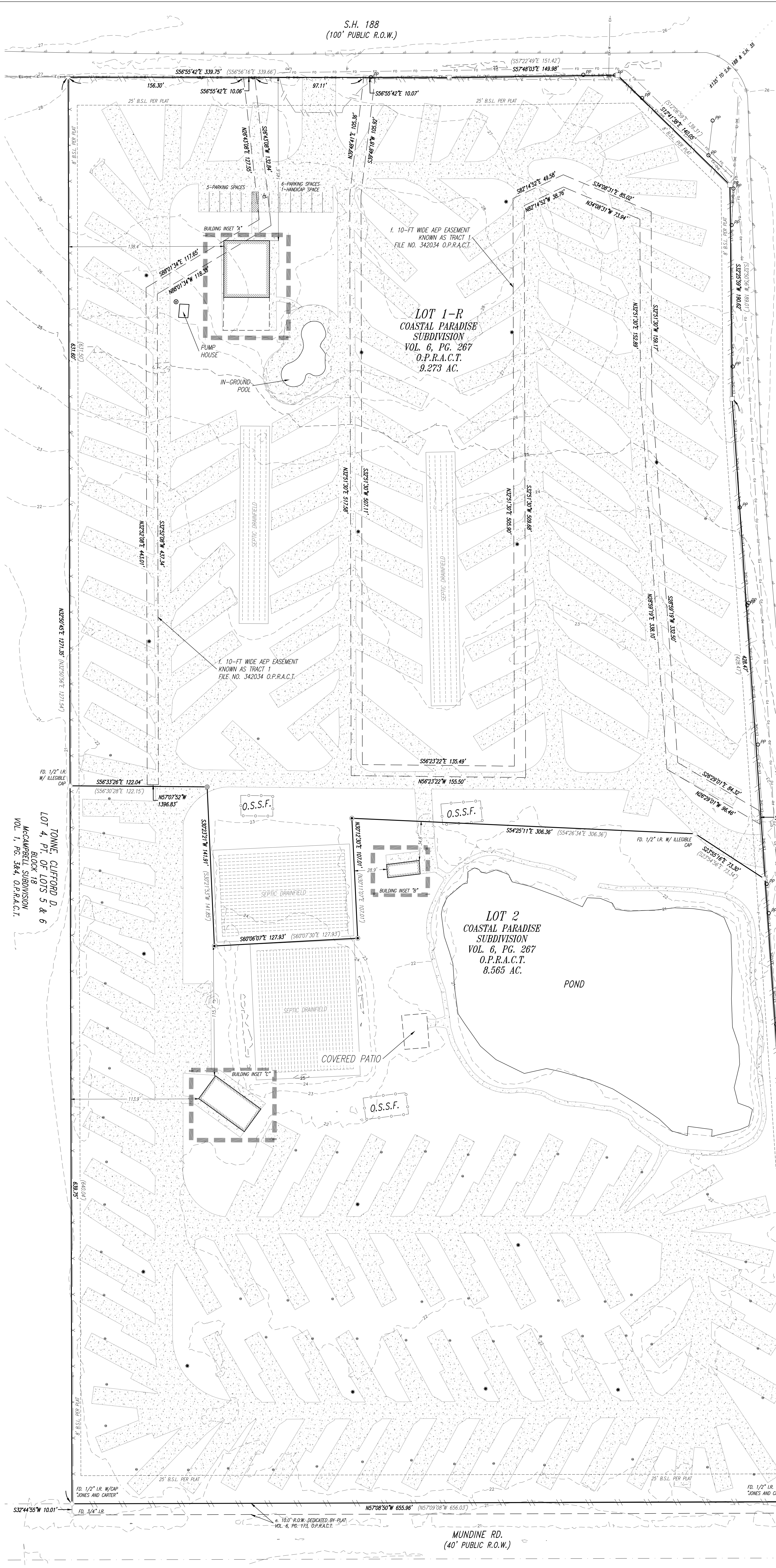
Revisions		Date	Description
No.	1	7/28/2023	Utility Coordination

Scale
1"=60' for 22"x34" sheets

WES Project No.
WES-22-009

Sheet No.

EX2



S.H. 188
(100' PUBLIC R.O.W.)

S.H. 35 RELIEF ROUTE
(VARIABLE WIDTH PUBLIC R.O.W.)

MUNDINE RD.
(40' PUBLIC R.O.W.)

LOT 1-R
COASTAL PARADISE
SUBDIVISION
VOL. 6, PG. 267
O.P.R.A.C.T.
9.273 AC.

LOT 2
COASTAL PARADISE
SUBDIVISION
VOL. 6, PG. 267
O.P.R.A.C.T.
8.565 AC.

TONNE, CLIFFORD D.
LOT 4, PT. OF LOTS 5 & 6
BLOCK 18
McCAMBELL SUBDIVISION
VOL. 1, PG. 384, O.P.R.A.C.T.

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTY/GNSS OBSERVATIONS, REFERENCED TO NAD 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, CORRECTED TO HORIZONTAL GROUND DISTANCES IN SURVEY FEET.
- THE BASIS OF ELEVATIONS FOR THIS SURVEY IS DERIVED FROM RTY/GNSS ON SITE OBSERVATIONS BASED ON NAVD83 VERTICAL DATUM.
- THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
- ALL DISTANCES TO STRUCTURES ARE TAKEN PERPENDICULAR FROM LOT LINES.
- THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE MAP (FIRM) #460703256 EFFECTIVE 02/17/2016.
- WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES, I.E. 1680.61' (1680.00').
- ON-SITE SEPTIC FACILITIES SHOWN ARE PLACED APPROXIMATELY BASED UPON AS-BUILT INFORMATION PROVIDED BY THE COUNTY.
- THE ZONING DESIGNATION FOR THIS PROPERTY IS R1 SINGLE FAMILY RESIDENTIAL, ACCORDING TO THE CITY OF ROCKPORT ZONING MAP.
- THIS SURVEY WAS PREPARED FOR CORRIDOR TITLE COMPANY OF NEW BRAUNFELS AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE.

THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILE NUMBER OF 22-3225-CH EFFECTIVE 10/23/2022.

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- TADOT CONCRETE HIGHWAY RIGHT OF WAY MONUMENT
- SET 5/8" I.R. W/CAP STAMPED "YES 10194410"
- "X" CUT IN CONCRETE
- UTILITY POLE
- LIGHT POLE W/ ELECTRIC TRANSFORMER
- WATER WELL
- CLEANOUT
- (COURSE VALUE PER PLAT VOL. 6, PG. 267 O.P.R.A.C.T.)
- O.P.R.A.C.T. = OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY TEXAS
- O.S.S.F. = ON-SITE SEWAGE FACILITIES

PROPERTY LINE

UTILITY EASEMENT

CONTOUR LINES

BUILDING SETBACK LINE (PER PLAT)

EDGE OF PAVEMENT

CHAIN LINK FENCE LINE

BARBED WIRE FENCE

WOOD FENCE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE

FIBER OPTIC LINE

WATER LINE

ROAD/BOY OF WATER

BUILDING

CONCRETE

ALTA/NSPS SURVEY

BEING LOT 1-R AND LOT 2, COASTAL PARADISE SUBDIVISION, A SUBDIVISION IN ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 267, MAP RECORDS OF ARANSAS COUNTY, TEXAS.

"A.K.A. 1331 STATE HIGHWAY 188"

SURVEYOR'S CERTIFICATION

TO: BROWN HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, CORRIDOR TITLE OF NEW BRAUNFELS, ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6, 7, 8-11, 13, 14, 16-19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 15, 2022.

DATED: DECEMBER 27, 2022

Gary Max Brandenburg
Gary Max Brandenburg, R.P.L.S.
Registration No. 5164

LEGEND

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED

TADOT CONCRETE HIGHWAY RIGHT OF WAY MONUMENT

SET 5/8" I.R. W/CAP STAMPED "YES 10194410"

"X" CUT IN CONCRETE

UTILITY POLE

LIGHT POLE W/ ELECTRIC TRANSFORMER

WATER WELL

CLEANOUT

(COURSE VALUE PER PLAT VOL. 6, PG. 267 O.P.R.A.C.T.)

O.P.R.A.C.T. = OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY TEXAS

O.S.S.F. = ON-SITE SEWAGE FACILITIES

PROPERTY LINE

UTILITY EASEMENT

CONTOUR LINES

BUILDING SETBACK LINE (PER PLAT)

EDGE OF PAVEMENT

CHAIN LINK FENCE LINE

BARBED WIRE FENCE

WOOD FENCE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE

FIBER OPTIC LINE

WATER LINE

ROAD/BOY OF WATER

BUILDING

CONCRETE

VICINITY MAP
1"=2000
SOURCE: TNRIS GIS

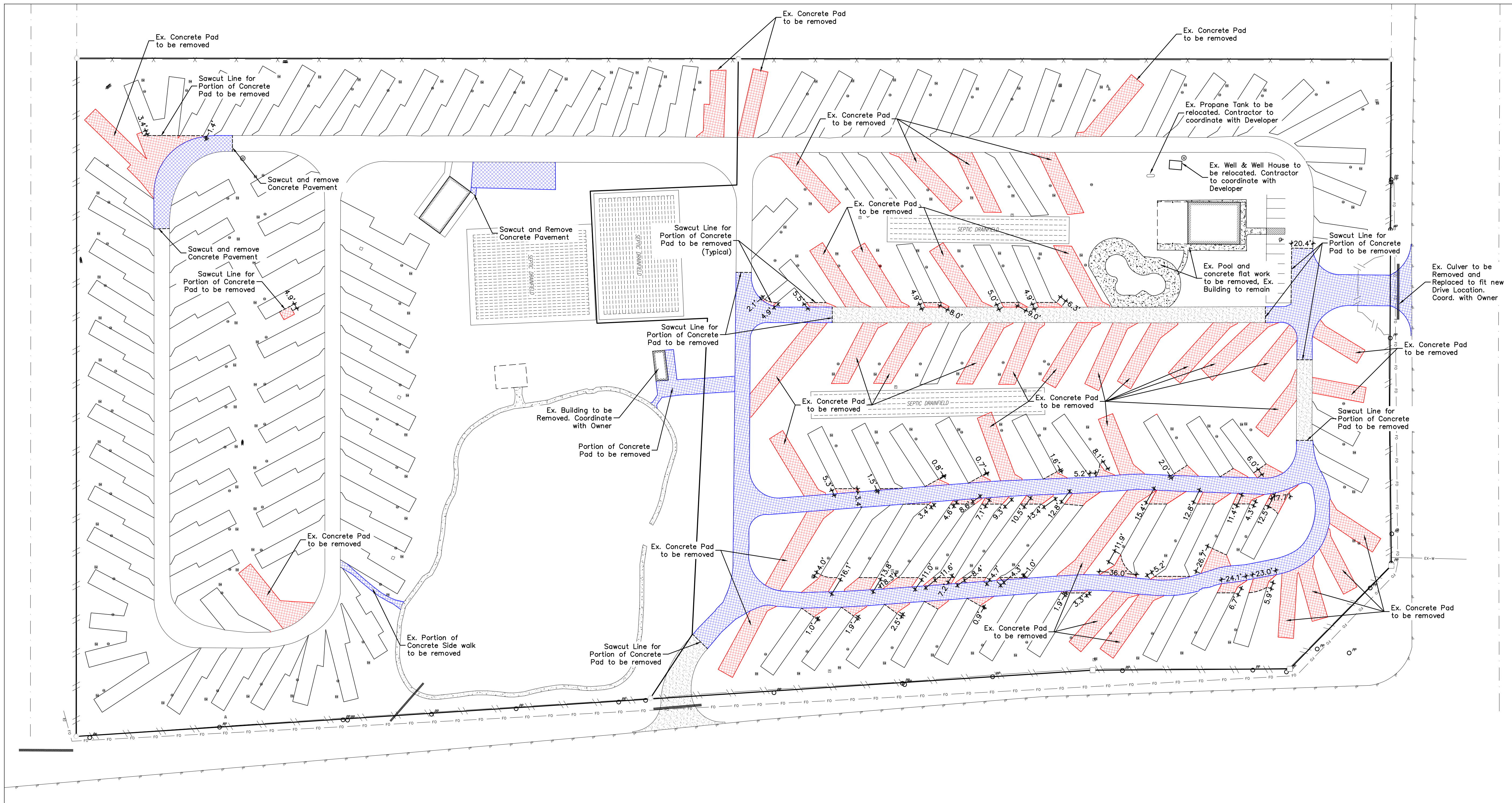
WELLBORN
ENGINEERING & SURVEYING

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100

wellbornengineering.com
FIRM# 10194410
T.B.P.L.S.

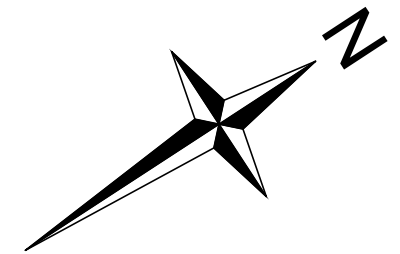
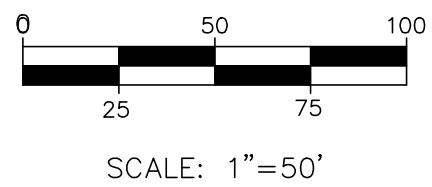
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SCALE: 1"=40'
FIELD: JSCM
LAST FIELD VISIT: 12.21.2022
LAST DRAFT REVISION: 12.27.2022

DRAFTING: BM
CHECKED: GMB
SHEET NO. 1 of 1



LEGEND

- | | | | |
|------------|-----------------------------------|--|---|
| — | = PROPERTY BOUNDARY | | = EXISTING BUILDING |
| | = EXISTING ELECTRIC METER | | = EXISTING CONCRETE PAVEMENT |
| | = EXISTING WELL | | = EXISTING CONCRETE SIDEWALK |
| | = EXISTING CLEANOUT | | = PROPOSED SAWCUT |
| | = EXISTING POWER POLE | | = EXISTING CONCRETE DRIVE TO BE REMOVED |
| | = EXISTING WATER VALVE | | = EXISTING CONCRETE PAD TO BE REMOVED |
| — EX-W — | = EXISTING WATER LINE | | |
| — FO — | = EXISTING FIBER OPTIC LINE | | |
| — EX-OHE — | = EXISTING OVERHEAD ELECTRIC LINE | | |
| — X — | = EXISTING FENCE | | |
| ===== | = EXISTING STORM SEWER PIPE | | |



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Phone: 830-217-7100
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wellbornengineering.com

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Michael Wellborn, P.E.
License # 88685

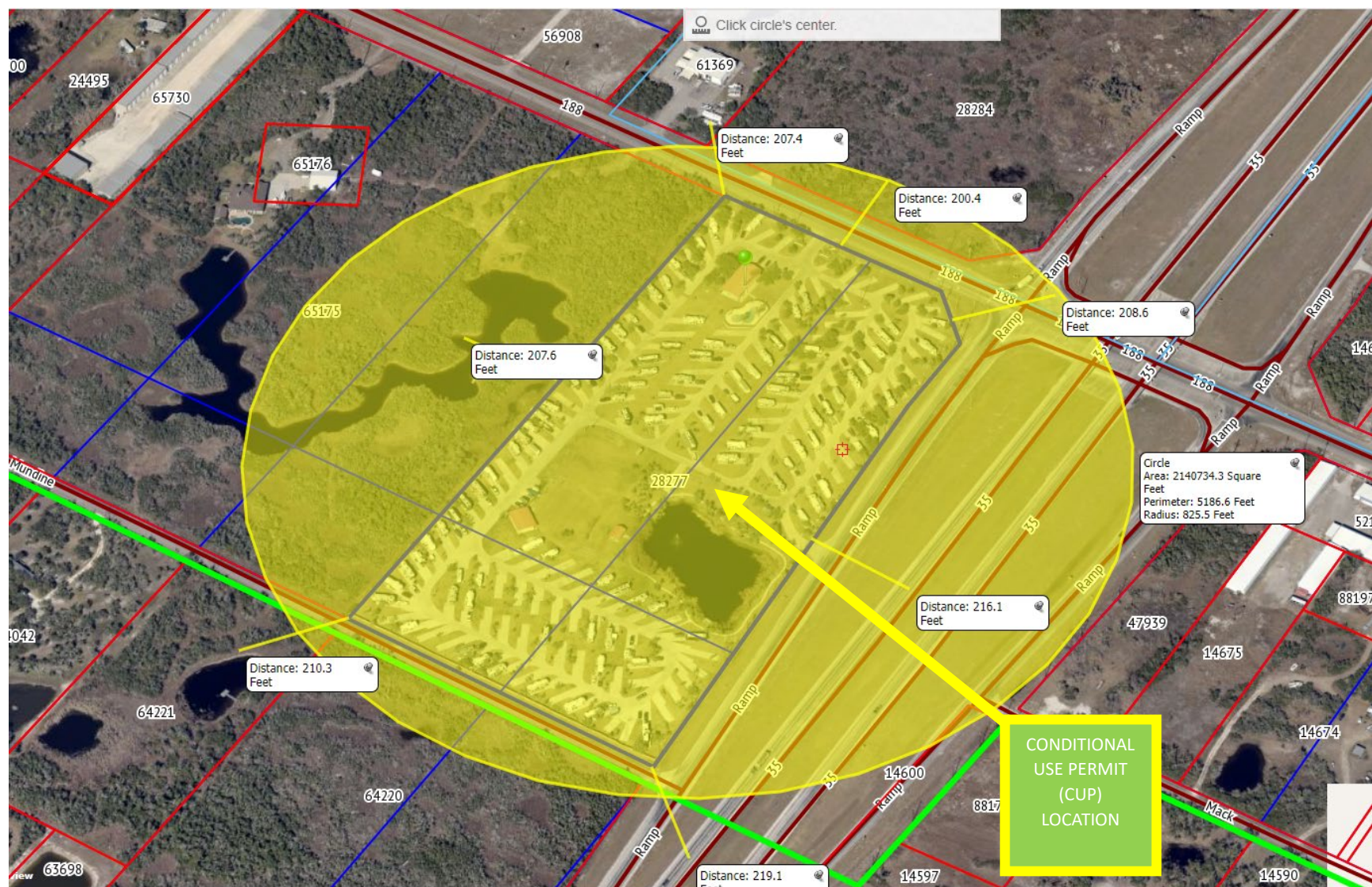
Demolition Coordination Exhibit
for
Sea Grass RV Park
Rockport, Texas

Revisions	No.	Date	Description
			Demolition Coordination
	1	7.28.2023	

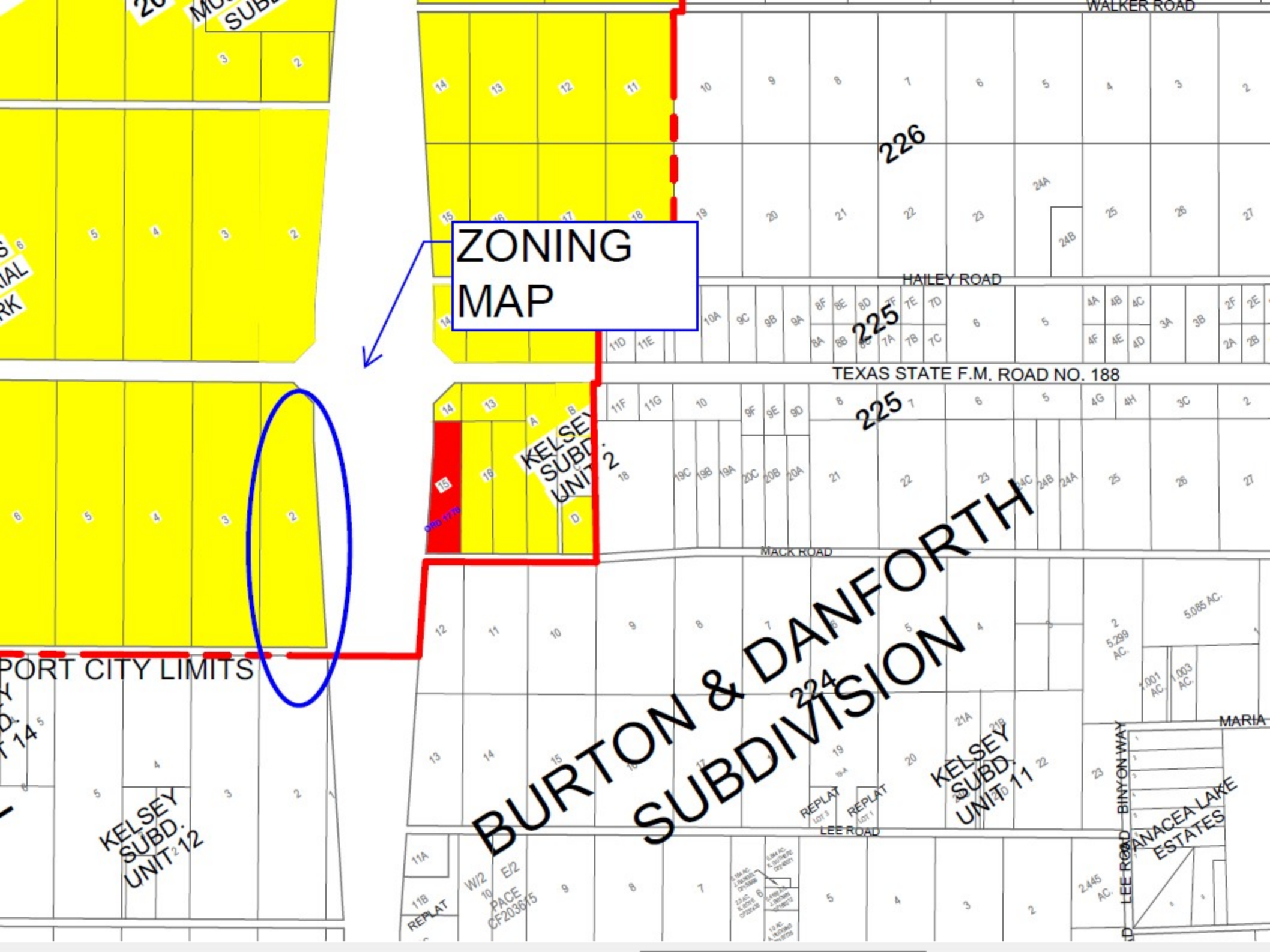
Scale
1"=50' for 22"x34" sheets

WES Project No.
WES-22-009

Sheet No.



[illegible]



ZONING
MAP

KELSEY
SUBD.
UNIT 12

BURTON & DANFORTH
SUBDIVISION

KELSEY
SUBD.
UNIT 11

KELSEY
SUBD.
UNIT 12

PORT CITY LIMITS

HAILEY ROAD

TEXAS STATE F.M. ROAD NO. 188

MACK ROAD

LEE ROAD

BINYON WAY

MARIA

ANACEA LAKE
ESTATES

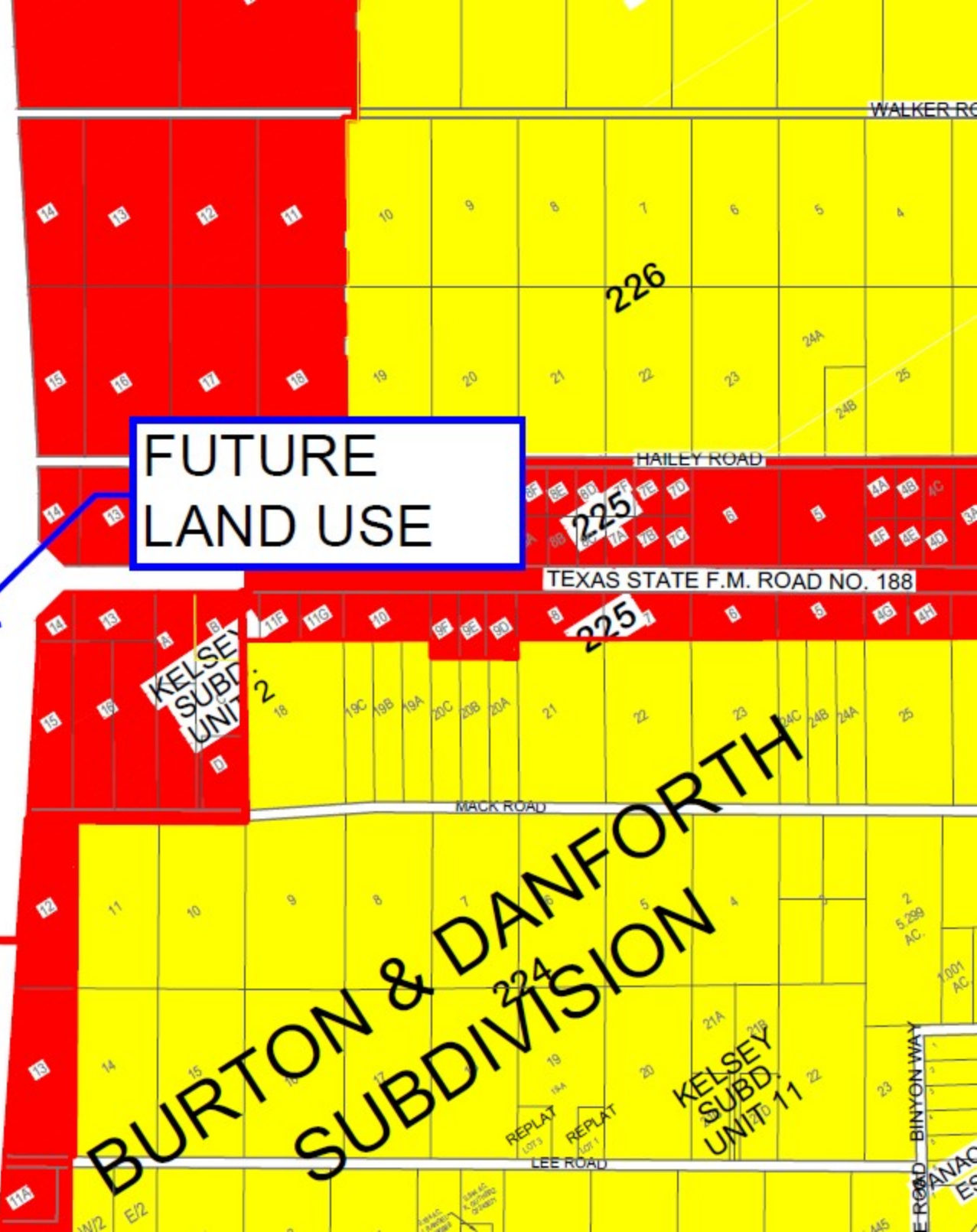
DIVISION
20 MUSKOGEE
SUBDIVISION

ANSAS
MEMORIAL
PARK

CKPORT CITY LIMITS

ELSEY
SUBD.
UNIT 14

KELSEY
SUBD.
UNIT 12



FUTURE
LAND USE

KELSEY
SUBD.
UNIT 11

BURTON & DANFORTH
SUBDIVISION

KELSEY
SUBD.
UNIT 11

REPLAT
LOT 1

BINYON WAY

ANAC