



City of Rockport

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, NOVEMBER 4, 2024 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that the Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, November 4, 2024, at 5:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

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.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

2. Conduct a Public Hearing to consider the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas. (Belinda Garcia, Administrative Coordinator)
3. Conduct a Public Hearing to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas. (Belinda Garcia, Administrative Coordinator)

III. Regular Agenda

4. Deliberate and act on approval of the Planning and Zoning regular meeting minutes of September 16, 2024. (Belinda Garcia, Administrative Coordinator)
5. Deliberate and act on the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas. (Belinda Garcia, Administrative Coordinator)
6. Deliberate and act on the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas. (Belinda

Garcia, Administrative Coordinator)

7. Adjourn (Belinda Garcia, Administrative Coordinator)

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 11/1/2024, at 4:00pm 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.

A handwritten signature in black ink that reads "Casey Dietrich". The signature is written in a cursive, flowing style.

Casey Dietrich
Director Building & Development



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: November 4, 2024

CATEGORY: Action Item

CAPTION:

Conduct a Public Hearing to consider the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. PACKET - Daniels Forest

APPROVAL/REVIEW:

Belinda Garcia, Administrative Coordinator

Date: November 01, 2024

Carey Dietrich, Director

Date: November 01, 2024



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 4, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 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 November 4, 2024, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>. 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 17th day of October, 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, October 17, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst Director Building & Development



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: 116 FOREST HILLS, ROCKPORT, TX ACAD Property ID: 31463

Subdivision: ROCKPORT COUNTRY CLUB #2 Block: 18 Lot: 26

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: REZA KHALILI

Company: OCEAN GLORY HOMES, LLC

Mailing Address: 6901 SIR LANCELOT
CORPUS CHRISTI, TX 78413-5301

Phone: (361) 765-8888

Email: oceangloryhomes@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.

Company: J. SCHWARZ & ASSOCIATES

Mailing Address: PO BOX 60733
CORPUS CHRISTI, TX 78466

Phone: 361-774-4534

Email: brandi@jsatx.com

BACKGROUND

Project Name: _____

- Present Zoning District: R-5 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	1	4.78 AC	
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	4.78 AC	

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

All lots within the development will be constructed in accordance with the current Zoning designation. Typical single-family residential lots will be 65' wide by 135' deep with a lot area in excess of 8100 square feet.

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	20	3.97 AC	
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: Amenities Center			
Public/ Private Street R.O.W	1	0.81 AC	
TOTAL		4.78 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 late		
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 Hazzard 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., 2024.

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

PRELIMINARY NOT RECORDABLE
FOR ANY PURPOSE

Owner Certification

State of Texas
County of Nueces

OCEAN GLORY HOMES, LLC

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., 2024.

GHOLAM REZA KHALILI, Manager

State of Texas
County of _____

This instrument was acknowledged before me by:

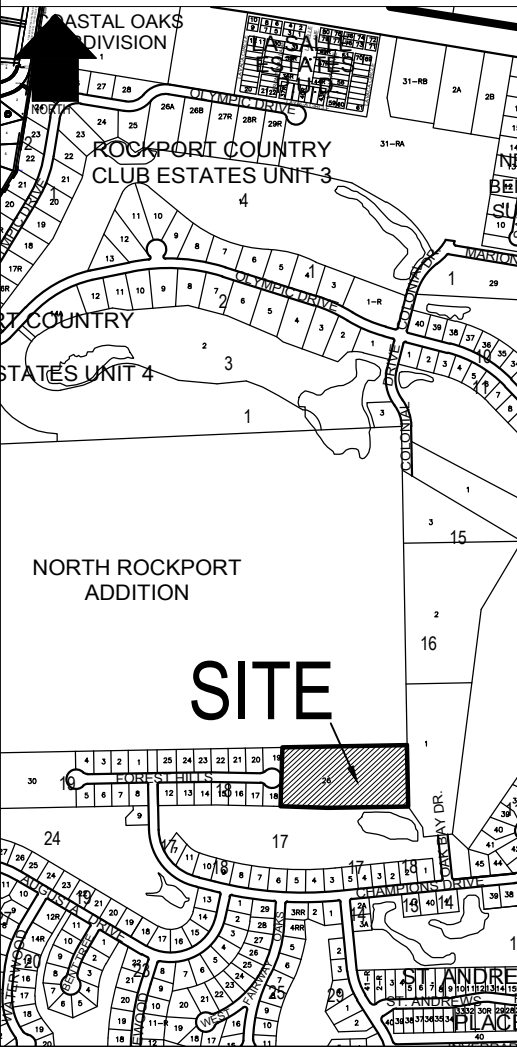
GHOLAM REZA KHALILI, Manager of

OCEAN GLORY HOMES, LLC

This the ____ day of _____, A.D., 2024.

Notary Public in and for the State of Texas

Locator Map



FILE NAME: REPLATS/ROCKPORT/DANIELS FOREST

Final Plat of:

DANIEL'S FOREST

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

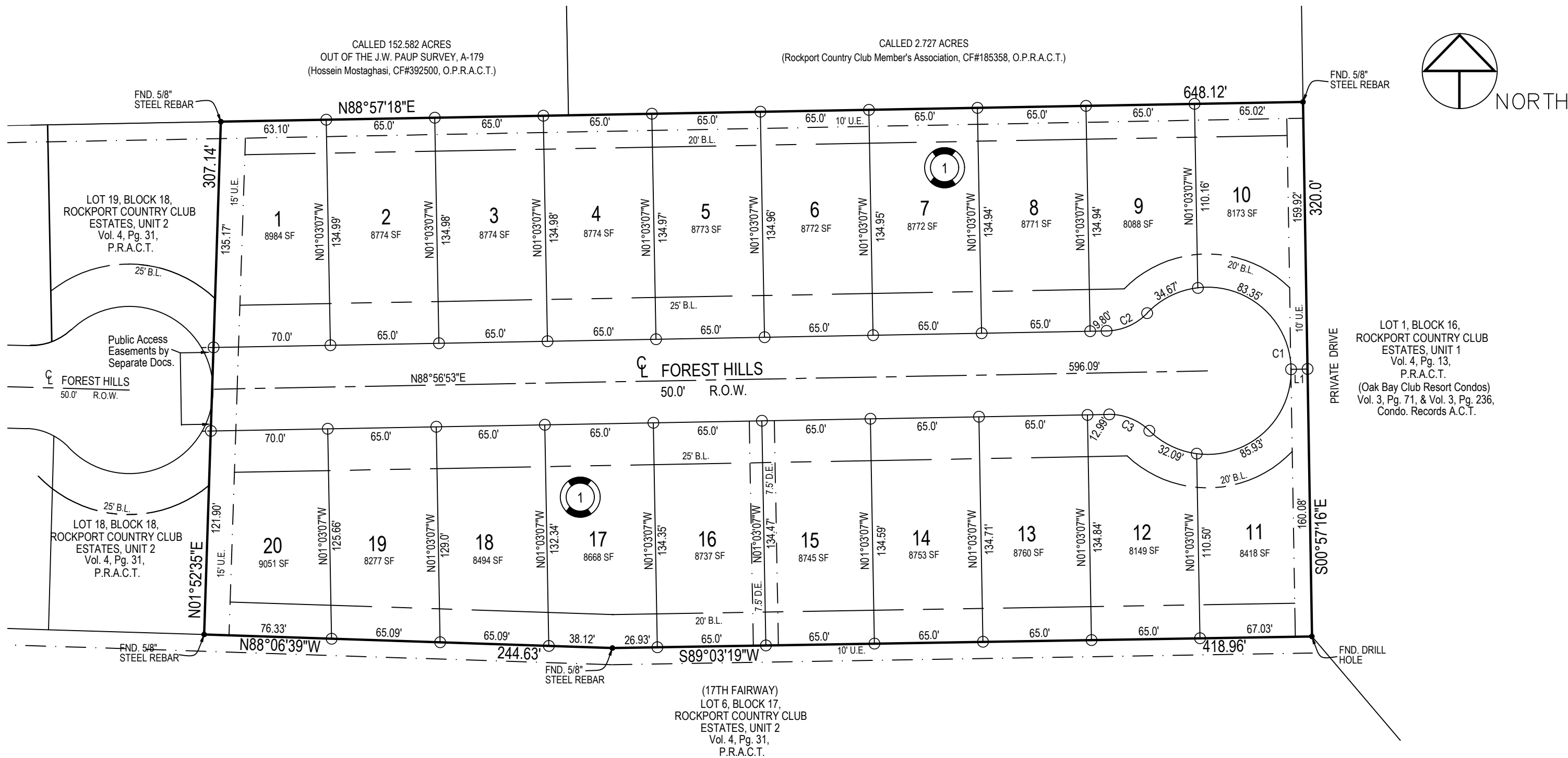
BEING A FINAL PLAT OF 4.776 ACRES OF LAND EMBRACING ALL OF LOT 26, BLOCK 18,
ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS,
AND BEING THE SAME TRACT DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE
NUMBER 390074, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SEPTEMBER 4, 2024

SCALE 1" = 60'

60 0 60 120 180 FEET

GRAPHIC SCALE



C1	C2	C3
D = 270°28'55"	D = 45°14'33"	D = 44°10'59"
R = 50.0'	R = 34.50'	R = 34.50'
CH = -----	CH = 26.54'	CH = 25.95'
T = -----	T = 14.38'	T = 14.0'
L = 236.04'	L = 27.24'	L = 26.60'

LINE DATA

L1 = N88°56'45"E, 9.95'

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. 2024.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361-729-6479
F: 361-729-7933
E: jerryb@gsurveyor.com
W: www.gbsurveyor.com

TBPELS 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."

Flood Zone "X", Base Elevation N/A

Panel No. 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

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
○ = 5/8" STEEL REBAR SET, CAPPED "Griffith & Brundrett."
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

- Bearings and directional control based on NAD 83, Texas State Plane South Central Zone.

- Total platted area contains 4.776 acres or 208,062 square feet of land.

PUBLIC ROADWAYS = 35,355 square feet of land.

RESIDENTIAL LOTS = 172,707 square feet of land.

- 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. 2024,

with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2024,

at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2024, 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

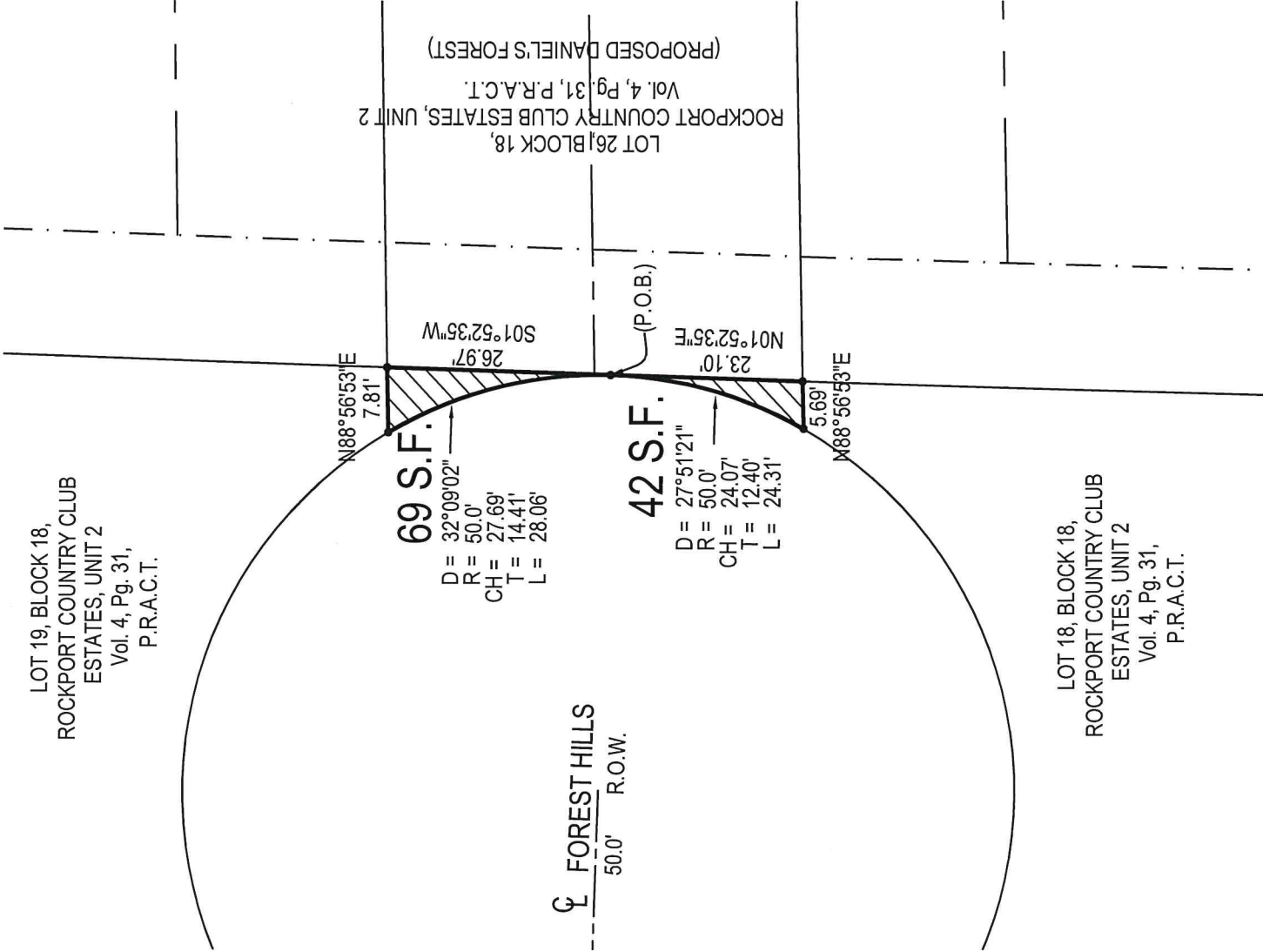
Clerk's File No. _____

EXHIBIT "B"

69 SQUARE FEET
OUT OF LOT 19,
BLOCK 18, AND
42 SQUARE FEET
OUT OF LOT 18,
BLOCK 18,
ROCKPORT COUNTRY
CLUB ESTATES,
UNIT 2

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS

ACCORDING TO THE PLAT
RECORDED IN VOLUME 4,
PAGE 31, PLAT RECORDS OF
ARANSAS COUNTY, TEXAS



PREPARED FOR:
OCEAN GLORY HOMES

DATE: OCTOBER 14, 2024

REVISED DATE:

SCALE: 1" = 20'

FILE NAME: 241014BB1



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361-739-6479
F: 361-739-7933
E: jerry@gsurveyor.com
W: www.gsurveyor.com

**SEE ACCOMPANYING EXHIBITS 'A-1 & A-2'

EXHIBIT "A-2"

OCTOBER 14, 2024

BEING THE DESCRIPTION OF 42 SQUARE FEET OF LAND OUT OF LOT 18, BLOCK 18, ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 42 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the cul-du-sac of Forest Hills, at the point of intersection of the common corners of Lots 18 and 19, of said Block 18, with the West boundary line of a called 4.776 acre tract of land embracing all of Lot 26, Block 18, of said Rockport Country Club Estates, Unit 2, with said point being the most **NORTHERLY** corner and **PLACE OF BEGINNING** of this description;

THENCE, along and with the cul-du-sac of Forest Hills, with a circular curve to the right with a central angle of 27°51'21", a radius of 50.0 feet, a tangent of 12.40 feet, a chord of 24.07 feet, chord bearing of North 15°31'53" East, for an arc length of 24.31 feet to a point for the **SOUTHWEST** corner of this description;

THENCE, North 88°56'53" East, crossing said Lot 18, Block 18, a distance of 5.69 feet to a point in the common boundary line of said Lot 18, Block 18, and said Lot 26, Block 18, and being the **SOUTHEAST** corner of this description;

THENCE, North 01°52'35" East, along and with the common boundary line of said Lot 18, Block 18, and said Lot 26, Block 18, a distance of 23.10 feet to the **PLACE OF BEGINNING** of this description and containing 42 square feet of land, more or less.

SEE ACCOMPANYING EXHIBIT "B"

FILENAME: 241014BB1 / 241014BB2FN

EXHIBIT "A-1"

OCTOBER 14, 2024

BEING THE DESCRIPTION OF 69 SQUARE FEET OF LAND OUT OF LOT 19, BLOCK 18, ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 69 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the cul-du-sac of Forest Hills, at the point of intersection of the common corners of Lots 18 and 19, of said Block 18, with the West boundary line of a called 4.776 acre tract of land embracing all of Lot 26, Block 18, of said Rockport Country Club Estates, Unit 2, with said point being the most **SOUTHERLY** corner and **PLACE OF BEGINNING** of this description;

THENCE, along and with the cul-du-sac of Forest Hills, with a circular curve to the left with a central angle of 32°09'02", a radius of 50.0 feet, a tangent of 14.41 feet, a chord of 27.69 feet, chord bearing of North 14°28'59" West, for an arc length of 28.06 feet to a point for the **NORTHWEST** corner of this description;

THENCE, North 88°56'53" East, crossing said Lot 19, Block 18, a distance of 7.81 feet to a point in the common boundary line of said Lot 19, Block 18, and said Lot 26, Block 18, and being the **NORTHEAST** corner of this description;

THENCE, South 01°52'35" West, along and with the common boundary line of said Lot 19, Block 18, and said Lot 26, Block 18, a distance of 26.97 feet to the **PLACE OF BEGINNING** of this description and containing 69 square feet of land, more or less.

SEE ACCOMPANYING EXHIBIT "B"

FILENAME: 241014BB1 / 241014BB1FN



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: November 4, 2024

CATEGORY: Action Item

CAPTION:

Conduct a Public Hearing to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. PACKET - The Palms

APPROVAL/REVIEW:

Belinda Garcia, Administrative Coordinator

Date: November 01, 2024

Carey Dietrich, Director

Date: November 01, 2024



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 4, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

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CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst Director Building & Development



PLAT APPLICATION & CHECKLIST

INSTRUCITONS: Please fill out completely for Concept Plan and Plat. For re-plats, fill out A – G. If more space is needed, attach additional pages. **Please print or use typewriter**

A. REQUESTING: ☐ CONCEPT PLAN ☐ PLAT ☒ REPLAT

- **Concept Plan:** Submit two (2) copies of the concept plan drawn to a scale of not less than 1" = 100' plus ten (10) reduce copies (no smaller than 11 X 17).
- **Plat:** Submit one (1) original "Vellum", plus three (3) full size copies, and one (1) 11 X 17 reduce copy.
- **Administrative Plats/Re-Plats:** Only a final plat required. Submit in accordance with "Plat" above.

B. NAME OF PROPOSED SUBDIVISION: (If Applicable) The Palms

C. LOCATION AND ADDRESS OF PROPERTY: 349-499 35 Bypass Rockport, Texas 78382

D. PROPERTY OWNER OF RECORD: D&R Self Storage Inc (Donald Buttrum)

ADDRESS: 8210 IH 35 N New Braunfels, TX 78130 PHONE: 830.624.7030

E. NAME OF DEVELOPER: (If Not Property Owner) Buttrum Construction Inc

ADDRESS: 8210 IH 35 N New Braunfels, TX 78130 PHONE: 830.624.7030

F. NAME OF ENGINEER, PLANNER, SURVEYOR Aaran Franklin Engineering; Griffith & Brundette Surveying

ADDRESS: 8419 Emmett F. Lowry Expy Texas City, TX 77591 PHONE: 409.935.5200

What is the present Zoning District? Lots 1-9 are zoned B-1, Lots 10-14 & 16-19 are zoned R-1, Lot 15 is county

Are you requesting any zoning change? YES ☐ NO ☒

If yes, zoning district requested? Note: A CUP has been applied for this entire property

Please list by Volume and Page the most resent filed plat on the subject property (If requesting a replat):

Volume 1, Pages 3 and 4, T.P. McCampbell Subdivision

G. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

<u>Land Use</u>	<u>No. of lots or units</u>	<u>Acres (for each use)</u>
Single Family	2 Lot(s)	20.000
Zero-lot line		
Duplex		
Townhouses		
Multi-Family	1 Lot(s)	13.317
Manufactured Housing	3 Lot(s)	31.872
Office		
Commercial/Retail	9 Lot(s)	37.687
Warehouse		
Industrial	1 Lot(s)	8.581
Public/Private Street R.O.W	2	6.336
Park/Open Spaces	1 Lot(s)	2.620
Public Facilities (School, churches, etc.)	*Detention 2 Lot(s)	13.929
Other Land Uses		
Total:	19 Lot(s)	134.342

H. 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.

PLAT CHECK LIST
(Per Article IV & VI, Rockport Platting & Subdivision Regulations)

INDICATE IF ON PLAT		N/A	1. BASIC INFORMATION	CITY VERIFICATION	
☒ YES	☐ NO	___	A. Subdivision name	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Name & address of owner	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Title: "Replat" "Concept Plan" or "Plat"	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Name & address of engineer, planner, and/or surveyor responsible for design	☐ YES	☐ NO
☒ YES	☐ NO	___	E. Date	☐ YES	☐ NO
☒ YES	☐ NO	___	F. Scale	☐ YES	☐ NO
☒ YES	☐ NO	___	G. North arrow	☐ YES	☐ NO
☒ YES	☐ NO	___	H. Small scale location map	☐ YES	☐ NO
☒ YES	☐ NO	___	I. Names of adjacent subdivisions	☐ YES	☐ NO
2. SURVEYING					
☒ YES	☐ NO	___	A. Boundary Survey of plat (bearing & distances)	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Reference to original survey or previous subdivision	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Monuments shown on plat	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Monuments set in field	☐ YES	☐ NO
3. INTERIOR DETAILS					
☒ YES	☐ NO	___	A. Dimension & Location of all lots, streets, easements, park, etc.	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Names of Streets (new & old)	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Lot & Block numbers	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Location, names, widths of streets, alleys, easements	☐ YES	☐ NO
☒ YES	☐ NO	___	E. Detail curve information	☐ YES	☐ NO
☒ YES	☐ NO	___	F. Building lines, exterior & interior	☐ YES	☐ NO

☐ YES	☐ NO	☒	G. Existing Natural and other physical features	☐ YES	☐ NO
☒ YES	☐ NO	☐	H. Zoning District Designation	☐ YES	☐ NO
☐ YES	☐ NO	☒	I. Tree plan (showing significant trees in proposed R-O-W's)	☐ YES	☐ NO

4. CERTIFICATION

☒ YES	☐ NO	☐	A. Licensed surveyor's signature plate	☐ YES	☐ NO
☒ YES	☐ NO	☐	B. Planning & Zoning Commission Signature plate	☐ YES	☐ NO
☒ YES	☐ NO	☐	C. Owners signature(s) plate	☐ YES	☐ NO
☐ YES	☐ NO	☒	D. Lien Holder(s) or others, if any	☐ YES	☐ NO

5. TAXES

☒ YES	☐ NO	☐	A. Certificates of all past & current taxes paid on property being platted.	☐ YES	☐ NO
---	-----------------------------	--------------------------	---	------------------------------	-----------------------------

6. LEGAL STIPULATIONS

☒ YES	☐ NO	☐	A. Copy of all deed restrictions pertaining to the subject property	☐ YES	☐ NO
☐ YES	☐ NO	☒	B. Copy of Condominium Regime	☐ YES	☐ NO
☒ YES	☐ NO	☐	C. Copy of Warranty Deed	☐ YES	☐ NO

NOTE: Construction plans showing: (2 Sets to be submitted with plat.)

- 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 (contours: 2' intervals & Flood Hazard Maps)

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

- Concept Plan - \$100.00
- Plat - \$100.00 + \$10.00 per acre
- Minor Plat/Replat - \$100.00
- Submit application and filing fee to the Department of Building & Development, City of Rockport, 2751 SH 35 Bypass, Rockport, TX 78382
- After official approval the applicant is responsible for recording all plats at the Aransas County Court House and must then submit one (1) signed copy for the City files.

SIGNED _____

(Owner or Developer)

FOR CITY USE

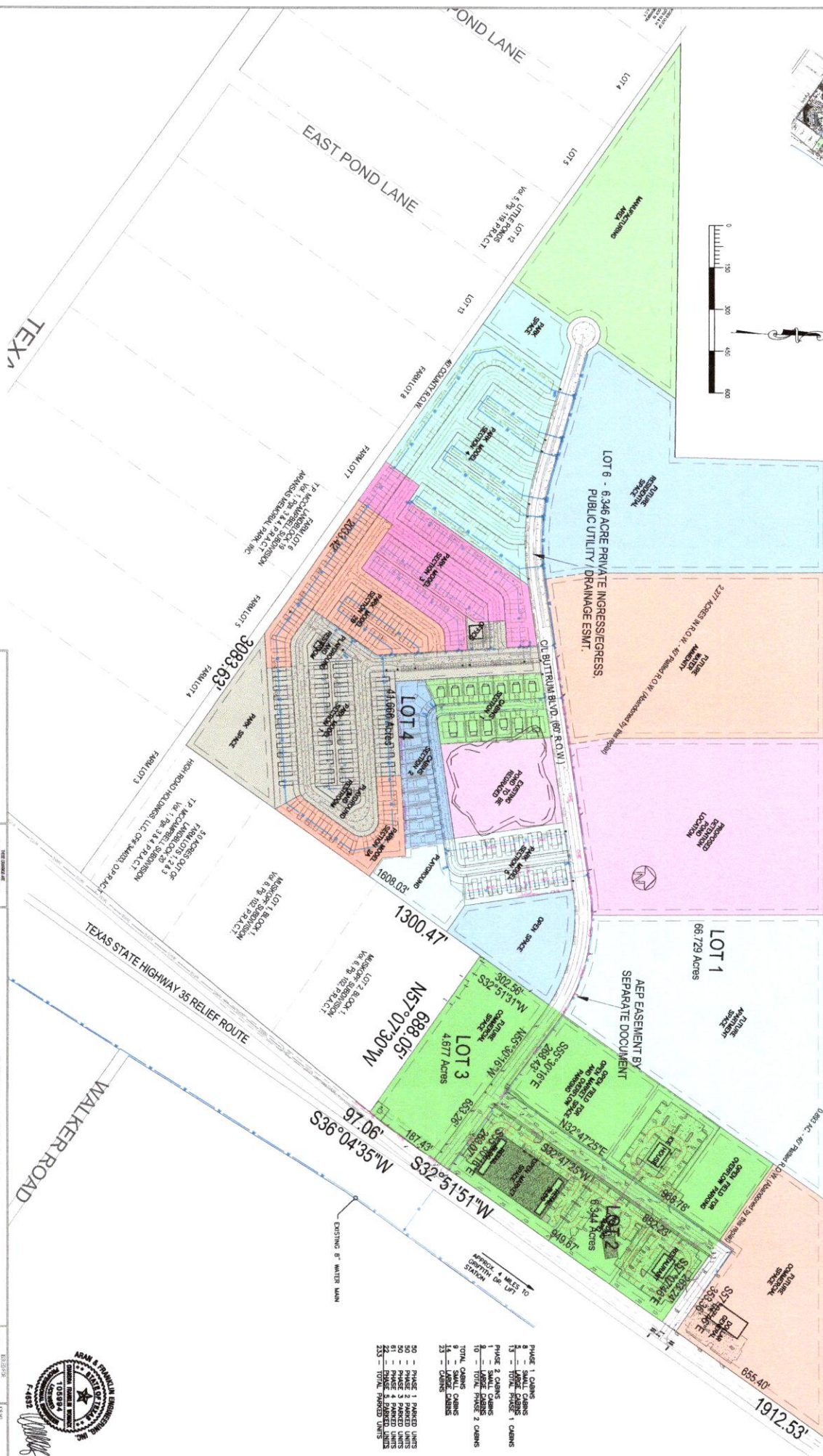
Received By _____ Date _____ Fees Paid \$ _____

Submitted information: ☐ Accepted ☐ Rejected By _____

If rejected, reasons why: _____

Receipt No. _____

Page 19 of 77



437.174 ACRES OUT OF
THE CHARLES ANN SHERMAN
D.W. & S. GRANT PROPERTIES LTD.
GRANTEE, O.P. PLAT.

3498.79'

1912.53'

655.40'

349.67'

634.14'

349.67'

349.67'

349.67'

349.67'

349.67'

349.67'

349.67'

349.67'

349.67'

PHASE 1 - PARKING UNITS
50 - PHASE 1 PARKING UNITS
50 - PHASE 2 PARKING UNITS
50 - PHASE 3 PARKING UNITS
50 - PHASE 4 PARKING UNITS
200 - TOTAL PARKING UNITS

PHASE 1 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 1 COVNS
PHASE 2 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 2 COVNS
PHASE 3 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 3 COVNS
PHASE 4 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 4 COVNS
32 - TOTAL COVNS

PHASE 1 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 1 COVNS
PHASE 2 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 2 COVNS
PHASE 3 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 3 COVNS
PHASE 4 - SMALL COVNS
8 - SMALL COVNS
8 - TOTAL PHASE 4 COVNS
32 - TOTAL COVNS



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MASTER SITE PLAN

SCALE: 1"=150'

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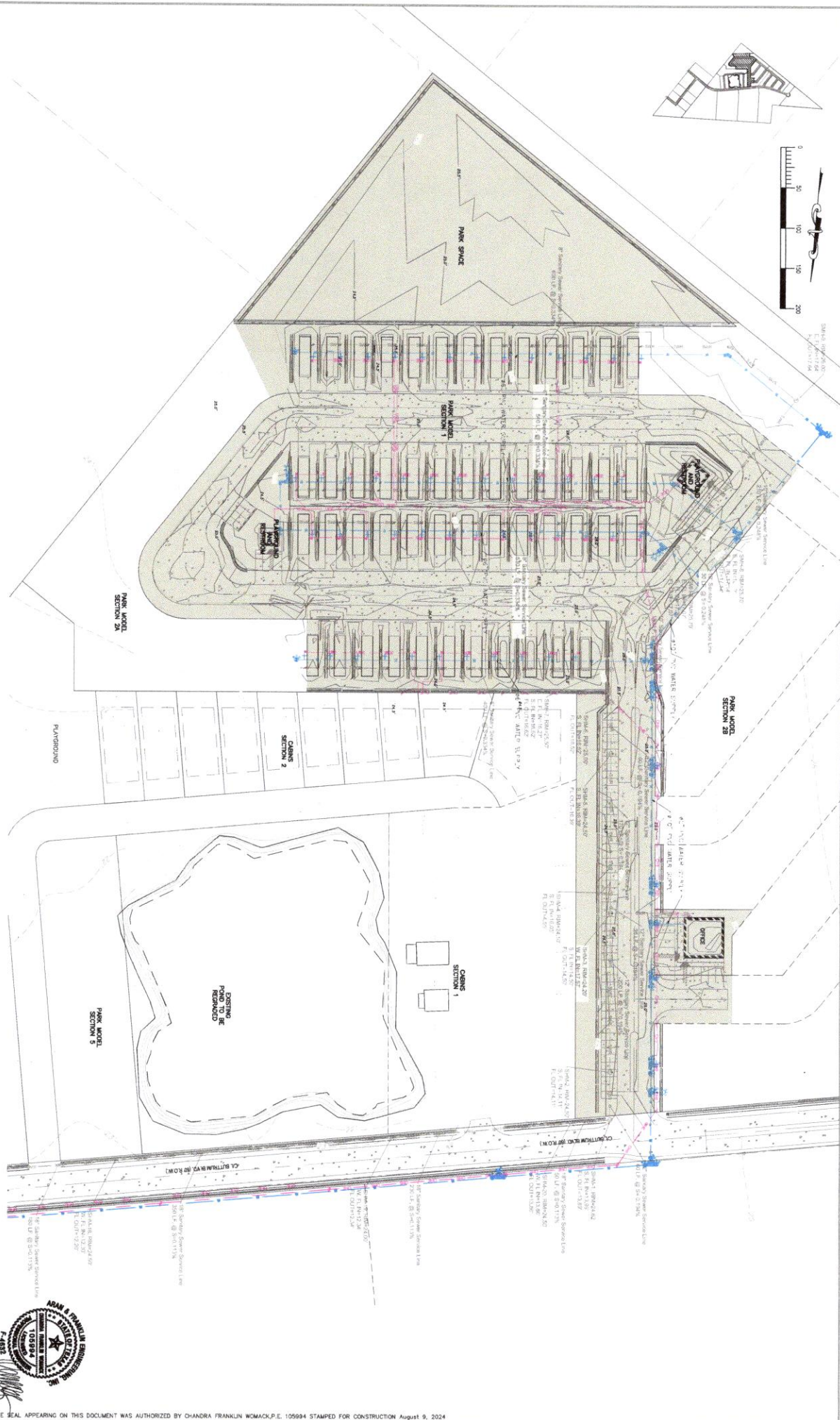


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CONCEPT PLAN - THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

PROJECT NO.	22-025
DATE	08/08/24
DESIGNED BY	CFE
DRAWN BY	TRW
CHECKED BY	
SCALE	C-1.0



SITE PLAN - PARK MODEL SECTION 1

SCALE 1"=50'

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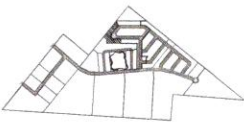
ARAM & FRANKLYN ENGINEERING, INC.
105994
1-4055

**CONCEPT PLAN
- THE PALMS -**
345 S.H. 35 BYPASS, ROCKPORT TX 78382

DATE: 7/1/24	DESIGN: JTF	23/07/24
CHECKED BY: JTF	DATE: 7/1/24	23/07/24
PROJECT: C-1.1		



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SITE PLAN - PARK MODEL SECTION 2A

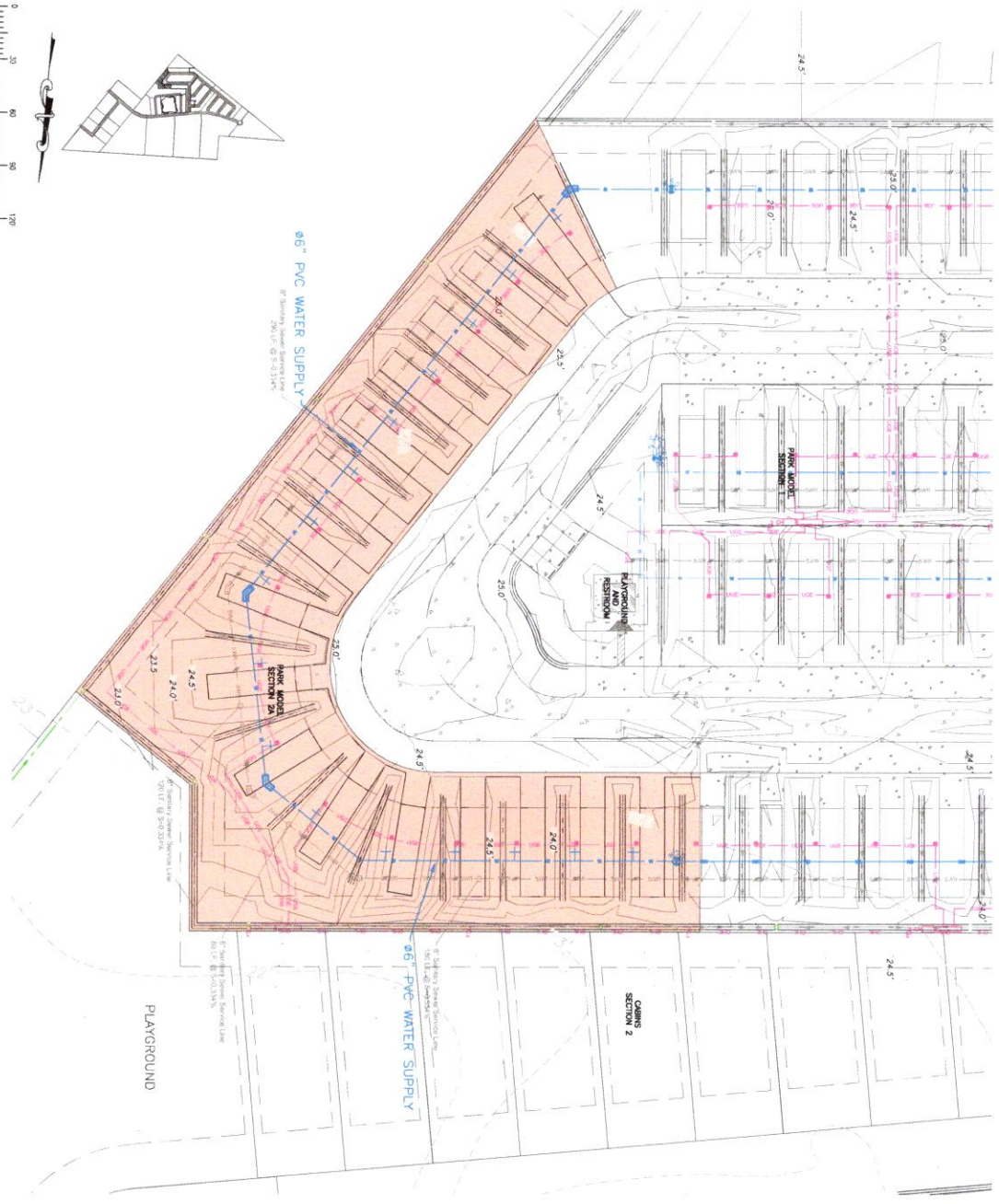
SCALE: 1"=30'

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REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
EXPIRATION DATE: 09/01/2025
L.S. NO. 105994

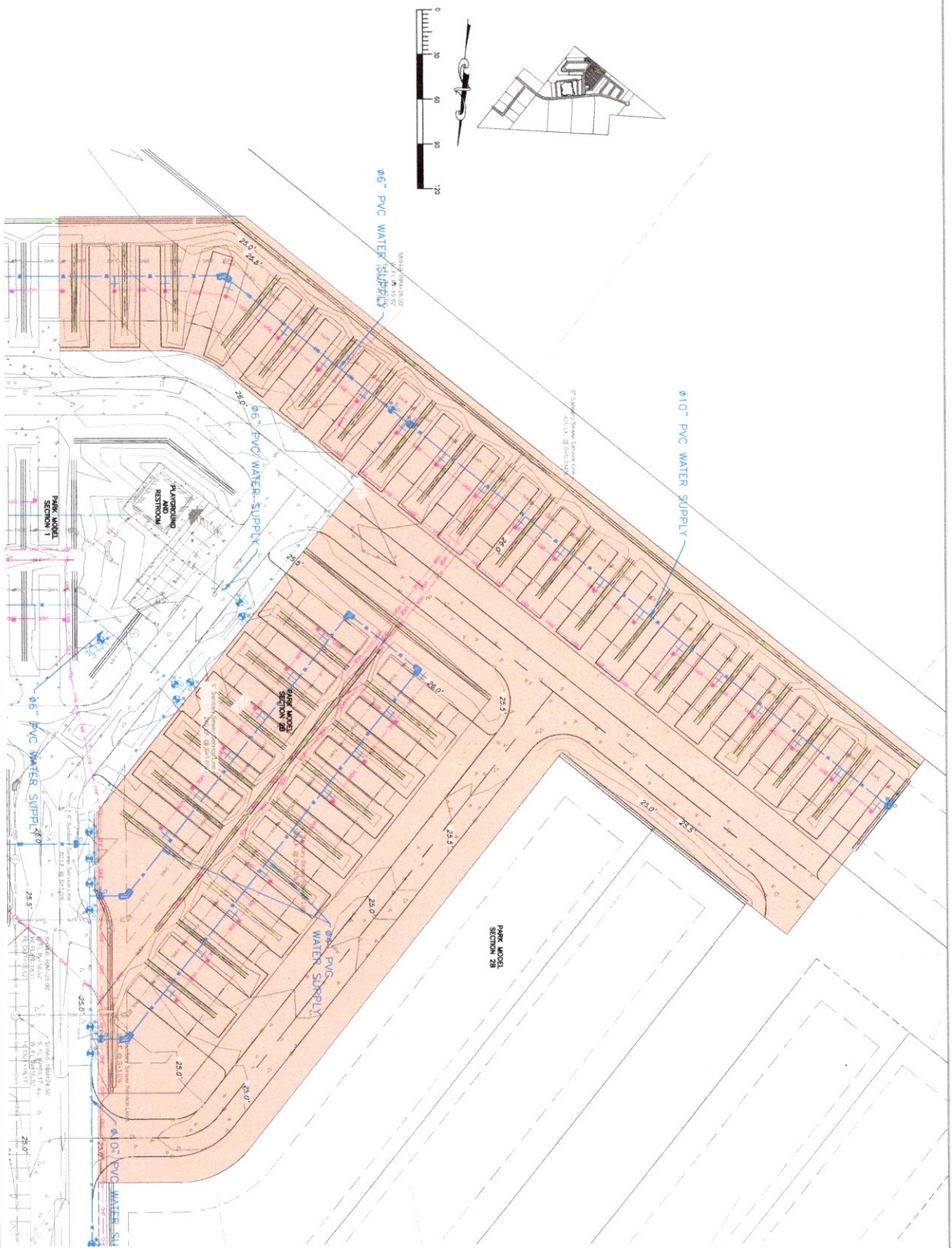
CONCEPT PLAN
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382



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PROJECT NO.	289000	SHEET NAME
DATE	08/09/24	
DESIGNED BY	CH	
DRAWN BY	TH	
CHECKED BY		
IN CHARGE		

C-12



SITE PLAN - PARK MODEL SECTION 2B

SCALE 1"=30'

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ARAM & FRANKLIN
ENGINEERING, INC.
10000 N. DALLAS STREET
DALLAS, TEXAS 75243
TEL: (214) 343-1100
FAX: (214) 343-1101
WWW.ARAM-AND-FRANKLIN.COM

CONCEPT PLAN

- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382



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DESIGNED BY	DATE	BY
CHANDRA FRANKLIN	08/09/24	CF
CHECKED BY	DATE	BY
CHANDRA FRANKLIN	08/09/24	CF
PROJECT NO.	DATE	BY
105994	08/09/24	CF

C-1.3

SITE PLAN - PARK MODEL SECTION 3

SCALE 1"=40'

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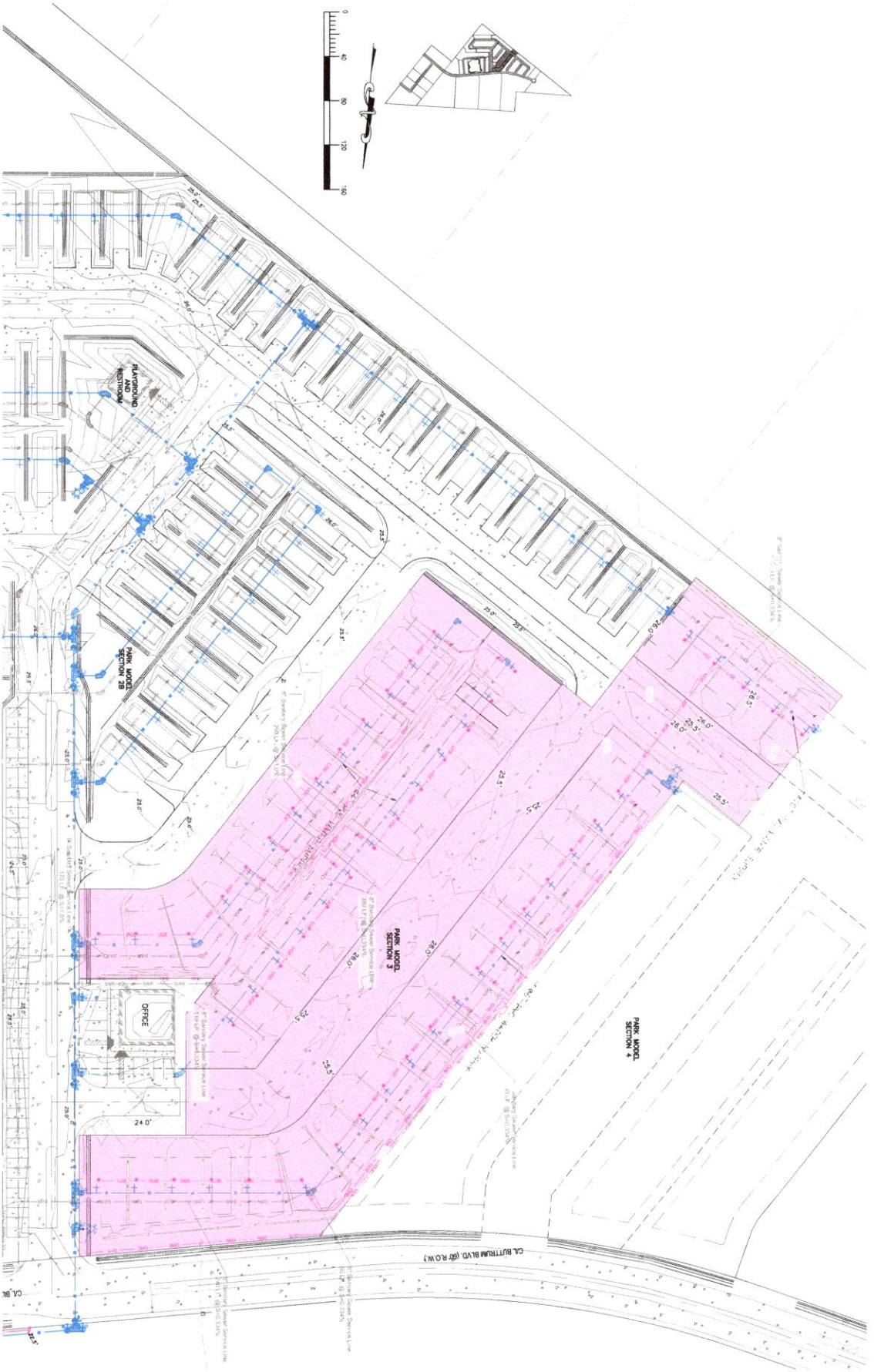
CONCEPT PLAN
- THE PALMS -

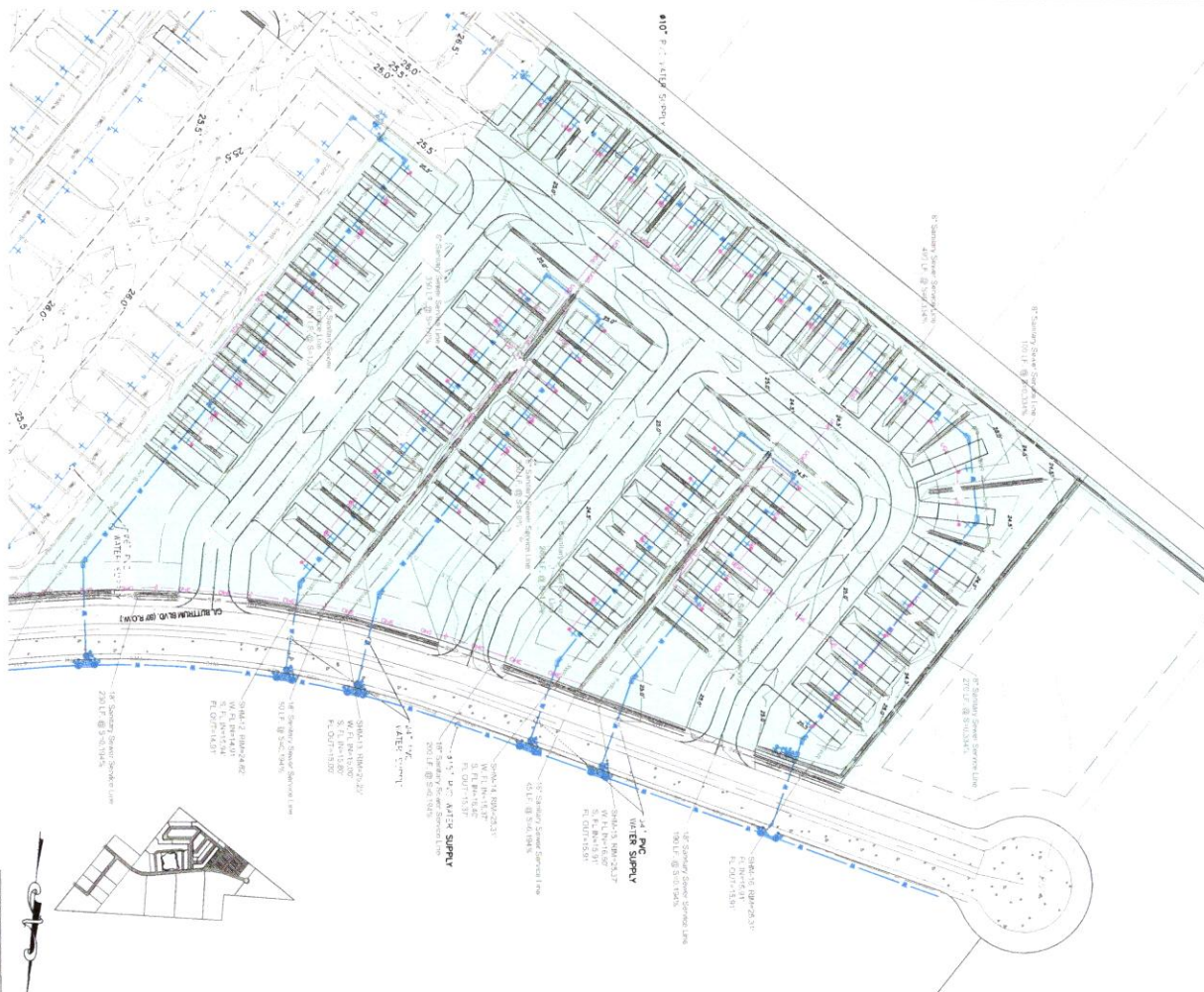
DATE: 08/20/20	SHEET: 14
DESIGNED BY: CHANDRA FRANKLIN	CHECKED BY: CHANDRA FRANKLIN
DRAWN BY: CHANDRA FRANKLIN	DATE: 08/20/20
PROJECT: THE PALMS	SHEET: 14

C-14



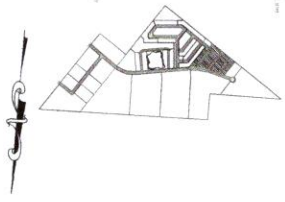
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SITE PLAN - PARK MODEL SECTION 4

SCALE 1"=50'



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CONCEPT PLAN
- THE PALMS -
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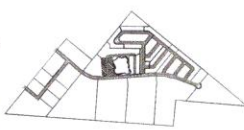


DATE: 08/09/24	BY: CH	SCALE: 1"=50'
PROJECT: THE PALMS	SHEET: C-1.5	
DESIGNED BY: CH	CHECKED BY: CH	
DATE: 08/09/24		

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SITE PLAN - PARK MODEL SECTION 5

SCALE 1"=30'



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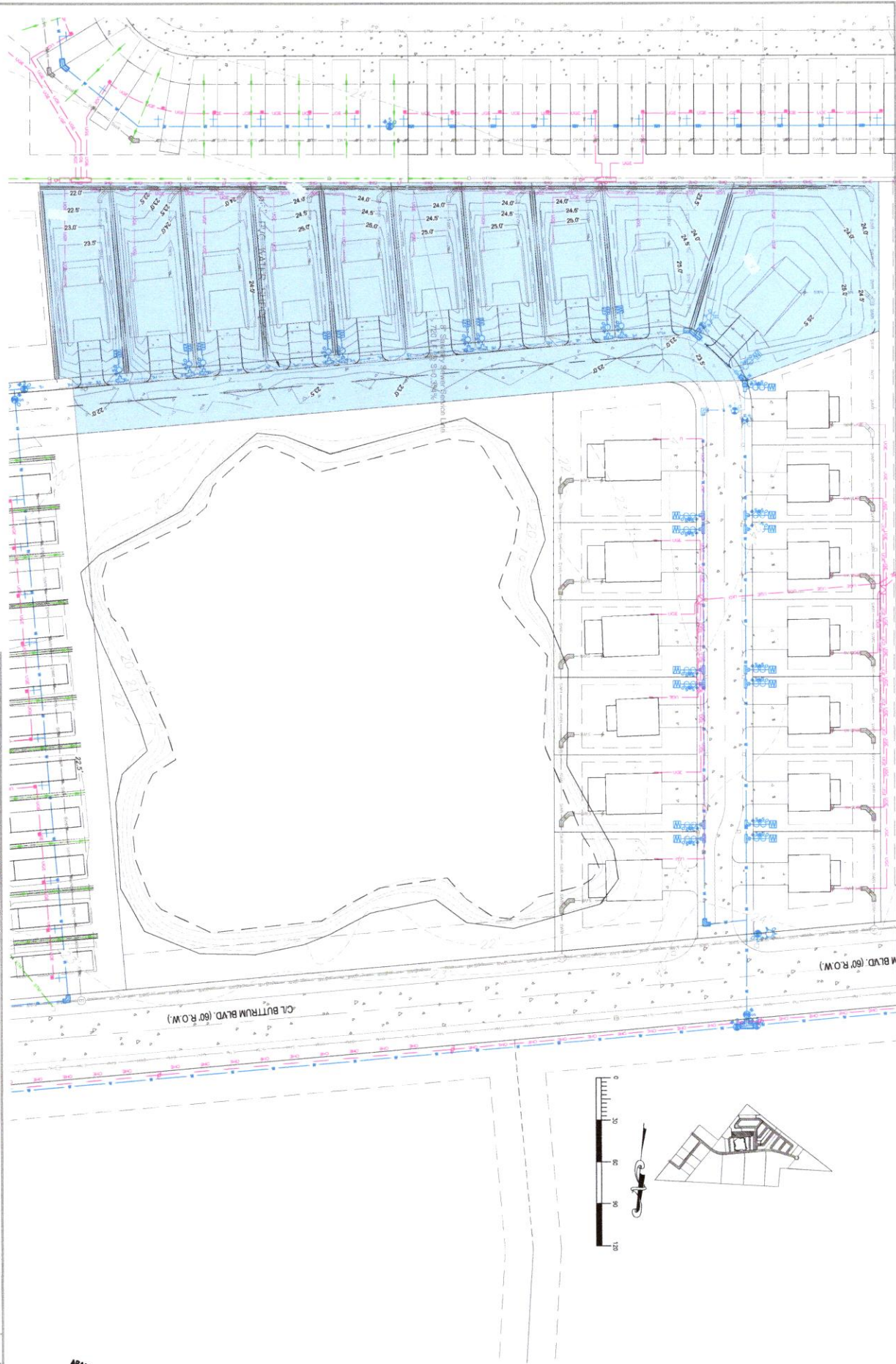
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PROJECT NO.	2024025
DATE	08/09/24
DESIGNED BY	CH
CHECKED BY	TH
SCALE	C-1.6

[illegible]



SITE PLAN - CABIN SECTION 2

SCALE: 1"=30'

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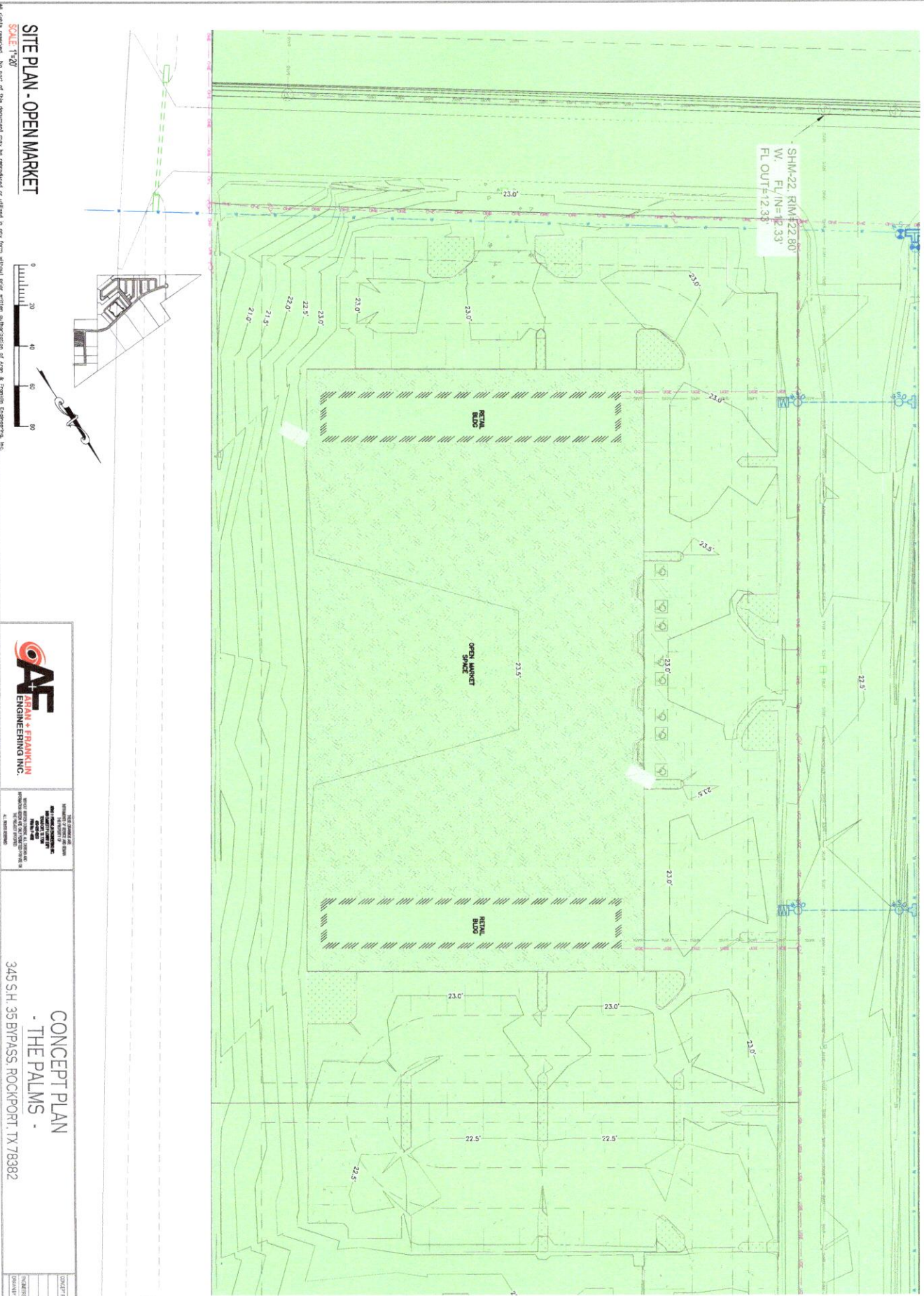
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

CONCEPT PLAN - THE PALMS

DATE: 08/09/2024	BY: CHANDRA FRANKLIN WOMACK, P.E.
PROJECT: THE PALMS	SHEET: C-1.8



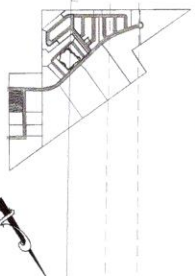
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SHM-22 RIM=22.80
W. FL/N=22.33
FL OUT=12.38

SITE PLAN - OPEN MARKET

SCALE 1"=20'



CHANDRA FRANKLIN WOMACK ENGINEERING INC.
10000 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75243
TEL: 214.343.8888
WWW.CFWENGINEERING.COM

CONCEPT PLAN
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

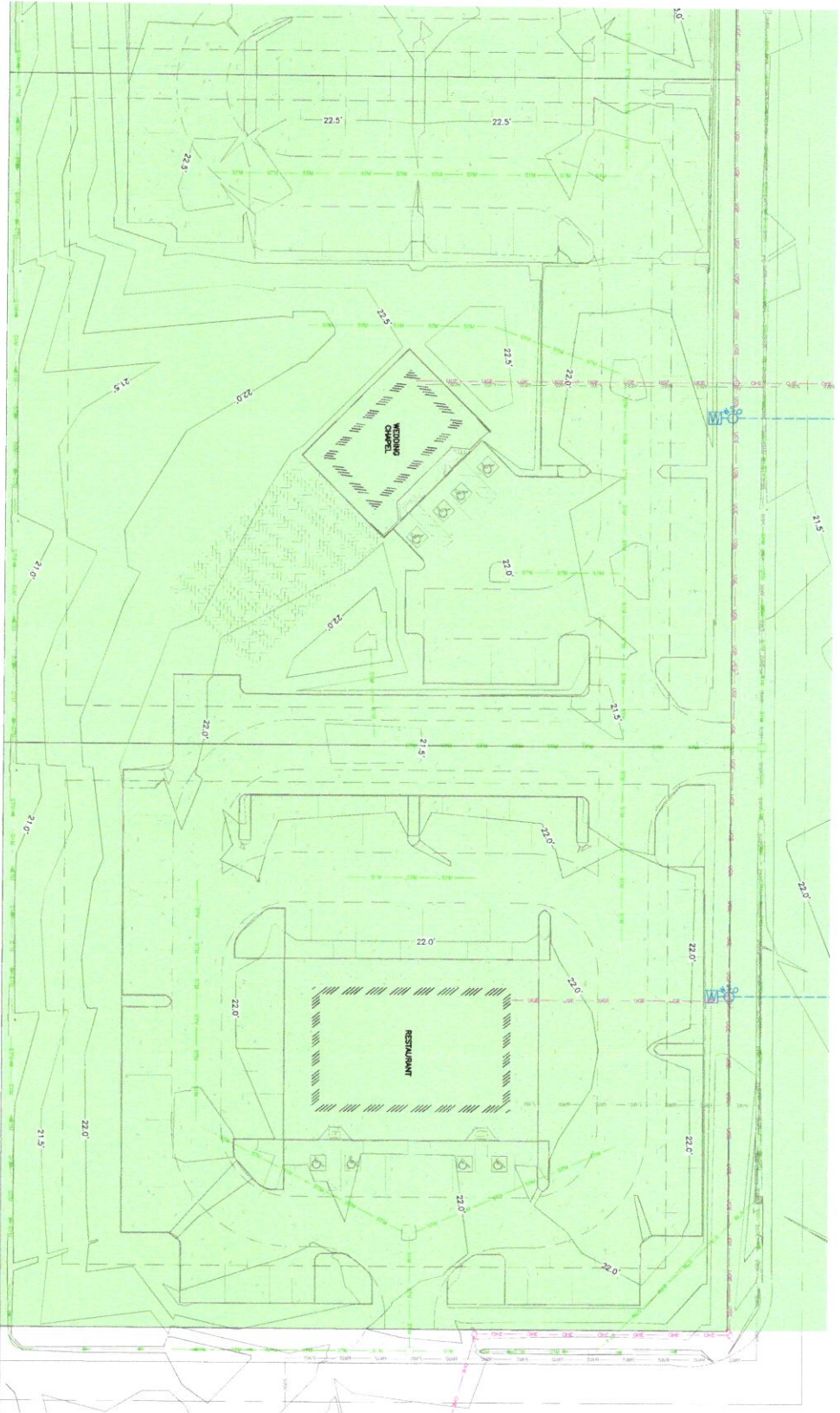
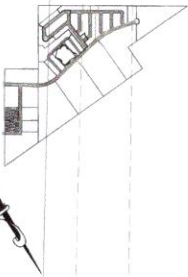


DESIGNED BY	CHANDRA FRANKLIN WOMACK	DATE	08/09/2024
CHECKED BY	CHANDRA FRANKLIN WOMACK	DATE	08/09/2024
IN CHARGE	CHANDRA FRANKLIN WOMACK	DATE	08/09/2024
SHEET NAME	C-1.9		

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SITE PLAN - WEDDING CHAPEL & RESTAURANT

SCALE 1"=20'



ADAM & FRANKLIN
ENGINEERING INC.
10000 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.444.1000
WWW.AFENGINEERING.COM

CONCEPT PLAN
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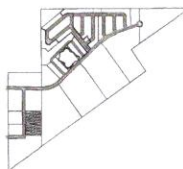
DESIGNED BY	CHS
CHECKED BY	CHS
DATE	10/2/23
PROJECT	THE PALMS
SHEET NUMBER	C-1.10

SCALE: 1"=20'



PACE, COLUMBIA, AND
 HENNINGSON OF STONE AND STONE
 THE PIONEER OF
 JAMES A. HENNINGSON, INC.
 100 MARKET PLAZA, SUITE 100
 BOSTON, MA 02108
 617-452-1000
 FAX 617-452-1001
 HENNINGSON'S COMPANY, A LUXURY AND
 HIGH-END FURNITURE FIRM, OF
 141 FOUNTAIN STREET
 ALL RIGHTS RESERVED

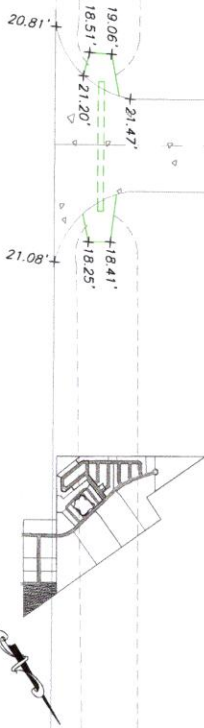
CONCEPT PLAN
- THE PALMS -
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SCALE: 1"=20'

SCALE: 1"=20'



EDUCATION	DEGREE
CONCEPT PLAN	360/2024
DEGREE RECEIVED	DMA
DEGREE YEAR	1996/2006
C-1.12	



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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., 2024.

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

Owner Certification

State of Texas
County of Comal

D&R SELF STORAGE, INC.

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., 2024.

DON BUTTRUM, President

State of Texas
County of _____

This instrument was acknowledged before me by:

DON BUTTRUM, President of

D&R SELF STORAGE, INC.

This the ____ day of _____, A.D., 2024.

Notary Public in and for the State of Texas

Locator Map

7.75 ACRES NORTH
S.W. CORNER
410 ACRES

SITE

THE MCCAMPBELL SUBDIVISION

COASTAL PLATZ SUBDIVISION

BURTON & DANFORTH SUBDIVISION

Firm Name and Address

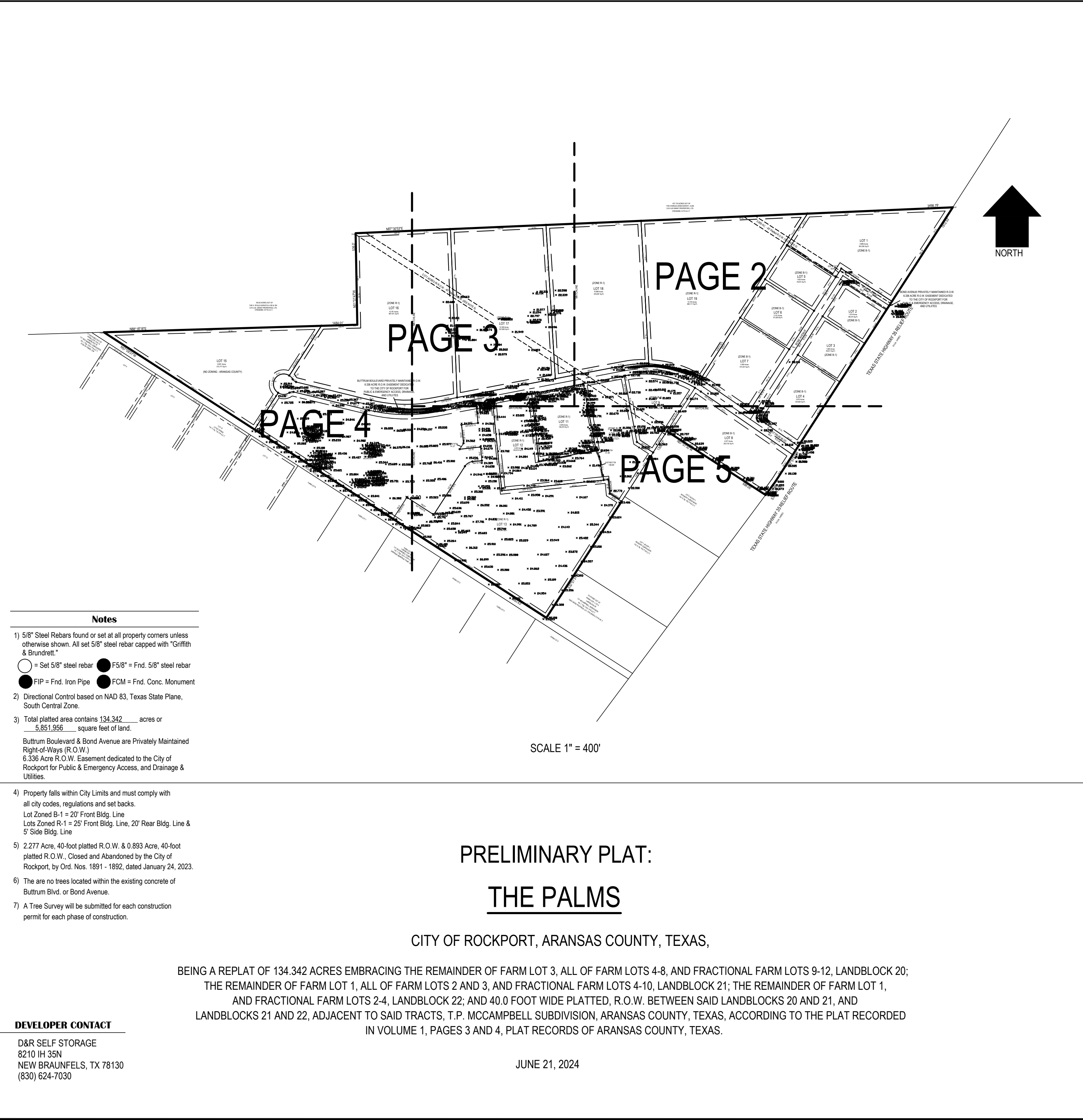
G3

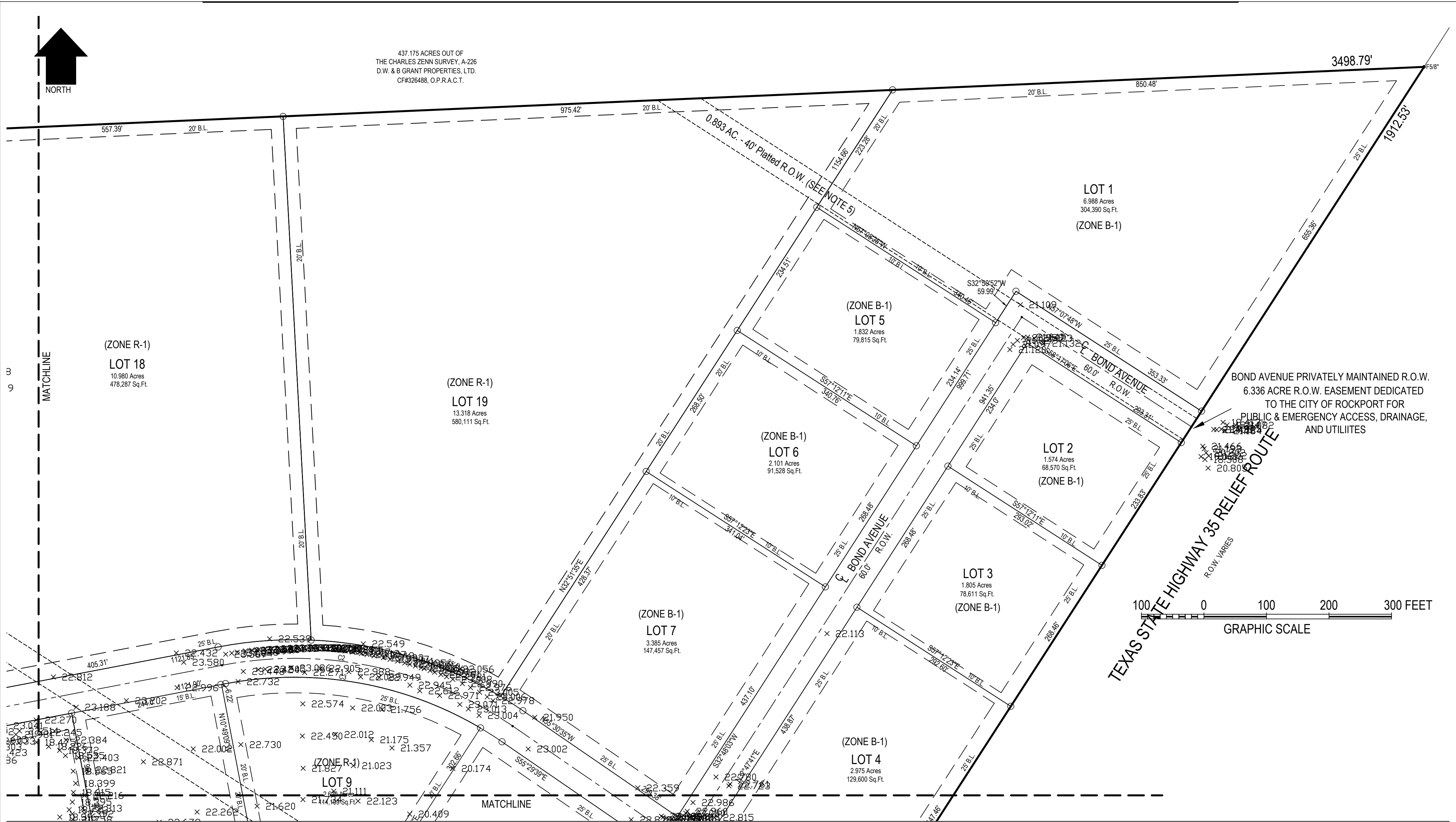
Griffith & Brundrett
Surveying & Engineering, Inc.

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

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

TBPELS FIRM NO. F-414





CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20; THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1, AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

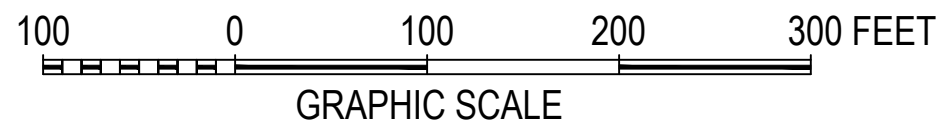
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

☎: 361-729-6479
☎: 361-729-7933
✉: jerry@griffithsurveyor.com
🌐: www.griffithsurveyor.com

TBPELS FIRM NO. F-414



192.63 ACRES OUT OF
THE H. RYALS SURVEYS A-183 & 184
D.W. & B. GRANT PROPERTIES, LTD.
CF#326488, O.P.R.A.C.T.

LOT 15
8.581 Acres
373,777 Sq.Ft.
(NO ZONING - ARANSAS COUNTY)

(ZONE R-1)
LOT 16
15.781 Acres
687,421 Sq.Ft.

(ZONE R-1)
LOT 17
12.348 Acres
537,882 Sq.Ft.

(ZONE R-1)
LOT 11
2.949 Acres
128,470 Sq.Ft.

BUTTRUM BOULEVARD PRIVATELY MAINTAINED R.O.W.
6.336 ACRE R.O.W. EASEMENT DEDICATED
TO THE CITY OF ROCKPORT FOR
PUBLIC & EMERGENCY ACCESS, DRAINAGE,
AND UTILITES

CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT: THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20;
THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1,
AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND
LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

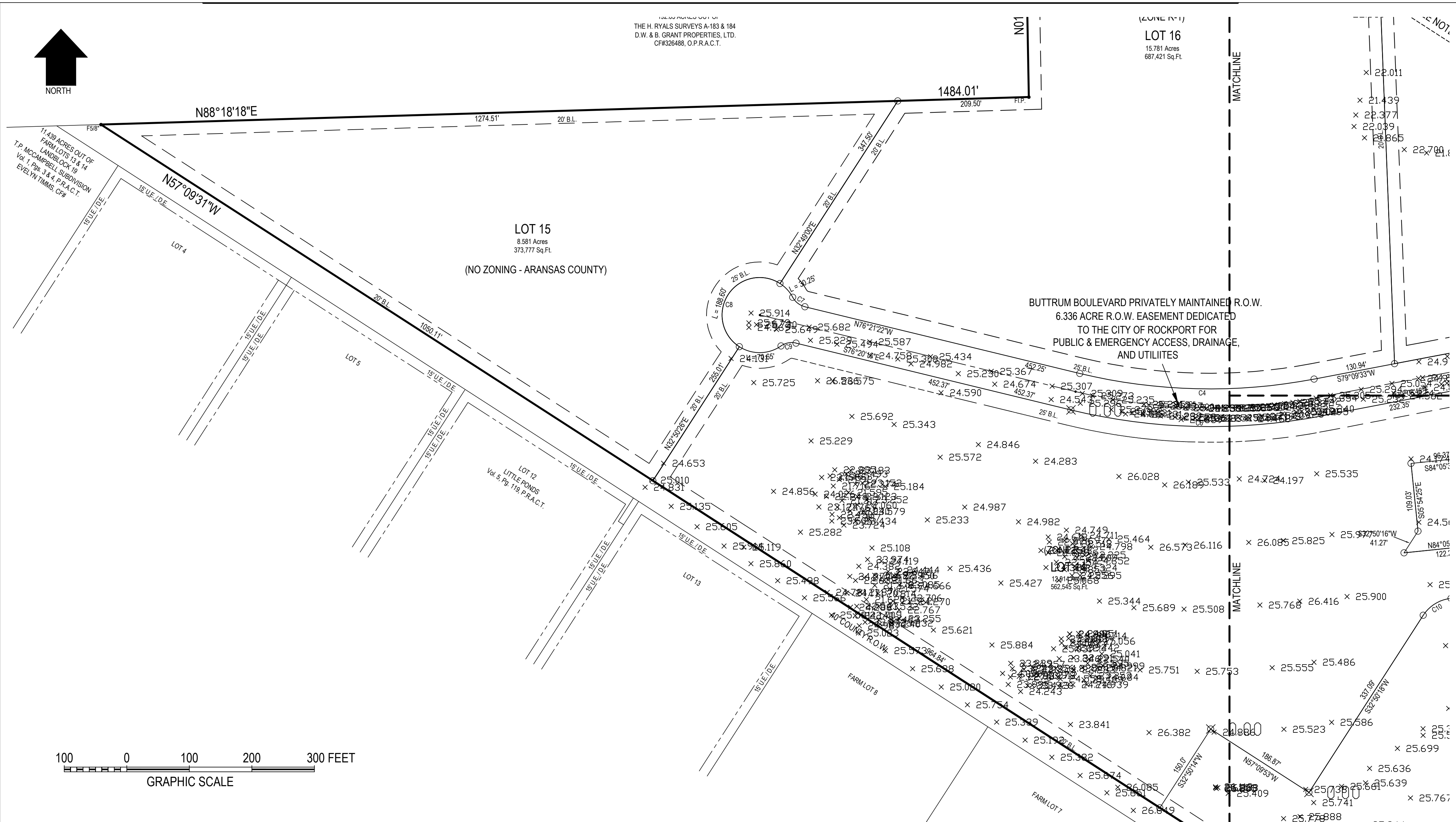
361-729-6479
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jerry@gbsurveyor.com
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TBPELS FIRM NO. F-414



THESE ARE PARTS OF
THE H. RYALS SURVEYS A-183 & 184
D.W. & B. GRANT PROPERTIES, LTD.
CF#326488, O.P.R.A.C.T.

(ZONE R-1)
LOT 16
15.781 Acres
687,421 Sq.Ft.



CURVE DATA

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D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
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JUNE 21, 2024

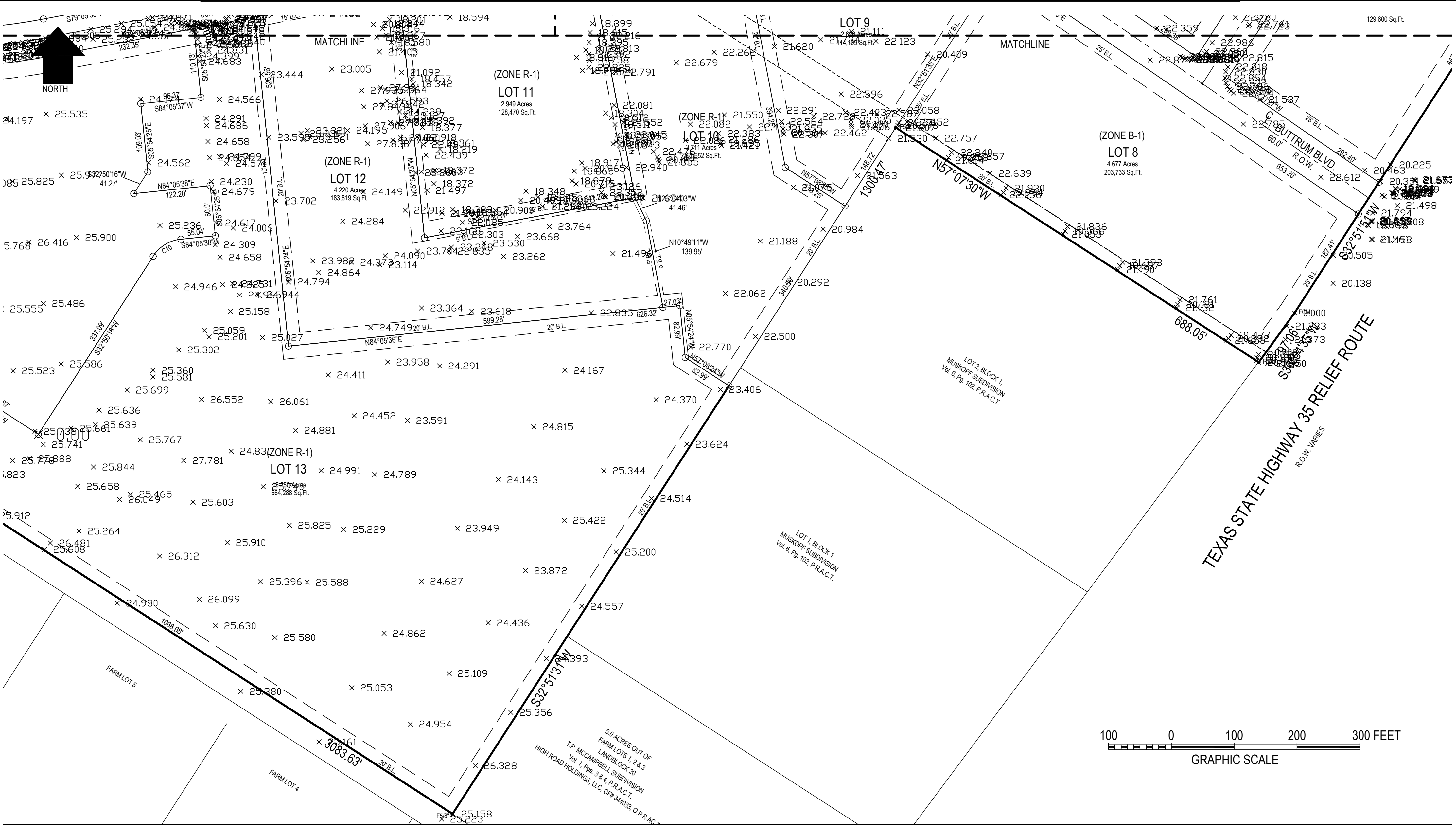
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TBPELS FIRM NO. F-414



CURVE DATA				
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Firm Name and Address

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TBPELS FIRM NO. F-414



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: November 4, 2024

CATEGORY:

CAPTION:

Deliberate and act on approval of the Planning and Zoning regular meeting minutes of September 16, 2024.

SUMMARY:

Commission needs to take action on the regular minutes.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. P & Z Minutes 9-16-24

APPROVAL/REVIEW:

Belinda Garcia, Administrative Coordinator

Date: October 30, 2024

Carey Dietrich, Director

Date: November 01, 2024

PLANNING AND ZONING COMMISSION MINUTES

On this the 16th day of September 2024, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

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

Members Absent

Rocky Gudim
Josh Dowling

Staff Members Present

Carey Dietrich, Asst Director Bldg. & Dev./Community Planner
Patti Dodson, Planning Technician
Belinda Garcia, Administrative Coordinator
Robert Decker, Building Inspector
David Lowell, Building Inspector
Robert Argetsinger, IT Director

Guest(s) Present

Two (2): Margarette Little and Guest

Open Meeting

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

Public Hearing

Open 5:31pm.

2. Conduct a Public Hearing to consider a request to rezone property located at 1306 Smokehouse Rd.; also known as Lot 3, Oak Bay Subdivision, 1.879 acres, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District).

Margarette Little spoke, stating that she is the daughter of the property owners and needs to be close to take care of her ailing parents.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:46 pm.

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

Motion: Secretary Hesley made a motion to approve the September 3, 2024 minutes as presented. Vice Chair Hassinger seconded. Motion Passed Unanimously.

4. Deliberate and act on a request to rezone property located at 1306 Smokehouse Rd.; also known as Lot 3, Oak Bay Subdivision, 1.879 acres, to R-2M (Manufactured Housing District), currently zoned R-1 (1st Single Family Dwelling District).

Community Planner Carey Dietrich spoke, stating that there is already R2M zoning all around the request to rezone property. Margarette Little spoke.

Chair Davis spoke. Secretary Hesley spoke.

Motion: Vice Chair Hassinger made a motion to approve the request to rezone. Member Blazek seconded. Motion passed Unanimously.

5. Adjournment 5:36 pm

Motion: Member Young made a motion to adjourn. Secretary Hesley seconded. Motion passed Unanimously.

Prepared by:

Patti Dodson, Planning Technician

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: November 4, 2024

CATEGORY: Action Item

CAPTION:

Deliberate and act on the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 acres, City of Rockport, Aransas County, Texas.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. PACKET - Daniels Forest

APPROVAL/REVIEW:

Belinda Garcia, Administrative Coordinator

Date: November 01, 2024

Carey Dietrich, Director

Date: November 01, 2024



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 4, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final Plat of Daniels Forest Subdivision located at 116 Forest Hills; also known as Lot 26, Block 18, Rockport Country Club #2 Subdivision, being 4.78 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 November 4, 2024, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>. 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 17th day of October, 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, October 17, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst Director Building & Development



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: 116 FOREST HILLS, ROCKPORT, TX ACAD Property ID: 31463

Subdivision: ROCKPORT COUNTRY CLUB #2 Block: 18 Lot: 26

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: REZA KHALILI

Company: OCEAN GLORY HOMES, LLC

Mailing Address: 6901 SIR LANCELOT
CORPUS CHRISTI, TX 78413-5301

Phone: (361) 765-8888

Email: oceangloryhomes@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.

Company: J. SCHWARZ & ASSOCIATES

Mailing Address: PO BOX 60733
CORPUS CHRISTI, TX 78466

Phone: 361-774-4534

Email: brandi@jsatx.com

BACKGROUND

Project Name: _____

- Present Zoning District: R-5 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	1	4.78 AC	
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	4.78 AC	

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

All lots within the development will be constructed in accordance with the current Zoning designation. Typical single-family residential lots will be 65' wide by 135' deep with a lot area in excess of 8100 square feet.

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	20	3.97 AC	
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: Amenities Center			
Public/ Private Street R.O.W	1	0.81 AC	
TOTAL		4.78 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 late		
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 Hazzard 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., 2024.

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

PRELIMINARY NOT RECORDABLE
FOR ANY PURPOSE

Owner Certification

State of Texas
County of Nueces

OCEAN GLORY HOMES, LLC

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., 2024.

GHOLAM REZA KHALILI, Manager

State of Texas
County of _____

This instrument was acknowledged before me by:

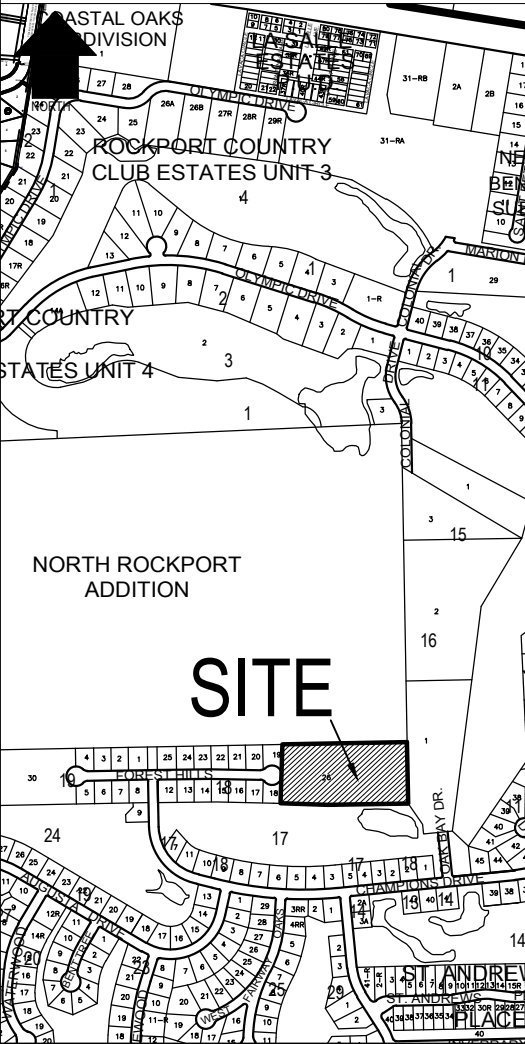
GHOLAM REZA KHALILI, Manager of

OCEAN GLORY HOMES, LLC

This the ____ day of _____, A.D., 2024.

Notary Public in and for the State of Texas

Locator Map



FILE NAME: REPLATS/ROCKPORT/DANIELS FOREST

Final Plat of:

DANIEL'S FOREST

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

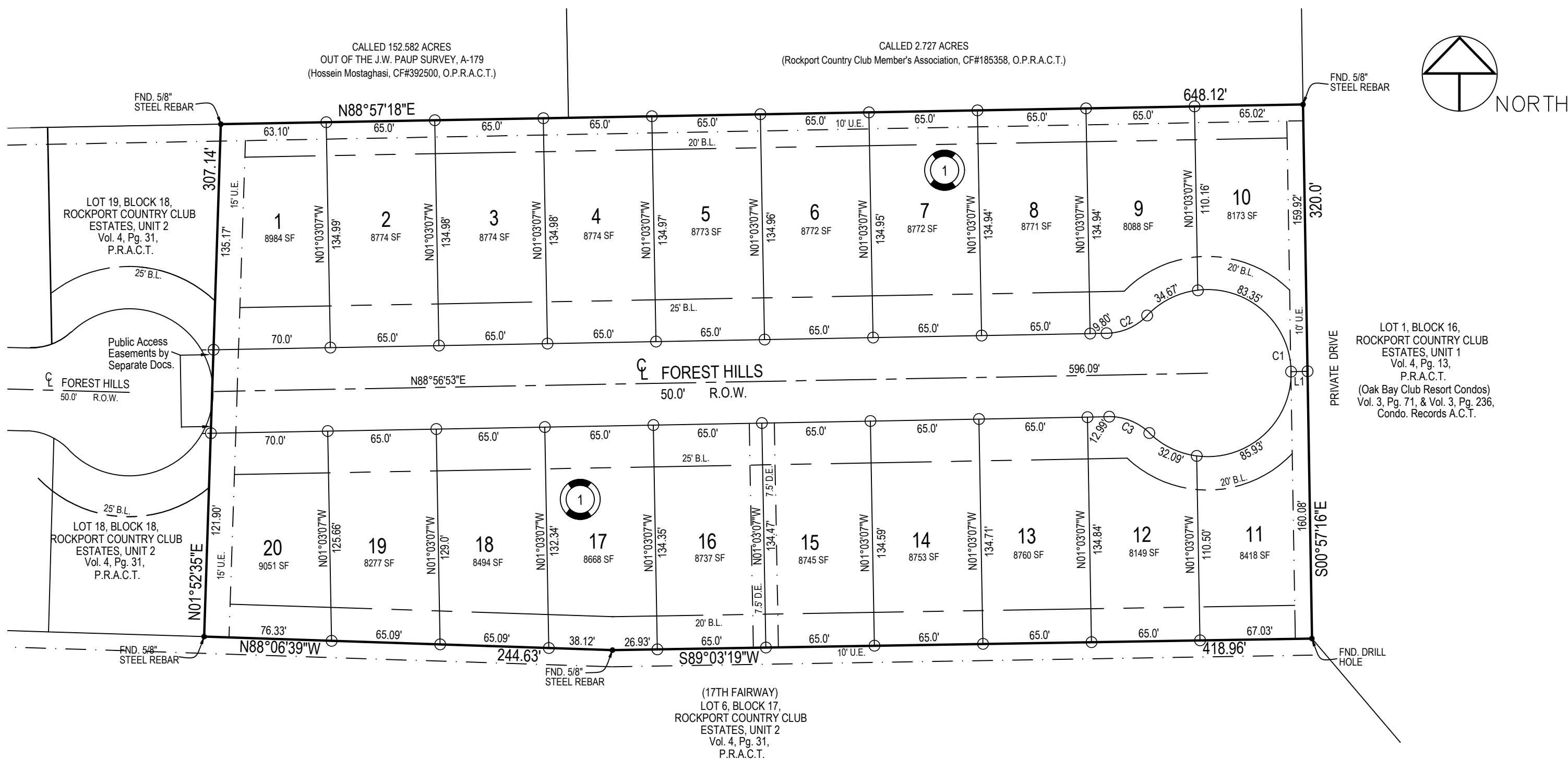
BEING A FINAL PLAT OF 4.776 ACRES OF LAND EMBRACING ALL OF LOT 26, BLOCK 18,
ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS,
AND BEING THE SAME TRACT DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE
NUMBER 390074, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SEPTEMBER 4, 2024

SCALE 1" = 60'

60 0 60 120 180 FEET

GRAPHIC SCALE



C1	C2	C3
D = 270°28'55"	D = 45°14'33"	D = 44°10'59"
R = 50.0'	R = 34.50'	R = 34.50'
CH = -----	CH = 26.54'	CH = 25.95'
T = -----	T = 14.38'	T = 14.0'
L = 236.04'	L = 27.24'	L = 26.60'

LINE DATA

L1 = N88°56'45"E, 9.95'

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. 2024.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361-729-6479
F: 361-729-7933
E: jerryb@gsurveyor.com
W: www.gbsurveyor.com

TBPELS 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."

Flood Zone "X", Base Elevation N/A

Panel No. 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

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
○ = 5/8" STEEL REBAR SET, CAPPED "Griffith & Brundrett."
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

- Bearings and directional control based on NAD 83, Texas State Plane South Central Zone.

- Total platted area contains 4.776 acres or 208,062 square feet of land.

PUBLIC ROADWAYS = 35,355 square feet of land.

RESIDENTIAL LOTS = 172,707 square feet of land.

- 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. 2024,

with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2024,

at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2024, 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. _____

EXHIBIT "B"

69 SQUARE FEET
OUT OF LOT 19,
BLOCK 18, AND
42 SQUARE FEET
OUT OF LOT 18,
BLOCK 18,
ROCKPORT COUNTRY
CLUB ESTATES,
UNIT 2

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS

ACCORDING TO THE PLAT
RECORDED IN VOLUME 4,
PAGE 31, PLAT RECORDS OF
ARANSAS COUNTY, TEXAS

PREPARED FOR:
OCEAN GLORY HOMES

DATE: OCTOBER 14, 2024
REVISED DATE:
SCALE: 1" = 20'
FILE NAME: 241014BB1

G3 **Griffith & Brundrett**
Surveying & Engineering, Inc.

361-729-6479
361-729-7933
jerry@gsurveyor.com
111 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
www.gsurveyor.com

**SEE ACCOMPANYING EXHIBITS 'A-1 & A-2'

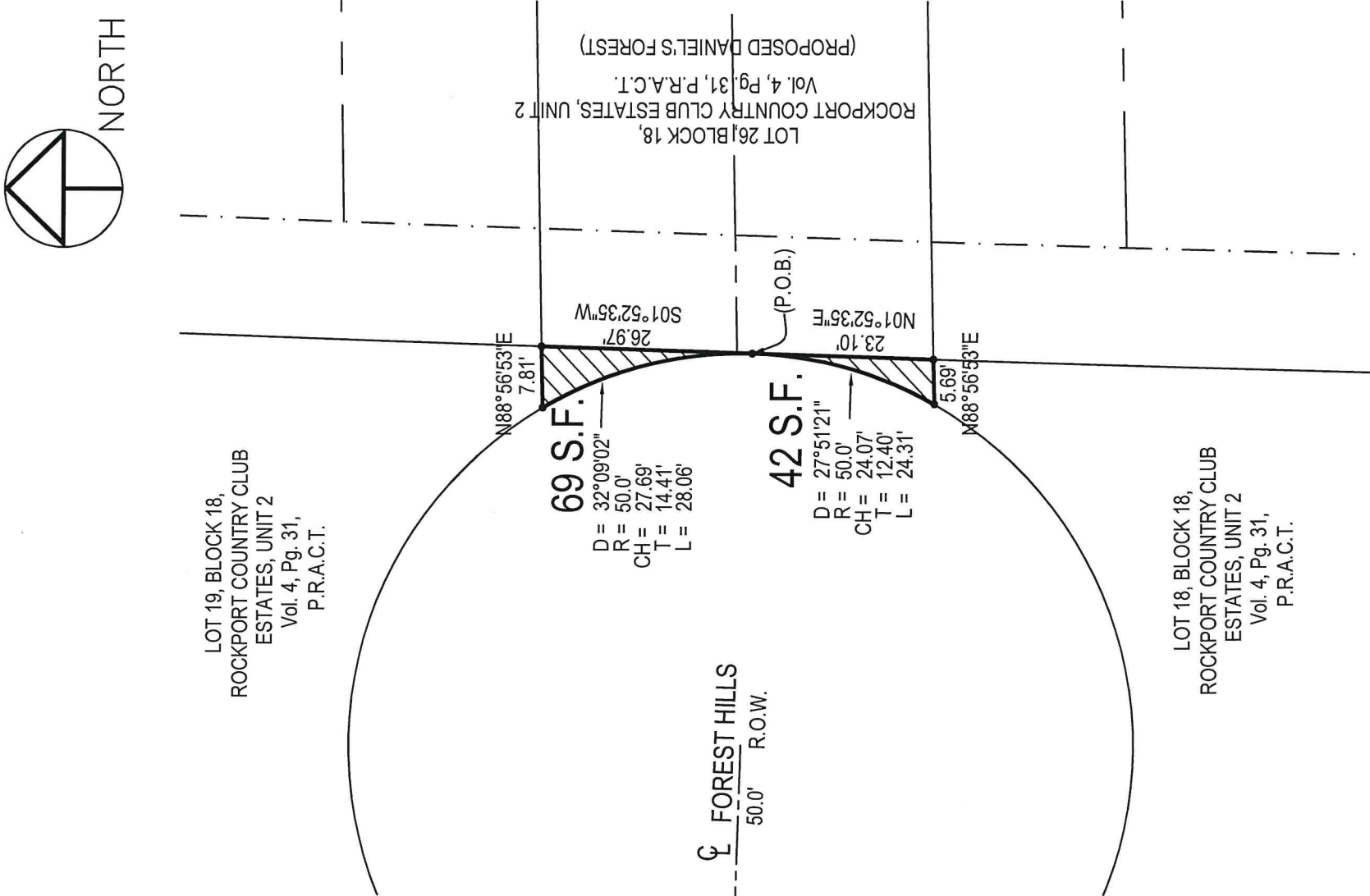


EXHIBIT "A-2"

OCTOBER 14, 2024

BEING THE DESCRIPTION OF 42 SQUARE FEET OF LAND OUT OF LOT 18, BLOCK 18, ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 42 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the cul-du-sac of Forest Hills, at the point of intersection of the common corners of Lots 18 and 19, of said Block 18, with the West boundary line of a called 4.776 acre tract of land embracing all of Lot 26, Block 18, of said Rockport Country Club Estates, Unit 2, with said point being the most **NORTHERLY** corner and **PLACE OF BEGINNING** of this description;

THENCE, along and with the cul-du-sac of Forest Hills, with a circular curve to the right with a central angle of 27°51'21", a radius of 50.0 feet, a tangent of 12.40 feet, a chord of 24.07 feet, chord bearing of North 15°31'53" East, for an arc length of 24.31 feet to a point for the **SOUTHWEST** corner of this description;

THENCE, North 88°56'53" East, crossing said Lot 18, Block 18, a distance of 5.69 feet to a point in the common boundary line of said Lot 18, Block 18, and said Lot 26, Block 18, and being the **SOUTHEAST** corner of this description;

THENCE, North 01°52'35" East, along and with the common boundary line of said Lot 18, Block 18, and said Lot 26, Block 18, a distance of 23.10 feet to the **PLACE OF BEGINNING** of this description and containing 42 square feet of land, more or less.

SEE ACCOMPANYING EXHIBIT "B"

FILENAME: 241014BB1 / 241014BB2FN

EXHIBIT "A-1"

OCTOBER 14, 2024

BEING THE DESCRIPTION OF 69 SQUARE FEET OF LAND OUT OF LOT 19, BLOCK 18, ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 69 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the cul-du-sac of Forest Hills, at the point of intersection of the common corners of Lots 18 and 19, of said Block 18, with the West boundary line of a called 4.776 acre tract of land embracing all of Lot 26, Block 18, of said Rockport Country Club Estates, Unit 2, with said point being the most **SOUTHERLY** corner and **PLACE OF BEGINNING** of this description;

THENCE, along and with the cul-du-sac of Forest Hills, with a circular curve to the left with a central angle of 32°09'02", a radius of 50.0 feet, a tangent of 14.41 feet, a chord of 27.69 feet, chord bearing of North 14°28'59" West, for an arc length of 28.06 feet to a point for the **NORTHWEST** corner of this description;

THENCE, North 88°56'53" East, crossing said Lot 19, Block 18, a distance of 7.81 feet to a point in the common boundary line of said Lot 19, Block 18, and said Lot 26, Block 18, and being the **NORTHEAST** corner of this description;

THENCE, South 01°52'35" West, along and with the common boundary line of said Lot 19, Block 18, and said Lot 26, Block 18, a distance of 26.97 feet to the **PLACE OF BEGINNING** of this description and containing 69 square feet of land, more or less.

SEE ACCOMPANYING EXHIBIT "B"

FILENAME: 241014BB1 / 241014BB1FN



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commissioners

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: November 4, 2024

CATEGORY: Action Item

CAPTION:

Deliberate and act on the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval with conditions provided by the Urban Engineering Review.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. PACKET - The Palms
2. The Palms Re Plat Review

APPROVAL/REVIEW:

Belinda Garcia, Administrative Coordinator

Date: November 01, 2024

Carey Dietrich, Director

Date: November 01, 2024



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 4, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 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 November 4, 2024, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>. 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 17th day of October, 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, October 17, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst Director Building & Development



PLAT APPLICATION & CHECKLIST

INSTRUCITONS: Please fill out completely for Concept Plan and Plat. For re-plats, fill out A – G. If more space is needed, attach additional pages. **Please print or use typewriter**

A. REQUESTING: ☐ CONCEPT PLAN ☐ PLAT ☒ REPLAT

- **Concept Plan:** Submit two (2) copies of the concept plan drawn to a scale of not less than 1" = 100' plus ten (10) reduce copies (no smaller than 11 X 17).
- **Plat:** Submit one (1) original "Vellum", plus three (3) full size copies, and one (1) 11 X 17 reduce copy.
- **Administrative Plats/Re-Plats:** Only a final plat required. Submit in accordance with "Plat" above.

B. NAME OF PROPOSED SUBDIVISION: (If Applicable) The Palms

C. LOCATION AND ADDRESS OF PROPERTY: 349-499 35 Bypass Rockport, Texas 78382

D. PROPERTY OWNER OF RECORD: D&R Self Storage Inc (Donald Buttrum)

ADDRESS: 8210 IH 35 N New Braunfels, TX 78130 PHONE: 830.624.7030

E. NAME OF DEVELOPER: (If Not Property Owner) Buttrum Construction Inc

ADDRESS: 8210 IH 35 N New Braunfels, TX 78130 PHONE: 830.624.7030

F. NAME OF ENGINEER, PLANNER, SURVEYOR Aaran Franklin Engineering; Griffith & Brundette Surveying

ADDRESS: 8419 Emmett F. Lowry Expy Texas City, TX 77591 PHONE: 409.935.5200

What is the present Zoning District? Lots 1-9 are zoned B-1, Lots 10-14 & 16-19 are zoned R-1, Lot 15 is county

Are you requesting any zoning change? YES ☐ NO ☒

If yes, zoning district requested? Note: A CUP has been applied for this entire property

Please list by Volume and Page the most resent filed plat on the subject property (If requesting a replat):

Volume 1, Pages 3 and 4, T.P. McCampbell Subdivision

G. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

<u>Land Use</u>	<u>No. of lots or units</u>	<u>Acres (for each use)</u>
Single Family	2 Lot(s)	20.000
Zero-lot line		
Duplex		
Townhouses		
Multi-Family	1 Lot(s)	13.317
Manufactured Housing	3 Lot(s)	31.872
Office		
Commercial/Retail	9 Lot(s)	37.687
Warehouse		
Industrial	1 Lot(s)	8.581
Public/Private Street R.O.W	2	6.336
Park/Open Spaces	1 Lot(s)	2.620
Public Facilities (School, churches, etc.)	*Detention 2 Lot(s)	13.929
Other Land Uses		
Total:	19 Lot(s)	134.342

H. 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.

PLAT CHECK LIST
(Per Article IV & VI, Rockport Platting & Subdivision Regulations)

INDICATE IF ON PLAT		N/A	1. BASIC INFORMATION	CITY VERIFICATION	
☒ YES	☐ NO	___	A. Subdivision name	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Name & address of owner	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Title: "Replat" "Concept Plan" or "Plat"	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Name & address of engineer, planner, and/or surveyor responsible for design	☐ YES	☐ NO
☒ YES	☐ NO	___	E. Date	☐ YES	☐ NO
☒ YES	☐ NO	___	F. Scale	☐ YES	☐ NO
☒ YES	☐ NO	___	G. North arrow	☐ YES	☐ NO
☒ YES	☐ NO	___	H. Small scale location map	☐ YES	☐ NO
☒ YES	☐ NO	___	I. Names of adjacent subdivisions	☐ YES	☐ NO
2. SURVEYING					
☒ YES	☐ NO	___	A. Boundary Survey of plat (bearing & distances)	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Reference to original survey or previous subdivision	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Monuments shown on plat	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Monuments set in field	☐ YES	☐ NO
3. INTERIOR DETAILS					
☒ YES	☐ NO	___	A. Dimension & Location of all lots, streets, easements, park, etc.	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Names of Streets (new & old)	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Lot & Block numbers	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Location, names, widths of streets, alleys, easements	☐ YES	☐ NO
☒ YES	☐ NO	___	E. Detail curve information	☐ YES	☐ NO
☒ YES	☐ NO	___	F. Building lines, exterior & interior	☐ YES	☐ NO

☐ YES	☐ NO	☒	G. Existing Natural and other physical features	☐ YES	☐ NO
☒ YES	☐ NO	☐	H. Zoning District Designation	☐ YES	☐ NO
☐ YES	☐ NO	☒	I. Tree plan (showing significant trees in proposed R-O-W's)	☐ YES	☐ NO

4. CERTIFICATION

☒ YES	☐ NO	☐	A. Licensed surveyor's signature plate	☐ YES	☐ NO
☒ YES	☐ NO	☐	B. Planning & Zoning Commission Signature plate	☐ YES	☐ NO
☒ YES	☐ NO	☐	C. Owners signature(s) plate	☐ YES	☐ NO
☐ YES	☐ NO	☒	D. Lien Holder(s) or others, if any	☐ YES	☐ NO

5. TAXES

☒ YES	☐ NO	☐	A. Certificates of all past & current taxes paid on property being platted.	☐ YES	☐ NO
---	-----------------------------	--------------------------	---	------------------------------	-----------------------------

6. LEGAL STIPULATIONS

☒ YES	☐ NO	☐	A. Copy of all deed restrictions pertaining to the subject property	☐ YES	☐ NO
☐ YES	☐ NO	☒	B. Copy of Condominium Regime	☐ YES	☐ NO
☒ YES	☐ NO	☐	C. Copy of Warranty Deed	☐ YES	☐ NO

NOTE: Construction plans showing: (2 Sets to be submitted with plat.)

- 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 (contours: 2' intervals & Flood Hazard Maps)

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

- Concept Plan - \$100.00
- Plat - \$100.00 + \$10.00 per acre
- Minor Plat/Replat - \$100.00
- Submit application and filing fee to the Department of Building & Development, City of Rockport, 2751 SH 35 Bypass, Rockport, TX 78382
- After official approval the applicant is responsible for recording all plats at the Aransas County Court House and must then submit one (1) signed copy for the City files.

SIGNED _____

(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information: ☐ Accepted ☐ Rejected By _____

If rejected, reasons why: _____

Receipt No. _____

[illegible][illegible]

Officer Certification	State of Texas	Court of Criminal
-----------------------	----------------	-------------------

DATE RECEIVED, INC.

THIS IS _____ OF _____ A.D. 2023.

Name of Firm _____
 Country of _____
 This instrument was developed prior to the by _____

 DON RUTTLIA, President of _____
 TRAILER & STORAGE INC. _____

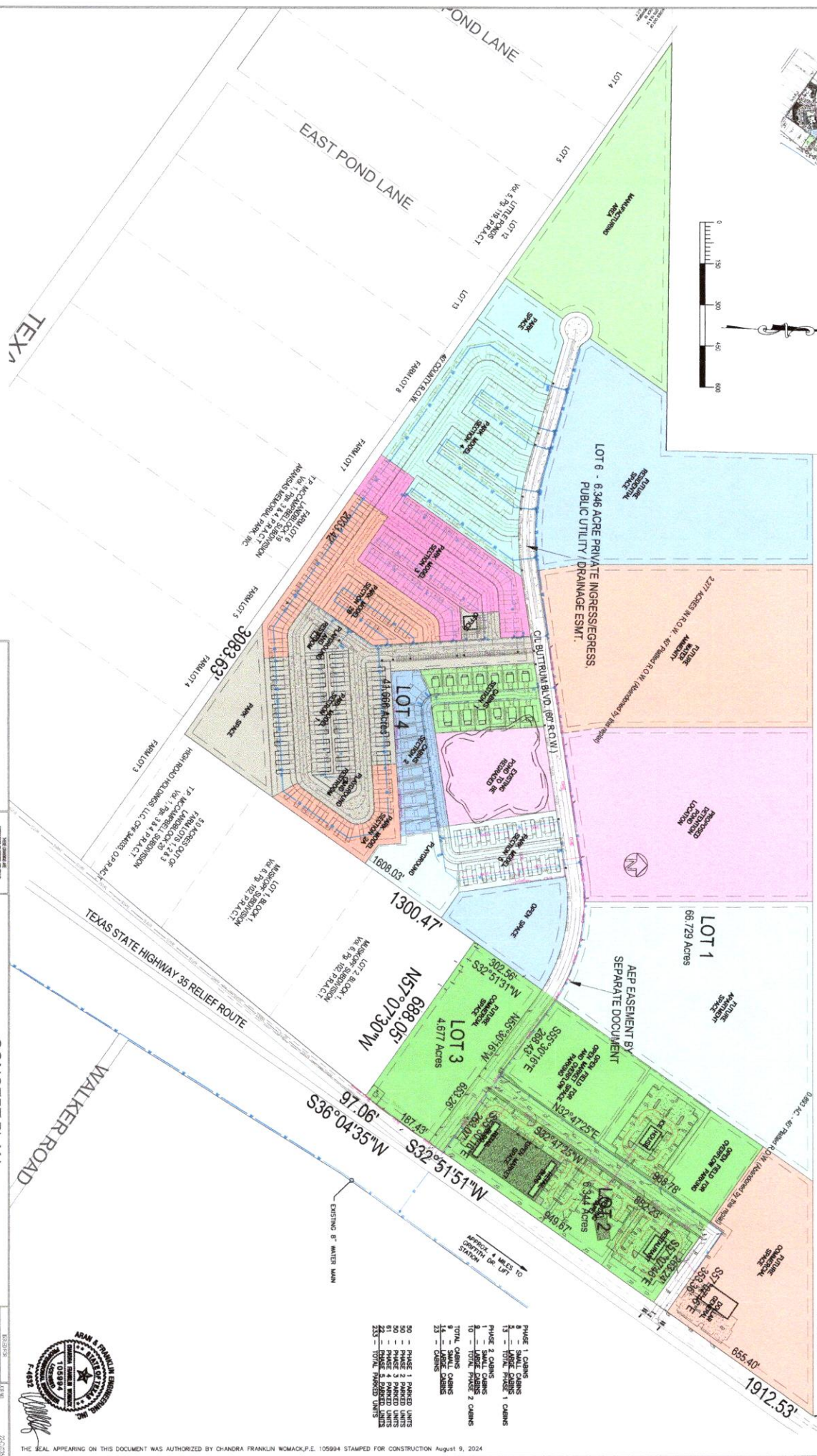
 This form was of _____ A-2003. _____

 "None of the above" is not the name of the firm. _____

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

C00	-COVER SHEET
C01	-GENERAL NOTES
C02	-GENERAL NOTES COMTD
C10	-WATER SITE PLAN
C11	-PARK MODEL SECTION 1 SITE PLAN
C12	-PARK MODEL SECTION 2B SITE PLAN
C13	-PARK MODEL SECTION 2C SITE PLAN
C14	-PARK MODEL SECTION 3 SITE PLAN
C15	-PARK MODEL SECTION 3 SITE PLAN
C16	-PARK MODEL SECTION 3 SITE PLAN
C17	-PARK MODEL SECTION 3 SITE PLAN
C18	-CABINS SECTION 2 SITE PLAN
C19	-OPEN MARKET SITE PLAN
C10	-WEDDING CHAPEL & RESTAURANT SITE PLAN
C11	-PARK MODEL SECTION 3 SITE PLAN
C12	-PARK GENERAL SITE PLAN





437.174 ACRES OUT OF
THE CHARLES ANN SHERMAN
D.W. & S. GRANT PROPERTIES LTD.
GRANTEE, O.P. PLAT.

3498.79'

MASTER SITE PLAN

SCALE: 1"=150'

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ARAM & FRANKLIN
ENGINEERING, INC.

CONCEPT PLAN - THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

WALKER ROAD

TEXAS STATE HIGHWAY 35 RELIEF ROUTE

POND LANE

EAST POND LANE

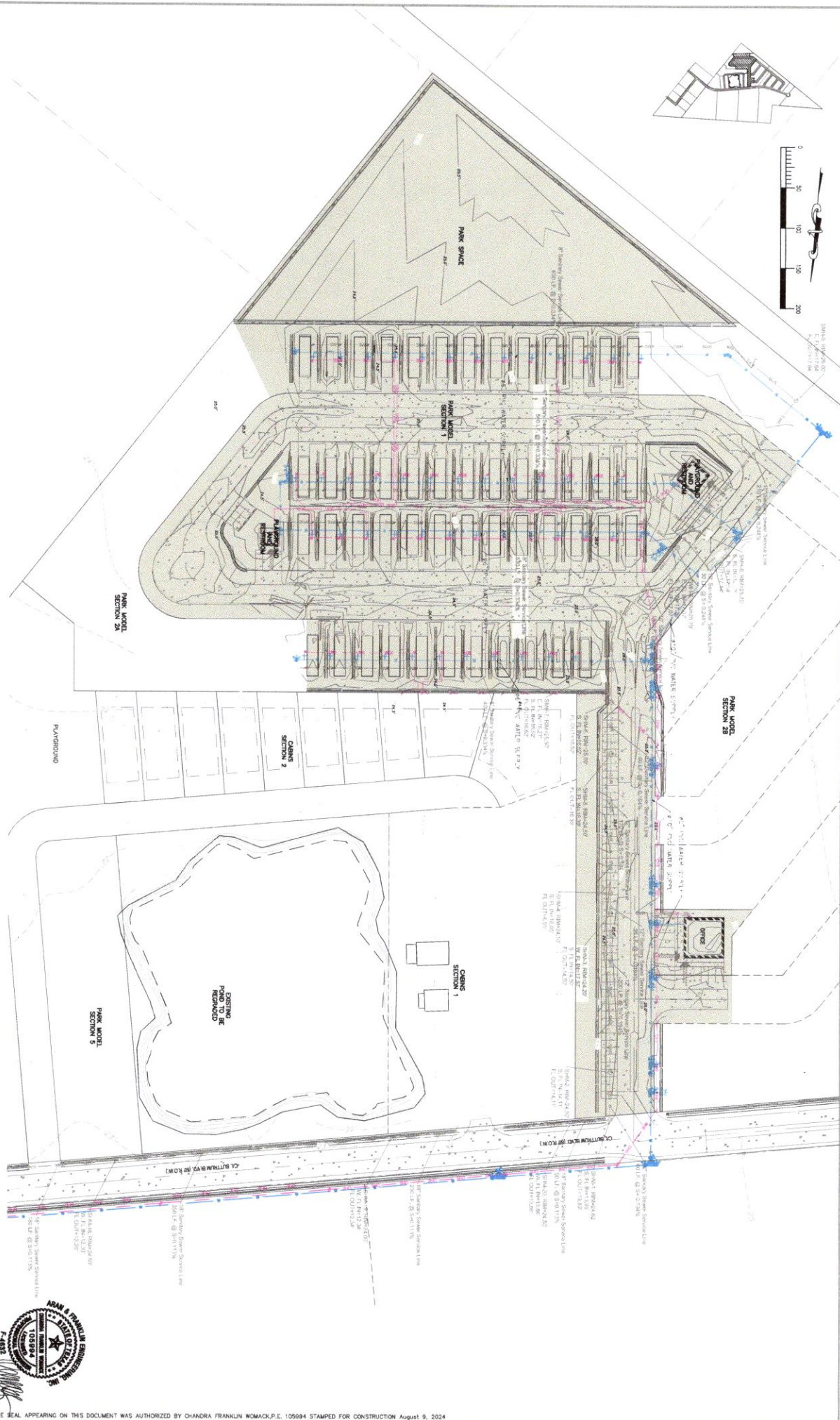
LOT 6 - 6.346 ACRE PRIVATE INGRESS/EGRESS.
PUBLIC UTILITY / DRAINAGE ESMT.

AEP EASEMENT BY
SEPARATE DOCUMENT

- PHASE 1: 1000 UNITS
- PHASE 2: 1000 UNITS
- PHASE 3: 1000 UNITS
- PHASE 4: 1000 UNITS
- PHASE 5: 1000 UNITS
- PHASE 6: 1000 UNITS
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- PHASE 100: 1000 UNITS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024



SITE PLAN - PARK MODEL SECTION 1

SCALE 1"=50'

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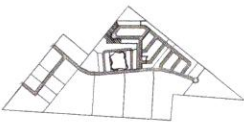
DESIGNED BY: CHANDRA FRANKLIN
CHECKED BY: [Signature]
DATE: 08/09/2024

**CONCEPT PLAN
- THE PALMS -**
345 S.H. 35 BYPASS, ROCKPORT TX 78382

DATE: 08/09/2024	BY: CHANDRA FRANKLIN	DATE: 08/09/2024
CHECKED BY: [Signature]	DATE: 08/09/2024	
SHEET NUMBER: C-1.1		



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SITE PLAN - PARK MODEL SECTION 2A

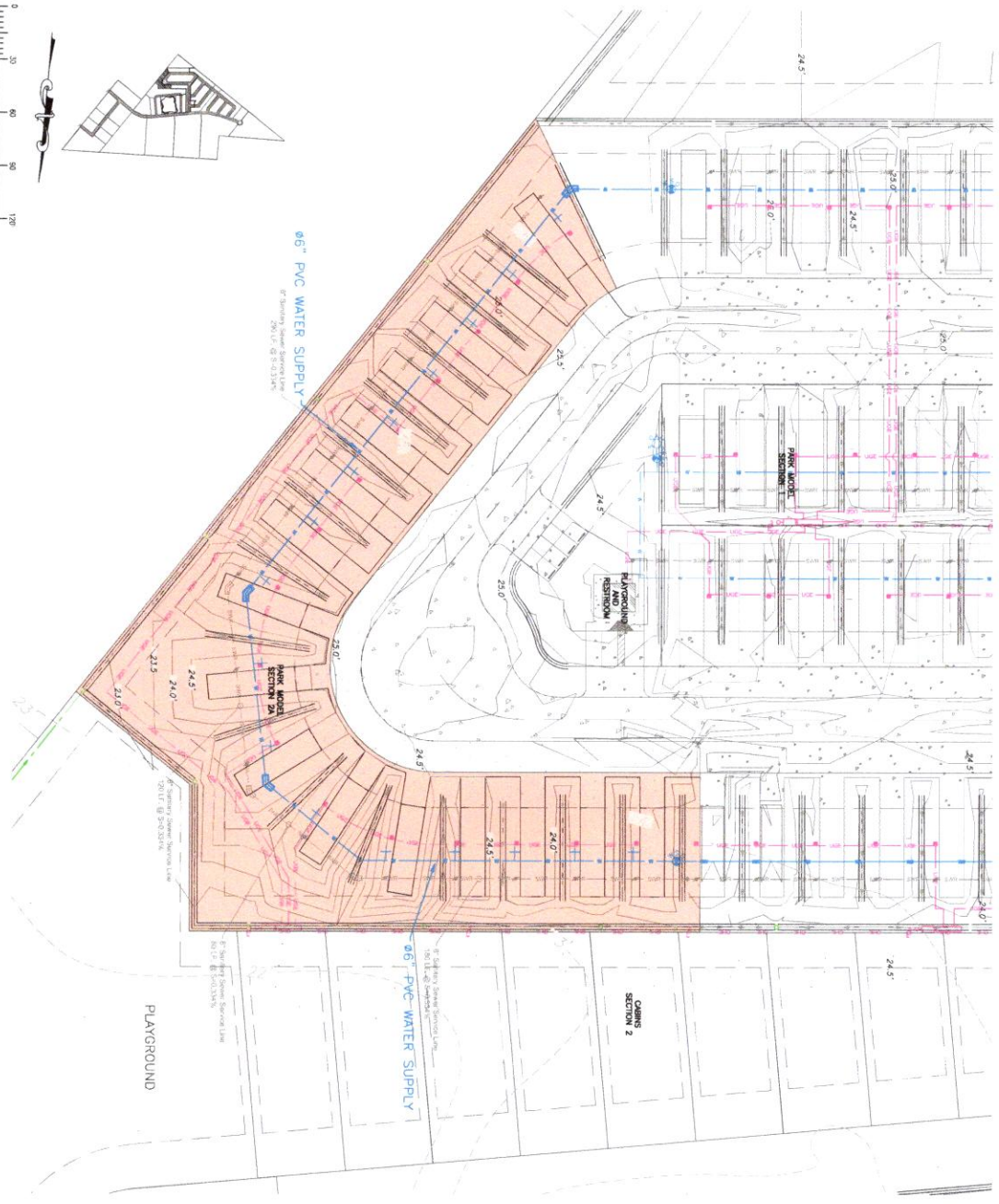
SCALE: 1"=30'

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REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
EXPIRATION DATE: 09/01/2025
L.S. NO. 105994

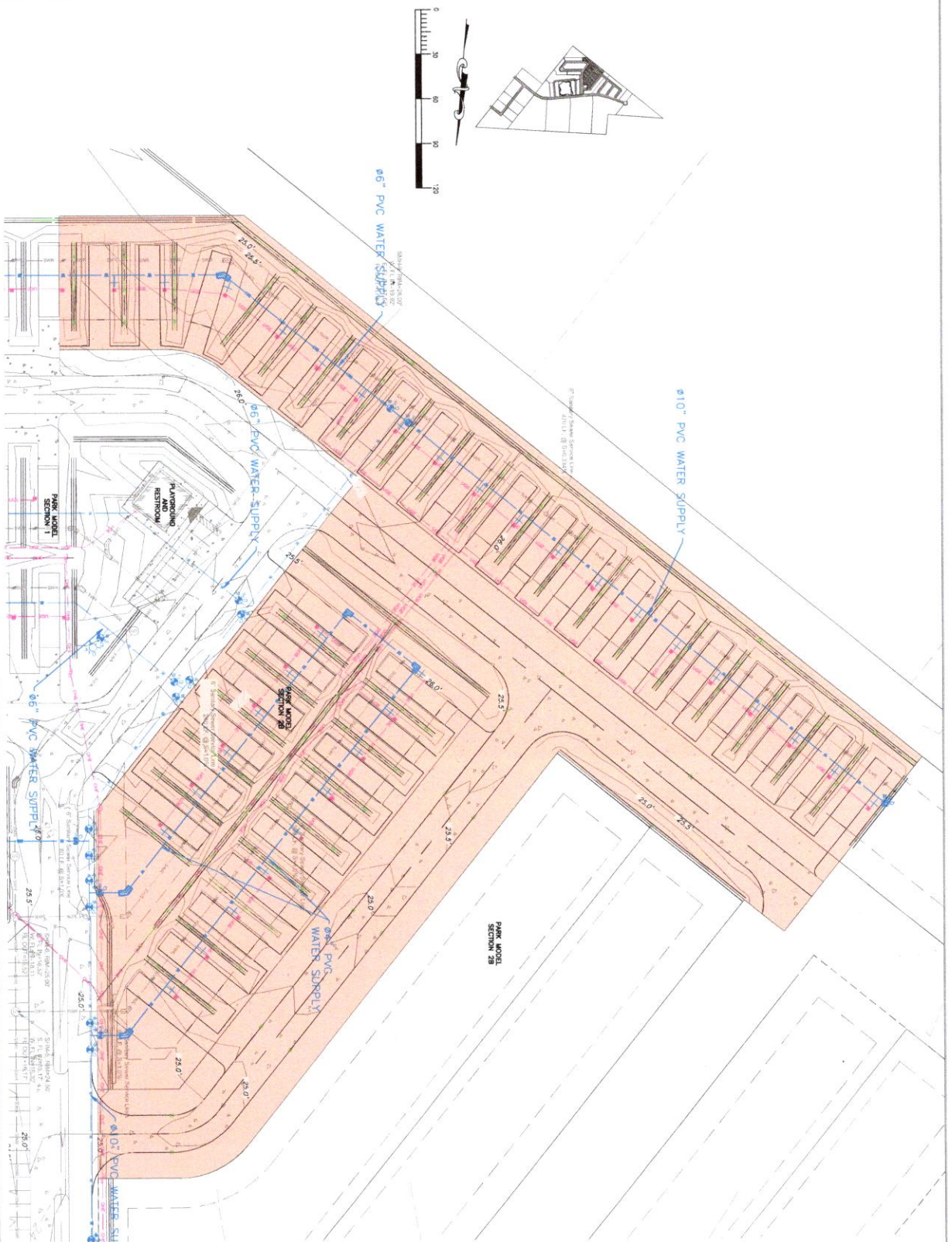
CONCEPT PLAN
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024

PROJECT NO.	289000	SHEET NAME
DATE	08/09/24	
DESIGNED BY	CH	
DRAWN BY	TH	
CHECKED BY		
APPROVED BY		
DATE		
PROJECT NO.	289000	SHEET NAME
DATE	08/09/24	
DESIGNED BY	CH	
DRAWN BY	TH	
CHECKED BY		
APPROVED BY		
DATE		

C-12



SITE PLAN - PARK MODEL SECTION 2B

SCALE 1"=30'

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ARAM & FRANKLIN
ENGINEERING, INC.
10000 N. DALLAS STREET
DALLAS, TEXAS 75243
TEL: (214) 343-1111
FAX: (214) 343-1112
WWW.ARAM-AND-FRANKLIN.COM

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

CONCEPT PLAN
- THE PALMS -



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024

DESIGNED BY	DATE	BY
CHANDRA FRANKLIN	08/09/24	CF
CHECKED BY	DATE	BY
CHANDRA FRANKLIN	08/09/24	CF
PROJECT NO.	DATE	BY
105994	08/09/24	CF

C-1.3

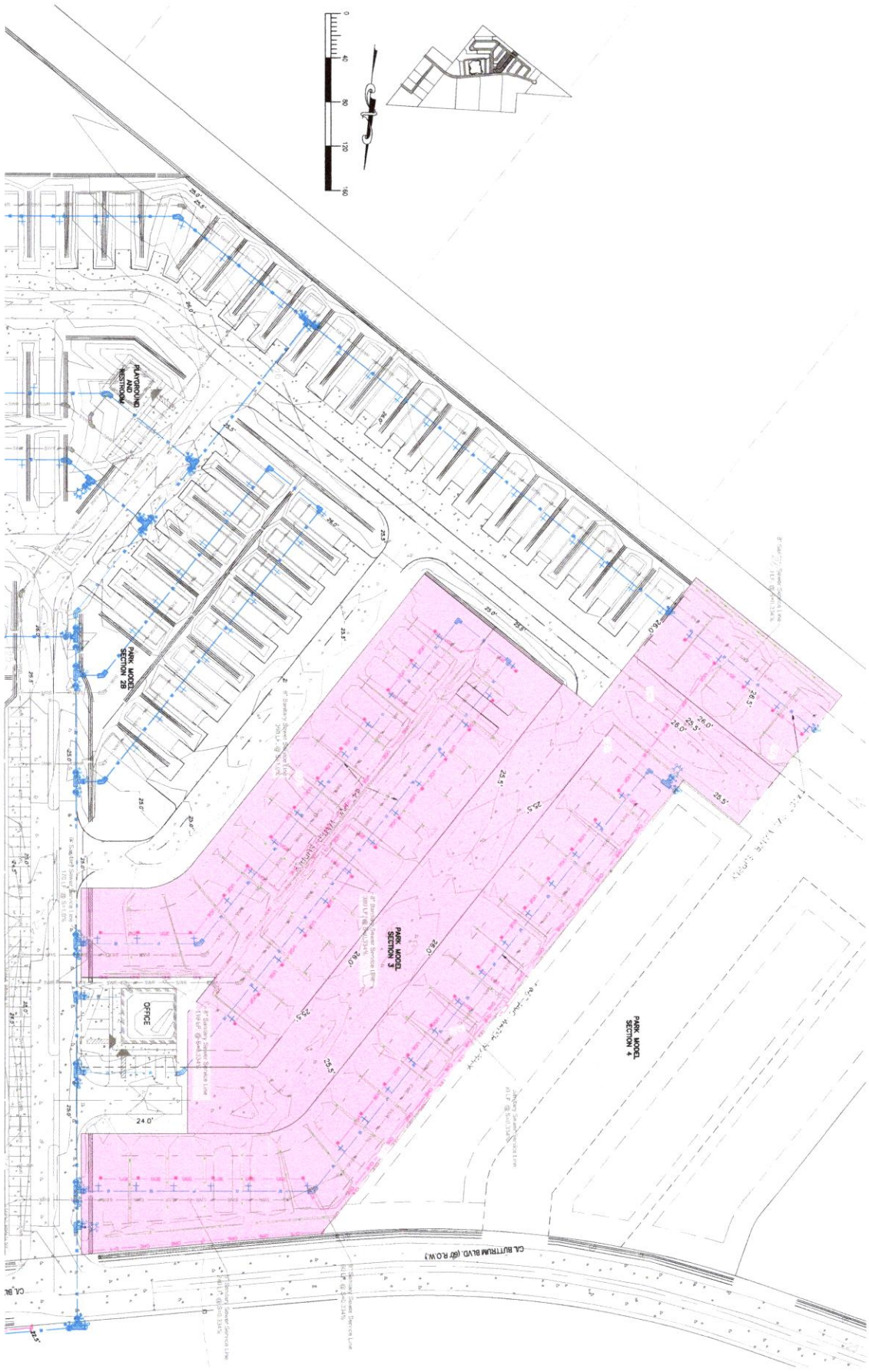


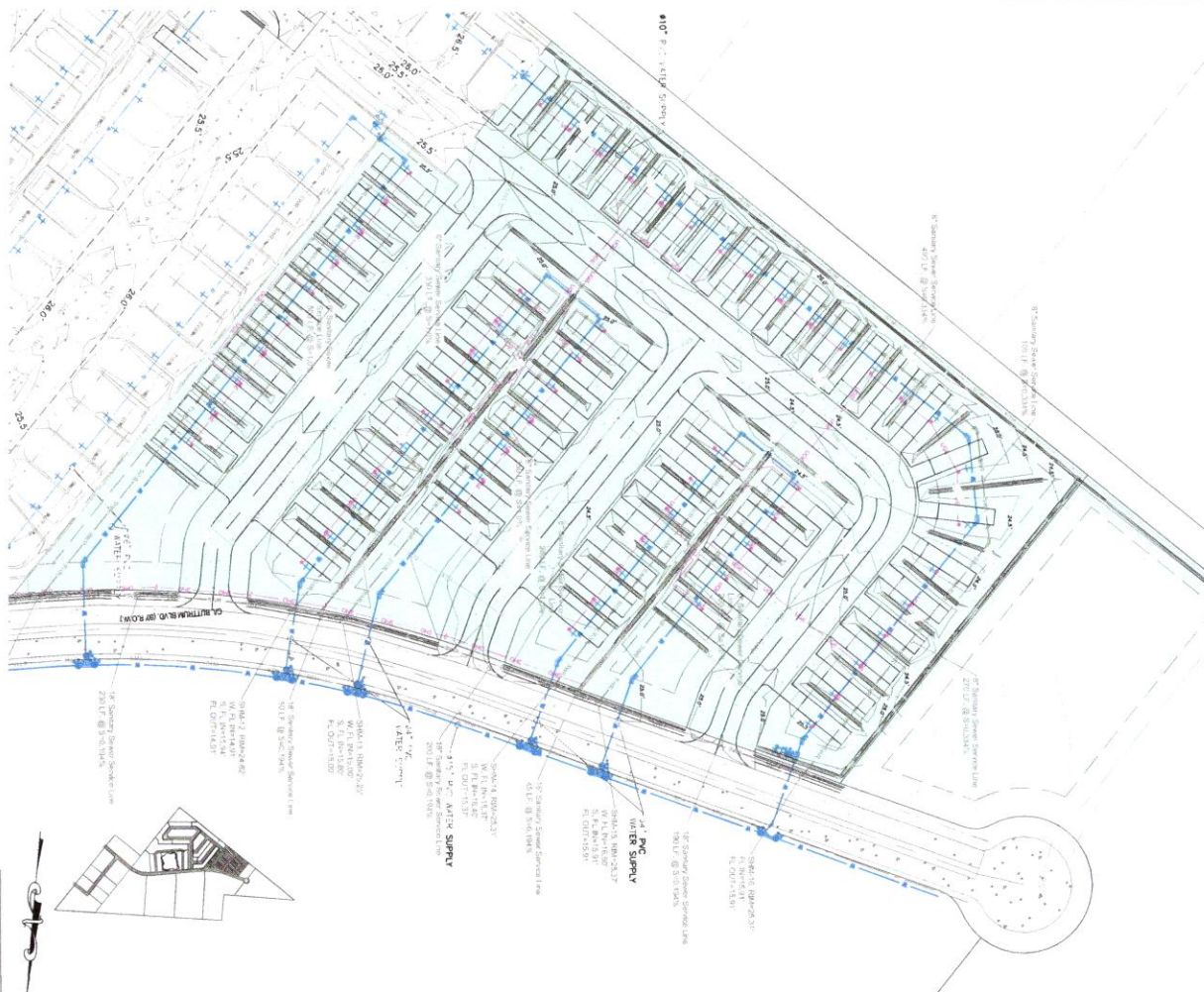
RONA + PIONEER CONSTRUCTION INC.
 600 GILBERT P. LANE, SUITE 100
 TOLSON, CA 95756
 415-625-0213
 1700 N. 1st AVE.

CONCRETE PLAN	SECTION	SHEET NUMBER
DESIGNED BY	CHECKED BY	C-1.4
DRAWN BY	DATE	
PROJECT	THICKNESS	



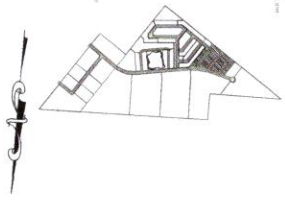
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024





SITE PLAN - PARK MODEL SECTION 4

SCALE 1"=50'



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CONCEPT PLAN
- THE PALMS -
 345 S.H. 35 BYPASS, ROCKPORT, TX 78382

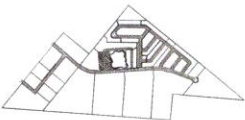


DATE	8/9/24	SHEET	26 OF 28
PROJECT	THE PALMS		
DESIGNER	CHANDRA FRANKLIN WMAACK, P.E.		
CHECKER	CHANDRA FRANKLIN WMAACK, P.E.		
DATE	8/9/24		
PROJECT	THE PALMS		
SHEET	C-1.5		

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SITE PLAN - PARK MODEL SECTION 5

SCALE 1"=30'



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CONCEPT PLAN
THE PALMS
 345 S.H. 35 BYPASS, ROCKPORT, TX 78382



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E., 105994 STAMPED FOR CONSTRUCTION August 9, 2024

PROJECT NO.	2024-025
DATE	08/09/24
DESIGNED BY	CH
CHECKED BY	TF
DATE	08/09/24
PROJECT NAME	THE PALMS
PROJECT LOCATION	345 S.H. 35 BYPASS, ROCKPORT, TX 78382
PROJECT NUMBER	C-16



SITE PLAN - CABINS SECTION 1

SCALE 1"=30'

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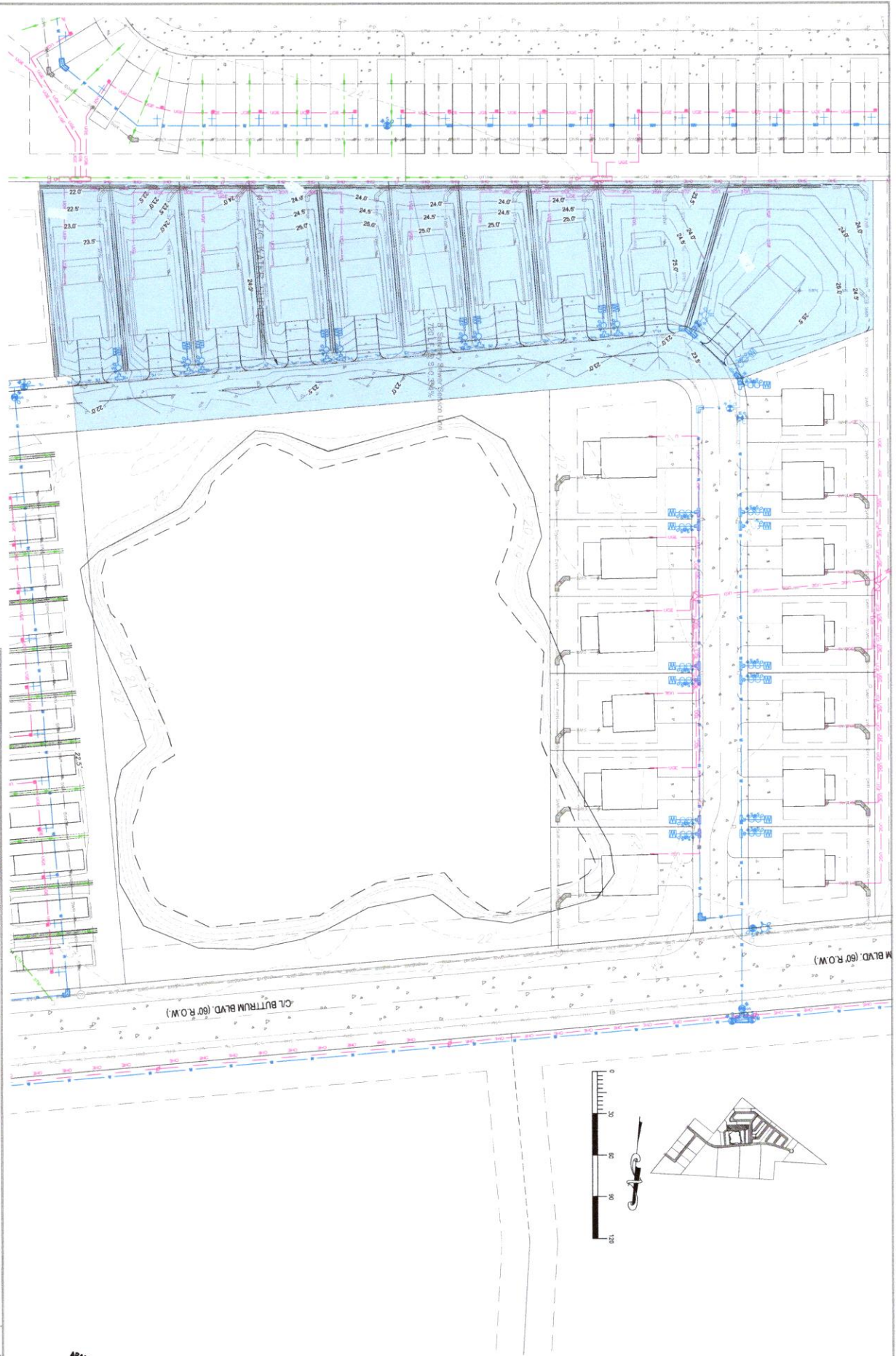
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345 S.H. 35 BYPASS, ROCKPORT, TX 78382

CONCEPT PLAN - THE PALMS -



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024



SITE PLAN - CABIN SECTION 2

SCALE 1"=30'

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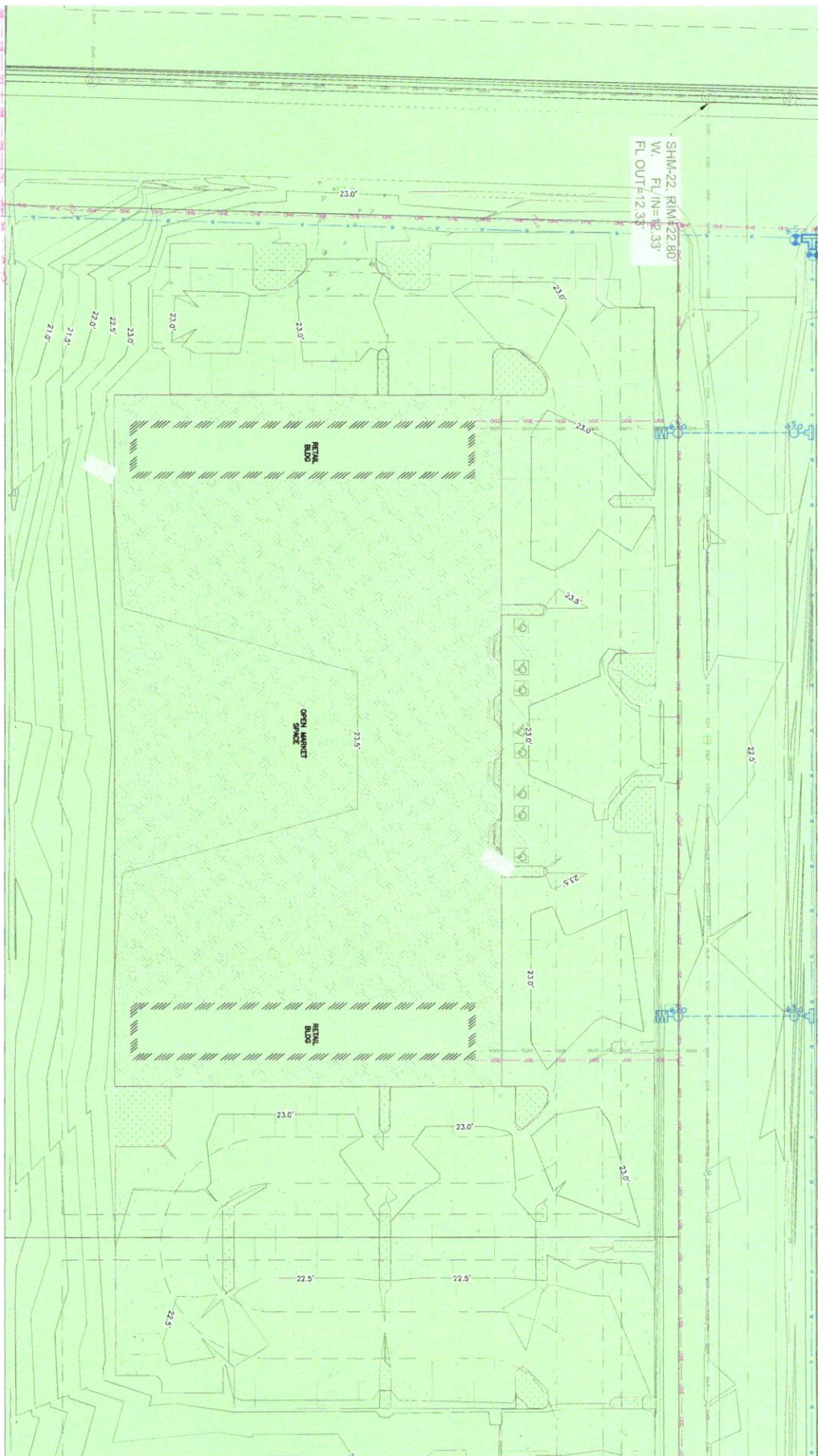
ARAM & FRANKLIN ENGINEERING, INC.
11111 W. 11TH STREET, SUITE 100
ROCKPORT, TEXAS 78382
TEL: 361-298-0000

CONCEPT PLAN
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

DATE: 08/09/2024	BY: JCF	SCALE: AS SHOWN
DRAWN: JCF	CHECKED: JCF	PROJECT: C-1.8
DATE: 08/09/2024	BY: JCF	SCALE: AS SHOWN

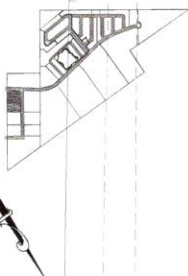


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024



SITE PLAN - OPEN MARKET

SCALE 1"=20'



CHANDRA FRANKLIN WOMACK & FRANKLIN ENGINEERING INC.
 345 S.H. 35 BYPASS, ROCKPORT, TX 78382
 TEL: 361.888.8888
 FAX: 361.888.8889
 WWW.CFWENGINEERING.COM

CONCEPT PLAN
 - THE PALMS -
 345 S.H. 35 BYPASS, ROCKPORT, TX 78382

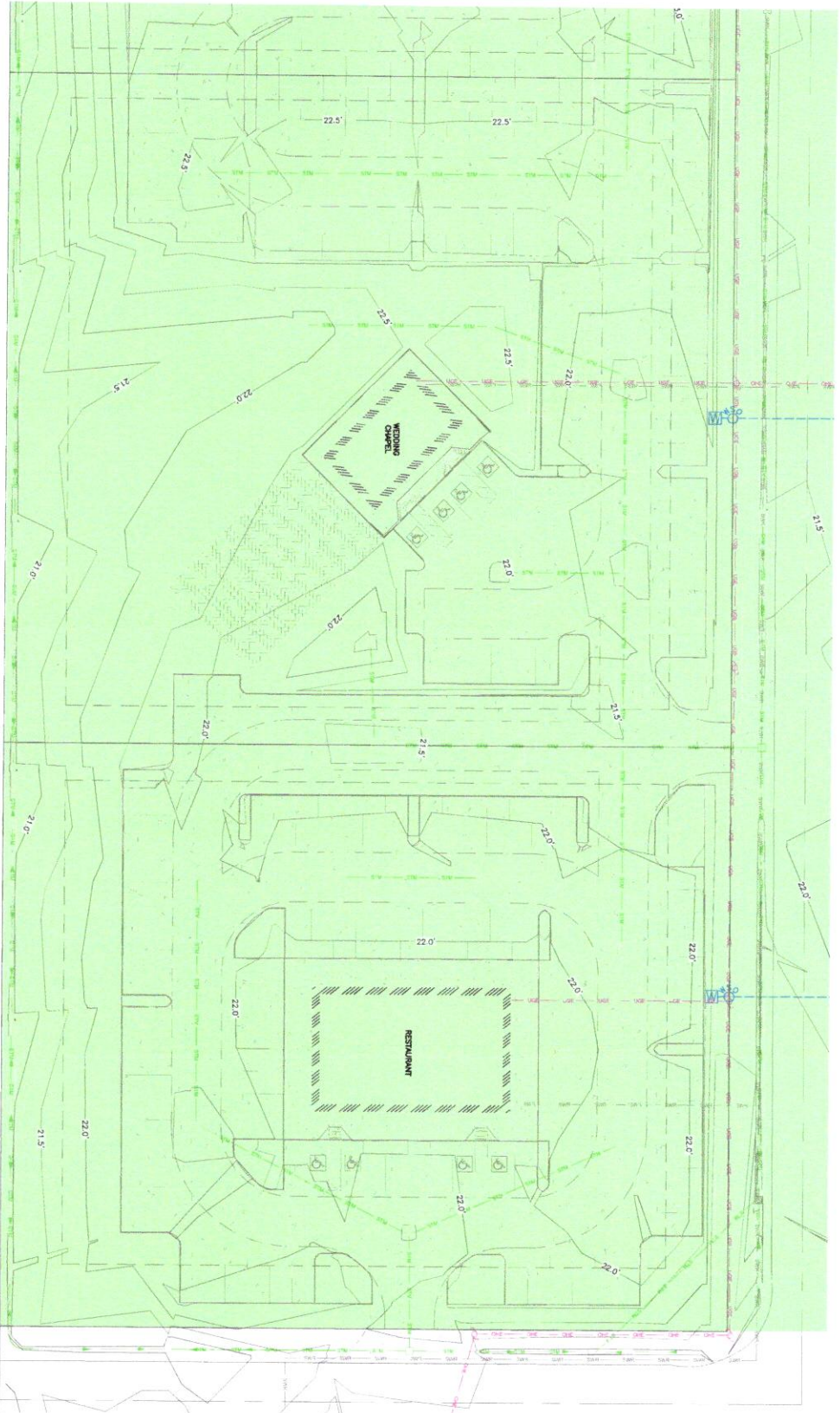
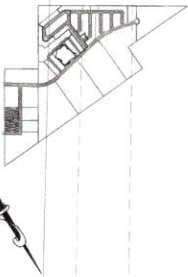
DESIGNED BY	CHANDRA FRANKLIN WOMACK & FRANKLIN
CHECKED BY	CHANDRA FRANKLIN WOMACK & FRANKLIN
DATE	08/09/2024
PROJECT NO.	C-1.9



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024

SITE PLAN - WEDDING CHAPEL & RESTAURANT

SCALE 1"=20'



ADAM & FRANKLIN
ENGINEERING INC.
345 S.H. 35 BYPASS, ROCKPORT, TX 78382
TEL: 361-455-1000
WWW.AFENGINEERING.COM

CONCEPT PLAN - THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024

DESIGNED BY	CHARTER	DATE	12/15/23
DRAWN BY	CHARTER	DATE	12/15/23
CHECKED BY	CHARTER	DATE	12/15/23
APPROVED BY	CHARTER	DATE	12/15/23
SHEET NUMBER	C-1.10	TOTAL SHEETS	10

SCALE: 1"=20'

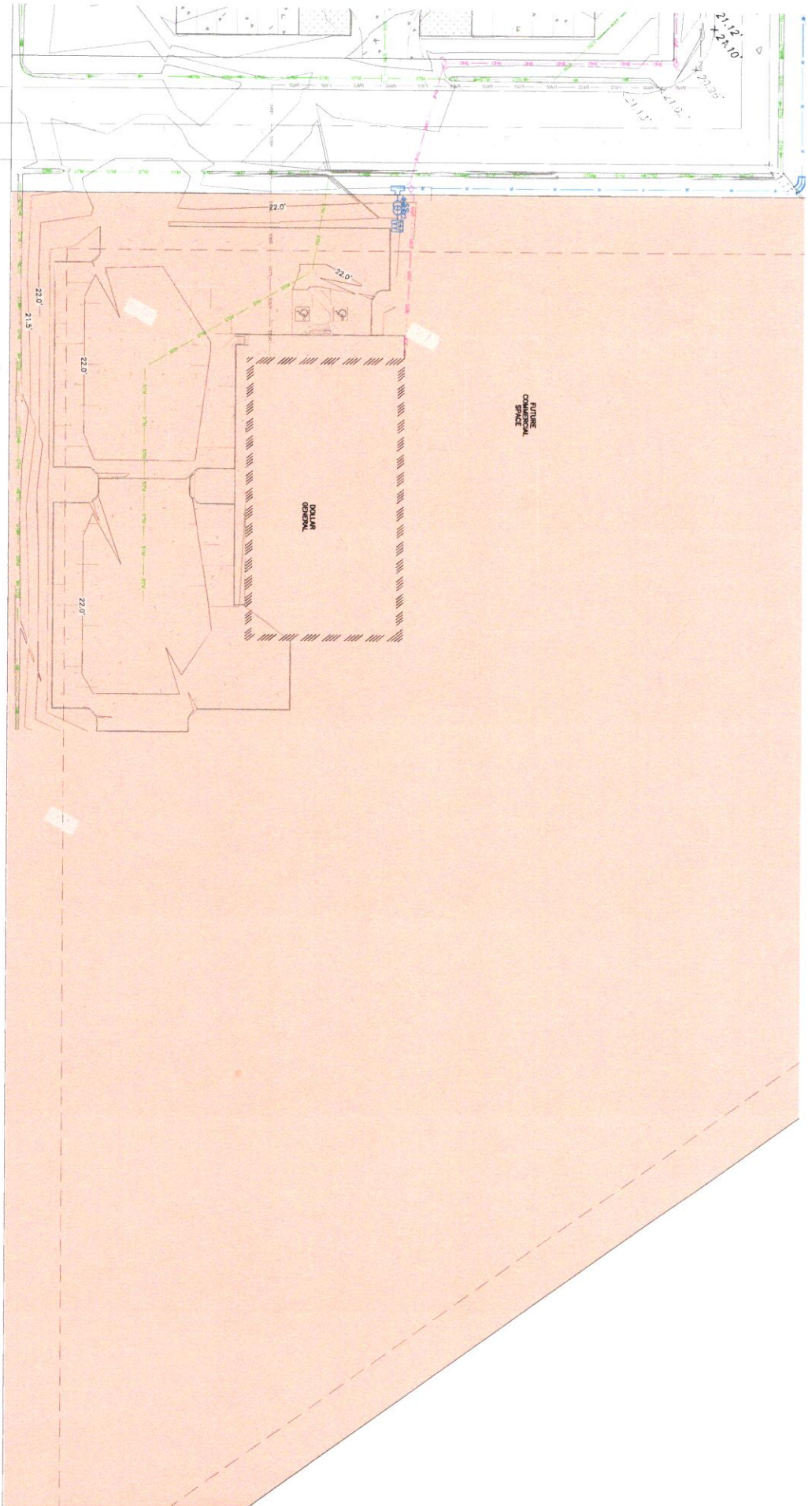


FREE CATALOG AND
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 800-451-7276
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 BOSTON, MA 02120

CONCEPT PLAN
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024

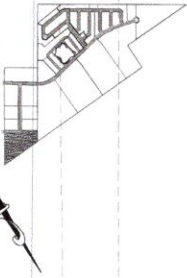


SITE PLAN - DOLLAR GENERAL

SCALE 1"=20'



21.12' +21.10'
21.08' +21.20'
19.06' +21.47'
18.51' +21.20'
18.41' +18.25'



CONCEPT PLAN
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382



PROJECT NAME	345 S.H. 35 BYPASS, ROCKPORT, TX 78382
DATE	08/09/24
DRAWN BY	CHANDRA FRANKLIN WOMACK, P.E.
CHECKED BY	CHANDRA FRANKLIN WOMACK, P.E.
SCALE	1"=20'
PROJECT NUMBER	C-1.12

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION August 9, 2024

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., 2024.

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

Owner Certification

State of Texas
County of Comal

D&R SELF STORAGE, INC.

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., 2024.

DON BUTTRUM, President

State of Texas
County of _____

This instrument was acknowledged before me by:

DON BUTTRUM, President of

D&R SELF STORAGE, INC.

This the ____ day of _____, A.D., 2024.

Notary Public in and for the State of Texas



Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
361-729-6479
jerryb@gsurveyor.com
www.gbsurveyor.com

TBPELS FIRM NO. F-414

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."

○ = Set 5/8" steel rebar ● F5/8" = Fnd. 5/8" steel rebar
● FIP = Fnd. Iron Pipe ● FCM = Fnd. Conc. Monument

2) Directional Control based on NAD 83, Texas State Plane, South Central Zone.
3) Total platted area contains 134.342 ____ acres or 5,851,956 ____ square feet of land.

Buttrum Boulevard & Bond Avenue are Privately Maintained Right-of-Ways (R.O.W.)
6.336 Acre R.O.W. Easement dedicated to the City of Rockport for Public & Emergency Access, and Drainage & Utilities.

- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
Lot Zoned B-1 = 20' Front Bldg. Line
Lots Zoned R-1 = 25' Front Bldg. Line, 20' Rear Bldg. Line & 5' Side Bldg. Line
5) 2.277 Acre, 40-foot platted R.O.W. & 0.893 Acre, 40-foot platted R.O.W., Closed and Abandoned by the City of Rockport, by Ord. Nos. 1891 - 1892, dated January 24, 2023.
6) The are no trees located within the existing concrete of Buttrum Blvd. or Bond Avenue.
7) A Tree Survey will be submitted for each construction permit for each phase of construction.

DEVELOPER CONTACT

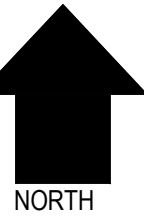
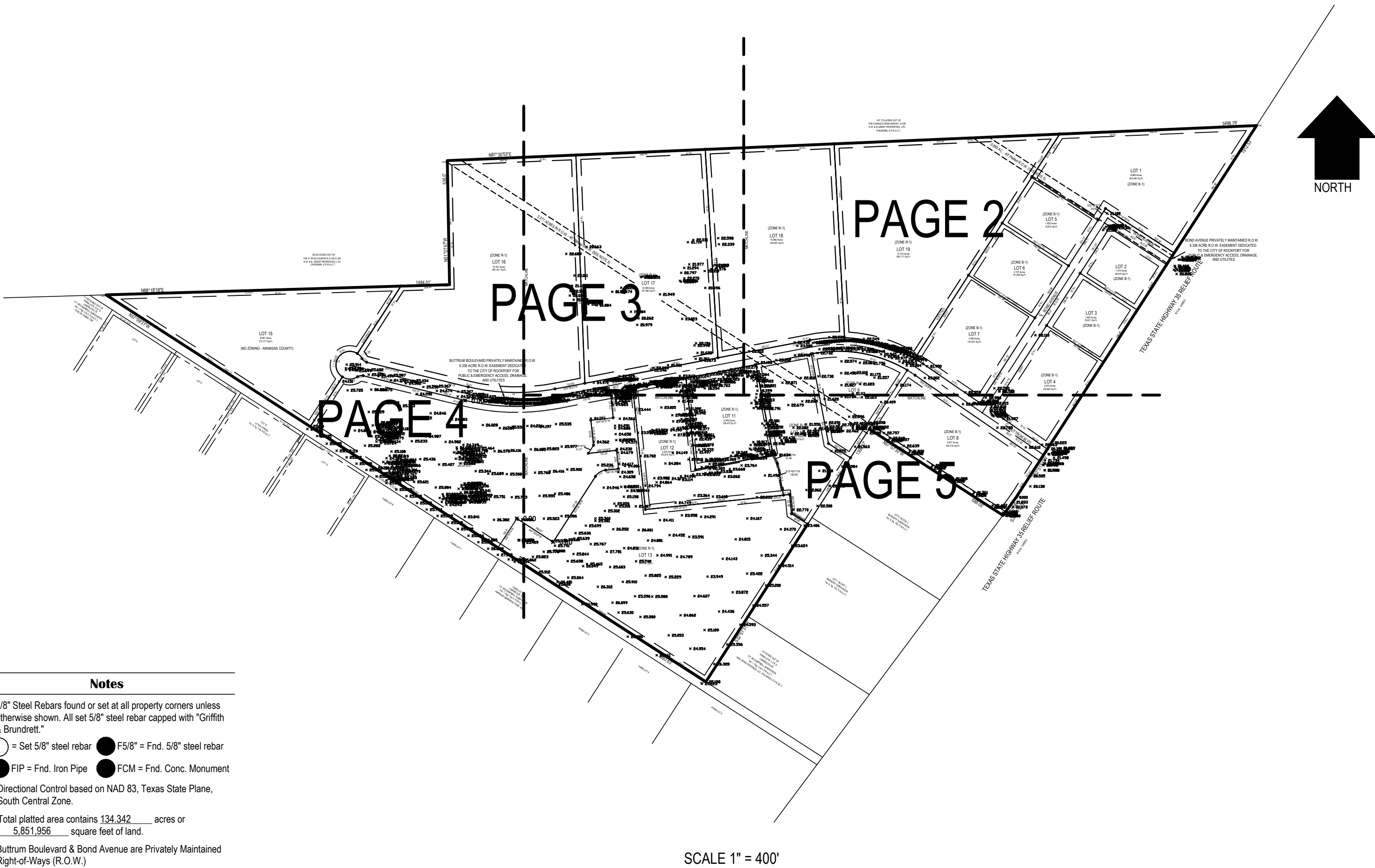
D&R SELF STORAGE
8210 IH 35N
NEW BRAUNFELS, TX 78130
(830) 624-7030

PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20; THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1, AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

JUNE 21, 2024



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. 2024.

Chair

Secretary

Commissioner's Court

State of Texas
County of Aransas

This plat of the herein described property is approved by the Commissioner's Court of Aransas County, Texas.

This the ____ day of _____, A.D., 2024.

By: Ray A. Garza, County Judge

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. 0325G/0350G
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.

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. 2024, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2024, at ____ o'clock ____ m. and duly recorded the day of _____, A.D. 2024, at ____ o'clock ____ in the Plat Records of Aransas County,

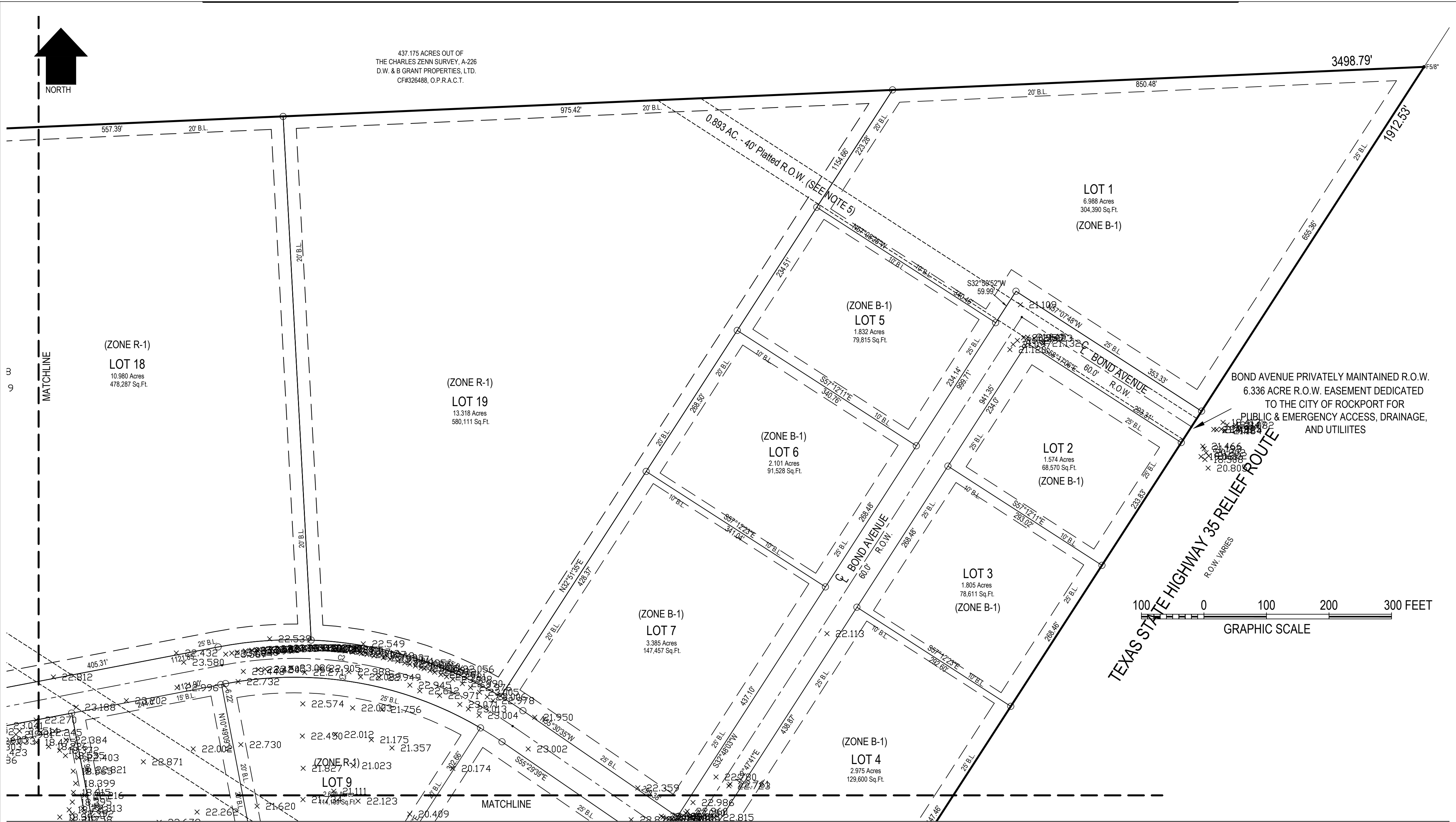
Texas in Volume _____, Page _____.

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. _____



CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20; THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1, AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

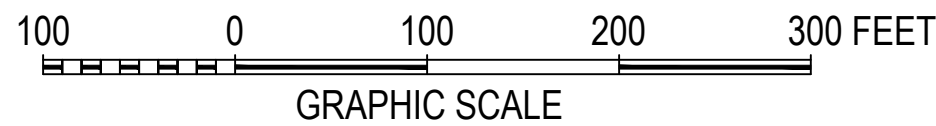
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

☎: 361-729-6479
☎: 361-729-7933
✉: jerry@griffithsurveyor.com
🌐: www.griffithsurveyor.com

TBPELS FIRM NO. F-414



192.63 ACRES OUT OF
THE H. RYALS SURVEYS A-183 & 184
D.W. & B. GRANT PROPERTIES, LTD.
CF#326488, O.P.R.A.C.T.

LOT 15
8.581 Acres
373,777 Sq.Ft.
(NO ZONING - ARANSAS COUNTY)

(ZONE R-1)
LOT 16
15.781 Acres
687,421 Sq.Ft.

(ZONE R-1)
LOT 17
12.348 Acres
537,882 Sq.Ft.

(ZONE R-1)
LOT 11
2.949 Acres
128,470 Sq.Ft.

BUTTRUM BOULEVARD PRIVATELY MAINTAINED R.O.W.
6.336 ACRE R.O.W. EASEMENT DEDICATED
TO THE CITY OF ROCKPORT FOR
PUBLIC & EMERGENCY ACCESS, DRAINAGE,
AND UTILITES

CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
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L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
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PRELIMINARY PLAT: THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

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AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND
LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

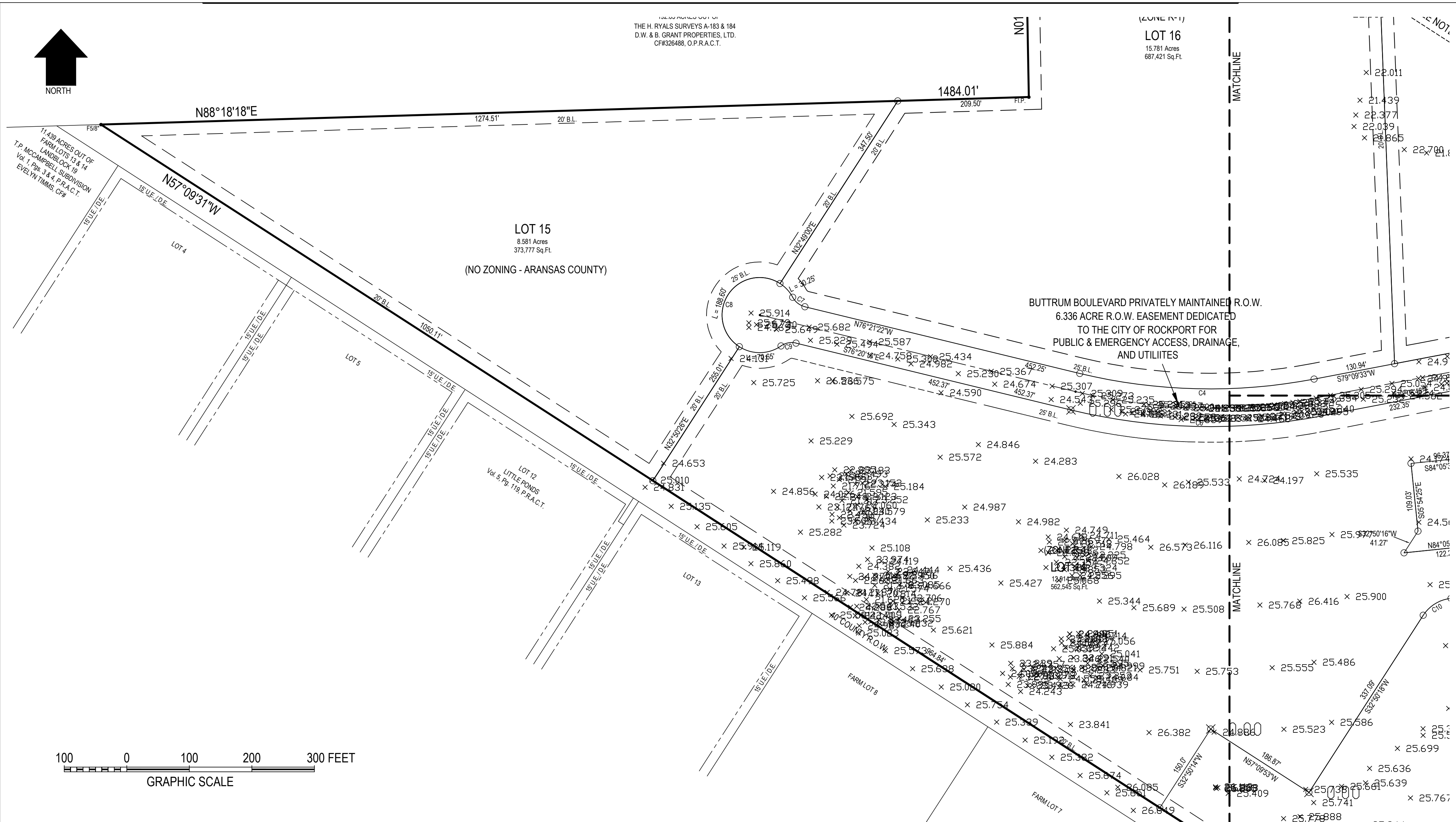
361-729-6479
361-729-7933
jerry@gbsurveyor.com
www.gbsurveyor.com

TBPELS FIRM NO. F-414



THESE ARE THE SURVEYS OF
THE H. RYALS SURVEYS A-183 & 184
D.W. & B. GRANT PROPERTIES, LTD.
CF#326488, O.P.R.A.C.T.

(ZONE R-1)
LOT 16
15.781 Acres
687,421 Sq.Ft.



CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
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L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
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PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20;
THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1,
AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND
LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

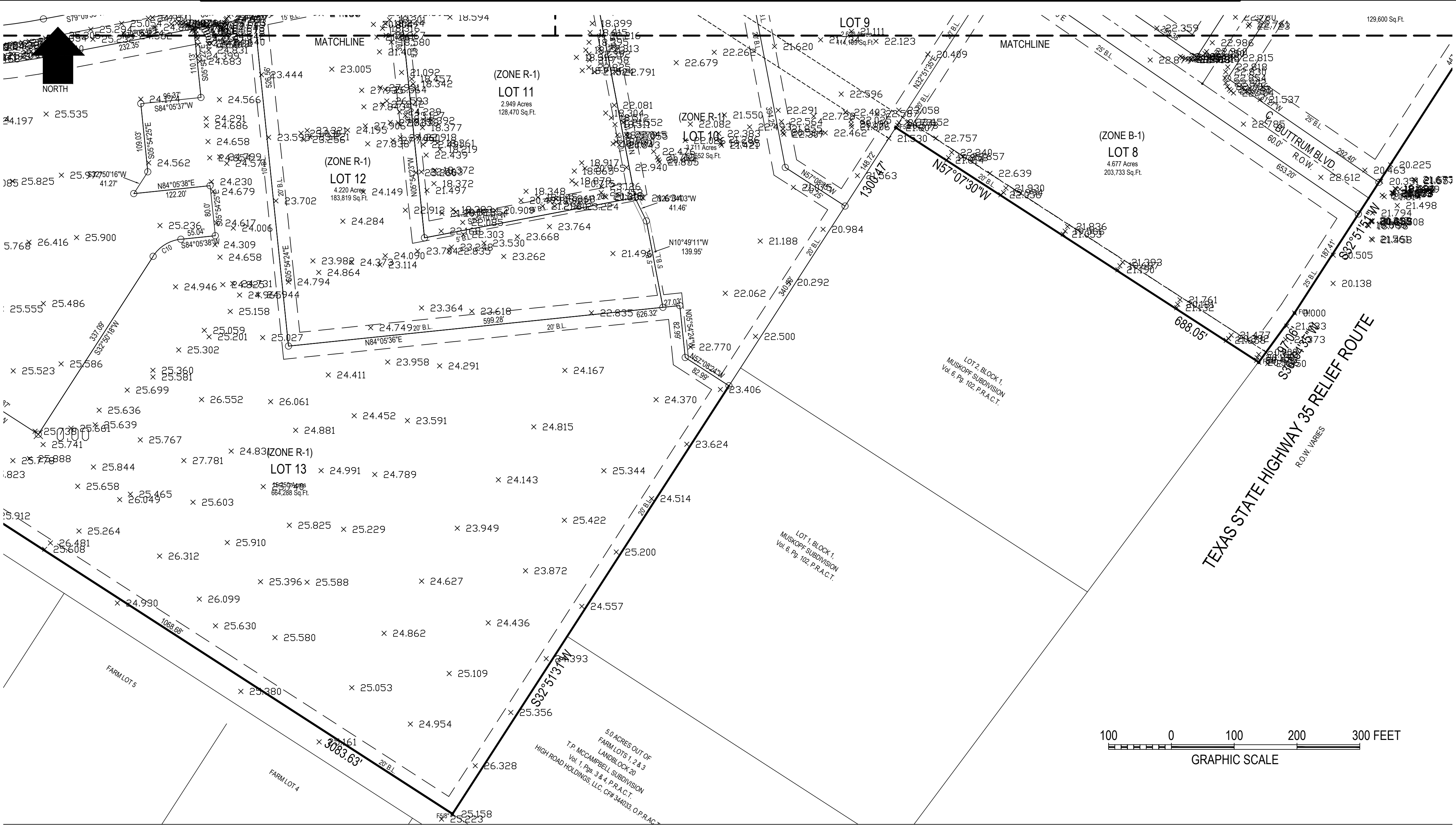
Firm Name and Address

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

TBPELS FIRM NO. F-414



CURVE DATA				
C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'
C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT:
THE PALMS
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20;
THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1,
AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND
LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100' JUNE 21, 2024

Firm Name and Address

**Griffith & Brundrett**
Surveying & Engineering, Inc.

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

 : 361-729-6479
 : jerryb@gbsurveyor.com
 : www.gbsurveyor.com

TBPELS FIRM NO. F-414

November 1, 2024

TRANSMITTED VIA EMAIL

Ms. Carey Dietrich, CFM, CBO
Asst. Director of Building & Development
City of Rockport
2965 HWY 35 N
Rockport, Texas 78382

Re: The Palms Re-Plat Review
2024 Rockport Engineering Reviews
Reference: 349-499 SH 35 Bypass

Dear Ms. Dietrich,

The application and supporting documentation submitted for review include a preliminary plat or replat, concept plan and application for a subdivision titled "The Palms". As requested, Urban Engineering has reviewed the proposed "The Palms" submittal and has provided commentary herein. The following items and/or comments are based on City of Rockport, Platting and Subdivision Regulations

General Comment:

The replat submission for "The Palms" subdivision is administratively incomplete and have the following comments:

This list outlines comments and necessary revisions for the replat submission of "The Palms" subdivision. Here's a breakdown to clarify each point:

1. **Additional Information Needed on the Concept Plan:** The concept plan is missing critical details. It will be considered for acceptance once the following are addressed:
 - I. **Fire Hydrants:** Indicate the planned locations for fire hydrants to meet Rockport's fire safety regulations.
 - II. **Roadway Sections for Fire Access:** Include the layout of roadways to confirm fire trucks and emergency vehicles can access the area.
 - III. **Existing Utilities:** Mark the locations of current utility lines, including water, sanitary sewer, and stormwater lines.
 - IV. **Sanitary Manholes & Utility Connections:** Show all manholes and how the utilities will connect to existing lines.
 - V. **Grading and Paving Plans:** Add plans that outline land grading and paving requirements.
 - VI. **Stormwater Runoff Arrows:** Use directional arrows to indicate how stormwater will flow across the subdivision to ensure proper drainage.

2. **Lot Number Discrepancy:** Ensure lot numbers are consistently referenced in both the Concept Plan and Preliminary Plat submission.
3. **Building Line Information Missing on Preliminary Plat:** Specifically, lot 10 on the south end of the property lacks building line information on Sheet 5 of the Preliminary Plat.
4. **Utility Easements:** Clearly mark utility easements on both the Preliminary Plat and Concept Plan.
5. **40' Utility Easement Abandonment:** The submission lacks approval for abandoning the existing 40' utility easement. Provide correspondence from the City of Rockport regarding the permissibility of this abandonment.
6. **Tree Identification:** Identify any trees with a diameter greater than 6 inches at breast height on the plans.
7. **Private Roads or Alleys:** Indicate any private roads or alleys on the concept plan.
8. **Topographic Information:** Elevations provided are not clearly visible due to overlapping information.

Please let us know if you have any questions.

Regards,

Urban Engineering

 Niles Patel /
For and behalf of
Douglas Lawrence
DLawrence@urbaneng.com

Cc: Mike Donoho, City Public Works
Ryan Picarazzi
Mark Maroney, P.E.