



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, MAY 5, 2025 - 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, May 5, 2025, 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 property located at 1419 S. Magnolia St; also known as Doughty & Mathis, Block 47, Lot 5-A & 6-A, City of Rockport, Aransas County, Texas ()
3. Conduct a Public Hearing to consider the Final Plat of property located at 1893 Bay Shore and 2 Luau; also known as Key Allegro unit #3, Block 9, Lot 25-R, City of Rockport, Aransas County, Texas ()

III. Regular Agenda

4. Deliberate and act on approval of the regular meeting minutes of April 21, 2025. ()
5. Deliberate and act to consider the Final Plat of 1419 S. Magnolia St; also known as Doughty & Mathis, Block 47, Lot 5-A & 6-A, City of Rockport, Aransas County, Texas. ()
6. Deliberate and act to consider the Final Plat of property located at 1893 Bay Shore / 2 Luau; also known as Key Allegro unit #3, Block 9, Lot 25-R, City of Rockport, Aransas County, Texas. ()
7. Discussion and action regarding the Joint Public Hearings with Planning & Zoning Commission and the City Council. ()
8. Adjourn ()

CERTIFICATION

I certify that the above notice of the meeting was posted on the bulletin board at the Rockport Service Center,

2751 State Highway 35 Bypass, Rockport, Texas on May 2, 2025, at 3:00pm 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 "Carey Dietrich". The signature is written in a cursive, flowing style.

Carey Dietrich
Director of Building & Development



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, May 5, 2025, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final Plat of 1419 S. Magnolia st; also known as Doughty & Mathis, BLOCK 47, Lot 5-A & 6-A, 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 May 5, 2025, and posted on the City's website <https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>.

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 April 2025 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, April 17, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Director Building & Development

STAFF REPORT

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com



PROPERTY ADDRESS/LOCATION

1419 S Magnolia

APPLICANT/PROPERTY OWNER

Jack P. Hopper Owner

PUBLIC HEARING DATE

P&Z – Monday, May 5, 2025
CC – N/A

P&Z DATE

P&Z – Monday, May 5, 2025

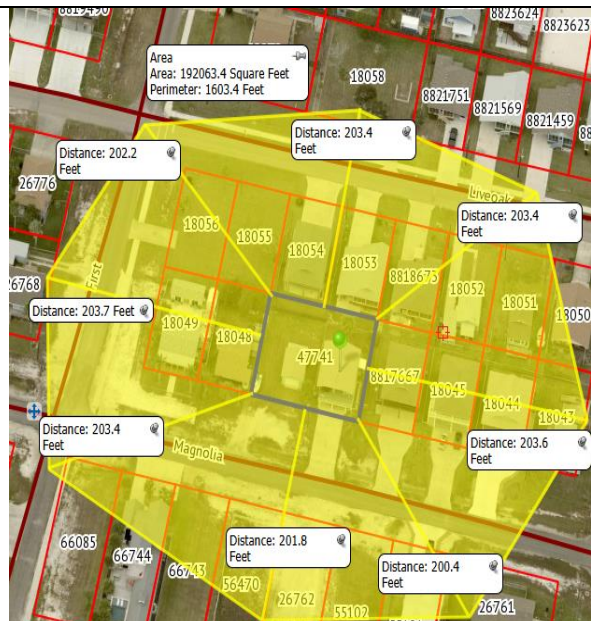
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Jack Hopper wishes to divide his lot into two lots. There are structures on both lots, one being the primary residence and the other being the accessory use garage which is shown to be 612 square feet. Mr. Hopper has been made aware that in order to utilize the garage as a dwelling unit the living space square footage is 600 square feet and it must meet current code.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 17, 2025 edition and mailed out to twenty five (25) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R2 – 2 nd Single Family Dwelling District	Single Family Home with Garage Accessory Structure	N – R2 (2 nd Single Family Dwelling District) S – R2 (2 nd Single Family Dwelling District) E – R2 (2 nd Single Family Dwelling District) W – R2 (2 nd Single Family Dwelling District)	Single Family Home with Garage Accessory Structure	.23 Acres 10,000 sq ft Lot Size: 100' X 100'

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

This property has an established residential dwelling and a boat storage/garage accessory use structure. While the side setbacks are met for the new property line, the owner was made aware there could not be an accessory use structure without an established residential dwelling and would have one year from the date of the plat approval to permit/build a dwelling unit with minimum 600 square feet of living space.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

OTHER (DESCRIBE)

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, May 5, 2025, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final Plat of property located at 1893 Bay Shore / 2 Luau; also known as Key Allegro unit #3, BLOCK 9, Lot 25-R, 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 May 5, 2025, and posted on the City's website <https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>.

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 April 2025 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, April 17, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Director Building & Development



PROPERTY ADDRESS/LOCATION
 1893 Bayshore & 2 Luau

APPLICANT/PROPERTY OWNER
 Deborah (Debbie) Cran, Owner

PUBLIC HEARING DATE
 P&Z – Monday, May 5, 2025
 CC – N/A

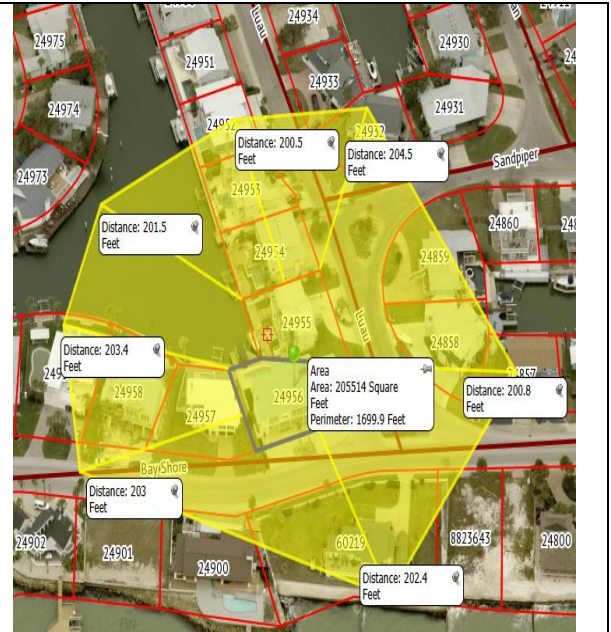
P&Z DATE
 P&Z – Monday, May 5, 2025

CITY COUNCIL DATE(S)
 1st Reading – N/A
 2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Deborah (Debbie) Cran wishes to combine the two lots to create one large lot. There is a residential dwelling at 2 Luau that is being demolished.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 17, 2025 edition and mailed out to sixteen (16) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R2 – 2 nd Single Family Dwelling District	Single Family Home	N – R2 (2 nd Single Family Dwelling District) S – R2 (2 nd Single Family Dwelling District) E – R2 (2 nd Single Family Dwelling District) W – R2 (2 nd Single Family Dwelling District)	Single Family Homes	.49 Acres 21,534 sq ft Lot Sizes: 111.41' X 100' 90 X 100 Combined: 201.41 X 100

STAFF RECOMMENDATION

APPROVE	APPROVE WITH CONDITIONS	DENY
COMPATIBILITY with the ZONING ORDINANCE The Current Future Land Use Map suggests Residential Use	PROPERTY HISTORY Single Family Home at 1893 Bay Shore will remain and Single Family home at 2 Luau has been issued demolition permit # 25-000547.	

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

OTHER (DESCRIBE)

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

PLANNING AND ZONING COMMISSION MINUTES

On this the 21st day of April 2025, 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
Kim Hesley- Secretary
Ric Young
Tom Blazek
Rocky Gudim

Members Absent

Warren Hassinger Vice Chair
Josh Dowling

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Robert Decker, Building Official
Finn Klanica, Desktop Support Technician

Guest(s) Present

One (1)

Open Agenda

1. Meeting called to order at 5:38 p.m.

Public Hearing

open 5:38 pm / close 5:40 pm

2. Conduct a Public Hearing to consider the Final Plat of The Palms Subdivision located at 349-499 SH 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.

Kathaleen Lookadoo spoke in favor of the Final Plat

Regular Agenda

open 5:40 pm

3. Deliberate and act on approval of the regular meeting minutes of April 7, 2025.

Motion: Member Young made a motion to approve the April 7, 2025, minutes with clerical corrections. Member Gudim seconded. **Motion Passed Unanimously.**

4. Discussion and action regarding the Final Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also know 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, Pt of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

Carey Dietrich, Community Planner Spoke.

Kathaleen Lookadoo spoke.

Motion: Member Gudim made a motion to approve the Final Plat of The Palms Subdivision. Member Blazek seconded the motion. **Motion Passed Unanimously.**

5. Adjournment 5:50 pm

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

Prepared by:

Approved by:

Belinda Garcia Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION
Regular Meeting: Monday, May 5, 2025

AGENDA ITEM: 5

Deliberate and act to consider the Final Plat of 1419 S. Magnolia St; also known as Doughty & Mathis, Block 47, Lot 5-A & 6-A, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owner, Jack Hopper wishes to divide his lot into two lots. There are structures on both lots, one being the primary residence and the other being the accessory use garage which is shown to be 612 square feet. Mr. Hopper has been made aware that in order to utilize the garage as a dwelling unit the living space square footage is 600 square feet and it must meet current code.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 17, 2025 edition and mailed out to twenty five (25) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying plat application and Section 90-32 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of the Final Plat of 1419 S. Magnolia St; also known as Doughty & Mathis, Block 47, Lot 5-A & 6-A, City of Rockport, Aransas County, Texas.



RECEIVED
APR 03 2025

Plat Application & Checklist

Building & Development Services Department

BY: J. Cantu

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: 1419 S MAGNOLIA ACAD Property ID: 47741

Subdivision: DOUGHTY & MATHIS DIVISION Block: 47 Lot: 5-R

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: JACK P. HOPPER

Company: _____

Mailing Address: 2116 FORDHAM LN, AUSTIN, TX 78723

Phone: 512.502.4638

Email: HOPDAD40@YAHOO.COM

ENGINEER/PLANNER/SURVEYOR:

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

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

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

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 5-A & 6-A, BLOCK 47, DOUGHTY & MATHIS DIVISION

- Present Zoning District: R-2 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____ ☒ YES ☐ NO
- Do all proposed lots have access to existing public streets? ☐ YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	0.230 ACRES	
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	0.230 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	2	0.230 ACRES	
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:			
Public/ Private Street R.O.W			
TOTAL	2	0.230 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED

(Owner or Developer)

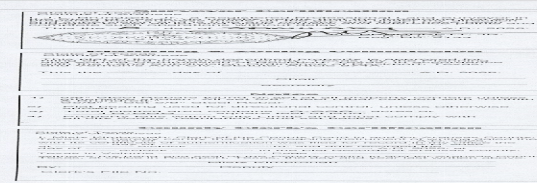
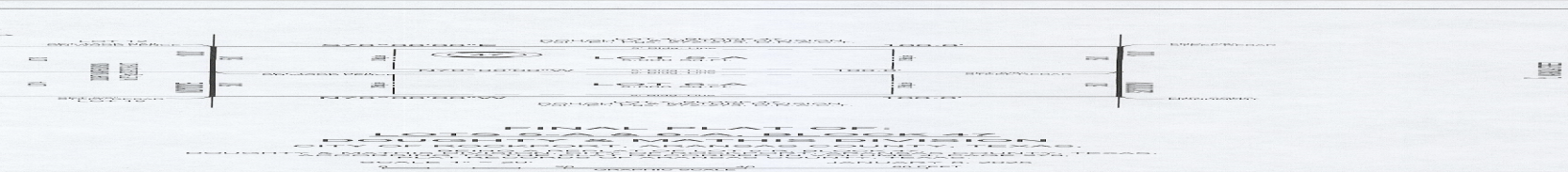
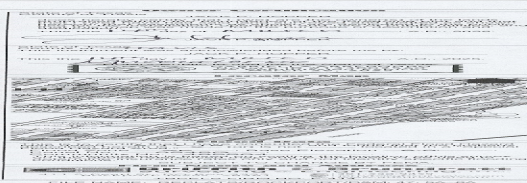
FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____



<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
47741	Jack Hopper	1419 S. Magnolia st	2116 Fordham Ln	Austin	TX	78723
18049	Carla Obledo	1431 S. Magnolia st	1431 S. Magnolia	Rockport	TX	78382
18048	Edna Flack	1427 S. Magnolia st	1427 S. Magnolia st	Rockport	TX	78382
8817667	Arn Family Trust	1415 S. Magnolia st	499 Serenity Point dr	Henderson	NV	89012
18045	Doak Embrey & Scarlett Olson	1411 S. Magnolia st	4009 Avenue C	Austin	TX	78751
18044	Rebecca Reed	1407 S. Magnolia st	11614 Elm Ridge rd	San Antonio	TX	78230
18043	Mary Ladd	1403 S. Magnolia st	16610 Front Royal st	San Antonio	TX	78247
18056	Jeffrey & Mary Leonard	902 E. First st	210 Olympic dr	Rockport	TX	78382
18055	Jeffrey & Mary Leonard	1428 S. Live Oak st	210 Olympic dr	Rockport	TX	78382
18054	Jose Luis Hernandez	1424 S. Live Oak st	121 Wooden Lodge Dr	Manchaca	TX	78652
18053	Papagayo Inc	1420 S. Live Oak st	719 Waterwood	Rockport	TX	78382
8818673	John & Patricia Bemrose	1416 S. Live Oak st	1435 S. Water st	Rockport	TX	78382
18052	Jon & Karen Beard	1412 S. Live Oak st	7611 Vail Valley Dr	Austin	TX	78749
18051	Paul Douglas	1408 S. Live Oak st	10830 Grand Teton	Corpus Christi	TX	78410
18050	Richard & Joan Shults	1402 S. Live Oak st	1402 S. Live Oak st	Rockport	TX	78382
26768	Doris Giorda	1503 S. Magnolia st	1503 S. Magnolia st	Rockport	TX	78382
18058	Jeffrey & Brenda Stephens	1419 S. Live Oak st	14870 Bradley rd	Atascosa	TX	78002
26761	Edward Etvir & Cheryl Aniol	1001 E. Corpus Christi st	P O Box 280	Leming	TX	78050
55101	Craig Burt & Kipi Condit	1410 S. Magnolia st	1410 S. Magnolia st	Rockport	TX	78382
55102	Arn Family Trust	1414 S. Magnolia st	499 Serenity Point dr	Henderson	NV	89012
26762	Arn Family Trust	1418 S. Magnolia st	499 Serenity Point dr	Henderson	NV	89012
56470	Virginia Hallinan	1422 S. Magnolia st	1421 Water st.	Rockport	TX	78382
66743	Joyce McCoy	1428 S. Magnolia st	1425 Water st.	Rockport	TX	78382
66744	Jonathan Culpepper	1432 S. Magnolia st	12930 Queensbury Ln	Houston	TX	77079
66085	Jon Davis	1436 S. Magnolia st	308 W. Evergreen ave. Apt 4	Chicago	IL	61610
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

[illegible]

PLANNING & ZONING COMMISSION
Regular Meeting: Monday, May 5, 2025

AGENDA ITEM: 6

Deliberate and act to consider the Final Plat of property located at 1893 Bay Shore / 2 Luau; also known as Key Allegro unit #3, Block 9, Lot 25-R, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owner, Deborah (Debbie) Cran wishes to combine the two lots to create one large lot. There is a residential dwelling at 2 Luau that is being demolished.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 17, 2025 edition and mailed out to sixteen (16) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying plat application and Section 90-32 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of the Final Plat of property located at 1893 Bay Shore / 2 Luau; also known as Key Allegro unit #3, Block 9, Lot 25-R, City of Rockport, Aransas County, Texas.



RECEIVED
APR 03 2025

Plat Application & Checklist

Building & Development Services Department

J. Carter

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: 1893 BAY SHORE / 2 LUAU ACAD Property ID: 24955 / 24956

Subdivision: KEY ALLEGRO ISLAND ESTATES, UNIT # 3 Block: 9 Lot: 24 & 25

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: DEBORAH (DEBBIE) CRAN

Company: _____

Mailing Address: 1893 BAY SHORE, ROCKPORT, TX

Phone: 281.960.8549

Email: CRANDEBBIE@SBCGLOBAL.NET

ENGINEER/PLANNER/SURVEYOR:

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

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

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

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOT 25-R, BLOCK 9, KEY ALLEGRO ISLAND ESTATES, UNIT # 3

- Present Zoning District: R-2 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____ ☒ YES ☐ NO
- Do all proposed lots have access to existing public streets? ☐ YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	2	0.454 ACRES	
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	2	0.454 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	0.454 ACRES	
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:			
Public/ Private Street R.O.W			
TOTAL	1	0.454 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED

(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

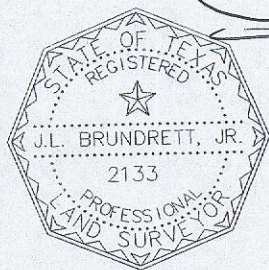
Receipt No. _____

Surveyor Certification

State of Texas
County of Aransas

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

This the 27 day of February, A.D., 2025.



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

Owner Certification

State of Texas
County of Aransas

DEBBIE J. CRAN

Also Known As, DEBORAH CRAN

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 2nd day of April, A.D., 2025.

DEBBIE J. CRAN

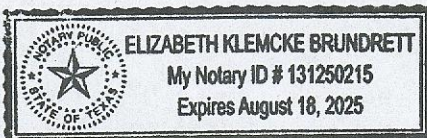
State of Texas
County of Aransas

This instrument was acknowledged before me by:

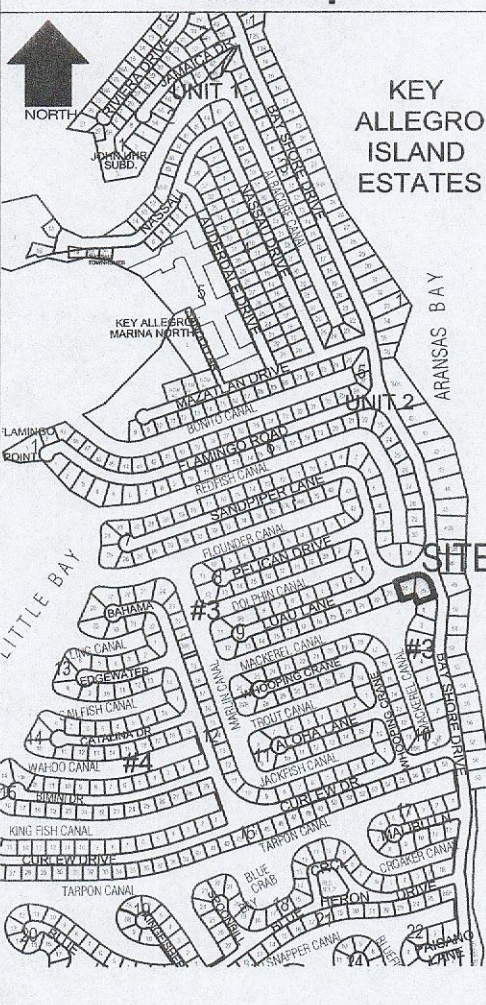
DEBBIE J. CRAN

This the 2nd day of April, A.D., 2025.

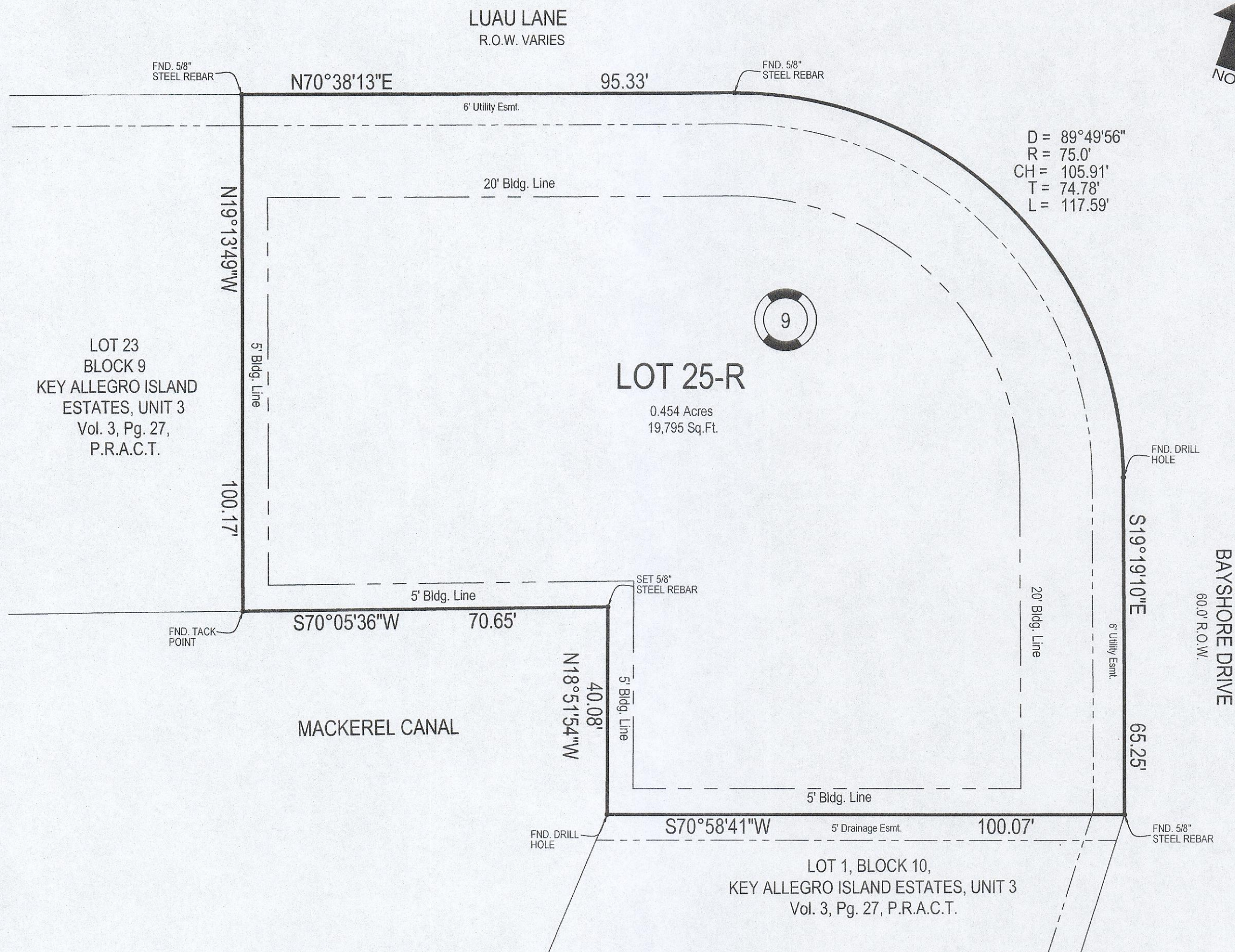
Notary Public in and for the State of Texas



Locator Map



FILE NAME: REPLATS/ROCKPORT/KEY ALLEGRO, U3, B9, 25R



Final Plat of:

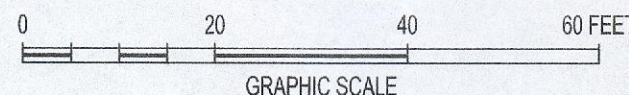
**LOT 25-R, BLOCK 9,
KEY ALLEGRO ISLAND ESTATES, UNIT 3**

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOTS 24 AND 25, BLOCK 9, KEY ALLEGRO ISLAND ESTATES, UNIT 3,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 27,
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 20'

FEBRUARY 27, 2025



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. 2025.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-729-6479
Fax: 361-729-7933
Email: jbrundrett@griffithandsurveying.com
Website: www.gbsurveyor.com

TBPES FIRM NO. F-414

Flood Data

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

Flood Zone AE, Base Elevation 6'.

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

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett".
- 2) Bearings & Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- 3) Total platted area contains 0.454 acres or 19,795 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

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. 2025, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2025, at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2025, 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.

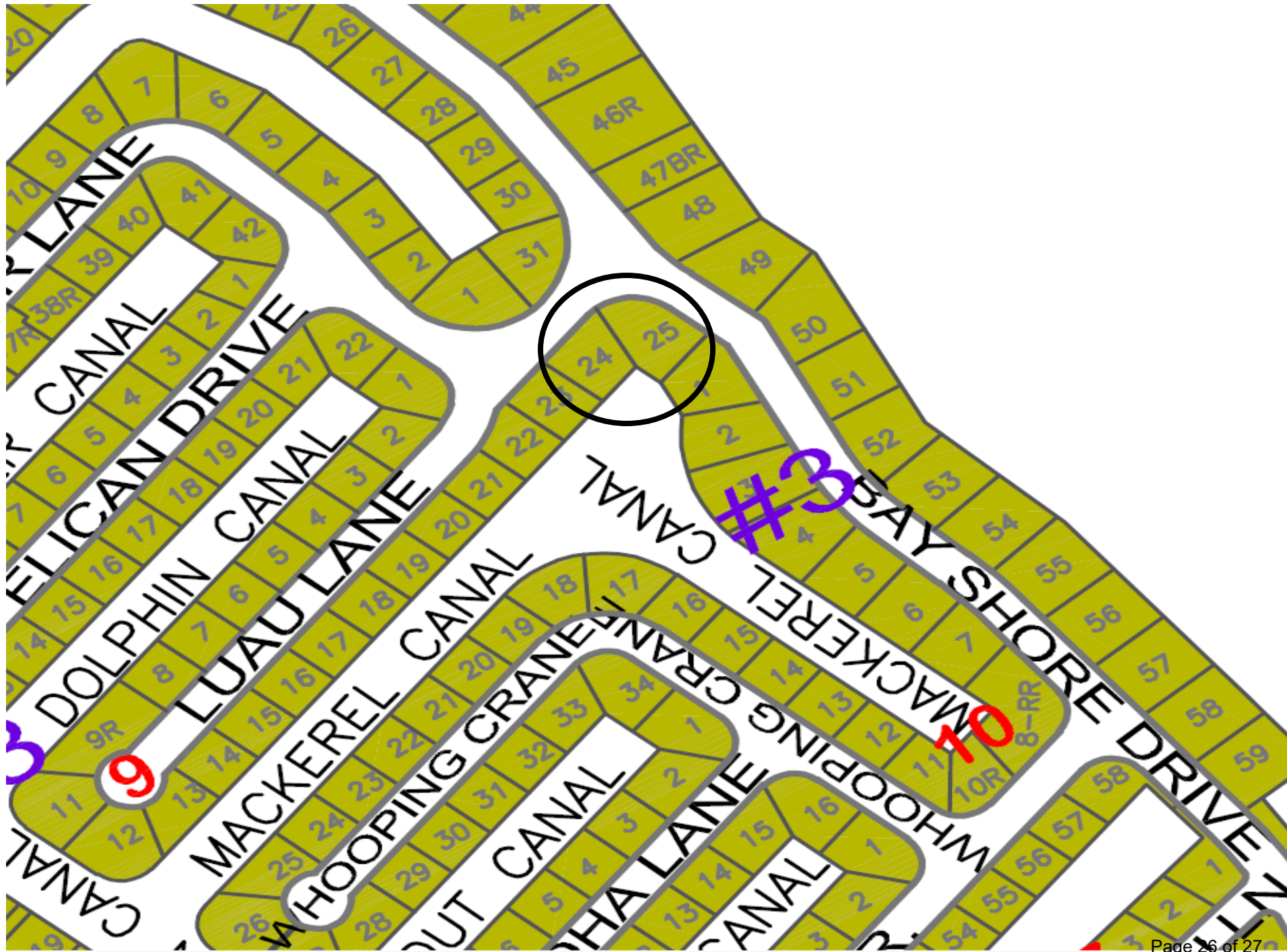
Misty Kimbrough

By: Deputy

Clerk's File No. _____

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
24956	Debbie Cran	1893 Bay Shore dr	1893 Bay Shore dr	Rockport	TX	78382
24955	Samuel & Anne Pierce	2 Luau ln	6102 Pebble Beach dr	Houston	TX	77069
24954	4 Luau Lane LLC	4 Luau ln	9179 Shadow Creek ln	Converse	TX	78109
24953	Van & Patricia Brinkerhoff	6 Luau ln	6 Luau ln	Rockport	TX	78382
24952	5 Hermanas LLC	8 Luau ln	410 Crossroads st	Laredo	TX	78045
24933	Richard & Lynda Rarick	7 Luau ln	7 Luau ln	Rockport	TX	78382
24932	Luau Lane Living Trust	5 Luau ln	951 Vanguard st	Lakeway	TX	78734
24859	Michael & Kimberly Weaver	3 Luau ln	117 Northwood dr	Cuero	TX	77954
24858	John & Kelly Blackwell	1 Luau ln	1 Luau ln	Rockport	TX	78382
24857	Alan Ceshker Trustee	1889 Bay Shore dr	12400 W. Hwy 71 #350-252	Bee Cave	TX	78738
8823643	Doak Embrey & Scarlett Olson	1892 Bay Shore dr	4009 Avenue C	Austin	TX	78751
60219	Towne Real Estate LTD	1894 Bay Shore dr	7970 Fredericksburg rd PMB 707	San Antonio	TX	78229
24900	1896 Bay Shore LLC	1896 Bay Shore dr	3839 Bee Caves rd #200	West Lake Hills	TX	78746
24957	Harry Mackey	1895 Bay Shore dr	7809 Lindenwood cir	Austin	TX	78731
24958	Ryon & Paula Herber	1897 Bay Shore dr	21820 Old Oak Way	Hockley	TX	77447
24959	David & Karen Schmidt	1899 Bay Shore dr	1400 Community ln	Midland	TX	79701
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

ZONING MAP



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, May 5, 2025

AGENDA ITEM: 7

Discussion and action regarding the Joint Public Hearings with Planning & Zoning Commission and the City Council.

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

BACKGROUND:

There was much discussion regarding Joint Public Hearings vs individual Public Hearings and the P&Z Committee voted to reinstate the Joint Public Hearings; however, given the time constraints it is just not feasible to continue to conduct Joint Public Hearings.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends removal of the requirement to conduct Joint Public Hearings.