



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, MAY 19, 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 19, 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://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 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 Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass; also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K. Taggart, III, Trustee, 1108.79 Acre Tract in the J.W. Paup Survey, A-179, and Lot 65, Block 1, Kokomo Subdivision, Phase II, City of Rockport, Aransas County, Texas ()

III. Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of May 5, 2025. ()
4. Deliberate and act to consider the Final Plat of Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass; also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K. Taggart, III, Trustee, 1108.79 Acre Tract in the J.W. Paup Survey, A-179, and Lot 65, Block 1, Kokomo Subdivision, Phase II, City of Rockport, Aransas County, Texas. ()
5. 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 16, 2025, at 2:30 pm and on the City's website at www.cityofrockport.com.

A handwritten signature in black ink, reading "Carey Dietrich". The signature is written in a cursive, flowing style.

Carey Dietrich
Director of Building & Development

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, May 19, 2025, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://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 Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.

The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Public Hearing

2. Conduct a Public Hearing to consider the Final Plat of Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass; also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K. Taggart, III, Trustee, 1108.79 Acre Tract in the J.W. Paup Survey, A-179, and Lot 65, Block 1, Kokomo Subdivision, Phase II, City of Rockport, Aransas County, Texas.

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of May 5, 2025.
4. Deliberate and act to consider the Final Plat of Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass; also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K. Taggart, III, Trustee, 1108.79 Acre Tract in the J.W. Paup Survey, A-179, and Lot 65, Block 1, Kokomo Subdivision, Phase II, City of Rockport, Aransas County, Texas.
5. Adjourn

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, May 16, 2025, before 5:00pm 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*.



Carey Dietrich, Director Building & Development



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, May 19, 2025, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final Plat of Kokomo PH VI Subdivision located at 3502 & 3540 SH 35 Bypass; also known as 8.006 Acres of Land out of 62.86 Acres of Land, out of The George K. Taggart, III, Trustee, 1108.79 Acre Tract in the J.W. Paup Survey, A-179, and Lot 65, Block 1, Kokomo Subdivision, Phase II, 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 19, 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 24th 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 24, 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
 3502 & 3540 SH 35 Bypass;

APPLICANT/PROPERTY OWNER
 Kokomo Development LP, Jason Staudt, Owner

PUBLIC HEARING DATE
 P&Z – Monday, May 19, 2025
 CC – N/A

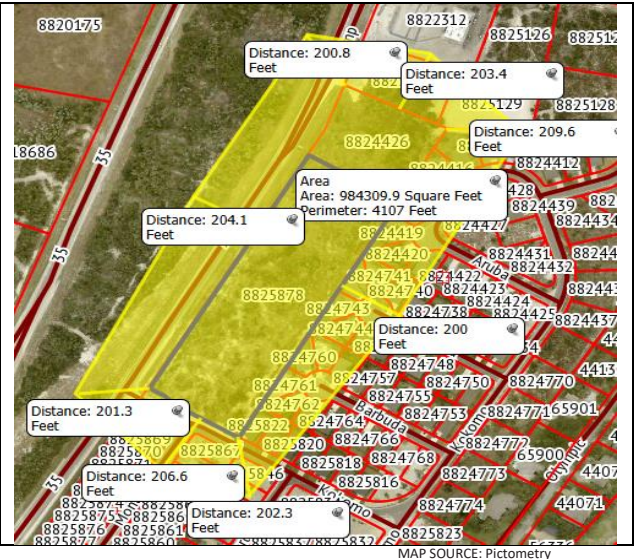
P&Z DATE
 P&Z – Monday, May 19, 2025

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

BRIEF SUMMARY OF REQUEST

Property owner, Jason Staudt of Kokomo Development, LP, has requested approval of the Final Plat of Kokomo PH VI. This is the property that received a rezone to R2 (2nd Single Family Dwelling District) in August of 2024.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 24, 2025 edition and mailed out to forty (40) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R2 –2 nd Single Family Dwelling District	Vacant Land	N – B1 – General Business District S – R1 – 1 st Single Family Dwelling District E – R1 – 1 st Single Family Dwelling District W – R1 – 1 st Single Family Dwelling District	PH VI of a Six Phase Residential Subdivision	7.8226 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

Kokomo PH VI property was originally zoned B1 (General Business District) and was rezoned to R2 (2nd Single Family Dwelling District)

Tree mitigation to be paid prior to permitting of infrastructure – see cover page

The Final Plat meets requirements for the R2 Zoning District and the drainage plan meets requirements of our Master Drainage Plan.

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 5th day of May 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
Warren Hassinger Vice Chair
Tom Blazek
Rocky Gudim
Josh Dowling

Members Absent

Ric Young

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

Three (3)
Matt Anderson, Council Liaison

Open Agenda

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

Public Hearing

open 5:30 pm

close 5:36 pm

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

Elizabeth Brundrett spoke. Jack Hopper spoke

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.

Elizabeth Brundrett spoke.

Regular Agenda

open 5:36 pm

4. Deliberate and act on approval of the regular meeting minutes of April 21, 2025.

Motion: Secretary Hesley made a motion to approve the April 21, 2025, minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

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.

Community Planner Carey Dietrich spoke. Jack Hopper spoke.

Motion: Member Dowling made a motion to approve the Final Plat 1419 S Magnolia St. Vice Chair Hassinger seconded the motion. **Motion Passed Unanimously.**

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. Community Planner Carey Dietrich spoke.

Motion: Secretary Hesley motion to approve Final Plat at 1893 Bay Shore. Member Gudim seconded the motion. **Motion Passed Unanimously.**

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

Community Planner Carey Dietrich spoke. Discussion among the members.

Motion: Chair Davis motion to have separate Public Hearing from Council. Vice Chair Hassinger seconded the motion. **Motion Passed Unanimously.**

8. Adjournment 5:59 pm

Motion: Member Dowling made a motion to adjourn. Member Blazek seconded. **Motion passed unanimously.**

Prepared by:

Approved by:

Belinda Garcia, Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

April 16, 2025

Kokomo Development LP
14830 FM 1346
Saint Hedwig, Texas 781525

Attn: Jason Staudt



SUBJECT: Final Plat– Kokomo Subdivision, Phase VI
3502 & 3540 SH 35 Bypass 8.06 Acres

To whom it may concern:

City of Rockport staff have reviewed the Final Plat of Kokomo Subdivision, Phase VI, otherwise known as 3502 & 3540 SH 35 Bypass and have deemed it **administratively complete**.

After review staff has determined that this plat application is **administratively Approved** and will be reviewed by the Planning & Zoning Commission on May 19, 2025 at 5:30 pm:

- 1) Tree survey and mitigation plan approved by Planning on Zoning with conditions:
 - a. Payment of mitigation fees for 108 mitigation inches being \$5,400.00 to be paid prior to any permits being issued;
 - b. Planting of 200 trees on the individual lots cannot happen until the Phase 3 Drought Restrictions are lifted so will be reviewed in 3 months and again in 6 months. If the restrictions are not lifted in 6 months then the mitigation fee for 200 mitigation inches, being \$10,000.00, will be paid.

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

Thank you,

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

CC: Ryan Picarazzi, Director Public Works
Elizabeth Brundrett, Griffith & Brundrett

2751 SH 35 Bypass
Rockport, Texas 78382

361/790-1125 (ofc)
361/729-6476 (fax)

FRANCHISE TAX ACCOUNT STATUS

This record as of May 13, 2025 at 11:56:25

KOKOMO DEVELOPMENT, LP

Texas Taxpayer Number:	32082391486
Mailing Address:	14830 FM 1346 SAINT HEDWIG, TX 78152 - 9639
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	12/20/2021
Texas SOS File Number:	0804363747
Registered Agent Name:	JASON STAUDT
Registered Office Street Address:	14830 FM 1346 ST. HEDWIG, TX 78152

2024

Title	Name and Address
GENERAL PA	KOKOMO MANAGER GP, LLC 14830 FM 1346 ST, HEDWIG, TX 78152



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: 3502 & 3540 SH 35 BYPASS ACAD Property ID: 8825878 & 8824426

Subdivision: TT WILLIAMSON SURVEY A-219 / KOKOMO SUBDIVISION, PHASE II Block: 1 Lot: 65

Other Legal Description: 6.186 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K TAGGART, III, TRUSTEE, 1108.79 AC TRACT IN THE JW PAUP SURVEY A-179

PROPERTY OWNER OF RECORD:

Name: JASON STAUDT

Company: KOKOMO DEVELOPMENT, LP

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

Phone: 210.573.6615

Email: JASON@SIP-LAND.COM

ENGINEER/PLANNER/SURVEYOR:

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

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

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

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: KOKOMO SUBDIVISION, PHASE VI

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	2	8.006 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	2	8.006 AC	

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	40	5.343 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	1	0.538 AC	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: POND	1	0.705 AC	
Public/ Private Street R.O.W	1	1.42 AC	
TOTAL	43	8.006 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED _____
(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

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

If rejected, reasons why: _____

Receipt No. _____

<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>
8824426	Kokomo Development LP	3540 S H 35 Bypass	14830 FM 1346	St Hedwig	TX	78152
8825878	Kokomo Development LP	3502 S H 35 Bypass	14830 FM 1346	St Hedwig	TX	78152
8825130	Kokomo Development LP	3572 S H 35 Bypass	14830 FM 1346	St Hedwig	TX	78152
8825129	Rockport Retail Partners LTD	2302 FM 3036	1207 Antoine dr	Houston	TX	77055
8822312	Rockport Retail Partners LTD	3588 S H 35 Bypass	1207 Antoine dr	Houston	TX	77055
8824413	Tonya Carlton	149 Aruba	149 Aruba	Rockport	TX	78382
8824414	David Jaimes	145 Aruba	5639 Foppiano Loop	Converse	TX	78382
8824415	Hunter & Layci Thomas	141 Aruba	141 Aruba	Rockport	TX	78382
8824416	Christopher & Karra Crowley	137 Aruba	P O Box 296	Rockport	TX	78381
8824417	Elma Valdez	133 Aruba dr	133 Aruba dr	Rockport	TX	78382
8824418	Charles & Sarah Johnson	129 Aruba dr	129 Aruba dr	Rockport	TX	78382
8824419	Andrew & Jennifer Gordon	125 Aruba dr	210 Duckhaven	Rockport	TX	78382
8824420	Henry & Sarah Gehring	121 Aruba dr	121 Aruba dr	Rockport	TX	78382
8824421	Robby & Karen Donaldson	117 Aruba dr	117 Aruba dr	Rockport	TX	78382
8824428	D R Horton Corpus Christi LLC	146 Aruba dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8824427	D R Horton Corpus Christi LLC	122 Aruba dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8824740	Thomas & Larayne Fisher	126 Antigua dr	105 Aruba dr	Rockport	TX	78382
8824741	Nicole Thomas	130 Antigua dr	130 Antigua dr	Rockport	TX	78382
8824742	Raul Mosqueda & Margarita Ortiz	134 Antigua dr	4473 Brookstone dr	Saginaw	MI	48603
8824744	Jeffrey McDowell & Natalie Schro	129 Antigua dr	129 Antigua dr	Rockport	TX	78382
8824745	Larry Krogsgaard	125 Antigua dr	125 Antigua dr	Rockport	TX	78382
8824758	James Edward & Michelle Tafoya	126 Barbuda dr	126 Barbuda dr	Rockport	TX	78382
8824759	Douglas & Pamela Reynolds	130 Barbuda dr	130 Barbuda dr	Rockport	TX	78382
8824760	Yvonne Perez	134 Barbuda dr	134 Barbuda dr	Rockport	TX	78382
8824761	Kokomo Development LP	133 Barbuda dr	14830 FM 1346	St Hedwig	TX	78152
8824762	Vicente Anzaldua	129 Barbuda dr	129 Barbuda dr	Rockport	TX	78382
8824763	Harold & Dixie Harden	125 Barbuda dr	125 Barbuda dr	Rockport	TX	78382
8825820	Kenedy Carew	222 Kokomo dr	222 Kokomo dr	Rockport	TX	78382
8825821	John & Angela Jenkins	226 Kokomo dr	226 Kokomo dr	Rockport	TX	78382
8825822	Stephen & Carla Garrison	230 Kokomo dr	230 Kokomo dr	Rockport	TX	78382
8824775	City of Rockport	Roads Rockport, Tx 78382	2751 State Highway 35 Bypass	Rockport	TX	78382
8825846	D R Horton Corpus Christi LLC	102 Key Largo dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8825847	D R Horton Corpus Christi LLC	106 Key Largo dr	5113 Yorktown blvd	Corpus Christi	TX	78413

8825848	D R Horton Corpus Christi LLC	110 Key Largo dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8825865	Joshua & Lynsey Collin	109 Montego dr	109 Montego dr	Rockport	TX	78382
8825866	D R Horton Corpus Christi LLC	105 Montego dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8825867	D R Horton Corpus Christi LLC	101 Montego dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8825870	D R Horton Corpus Christi LLC	110 Montego dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8825869	D R Horton Corpus Christi LLC	106 Montego dr	5113 Yorktown blvd	Corpus Christi	TX	78413
8825868	Edward & Dionilia Kester	102 Montego dr	102 Montego dr	Rockport	TX	78382
	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

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 _____

KOKOMO DVELOPEMENT, LP

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

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

JASON A. STAUDT, Manager

State of Texas
County of Aransas

This instrument was acknowledged before me by:

JASON A. STAUDT, Manager of
KOKOMO DVELOPEMENT, LP

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

Notary Public in and for the State of Texas

Lienholder Certification

State of Texas
County of _____

FIRST UNITED BANK

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

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

PRINT NAME & TITLE

SIGNATURE

State of Texas
County of _____

This instrument was acknowledged before me by:

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

Notary Public in and for the State of Texas

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

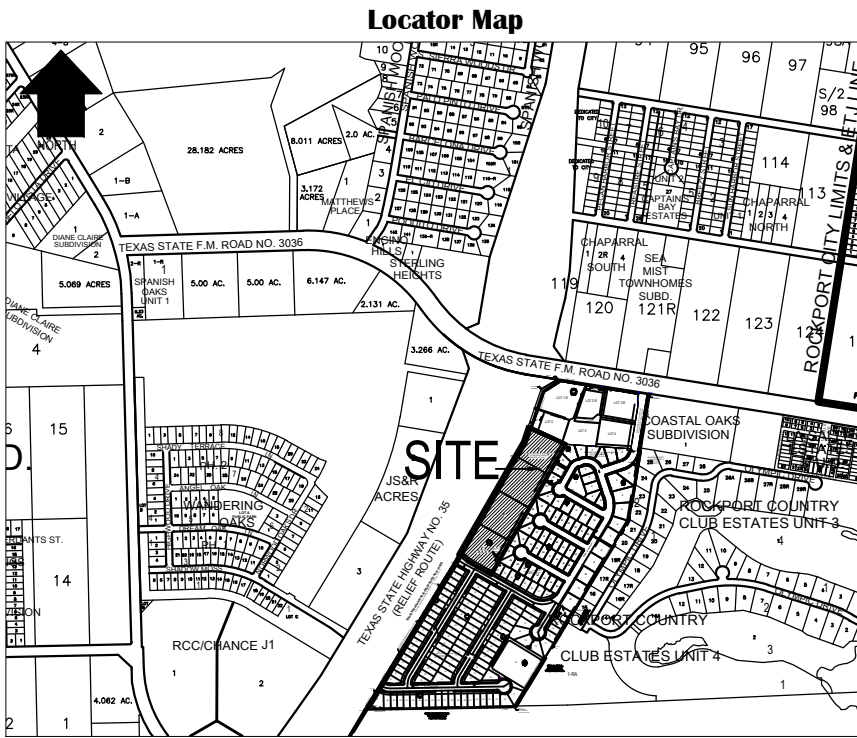
Final Plat of:

KOKOMO SUBDIVISION, PHASE VI

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 8.006 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS; AND LOT 65, BLOCK 1, KOKOMO SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED
IN VOLUME 7, PAGES 224-225, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN
A DEED OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

AUGUST 7, 2024



Metes and Bounds Description

BEING THE DESCRIPTION OF 8.006 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; INCLUDING LOT 65, BLOCK 1, KOKOMO SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 224-225, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 8.006 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found in the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, and being the Southwest corner of Lot 6, Block 1, Kokomo Subdivision, according to the plat recorded in Volume 8, Page 54, Plat Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 65°00'38" East, crossing said 62.86 acre tract, along and with the Southerly boundary line of said Kokomo Subdivision, a distance of 323.89 feet to a 5/8" steel rebar found for the common corner of Lot 5, Block 1, Kokomo Subdivision, and being the most Northerly corner of Lot 9, Block 1, Kokomo Subdivision, Phase II, according to the plat recorded in Volume 7, Pages 224-225, Plat Records of Aransas County, Texas, and being the NORTHEAST corner of this survey;

THENCE, South 29°44'17" West, along and with the Westerly boundary line of said Kokomo Subdivision, Phase II, a distance of 472.77 feet to a 5/8" steel rebar found for an angle point and being the common center of Kokomo Subdivision Phase II and Kokomo Subdivision, Phase III, according to the plat recorded in Volume 8, Pages 25-26, Plat Records of Aransas County, Texas, and being an INTERIOR corner of this survey;

THENCE, South 29°41'06" West, along and with the Westerly boundary line of said Kokomo Subdivision, Phase III, a distance of 580.06 feet to a 5/8" steel rebar found for the common corner of said Kokomo Subdivision, Phase III and the most Northerly corner of Lot 62, Block 1, Kokomo Subdivision, Phase IV, according to the plat recorded in Volume 8, Pages 94-95, Plat Records of Aransas County, Texas, and being an INTERIOR corner of this survey;

THENCE, South 29°44'23" West, along and with the boundary line of said Kokomo Subdivision, Phase IV, a distance of 120.0 feet to a 5/8" steel rebar found in the North R.O.W. line of Kokomo Drive, and being the SOUTHEAST corner of this survey;

THENCE, in a Northwesterly direction, along and with the North R.O.W. line of Kokomo Drive, as follows: North 60°15'37" West, a distance of 210.02 feet to a 5/8" steel rebar found for an angle point; THENCE, North 60°15'37" West, a distance of 41.23 feet to a 5/8" steel rebar found for an angle point; THENCE, North 60°15'37" West, a distance of 50.0 feet to a 5/8" steel rebar found in the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, and being the SOUTHWEST corner of this survey;

THENCE, North 29°44'23" East, along and with the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 1018.21 feet to the PLACE OF BEGINNING of this survey and containing 8.006 acres of land, more or less.

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

Flood Data

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

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

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

SUBJECT TO CHANGE BY FEMA.

Planning & Zoning Commission

State of Texas
County of Aransas

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

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

Chair

Secretary

Firm Name and Address

Griffith & Brundrett

Surveying & Engineering, Inc.

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

361-729-6479
361-729-7933
jerryb@gsurveyor.com
www.gsurveyor.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. 0235G/0245G,
Community No. 485504.

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

SUBJECT TO CHANGE BY FEMA.

Notes

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

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

3) Total platted area contains 8.006 acres or 348,754 square feet of land.

PUBLIC ROADWAYS = 61,889 square feet of land.
TOTAL PLATTED LOTS = 263,454 square feet of land.

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

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

County Clerk's Certification

State of Texas
County of Aransas

I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 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. _____

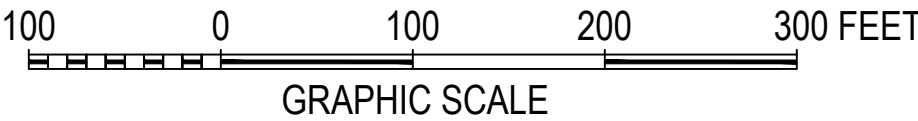
KOKOMO SUBDIVISION, PHASE VI

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 8.006 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS; AND LOT 65, BLOCK 1, KOKOMO SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED
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A DEED OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

AUGUST 7, 2024

SCALE 1" = 100'



Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- 2) Plat Bearing of Kokomo Subdivision, Vol. 7, Pg. 123, P.R.A.C.T., used for directional control.
- 3) Total platted area contains 8.006 acres or 348,754 square feet of land.
- PUBLIC ROADWAYS = 61,889 square feet of land.
- TOTAL PLATTED LOTS = 263,454 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
- 25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard, and 15' Street Side Yard

Flood Data

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

Flood Zone "X", Base Elevation N/A.

Panel No. 0235G/0245G.

Community No. 485504.

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

Legend

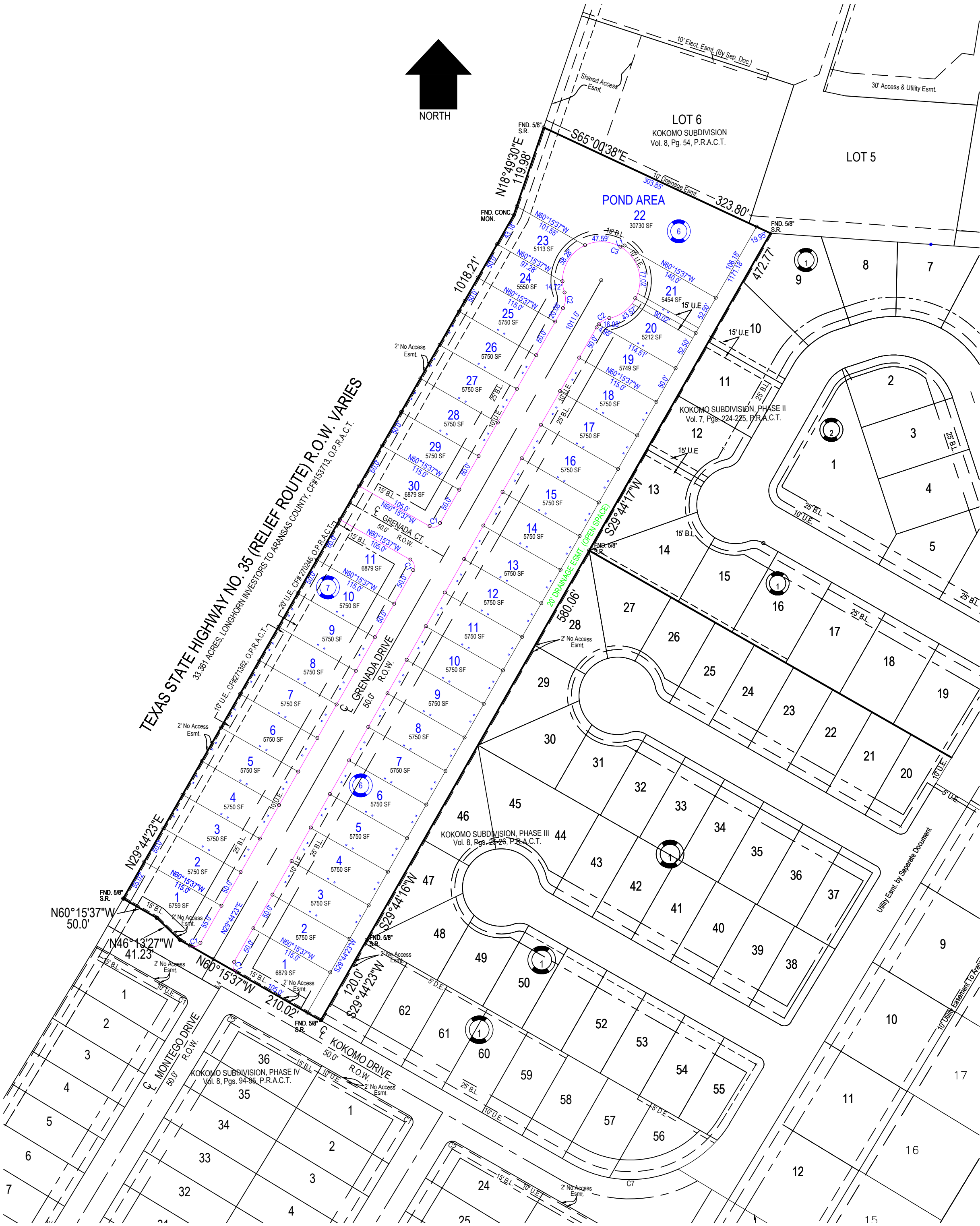
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- P.R.A.C.T. = PLAT RECORDS OF ARANSAS COUNTY, TX
- R.O.W. = RIGHT-OF-WAY
- F5/8" S.R. = FOUND 5/8" STEEL REBAR
- FCM = FOUND CONCRETE MONUMENT
- = 5/8" STEEL REBAR SET, CAPPED "Griffith & Brundrett."

CURVE DATA

C1	C2	C3
D = 90°00'00"	D = 48°11'01"	D = 276°23'00"
R = 10.0'	R = 25.0'	R = 50.0'
CH = 14.14'	CH = 20.41'	CH = -----
T = 10.0'	T = 11.18'	T = -----
L = 15.71'	L = 21.02'	L = 241.19'

LINE DATA

L1 = S74°44'32"W, 5.68'



DETENTION CALCS.

AREA FOR POND 1 CALCS=66.25 Ac (INCLUDING POND AREA)
(47.55 Ac RESIDENTIAL AND COMMERCIAL + EXISTING OFFSITE)
PROPOSED C=0.27
FLOW OUT OF POND=57.34 cfs
5 YR. DETENTION=84,400.62 cf
DOUBLE 5 YEAR DETENTION = 168,801.2 cf

POND STORAGE (PROP.)=106,903 cf BETWEEN 10' CONTOUR AND 12.5' CONTOUR
POND STORAGE (PROP.)=229,953 cf BETWEEN 12.5' CONTOUR AND 15.5 CONTOUR
50 YR DETENTION=222,182.87 cf

AREA FOR POND 2 CALCS=5.81 Ac (INCLUDING POND AREA)
PROPOSED C=0.10
FLOW OUT OF POND=1.84 cfs
5 YR. DETENTION=13,631 cf
DOUBLE 5 YEAR DETENTION = 27,193 cf

POND STORAGE (PROP.)=50,350 cf BETWEEN 14' CONTOUR AND TOP OF POND
100 YR DETENTION=40,297 cf

DRAINAGE TO TXDOT R.O.W.

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

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

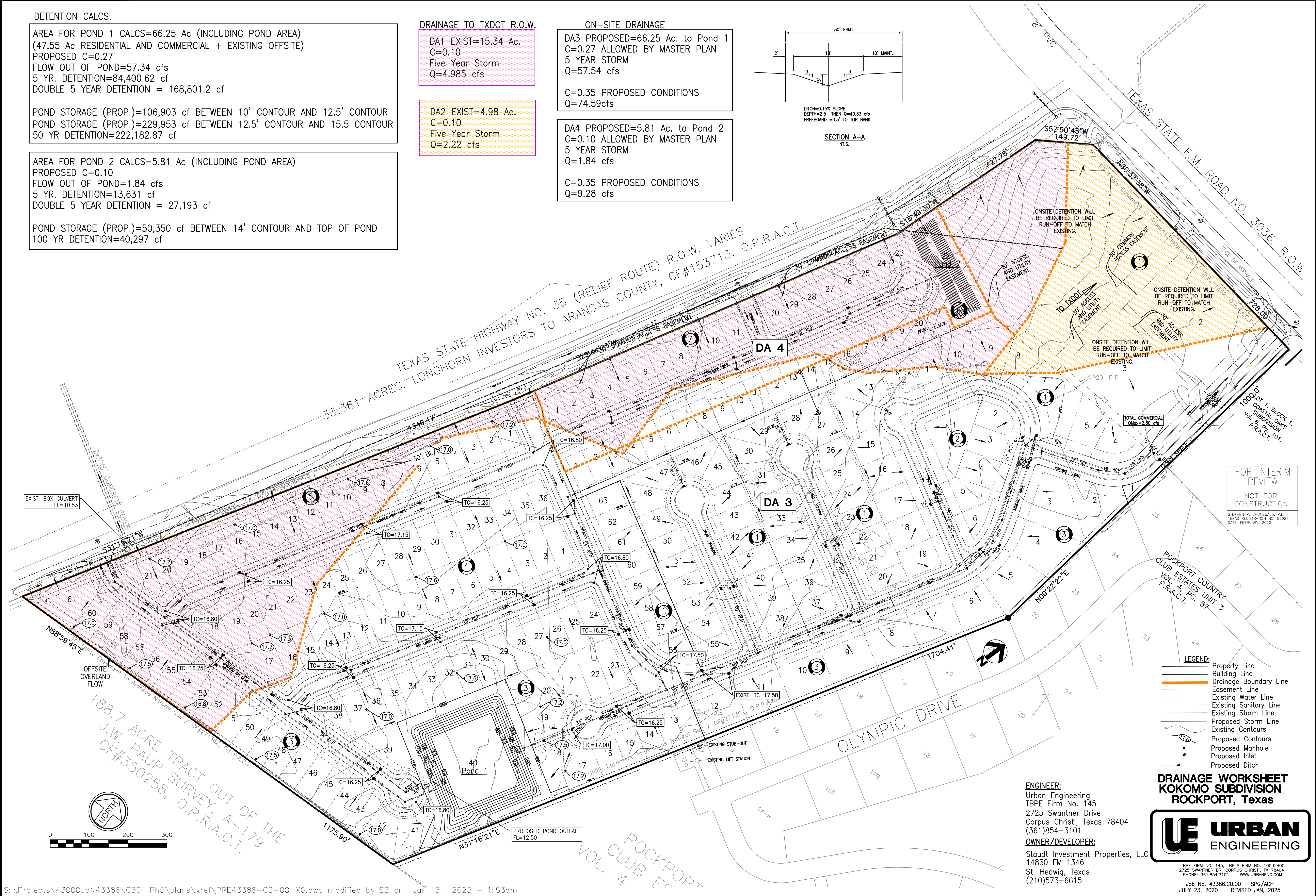
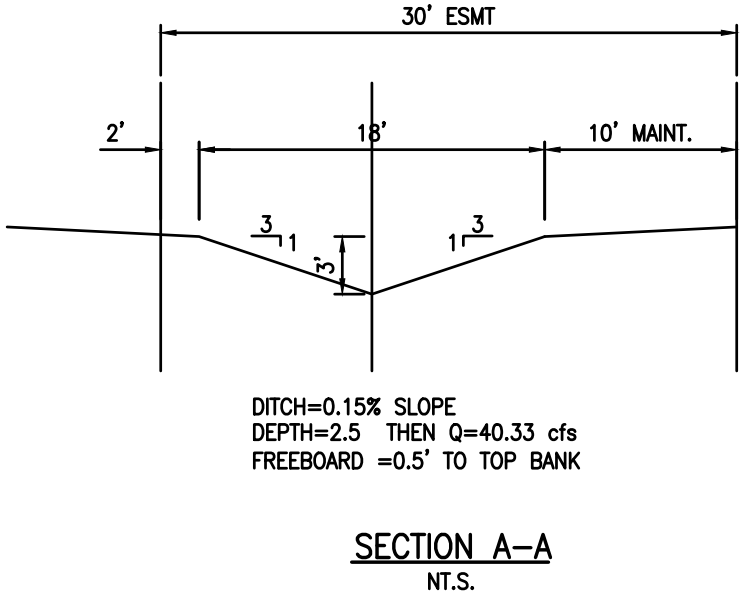
ON-SITE DRAINAGE

DA3 PROPOSED=66.25 Ac. to Pond 1
C=0.27 ALLOWED BY MASTER PLAN
5 YEAR STORM
Q=57.54 cfs

C=0.35 PROPOSED CONDITIONS
Q=74.59cfs

DA4 PROPOSED=5.81 Ac. to Pond 2
C=0.10 ALLOWED BY MASTER PLAN
5 YEAR STORM
Q=1.84 cfs

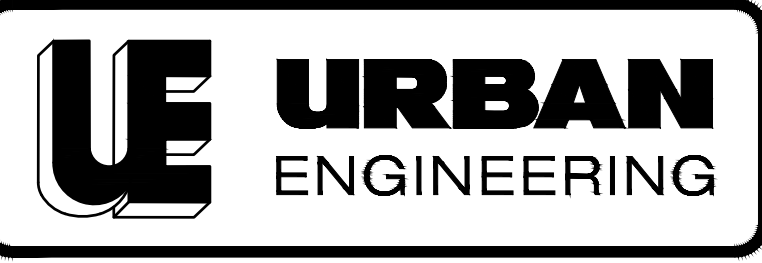
C=0.35 PROPOSED CONDITIONS
Q=9.28 cfs



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

- LEGEND:**
- Property Line
 - Building Line
 - Drainage Boundary Line
 - Easement Line
 - Existing Water Line
 - Existing Sanitary Line
 - Existing Storm Line
 - Proposed Storm Line
 - Existing Contours
 - Proposed Contours
 - Proposed Manhole
 - Proposed Inlet
 - Proposed Ditch

**DRAINAGE WORKSHEET
KOKOMO SUBDIVISION
ROCKPORT, Texas**

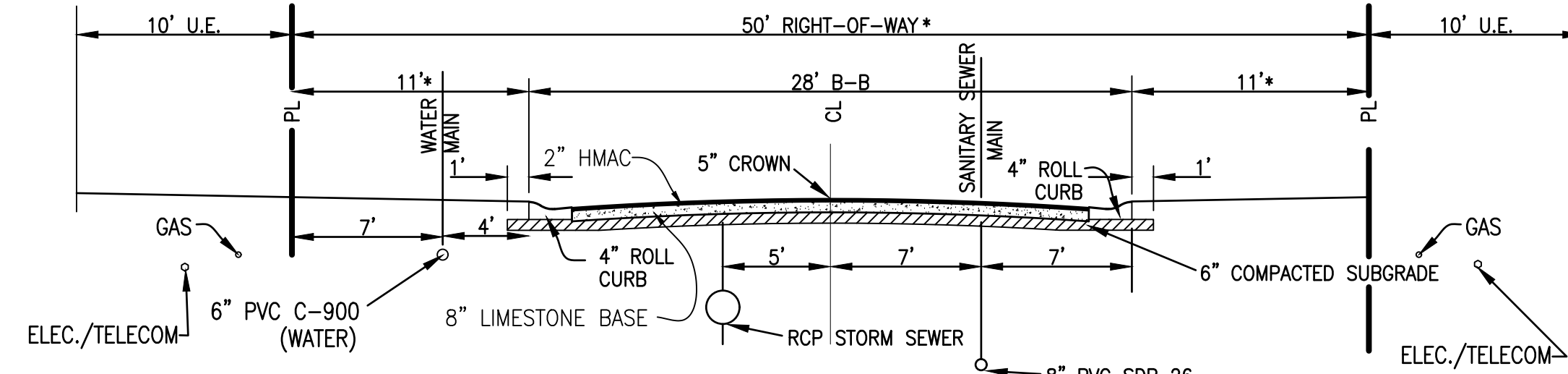
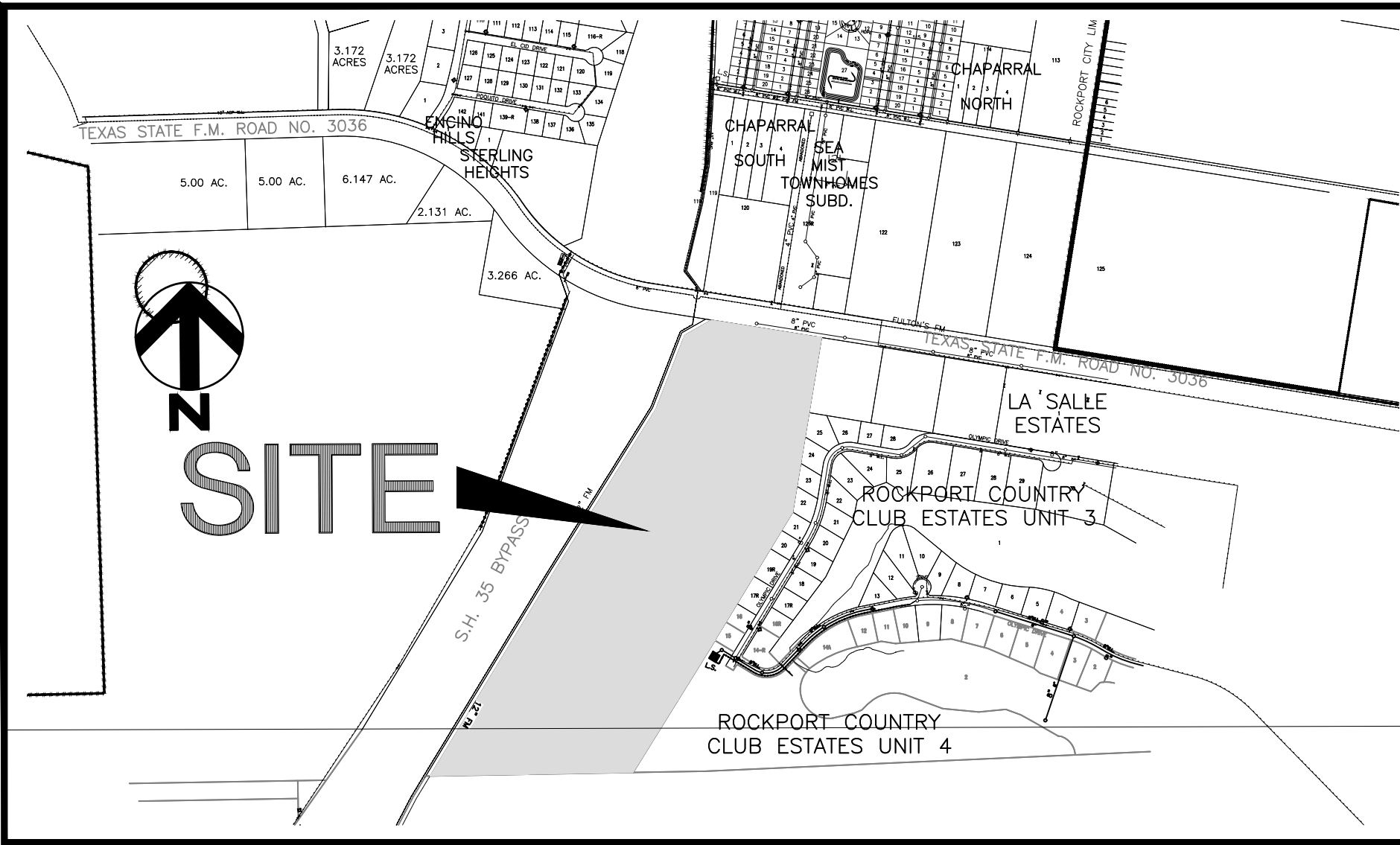


ENGINEER:
Urban Engineering
TBPE Firm No. 145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

OWNER/DEVELOPER:
Staudt Investment Properties, LLC
14830 FM 1346
St. Hedwig, Texas
(210)573-6615

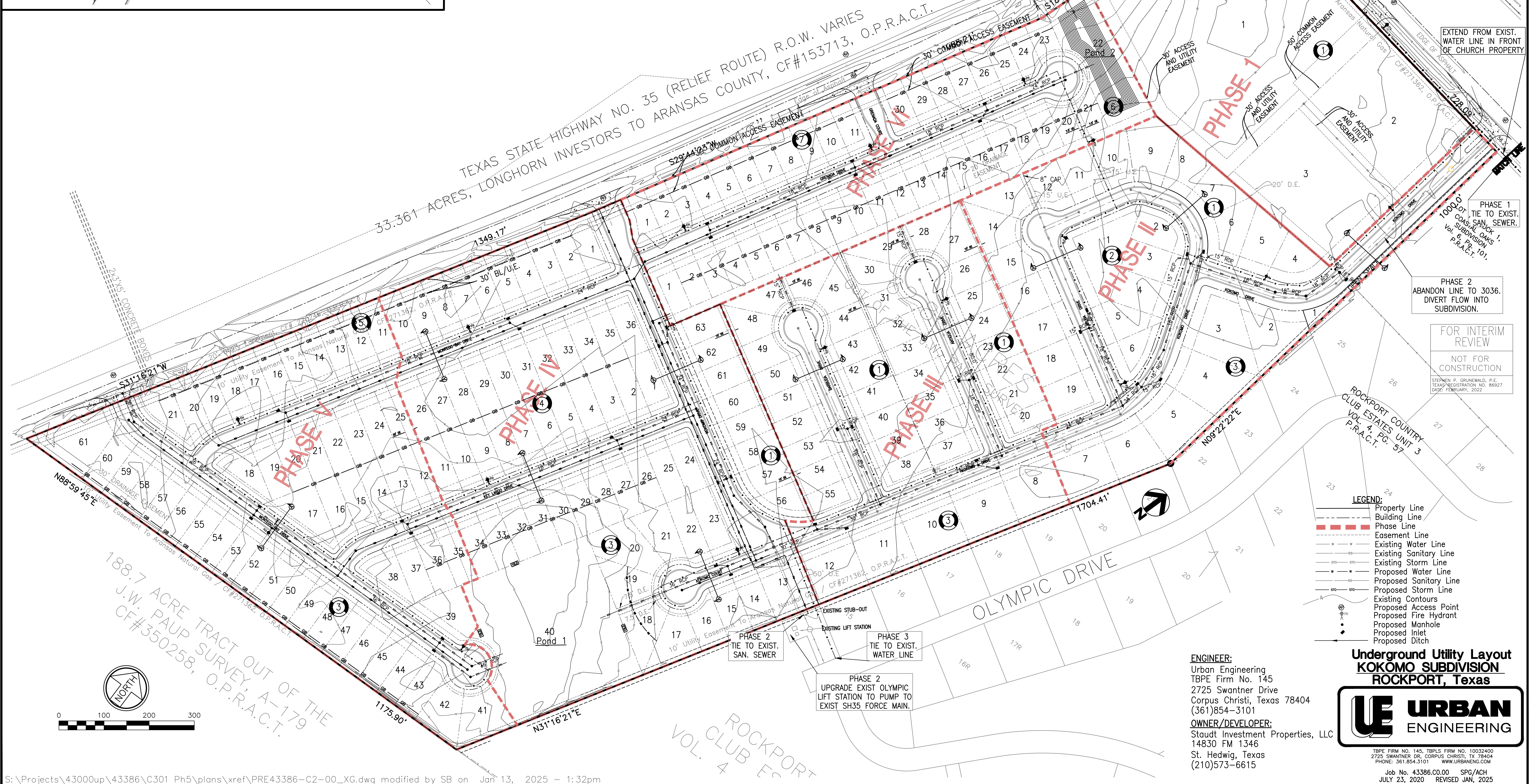
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Job No. 43386.C0.00 SPG/ACH
JULY 23, 2020 REVISED JAN, 2025



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

Not to Scale
SPECIFICATIONS:
2" HOT MIX ASPHALT CONCRETE THD TYPE D
8" STATE GRADE LIMESTONE BASE COMPACTED TO 98% STD.
6" SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
1" BEYOND BACK OF CURB
PRIME COAT MC-30 0.15 GAL./SQ. YD.
* FOR 60' ROW THERE WILL BE 6' BETWEEN BOC & ROW



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

Underground Utility Layout
KOKOMO SUBDIVISION
Rockport, Texas

URBAN ENGINEERING

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
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Job No. 43386.C0.00 SPG/ACH
JULY 23, 2020 REVISED JAN, 2025