



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, AUGUST 4, 2025 - 5:30 PM
ROCKPORT CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, August 4, 2025, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. 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/formcenter/citizen-participation-form-7/board-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. Approval Of Minutes

2. Deliberate and act on approval of the regular meeting minutes of July 7, 2025. ()

III. Public Hearing

3. Final Plat of property located at 404 E North St; also known as Smith And Wood, Block 7, Lot 15 & 16.
 - i. Applicant Presentation
 - ii. Staff Report
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider for approval or denial of the request (Robert Decker, Chief Building Official)
4. Request for a Conditional Use Permit (CUP) for an RV Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14. The Palms Subdivision is currently zoned R-1 (1st Single Family Dwelling District).
 - i. Applicant Presentation
 - ii. Staff Report
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider the recommendation to City Council for approval or denial of the request (Robert Decker, Chief Building Official)

IV. ADJOURN

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 and City Hall 212 N. Live Oak, Rockport, Texas and on August 1, 2025, at 9:00 a.m.

A handwritten signature in black ink that reads "Stacy Cantu". The script is fluid and cursive, with the first letters of each name being capitalized and prominent.

Stacy Cantu
Building & Development Planning Technician

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, August 4, 2025, at 5:30 p.m. The meeting will be held in person at the Rockport City Hall, 212 N Live Oak, 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 property located at 404 E North St; also known as Smith And Wood, Block 7, Lot 15 & 16.
3. Conduct a Public Hearing to consider a request for a Conditional Use Permit(CUP) for an RV Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, The Palms Subdivision currently zoned R-1 (1st Single Family Dwelling District).

Regular Agenda

4. Deliberate and act on approval of the regular meeting minutes of July 7, 2025.
 5. Deliberate and act to consider Final Plat of property located at 404 E North St; also known as Smith And Wood, Block 7, Lot 15 & 16.
 6. Deliberate and act on a request for a Conditional Use Permit(CUP) for an RV Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14, The Palms Subdivision currently zoned R-1 (1st Single Family Dwelling District)
-
7. Adjourn

PLANNING AND ZONING COMMISSION MINUTES

On this the 7th day of July 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
Warren Hassinger – Vice Chair
Kim Hesley – Secretary
Ric Young
Rocky Gudim
Josh Dowling

Members Absent

Tom Blazek

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrator Coordinator
Robert Decker, Building Official
Finn Klanica, IT Desktop Support Technician

Guest(s) Present

Zero (0)

Open Meeting

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

Public Hearing **Open 5:31pm.**

2. Conduct a Public Hearing to consider the Final Plat of property located at 1601, 1605, 1607 & 1609 Sixteenth St. Swickheimer Block 250 Lot 78-D Acres 6.997/ Swickheimer Block 250 Lot 78-C Acres 1.005 / Swickheimer Block 250 Lot 78-B Acres 1.005 / Swickheimer Block 250 Lot 78-A Acres 1.004, City of Rockport, Aransas County, Texas.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:32 pm.

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

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary

DRAFT



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commission Meeting

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 4, 2025

CATEGORY: Action Item

CAPTION:

Final Plat of property located at 404 E North St; also known as Smith And Wood, Block 7, Lot 15 & 16.

- i. Applicant Presentation
 - ii. Staff Report
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider for approval or denial of the request
-

SUMMARY:

The existing property measures 64 feet by 127.12 feet, totaling 8,135.68 square feet, and currently contains two single-family residential homes. The applicant is proposing to subdivide the property into two separate lots: Lot C, which would be 3,718 square feet, and Lot D, which would be 4,419 square feet. The property is zoned B-1 (General Business District), which allows for a 20-foot front setback and does not require a minimum lot size. However, the property is currently being used as R-1 (Second Single-Family Residential), which requires a 25-foot front setback and a minimum lot size of 5,000 square feet.

Both proposed lots fall below the minimum lot size required under the R-2 standards. As such, while the B-1 zoning technically allows for smaller lots, the residential use of the property means that R-2 standards are being applied in this case. Because neither Lot C nor Lot D meets the 5,000 square foot minimum lot size requirement for R-1, city staff cannot recommend approval of the subdivision as it does not conform to current zoning standards for residential use.

It is important to note that the existing homes on the property are considered legally nonconforming and are grandfathered in their current locations. However, if either structure is demolished in the future, any new residential construction would be required to meet current R-1 standards, including setbacks and potentially

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

As both proposed lots fall below the city's minimum lot size requirement of 5,000 square feet, staff is unable to recommend approval. However, final determination rests with the Planning and Zoning Commission at its discretion.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Plat Application
2. Final Plat - B
3. StaffReportPH-404 E North
4. ZONING MAP
5. FUTURE LAND USE MAP
6. Public Mailout List
7. PH 404 E North St

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: July 31, 2025

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	0.187 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	0.187 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	0.187 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	0.187 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)

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		YES	NO
1. BASIC INFORMATION					
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		YES	NO
2. SURVEYING					
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		YES	NO
3. INTERIOR DETAILS					
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			

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. _____		

CONCEPT PLAN PROCEDURE:

Subdivision: The division, re-division or combination of land(s) into one or more lots or tracts, except as may be excluded herein or by state law.

- o Any plat for a new subdivision which is not an Administrative Plat or a Minor Re-plat may require the following:
 - a. Concept Plan & Preliminary Plat: This is a working dialogue to address issues of magnitude and complexity. A Site Plan along with a Preliminary Plat are required.
 - b. Final Plat
- o City staff shall make determination as to the need of a Concept Plan based on the magnitude and complexity of the plat. Small subdivisions may only require a final plat.
- o Concept Plan Review staff will schedule a meeting with applicant in order to render written comments.
 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
 - 10 days after completed review, staff will send applicant written comments and recommendations.
 - Applicant then shall prepare necessary changes, prepare final plat, and submit final plat for formal review by Planning and Zoning Commission.
- o After 6 months the Concept Plan is considered null and void unless a request for an additional one time 6 month extension is made.
- o The Concept Plan can be amended during this time at no additional charge.
- o The Concept Plan should accompany the plat when submitted for formal and final review.

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

The Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not less than 100 feet to an inch and shall show the following information (either on the plat or supporting document) for the area to be platted and all land within 200 feet of the outer boundary of the subdivision:

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless

- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)
- (15) Recreational and Public Uses: The approximate location, dimensions and area of all parcels of land proposed to be set aside for private or public recreation use (park) or other public use. Land to be dedicated to the city shall be so indicated. (Refer to section 90-58 for parkland dedication procedures.)
- (16) Common Areas: Any proposed open spaces intended as common areas, but not public spaces under public ownership. Maintenance of these areas shall be the responsibility of a homeowners association.
- (17) Phasing: If the plat is to be developed in phases, such phasing shall be shown.
- (18) Vicinity map: General location map showing the proposed platted area relative to the community.
- (19) Land use: Indication of the proposed use of any lot other than a single-family detached lot, e.g. multifamily, commercial, office, etc.
- (20) Block and Lot Numbers: Blocks shall be consecutively numbered or lettered in order. All lots in each block shall be consecutively numbered.

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

- (1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:
- (2) *Administrative plat*: A plat in which:
 - a. Adjustments to platted lots are needed that meet the criteria for amending plats described by sections 212.0065 and 212.016, Local Government Code (L.G.C.), 2000 edition;
 - b. A minor plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities (section 212.0065, L.G.C., 2000 edition); or
 - c. A re-plat under section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

- (3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings required per section 212.014 and section 212.015, L.G.C., 2000 edition. Only a final plat may be required.

<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>
32446	Keaton Wright	404 E North st	2545 Otter Way	New Braunfels	TX	78132
32437	Keaton Wright	410 E North st	2545 Otter Way	New Braunfels	TX	78132
32436	Keaton Wright	418 E North st	2545 Otter Way	New Braunfels	TX	78132
32438	Beverly Lewis & Rachelle Morgan	103 Gagon st	901 Oxford dr	Pflugerville	TX	78660
46752	Beverly Lewis & Rachelle Morgan	109 Gagon st	901 Oxford dr	Pflugerville	TX	78660
32440	George Bennett	419 E Cornwall st	419 E Cornwall st	Rockport	TX	78382
32441	Lisa Gonzales	407 E Cornwall st	407 E Cornwall st	Rockport	TX	78382
32443	Rickey & Lisa Gonzales	108 Litron st	407 E Cornwall st	Rockport	TX	78382
32445	Joe & Juanita Gonzales	106 Litron st	106 Litron st	Rockport	TX	78382
32442	Bernardo Flores	403 E Cornwall st	P O Box 2074	Rockport	TX	78381
49590	City of Rockport	101 Litron st	2751 S H 35 Bypass	Rockport	TX	78382
33701	Builders Firstsource ATTN: Acct Pay	302 E North st	5031 Connection dr # 400	Irving	TX	75039
35424	Builders Firstsource ATTN: Acct Pay	301 E North st	5031 Connection dr # 400	Irving	TX	75039
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rock		



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, August 4th, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the Final Plat of property located at 404 E North St; also known as Smith And Wood, Block 7, Lot 15 & 16.

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 August 4, 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 10th day of July 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, July 10, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

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AGENDA MEMO

DEPARTMENT: Building & Development

TO: Planning and Zoning Commission Meeting

FROM: Robert Decker, Chief Building Official

MEETING DATE: August 4, 2025

CATEGORY: Action Item

CAPTION:

Request for a Conditional Use Permit (CUP) for an RV Resort and Tiny Home Community on property located at 345 SH 35 Bypass, otherwise known as Lots 10, 13, and 14. The Palms Subdivision is currently zoned R-1 (1st Single Family Dwelling District).

- i. Applicant Presentation
 - ii. Staff Report
 - iii. Public Hearing to receive comments for or against the request
 - iv. Consider the recommendation to City Council for approval or denial of the request
-

SUMMARY:

The subject property is currently undeveloped land located near Texas State Highway 188 and Bypass 35. The applicant is requesting a Conditional Use Permit (CUP) to develop a Recreational Vehicle (RV) and Tiny Home Resort on the site.

The property includes existing private roads, which the City will not adopt or maintain. The City will install a master water meter at the property line; the property owner will be responsible for installing a backflow device at the meter and extending private water lines throughout the site. Additionally, as no municipal sewer service is available in the area, the property owner will be responsible for installing an on-site septic system.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CUP Application
2. E-print - 20241113 - Concept Plan 1 of 2-B
3. E-print - 20241113 - Concept Plan 2 of 2-B
4. StaffReportPH-345 SH 35 Bypass - The Palms CUP
5. ZONING MAP
6. FUTURE LAND USE MAP
7. Public Mailout List
8. PH 345 SH 35 Bypass - CUP

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: July 31, 2025

- K. OWNER'S NAME: (Please print) D&R Self Storage Inc
ADDRESS: 8210 IH 35 N
CITY, STATE, ZIP CODE: NEW BRAUNFELS, TX 78130
PHONE NO 830.624.7030
- L. REPRESENTATIVE: (If Other Than Owner) BUTTRUM CONSTRUCTION
ADDRESS: 8210 IH 35 N
CITY, STATE, ZIP CODE: NEW BRAUNFELS, TX 78130
PHONE NO 830.624.7030

NOTE: Do you have property owner's permission for this request?

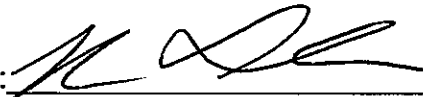
YES X NO

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

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

Signed: 

(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

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 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.

- 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

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 ROW is dedicated to the City of Rockport, by this replat for public use, emergency access, drainage, and utilities, but the pavement will be privately owned and maintained.
- 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

Lot 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.

Surveyor Certification

State of Texas

County of Aransas

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

This the day of A.D., 2023.

J. L. BRUNDRETT, JR.

R.P.L.S.

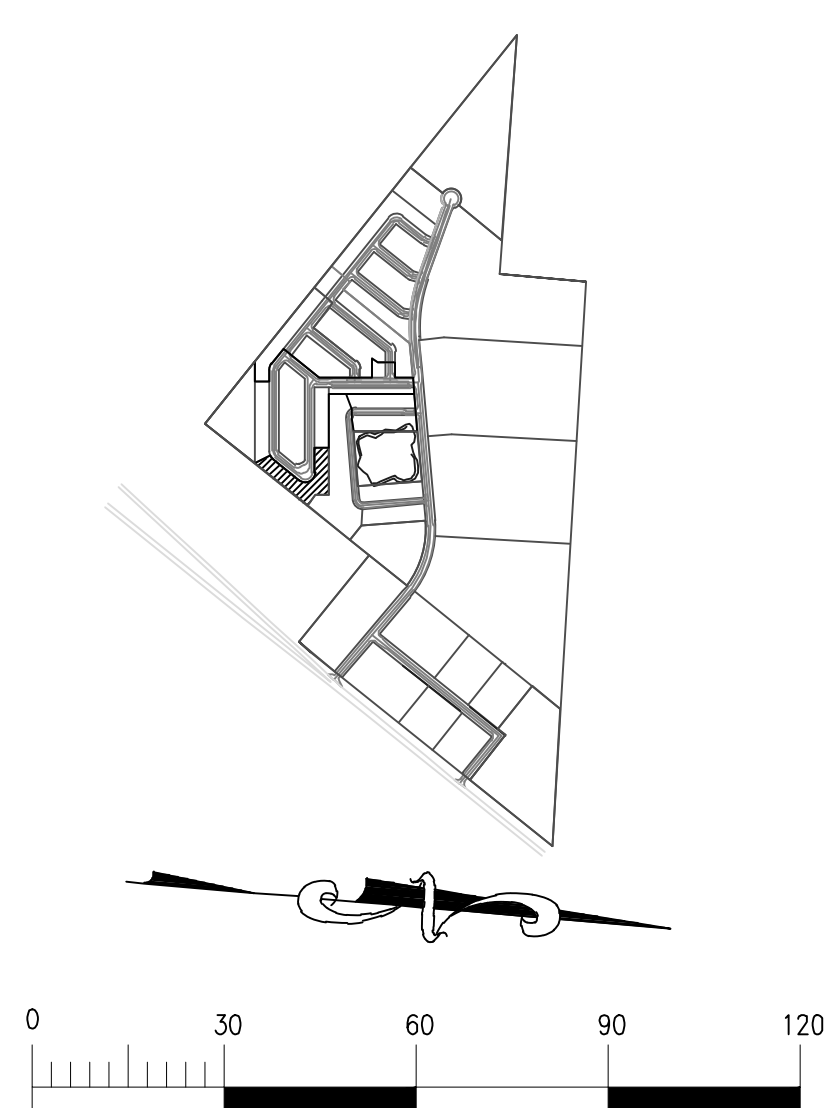
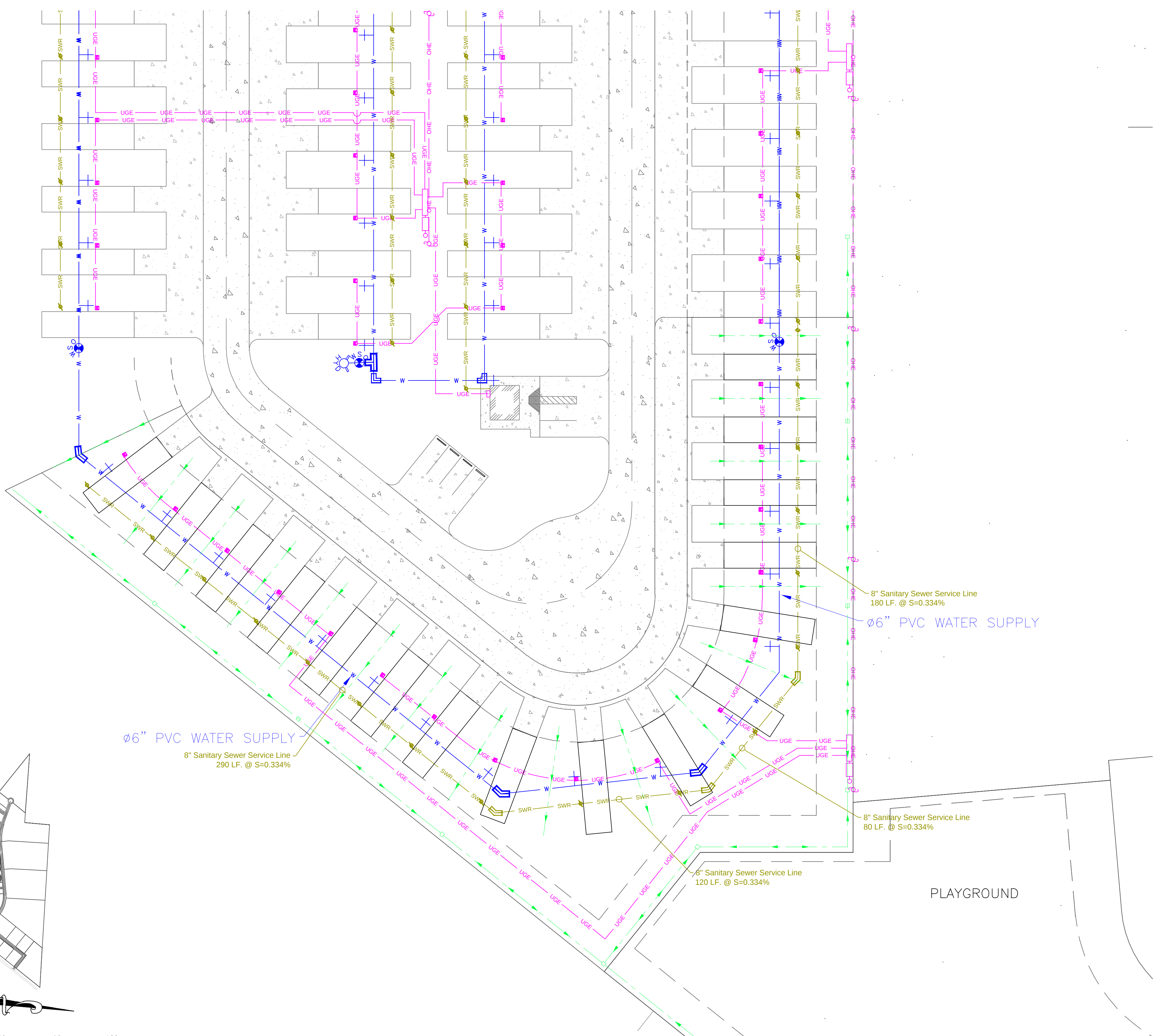
Reg. No. 2133

Owner Certification

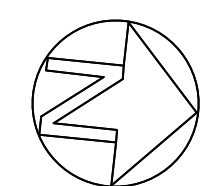
State of Texas

County of Comal

D&R SELF STORAGE,



SITE PLAN - PARK MODEL SECTION 2A
SCALE: 1"=30'



8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77291
409-905-0200
Firm No. F-4632

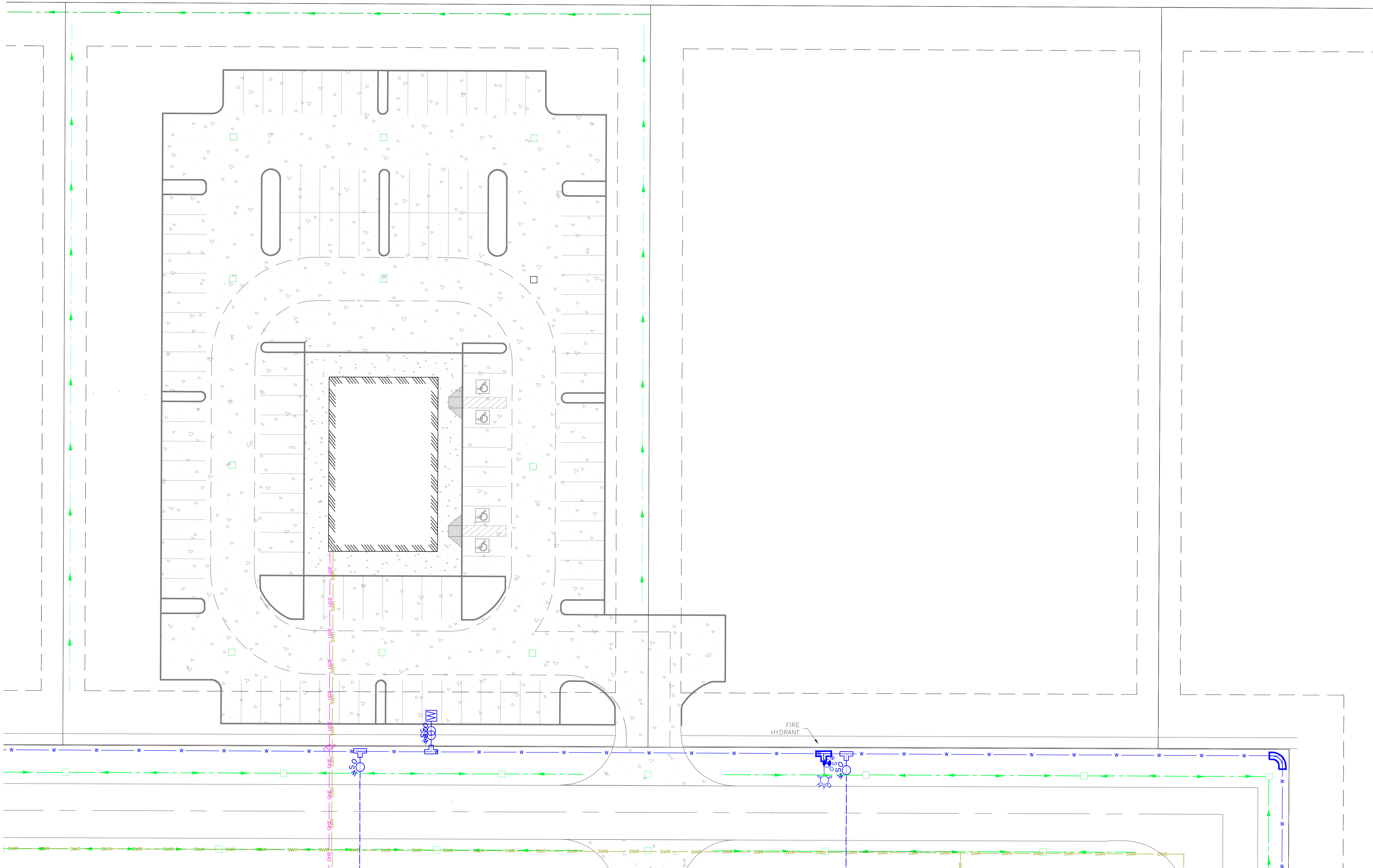
2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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

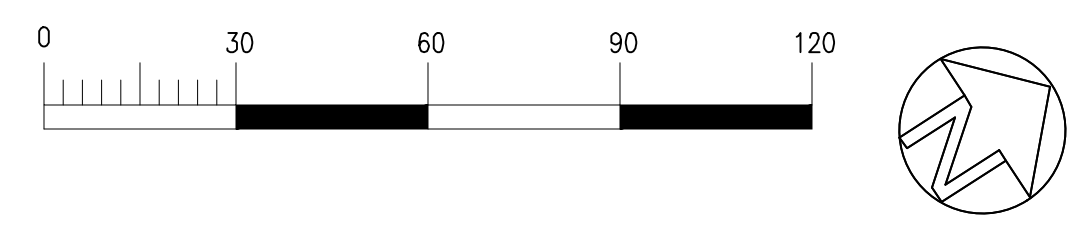
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	
DRAWN BY:	TAH/GONP

JOB NO.	22-CV035
SHEET NUMBER	
C-1.2	



SITE PLAN - ICE HOUSE
SCALE: 1"=20'



8419 EMMETT F LOWRY EXPY
SUITE D
TEXAS CITY, TX 77291
409-935-0200
Firm No. F-4632

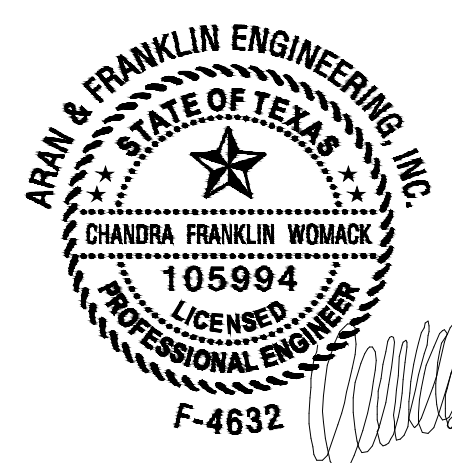
2890 DEL PRADO BLVD.
CAPE CORAL, FL 33904
LICENSE #79207

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

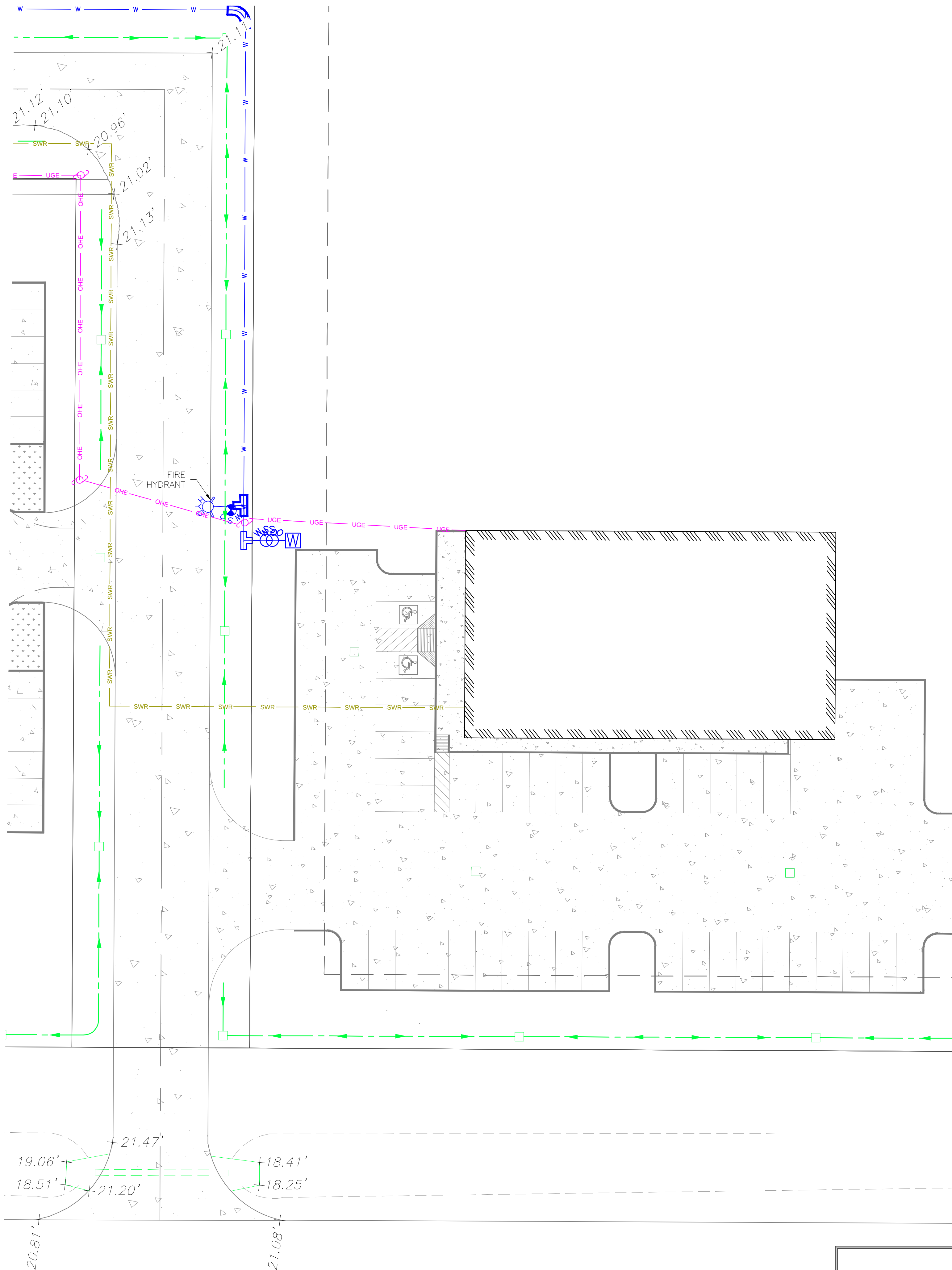
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

SHEET NUMBER
C-1.11

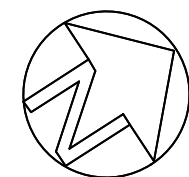
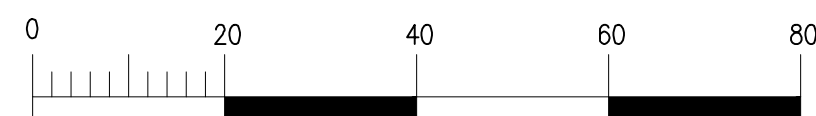


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION November 13, 2024



SITE PLAN - DOLLAR GENERAL

SCALE: 1"=20'



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TEXAS CITY, TX 77291
409-935-0200
Firm No. F-4632

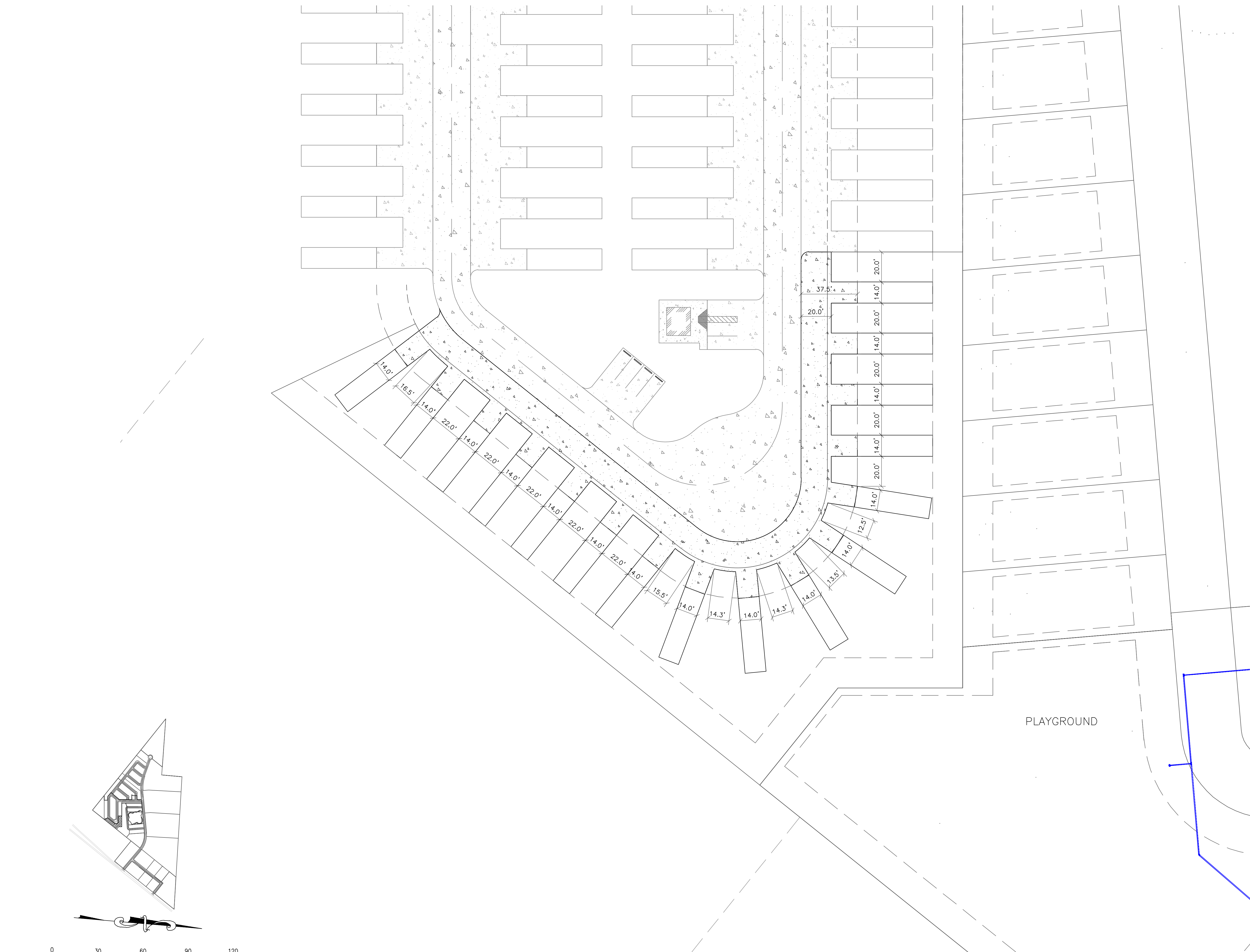
2890 DEL PRADO BLVD.
SUITE D
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LICENSE #79207

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ARAN & FRANKLIN
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REG. NO. F-4632

ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	
DRAWN BY:	TAH/GONP

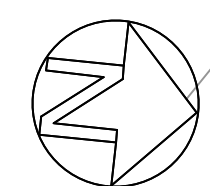
JOB NO.	22-CV035



PAVING PLAN - PARK MODEL SECTION 2A

SCALE: 1"=30'

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409-935-0200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
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LICENSE #79207

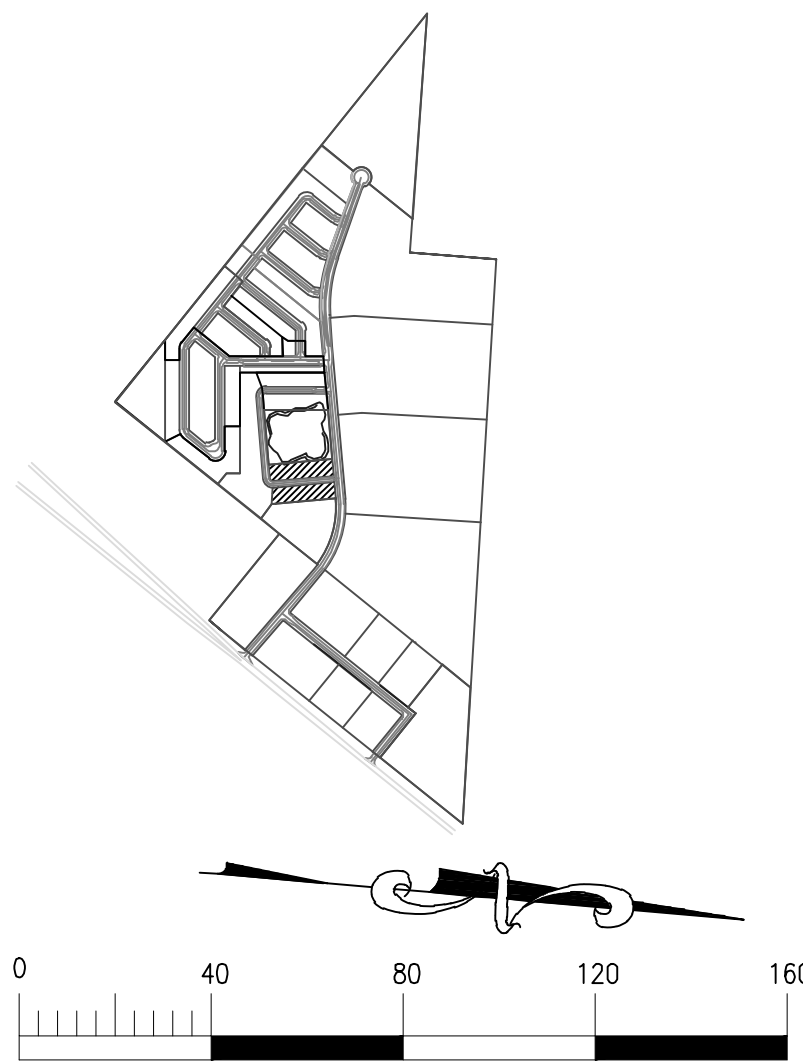
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FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

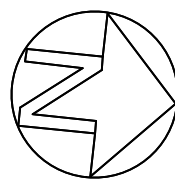
JOB NO.	22-CV035
SHEET NUMBER	C-3.2





PAVING PLAN - PARK MODEL SECTION 5
SCALE: 1"=40'

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2890 DEL PRADO BLVD.
SUITE D
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LICENSE #79207

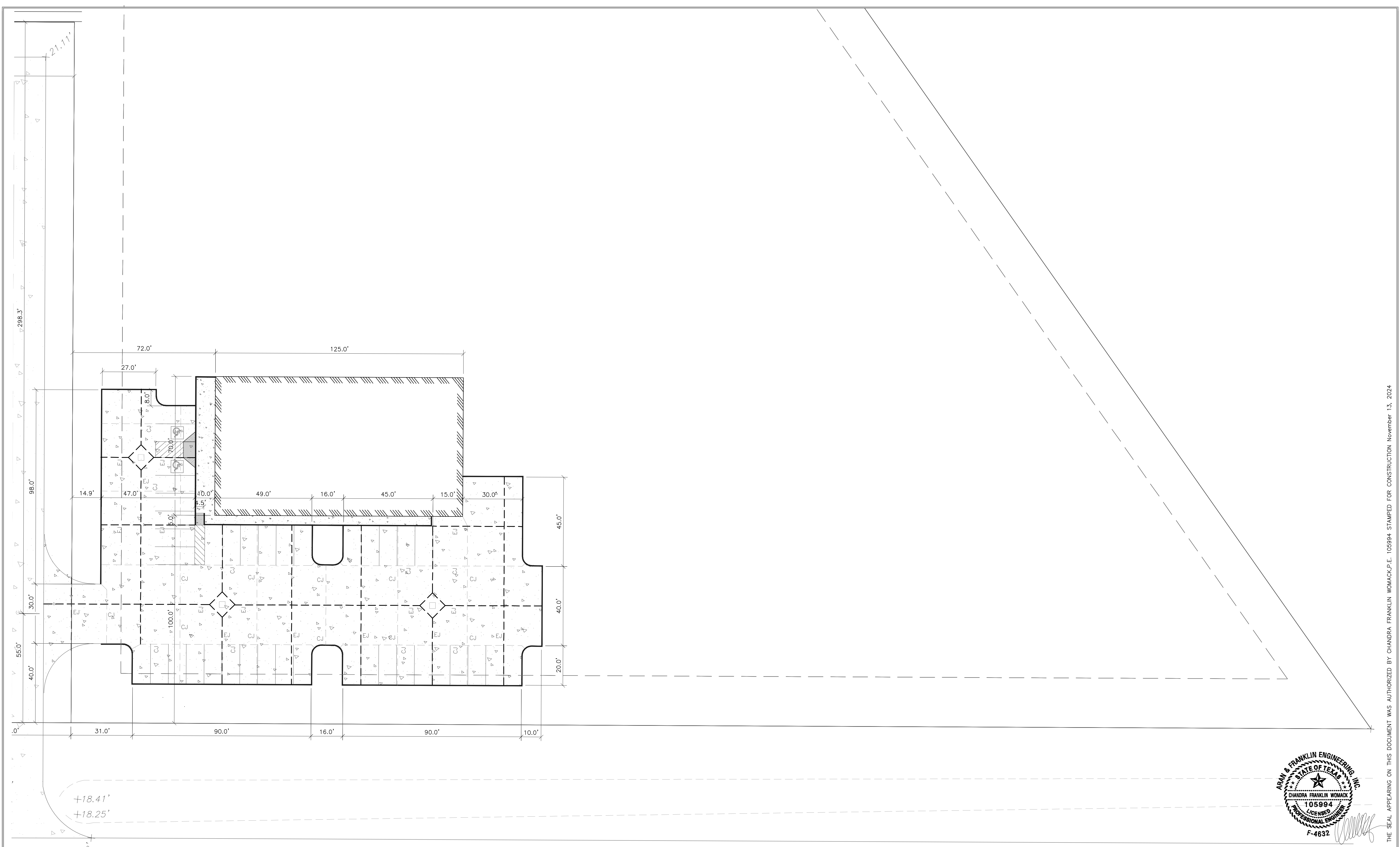
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ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY: CMW	
DRAWN BY: TAHGONP	

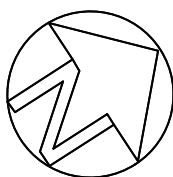
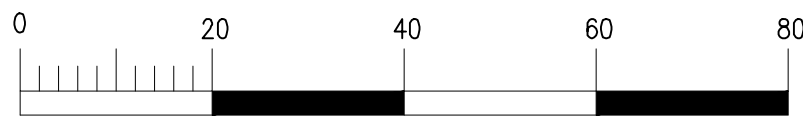
JOB NO.	22-CV035
SHEET NUMBER	
C-3.6	





PAVING PLAN - DOLLAR GENERAL

SCALE: 1"=20'



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SUITE D
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LICENSE #79207

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

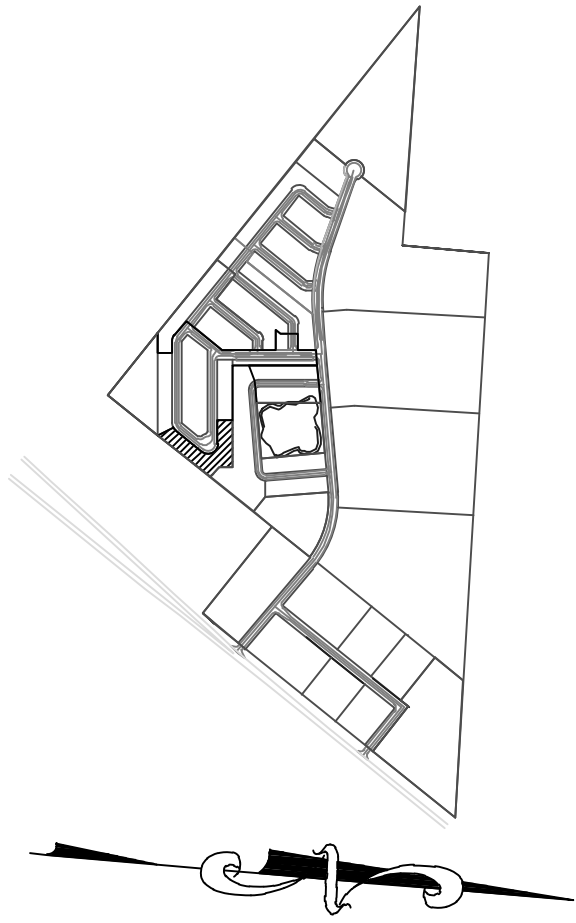
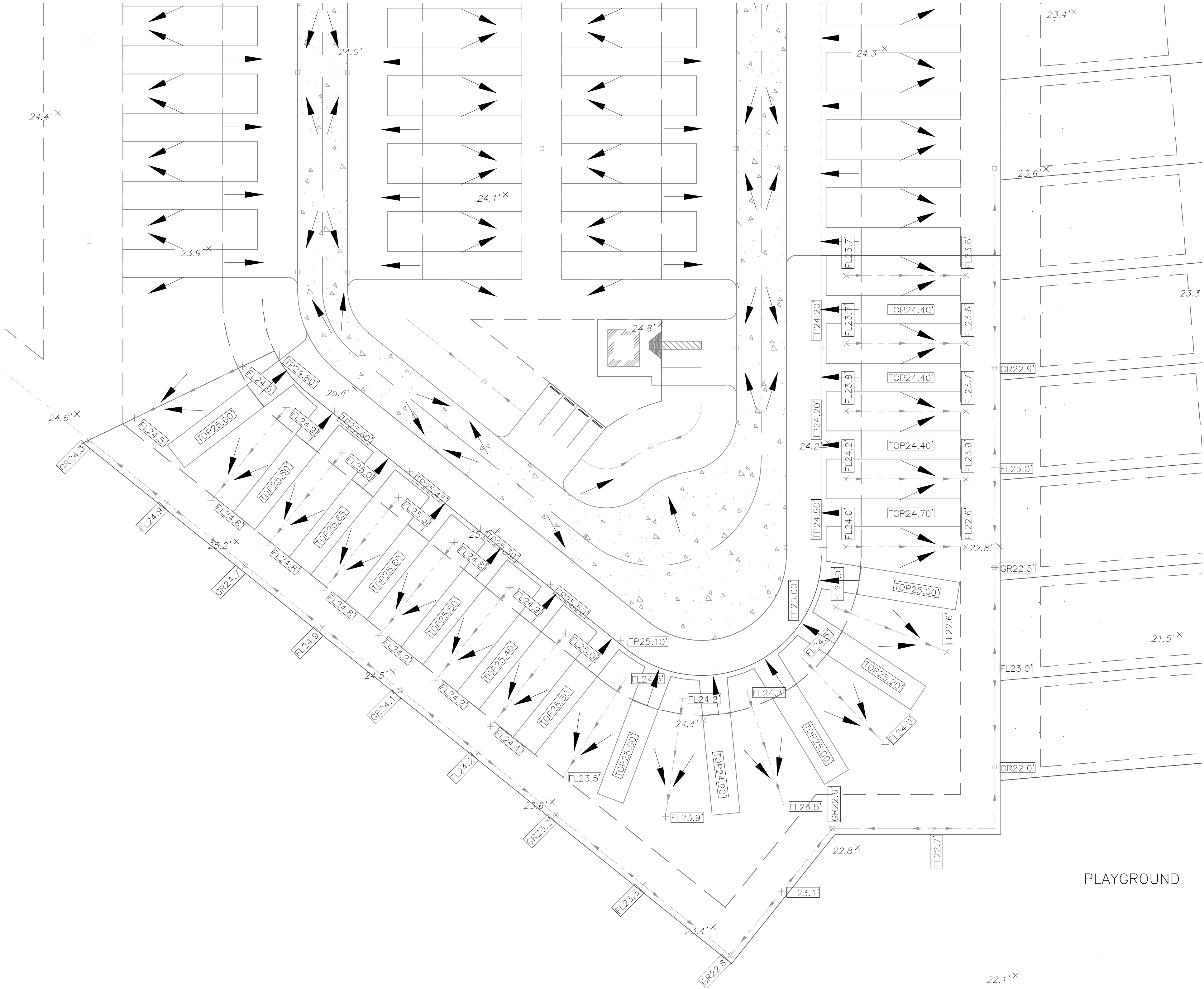
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

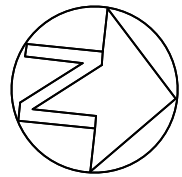
X 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

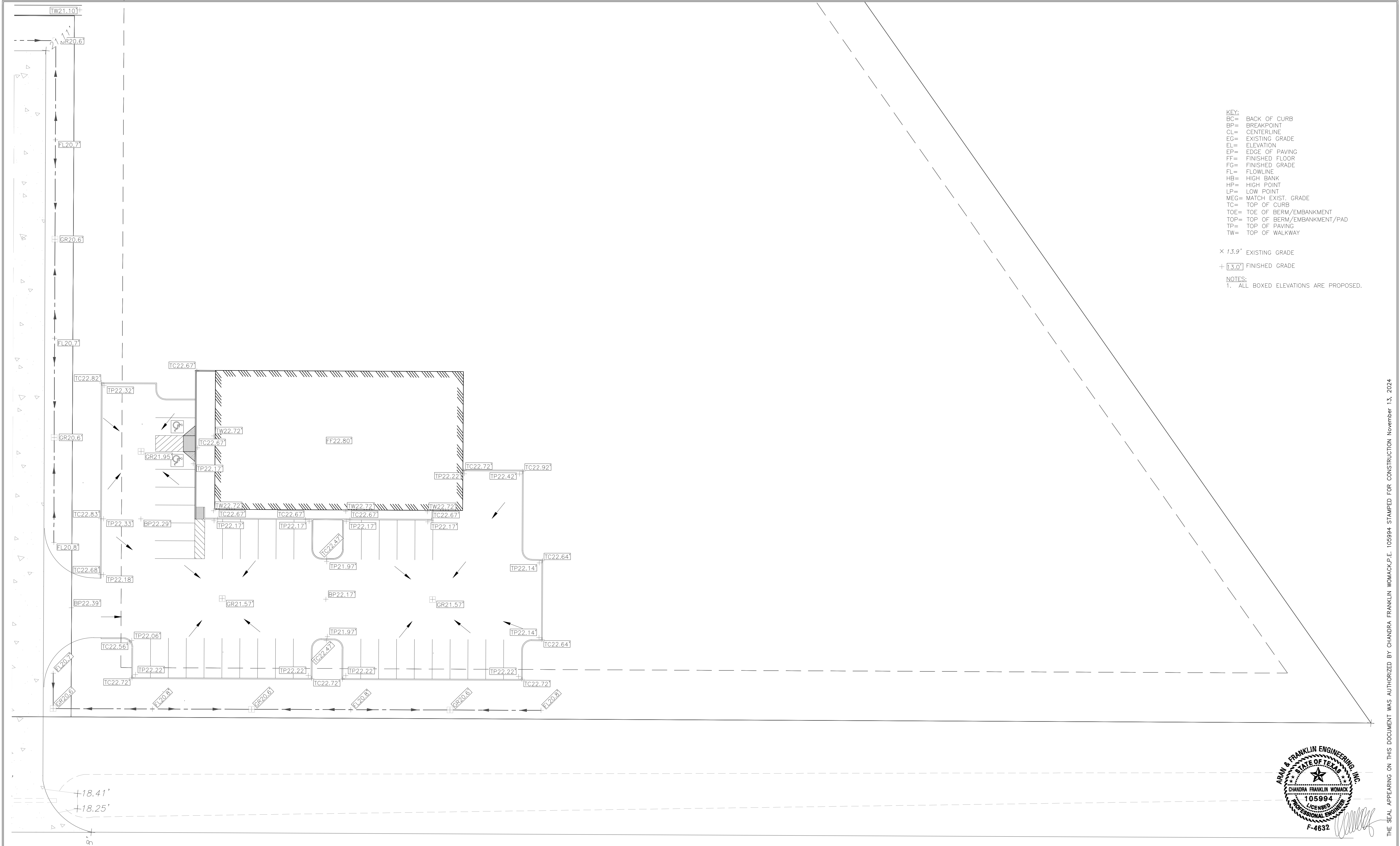


GRADING PLAN - PARK MODEL SECTION 2A
SCALE: 1"=30'

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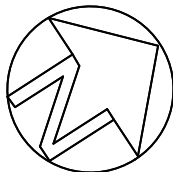
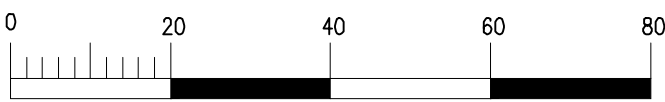
- KEY:
- BC= BACK OF CURB
 - BP= BREAKPOINT
 - CL= CENTERLINE
 - EG= EXISTING GRADE
 - EL= ELEVATION
 - EP= EDGE OF PAVING
 - FF= FINISHED FLOOR
 - FG= FINISHED GRADE
 - FL= FLOWLINE
 - HB= HIGH BANK
 - HP= HIGH POINT
 - LP= LOW POINT
 - MEG= MATCH EXIST. GRADE
 - TC= TOP OF CURB
 - TOE= TOE OF BERM/EMBANKMENT
 - TOP= TOP OF BERM/EMBANKMENT/PAD
 - TP= TOP OF PAVING
 - TW= TOP OF WALKWAY

× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

GRADING PLAN - DOLLAR GENERAL

SCALE: 1"=20'



8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77591
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2890 DEL PRADO BLVD.
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