



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, NOVEMBER 17, 2025 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, November 17, 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/> .

The Planning and Zoning Commission welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Planning and Zoning to receive your handouts for the meeting, please provide 10 copies; if not, the Planning and Zoning will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. Opening Agenda

1. Call meeting to order. ()

II. Approval of Minutes

2. Deliberate and act on approval of the regular meeting minutes of October 6, 2025. (Carey Dietrich, Director of Community Development & Building)

III. Public Hearing and Related Actions

3. Consider a request to replat property located at 1325 and 1329 Broadway, also known as Smith And Wood, Lot "A" - "B", EAST OF BLOCK 308.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request. (Carey Dietrich, Director of Community Development & Building)
4. Consider a Final Plat of the property located at 3250 – 3330 S H 35 Bypass; also known J W Paup Survey ABS A179 152.582 ACRES, J W Paup Survey ABS A179 6.887 ACRES, Lakeway Estates Phase 1.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request. (Carey Dietrich, Director of Community Development & Building)
5. Consider a request to rezone the property located at Railroad Reserve property on S Ann St., also known as Railroad Reserve, Acres 13.519, Manning. Specifically, Incl. 150x85 RR Res Adj to Abst 92 (J Kettle Survey)to R-2 (2nd Single Family Dwelling District), currently zoned R-5 (2nd Multi Family Dwelling District)
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request. (Carey Dietrich, Director of Community Development & Building)
6. Consider a request to rezone the property located at 802 W Morgan and 155 Kelly Lane, also known as J Smith Survey, Acres 12.705 and Acres 12,500 out of a 25.205 Acre Tract, Being the N/2 out of a 51.88 Acre Tract to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District)
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request. (Carey Dietrich, Director of Community Development & Building)

IV. Adjourn

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at _____ on _____, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382

Stacy Cantu
Building and Development Planning Technician

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, November 17, 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.

APPROVAL OF MINUTES

2. Deliberate and act on approval of the regular meeting minutes of October 6, 2025.

PUBLIC HEARING AND RELATED ACTIONS

3. Consider a request to the Replat of property located at 1325 & 1329 Broadway; also known as Smith and Wood, Lot "A" - "B", EAST OF BLOCK 308.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request (Carey Dietrich, Building Director)
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 - iv. Consider recommendation to City Council for approval or denial of the request (Carey Dietrich, Building Director)

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*.



Stacy Cantu, Building & Development Planning Technician

PLANNING AND ZONING COMMISSION MINUTES

On this the 6th day of October 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
Josh Dowling
Ric Young
Rocky Gudim

Members Absent

Warren Hassinger – Vice Chair
Tom Blazek

Staff Members Present

Kimberly Henry, Assistant to City Manager
Carey Dietrich, Building Dept. Director / Community Planner
Robert Decker, Asst. Building Dept. Director / Building Official
Belinda Garcia, Administrator Coordinator
Stacy Cantu, Building & Dev Planning Technician

Guest(s) Present (1)

Selina Yardley, 1723 Eighteenth St.

I. Opening Agenda

1. Call Meeting to order at **5:30 p.m.**

II. Approval of Minutes

2. Deliberate and act on approval of the regular meeting minutes of August 18, 2025.

Motion: Member K. Hesley motioned to approve minutes with changes made to her comment on August 18th, 2025, item #5 for 102 St Francis Cir. Motion did not pass Unanimously, K. Hesley voted “no”. Member R. Young made a motion to approve August 18, 2025, minutes with changes to be made. Member Young Seconded. **Motion Passed Unanimously.**

III. Public Hearing

Open Public Hearing 5:33 pm.

3. Consider a request to rezone the property located at 1723 Eighteenth St; also known as S5925 Swickheimer BLK 249 LOT PART OF 118 7.0458 Acres, to R-2M (Manufactured Housing currently zoned R-1 (1st Single Family Dwelling District)
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of the request (Carey Dietrich, Building Director)

Building Director, Carey Dietrich, explained that Staff recommend Approval for property owners, Robert & Selina Yardley, who lost their home in the recent fire and wish to replace it with a Manufactured Home. The application is for a single Manufactured Home and not a Manufactured Home Park. The property consists of 7.05 acres and meets the requirements of the R2M (Manufactured Housing District).

Moving forward to the Applicant Presentation, property owner, Selina Yardley spoke. Stating they are trying to replace the home that her and parents live in that was taken by the Salt Lake fires.

Chair R. Davis opened the public hearing at 5:33 p.m., as there were no speakers in person, Staff did receive three (3) returned mail outs, two (2) – returned Public Notices were in opposition for the rezone. One is located at 990 SH 35 Bypass, and the other is located at 1020 SH 35 Bypass. One (1) not able to be forwarded (1046 SH 35 Bypass). Chair R. Davis closed the public hearing at 5:37 p.m.

Member R. Gudim asked if there was a grandfathered clause where if someone has lost a home in tragedy, it can be replaced once to what was originally on the property. Building Director C. Dietrich stated there is not a clause that states that and asked Ms. Yardley to clarify if it was a manufactured home or mobile home on the property that was lost in the fires. Ms. Yardley stated it was a mobile home; her parents had put in the road on Eighteenth when the mobile home was brought in. Her parents had given her the mobile home, and they built a small home onto the property (prior to being in city limits). The mobile home was demoed prior to the fire, and a tiny home replaced it, which was burned in the fires as well. They are wanting to upgrade to the manufactured home, because the home is compatible for the family and affordable.

Motion: Member R. Gudim made a motion to recommend approval to Council that the property be rezoned to R-2M to get the single Manufactured Home onto the property and Secretary K. Hesley seconded. **Motion Passed Unanimously.**

4. Conduct a Public Hearing to consider the Final Plat of property located at 6 & 8 Malibu ln; also known as KEY ALLEGRO UNIT #5, BLOCK 17, LOT 10 and KEY ALLEGRO UNIT #5, BLOCK 17, LOT 9.
 - i. Staff Report
 - ii. Applicant Presentation
 - iii. Public Hearing to receive comments for or against the request.
 - iv. Consider recommendation to City Council for approval or denial of request (Carey Dietrich, Building Director)

Building Director, Carey Dietrich, explained that Staff recommend Approval for the property owners (living in dwelling at 8 Malibu) who have purchased the neighboring lot/home (6 Malibu) and are wanting to combine the two dwellings. One to be used as their residential dwelling and the other home to be used as a *mother-in-law house*. The owner has agreed to remove the full kitchen from the *mother-in-law's house*, making its purpose for personal guest stays and not short-term rental. As well as attaching the two homes with a breezeway type deck.

Chair Davis opened the public hearing at 5:45 p.m. Building Official R. Decker read off seven (7) “in favor” notices that had been sent back to the office for this request. Chair Davis closed the public hearing at 5:42 p.m.

Secretary Hesley questioned the two homes being connected by said breezeway if this were why the Final Plat would show it as one residential lot. And Building Director, C. Dietrich, responded with the

homeowner would want to claim them both on his homestead for taxing purposes. C. Dietrich also reiterated that accessory use structures can not be rented in residential zoning.

Chair R. Davis opened the public hearing at 5:45 p.m. There was no in person speakers, and one (1) Public Notices returned to Staff from 5 Malibu, stating in favor of the improvements they have made to the property. Chair R. Davis closed the public hearing at 5:46 p.m.

Motion: Member J. Dowling made a motion to recommend approval to Council that the Final Plat be approved for 6 & 8 Malibu. Member R. Young seconded the motion. **Motion Passed Unanimously.**

5. Adjournment (5:47 p.m.)

Motion: Member R. Young made a motion to adjourn. Member J. Dowling seconded. **Motion passed unanimously.**

Prepared by:

Approved by:

Stacy Cantu, Bldg & Dev Planning Tech.

Ruth Davis, Chair

Kim Hesley, Secretary

STAFF REPORT

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



PROPERTY ADDRESS/LOCATION
 1325 and 1329 Broadway

APPLICANT/PROPERTY OWNER
 Greg Yarbrough, Owner

PUBLIC HEARING DATE
 P&Z – Monday, November 17, 2025
 CC – N/A

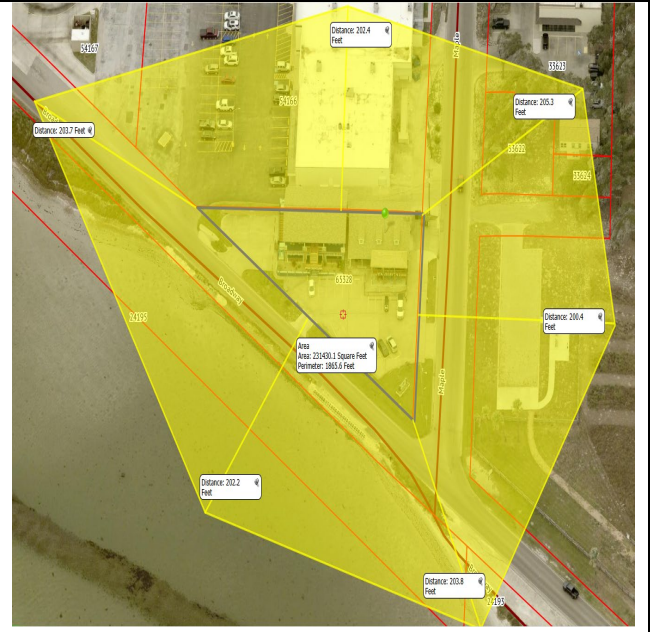
P&Z DATE
 P&Z – Monday, November 17, 2025

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

BRIEF SUMMARY OF REQUEST

Property owner, Greg Yarbrough wishes to submit for a Final Plat of 1325 and 1329 Broadway otherwise known as Lupita Bonita, BLOCK 1, Lots 1 and 2

A public notice regarding this item was published in The Rockport Pilot in the Thursday, October 23, 2025, edition and mailed out to nine (9) property owners within a 200-foot radius of the property. We have received two (2) letters, for City property in the area and zero (0) in favor and zero (0) opposed.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business District	A dwelling on each property.	N – B1 – General Business District S – B1 – General Business District E – B1 – General Business District W – B1 – General Business District	Dwellings will be each their own property and have their own parking spaces.	.523 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

PROPERTY HISTORY

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 17, at 5:30 p.m. at City of Rockport City Hall, 212 N Live Oak St, Rockport, Texas, to consider the Replat of property located at 1325 & 1329 Broadway; also known as Smith And Wood, Lot "A" - "B", EAST OF BLOCK 308.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of November 17, 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 23rd day of October, 2025 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, as well as City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, October 23, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

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

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

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

GENERAL INFORMATION:

Address: 1325 & 1329 BROADWAY ACAD Property ID: 65328

[illegible]

Other Legal Description:

PROPERTY OWNER OF RECORD:

Name: GREG YARBROUGH

Company: SUNNY FROG ENTERPRISES, LLC

Mailing Address: PO BOX 127, FULTON, TX 78358

Phone: 361.230.3140

Email: GYARBROUGH@FARMERSAGENT.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: LUPITA BONITA, BLOCK 1, LOTS 1 & 2

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant	2	0.523 ACRES	
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	0.523 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant	2	0.523 ACRES	
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	0.523 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 Greg Varbrough
Greg Varbrough (Oct 6, 2025 15:23:28 CDT)
 (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 elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.

- (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.

Yarbrough Replat Application

Final Audit Report

2025-10-08

Created:	2025-10-08
By:	Elizabeth Brundrett (elizabethb@gbsurveyor.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7i4PV1yJGTg6GBIw-H2rNB8OYONCI1xb

"Yarbrough Replat Application" History

-  Document created by Elizabeth Brundrett (elizabethb@gbsurveyor.com)
2025-10-08 - 8:15:24 PM GMT
-  Document emailed to Greg Yarbrough (gyarbrough@farmersagent.com) for signature
2025-10-08 - 8:15:29 PM GMT
-  Email viewed by Greg Yarbrough (gyarbrough@farmersagent.com)
2025-10-08 - 8:23:01 PM GMT
-  Document e-signed by Greg Yarbrough (gyarbrough@farmersagent.com)
Signature Date: 2025-10-08 - 8:23:28 PM GMT - Time Source: server
-  Agreement completed.
2025-10-08 - 8:23:28 PM GMT



Adobe Acrobat Sign

Handwritten

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., 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., 2025.



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

Owner Certification

State of Texas
County of Aransas

SUNNY FROG ENTERPRISES, LLC

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown herein; 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., 2025.

GREG YARBROUGH, Managing Member

State of Texas
County of _____

This instrument was acknowledged before me by:

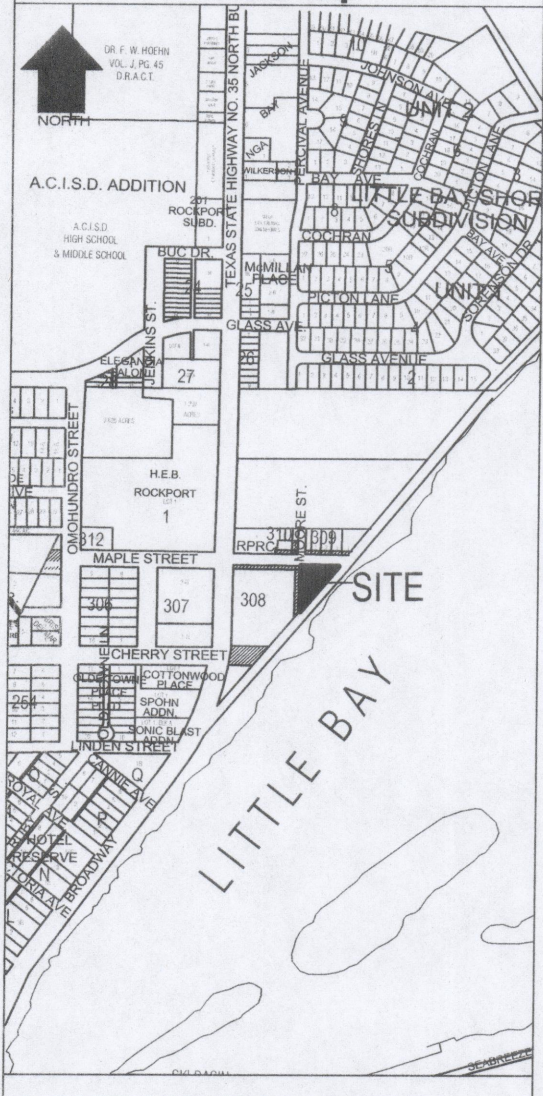
GREG YARBROUGH, Managing Member

SUNNY FROG ENTERPRISES, LLC

This the ____ day of _____, A.D., 2025.

Notary Public in and for the State of Texas

Locator Map



FILE NAME: REPLATS/ROCKPORT/LUPITA BONITA, BLK 1, LOTS 1,2



MAPLE STREET
60.0' R.O.W.

FND. DRILL HOLE

N89°26'55"E

194.80'

FND. 5/8" STEEL REBAR

20' Maple Street, Closed & Abandoned by Ord. #302

LOT 8

LOT 1
0.314 Acres
13,671 Sq.Ft.

Zone "AE"
Elev. 6.0'

S89°56'56"E

82.90'

SET DRILL HOLE

SET 5/8" STEEL REBAR

Zone "X"

S11°07'24"E

43.57'

SET DRILL HOLE

S34°35'57"E
2.42'

SET 5/8" STEEL REBAR

LOT 2
0.209 Acres
9,117 Sq.Ft.

Approx. FEMA Flood Zone Line

157.09'

N00°03'04"E

FND. MAG. NAIL & WASHER

LOT 6

LOT 5

LOT 4

SMITH & WOOD DIVISION
Vol. "E", Pgs. 272-273, D.R.A.C.T.

Moore Street, Closed & Abandoned by Ord. #274

BROADWAY STREET
100.0' R.O.W.

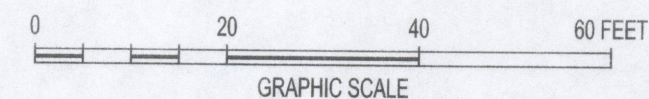
Final Plat of:
LOTS 1 AND 2, BLOCK 1,
LUPITA BONITA

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOTS "A" AND "B", SMITH AND WOOD DIVISION,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 4, PAGE 121, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 20'

JULY 10, 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

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 X (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X" / "AE", Base Elevation N/A - 6.0',
Panel No. 0245G

Community No. 485504

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

SUBJECT TO CHANGE BY FEMA.

Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett"
S5/8" = Set 5/8" Steel Rebar
- Plat bearing in Vol. 4, Pg. 121, P.R.A.C.T., along the Northwestern R.O.W. line of Broadway Street, used for directional control.
- Total platted area contains 0.523 acres or 22,798 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
B.L. / Bldg. Line = Building Line
20' Front B.L.

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.

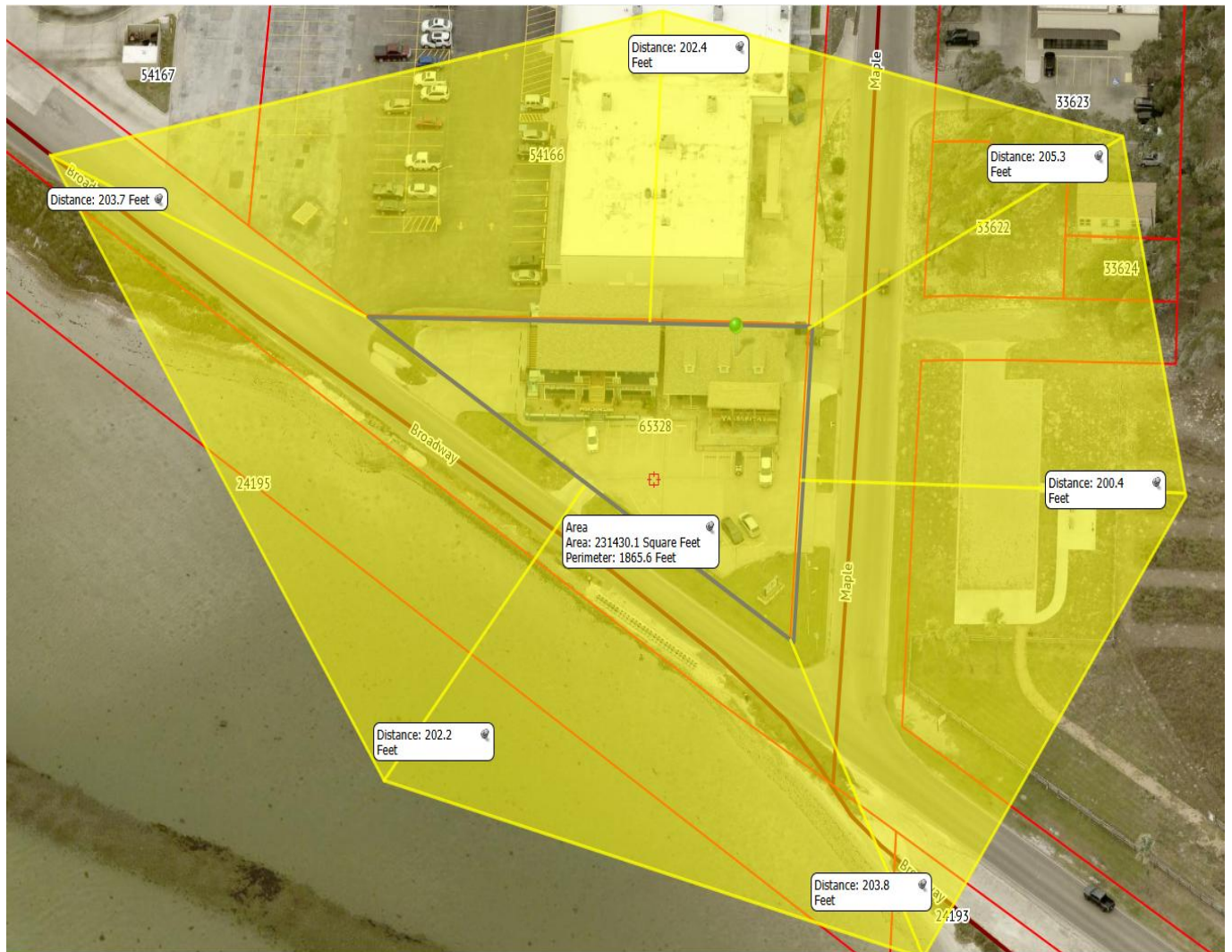
Texas in Volume _____ Page _____

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

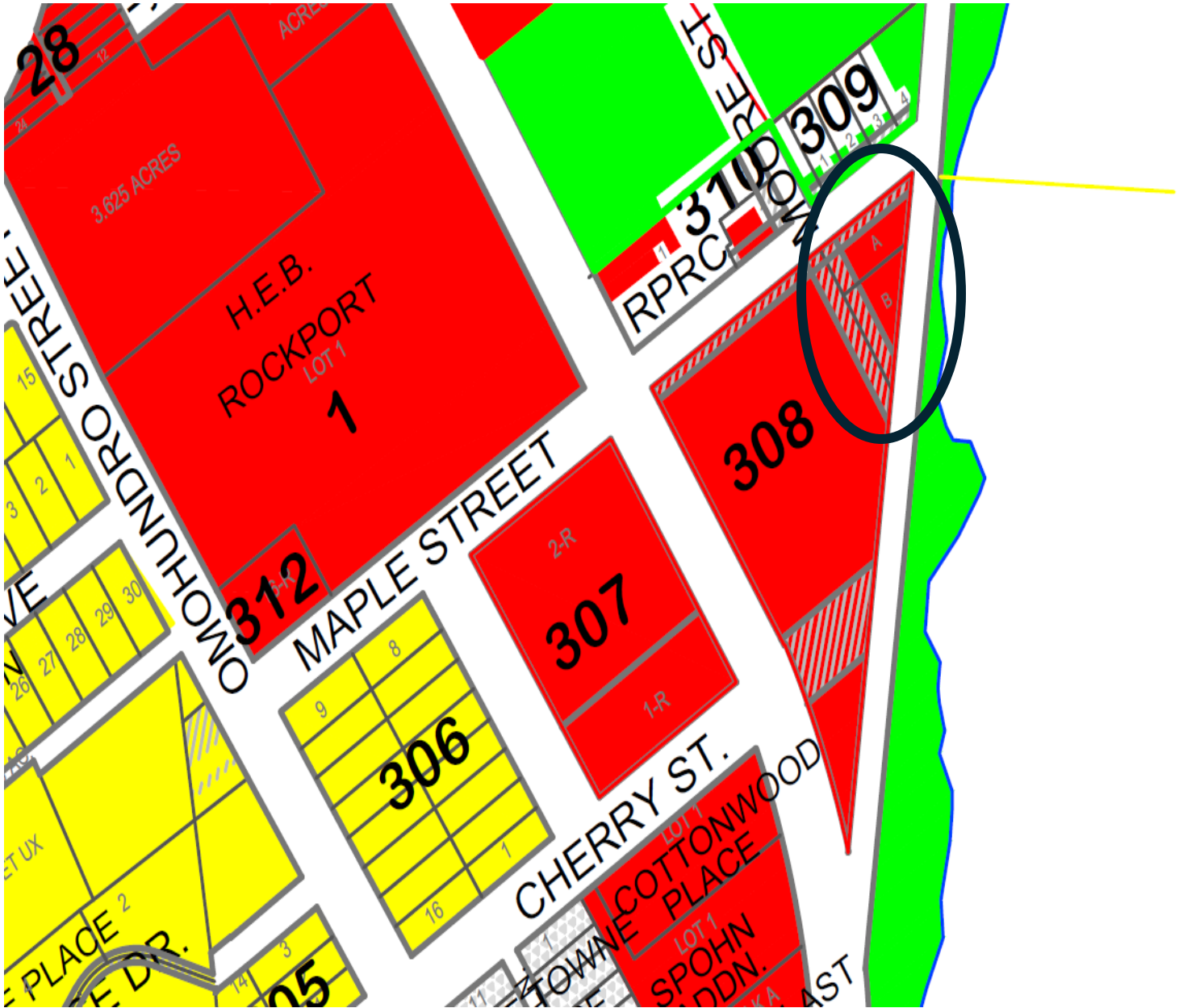
Clerk's File No. _____



Zoning Map – 1325 & 1329 Broadway



Future Land Use Map – 1325 & 1329 Broadway



<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>
65328	Sunny Frog Enterprises LLC	1325 Broadway	P O Box 127	Rockport	TX	78358
54166	Seaaire Center LP	1314 Hwy 35 N	3201 Cherry Ridge dr # B209	San Antonio	TX	78230
54167	Rockport Bay Holdings LTD	1302 Hwy 35 N	5338 Fenwick Way ct	Sugar Land	TX	77479
24195	City of Rockport	1302 - 1650 Broadway	2751 State Highway 35 Bypass	Rockport	TX	78382
24193	Aransas County Navigation Dist #1	1702 - 1890 Broadway	521 Seabreeze	Rockport	TX	78382
24150	City of Rockport	1501 Broadway	2751 State Highway 35 Bypass	Rockport	TX	78382
33624	Joyce Zimmerman	1405 Moore st	426 Cape Hnery dr	Corpus Christi	TX	78412
33622	Joyce Zimmerman	1401 Moore st	426 Cape Hnery dr	Corpus Christi	TX	78412
33623	Aransas Hamilton LLC	1406 Hwy 35 N	502 W Johnson ave	Aransas Pass	TX	78336
	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

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**

3250 – 3330 SH 35 Bypass

APPLICANT/PROPERTY OWNER

Hamed Mostaghassi and Hossein Mostaghassi, Owner

PUBLIC HEARING DATE

P&Z – Monday, November 17, 2025
CC – N/A

P&Z DATE

P&Z – Monday, November 17, 2025

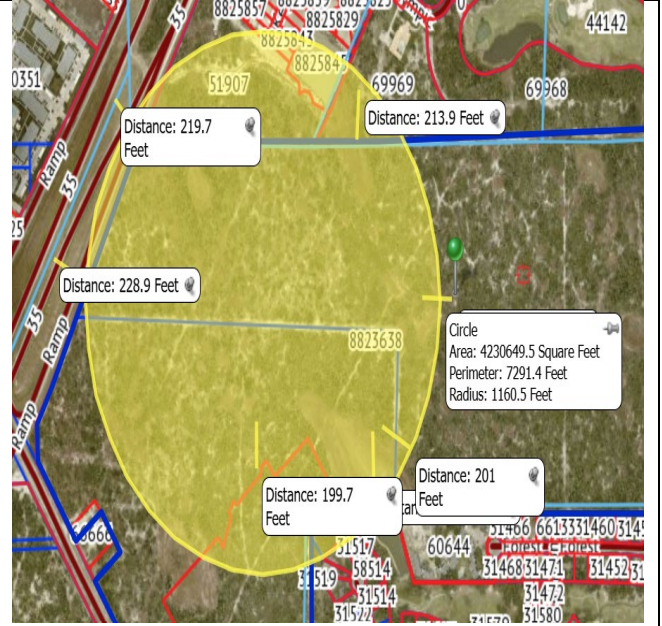
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Hamed Mostaghassi and Hossein Mostaghassi wish to submit for a Final Plat of 3250 – 3330 SH 35 Bypass otherwise known as Lakeway Estates Phase 1

A public notice regarding this item was published in The Rockport Pilot in the Thursday, October 23, 2025, edition and mailed out to four (4) property owners within a 200-foot radius of the property. We have received one (1) letter, for City property in the area and zero (0) in favor and zero (0) opposed.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Undeveloped Land	N – R1 – 1 st Single Family Dwelling District S – R1 – 1 st Single Family Dwelling District E – R1 – 1 st Single Family Dwelling District W –		41.43 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

PROPERTY HISTORY

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, November 17, 2025, at 5:30 p.m. at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a Final Plat of the property located at 3250 – 3330 S H 35 Bypass; also known J W Paup Survey ABS A179 152.582 ACRES, J W Paup Survey ABS A179 6.887 ACRES, Lakeway Estates Phase 1.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of November 17, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 23rd day of October, 2025 on the bulletin board at the Rockport Service Center, 2751 SH 35 Bypass and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, October 23, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich,
Director Building & Development



Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

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

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

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

GENERAL INFORMATION:

Address: 3250-3330 SH 35 BYPASS, ROCKPORT, TX ACAD Property ID: 8823638 & 8823637

Subdivision: _____ Block: _____ Lot: _____

Other Legal Description: JW PAUP SURVEY ABC 179 152.582 ACRES & 6.887 ACRES

PROPERTY OWNER OF RECORD:

Name: HAMED MOSTAGHASI AND
HOSSEIN MOSTAGHASI
Company: _____
Mailing Address: 4833 SARATOGA BLVD #423
CORPUS CHRISTI, TX 78413-2213
Phone: (361) 765-7241
Email: rickmostaghasi@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.
Company: J. SCHWARZ & ASSOCIATES
Mailing Address: PO BOX 60733
CORPUS CHRISTI, TX 78466
Phone: 361-774-4534
Email: brandi@jsatx.com

BACKGROUND

Project Name: LAKEWAY ESTATES PHASE 1

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	41.43 AC	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	41.43 AC	

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

All lots within the development will be constructed in accordance with the current Zoning designation. Typical single-family residential lots will be 70' wide by 120' deep with a lot area of 8400 square feet. The lots designated as Commercial Tracts are zoned as B-1 and will be developed in the future, in accordance with B-1 requirements.

The subdivision will be constructed in phases, as indicated on the Concept Plan.

Wetlands have been identified on the property by Coastal Environments, Inc. and determined to be non-jurisdictional. This work is being coordinated with the USACE.

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	88	18.89 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	1	4.85 AC	
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	3	8.64 AC	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: Amenities Center	1	1.88 AC	
Public/ Private Street R.O.W	1	7.17 AC	
TOTAL		41.43 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED Hamed Rick Mostaghassi
(Owner or Developer)

FOR CITY USE

Received By _____	Date _____	Fees Paid \$ _____
Submitted information () accepted () rejected By: _____		
If rejected, reasons why: _____		
Receipt No. _____		

Surveyor Certification

State of Texas
County of Aransas

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

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

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

PRELIMINARY NOT RECORDABLE
FOR ANY PURPOSE

Owner Certification

State of Texas
County of _____

HOSSEIN MOSTAGHASI

HAMED MOSTAGHASI

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.

HOSSEIN MOSTAGHASI

HAMED MOSTAGHASI

State of Texas
County of Aransas

This instrument was acknowledged before me by:

HOSSEIN MOSTAGHASI

HAMED MOSTAGHASI

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

Notary Public in and for the State of Texas

Lienholder Certification

State of Texas
County of _____

SIMMONS 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:

Notary Public in and for the State of Texas

FILE NAME: REPLATS/ROCKPORT/LAKEWAY PHASE 1

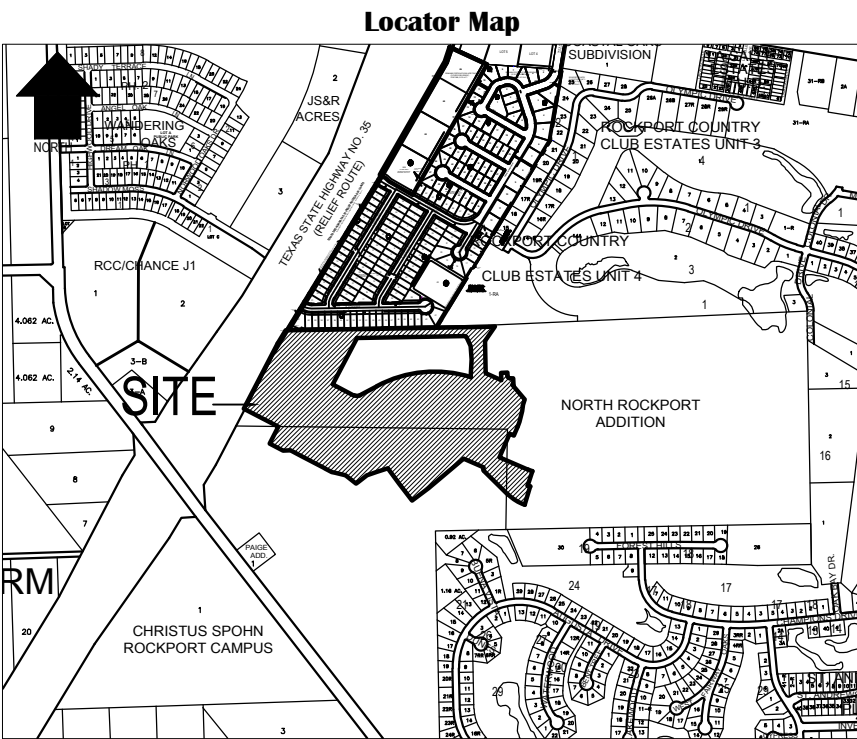
Final Plat of:

LAKEWAY SUBDIVISION, PHASE I

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 48.976 ACRES OF LAND OUT OF A 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 7.548 ACRE TRACT FOR A FUTURE PHASE OF LAKEWAY SUBDIVISION.

AUGUST 24, 2024



Metes and Bounds Description 48.976-Acre Tract

BEING THE DESCRIPTION OF 48.976 ACRES OF LAND OUT OF 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 48.976 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEIGIN, at a 5/8" steel rebar found in the Southeastely R.O.W. line of Texas State Highway No. 35 Relief Route, and being the Northwest corner of said 152.582 acre tract and being the Southwest corner of a called 62.86 acre tract as described in a document of record under Clerk's File Number 371688, Official Public Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, North 88°59'15" East, along and with the common boundary line of said 152.582 acre tract and said 62.86 acre tract, a distance of 1175.00 feet to a point for the Southeast corner of said 62.86 acre tract and being an Exterior corner of Rockport Country Club Estates, Unit 4, according to the plat recorded in Volume 4, Page 69, Plat Records of Aransas County, Texas, and from whence a 5/8" steel rebar found in concrete for reference bears South 79°40'05" West, a distance of 6.49 feet, with said point being an angle point and EXTERIOR corner of this survey;

THENCE, North 89°00'47" East, along and with the common boundary line of said Rockport Country Club Estates Unit 4 and said 152.582 acre tract, a distance of 50.69 feet to a 5/8" steel rebar set for the NORTHEAST corner of this survey;

THENCE, crossing said 152.582 acre tract as follows: South 34°00'39" West, a distance of 135.79 feet to a 5/8" steel rebar set for an angle point; THENCE, South 00°59'13" East, a distance of 252.18 feet to a 5/8" steel rebar set for an angle point; THENCE, South 65°14'07" East, a distance of 133.23 feet to a 5/8" steel rebar set for an angle point; THENCE, North 00°59'13" West, a distance of 59.14 feet to a 5/8" steel rebar set for an angle point; THENCE, North 88°00'48" East, a distance of 50.0 feet to a 5/8" steel rebar set for an angle point; THENCE, South 00°59'18" East, a distance of 24.98 feet to a point of curvature of a circular curve to the left with a central angle of 91°31'57", a radius of 20.0 feet, a chord of 28.66 feet, a tangent of 20.54 feet, for an arc length of 31.95 feet to a 5/8" steel rebar set at the point of tangency; THENCE, North 87°29'15" East, a distance of 22.43 feet to a 5/8" steel rebar set for an angle point; THENCE, South 02°30'43" East, a distance of 50.0 feet to a 5/8" steel rebar set for an angle point; THENCE, South 02°30'43" East, a distance of 50.0 feet to a 5/8" steel rebar set for an angle point; THENCE, South 87°29'15" West, a distance of 9.33 feet to a 5/8" steel rebar set for an angle point; THENCE, South 39°52'44" East, a distance of 150.99 feet to a 5/8" steel rebar set for an angle point; THENCE, North 16°43'10" West, a distance of 50.27 feet to a 5/8" steel rebar set at the point of curvature of a curve to the right with a central angle of 16°43'10", a radius of 645.0 feet, a chord of 187.55 feet, a tangent of 94.78 feet, for an arc distance of 188.22 feet to a 5/8" steel rebar set at the point of tangency; THENCE, South 23°07'30" West, a distance of 56.90 feet to a 5/8" steel rebar set for an angle point; THENCE, North 66°52'30" West, a distance of 35.0 feet to a 5/8" steel rebar set for an angle point; THENCE, South 23°07'30" West, a distance of 200.0 feet to a 5/8" steel rebar set for an angle point; THENCE, South 60°52'30" East, a distance of 238.99 feet to a 5/8" steel rebar set at the point of curvature of a curve to the left with a central angle of 04°11'54", a radius of 540.0 feet, a chord of 39.56 feet, a tangent of 19.79 feet, for an arc distance of 39.57 feet to a 5/8" steel rebar set for an angle point; THENCE, South 18°53'38" West, a distance of 120.0 feet to a 5/8" steel rebar set at the point of curvature of a curve to the left with a central angle of 01°56'10", a radius of 660.0 feet, a chord of 22.35 feet, a tangent of 11.16 feet, for an arc distance of 22.32 feet to a 5/8" steel rebar set for an angle point; THENCE, South 16°59'22" West, a distance of 148.49 feet to a 5/8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE, continuing across said 152.582 acre tract as follows: along and with a circular curve to the right with a central angle of 28°52'08", a radius of 350.0 feet, a chord of 154.70 feet, a tangent of 79.31 feet, for an arc distance of 155.99 feet to a 5/8" steel rebar set at the point of tangency; THENCE, North 45°20'38" West, a distance of 263.22 feet to a 5/8" steel rebar set at the point of curvature of a circular curve to the right with a central angle of 08°21'28", a radius of 200.0 feet, a chord of 22.50 feet, a tangent of 13.61 feet, for an arc distance of 23.00 feet to a 5/8" steel rebar set at the point of tangency; THENCE, North 23°07'30" East, a distance of 5.08 feet to a 5/8" steel rebar set

48.976-Acre Tract (Continued)

for an angle point; THENCE, North 69°52'30" West, a distance of 176.0 feet to a 5/8" steel rebar set for an angle point; THENCE, South 50°01'13" West, a distance of 156.10 feet to a 5/8" steel rebar set for an angle point; THENCE, South 52°22'59" West, a distance of 281.98 feet to a 5/8" steel rebar set for an angle point; THENCE, North 37°37'30" West, a distance of 161.91 feet to a 5/8" steel rebar set for an angle point; THENCE, North 50°18'28" West, a distance of 150.87 feet to a 5/8" steel rebar set for an angle point; THENCE, South 65°23'22" West, a distance of 5.52 feet to a 5/8" steel rebar set for an angle point; THENCE, South 72°33'30" West, a distance of 82.50 feet to a 5/8" steel rebar set for an angle point; THENCE, South 70°48'50" West, a distance of 84.34 feet to a 5/8" steel rebar set for an angle point; THENCE, South 52°24'41" West, a distance of 106.76 feet to a 5/8" steel rebar set for an angle point; THENCE, North 51°14'35" West, a distance of 1.0691 feet to a 5/8" steel rebar set for an angle point; THENCE, North 77°15'33" West, a distance of 108.36 feet to a 5/8" steel rebar set for an angle point; THENCE, North 62°21'53" West, a distance of 366.49 feet to a 5/8" steel rebar set for an angle point; THENCE, South 88°02'42" West, a distance of 57.48 feet to a 5/8" steel rebar set for an angle point; THENCE, North 62°21'58" West, a distance of 120.0 feet to a 5/8" steel rebar set for the LOWR SOUTHWEST corner of this survey;

THENCE, North 27°34'02" East, a distance of 148.46 feet to a 5/8" steel rebar set for an angle point; THENCE, North 02°21'53" West, a distance of 365.49 feet to a 5/8" steel rebar set in the Northeasterly R.O.W. line of Texas State Highway No. 35 Relief Route, and being the UPPER SOUTHWEST corner of this survey;

THENCE, North 27°38'09" East, along and with the Northeasterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 573.26 feet to a concrete monument found for an angle point; THENCE, North 31°16'21" East, continuing along and with the Northeasterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 121.07 feet to the PLACE OF BEGINNING of this survey and containing 48.976 acres of land, more or less.

7.548-Acre "Save & Except Tract"

BEING THE DESCRIPTION OF 7.548 ACRES OUT OF A 48.976 ACRES OF LAND OUT OF A 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 7.548 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING at a 5/8" steel rebar set, from whence a 5/8" steel rebar found in the Northeasterly R.O.W. line of Texas State Highway No. 35 Relief Route, bears North 83°48'33" West, a distance of 560.68 feet, with said 5/8" steel rebar set being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 27°38'07" West, crossing said 152.582 acre tract, a distance of 409.08 feet to a 5/8" steel rebar set for the SOUTHWEST corner of this survey;

THENCE, crossing said 48.976 acre tract and said 152.582 acre tract as follows: South 62°21'53" East, a distance of 185.67 feet to a 5/8" steel rebar set at the point of curvature of a circular curve to the left with a central angle of 55°53'13", a radius of 50.0 feet, a chord of 46.86 feet, a tangent of 26.52 feet, for an arc distance of 48.77 feet to a 5/8" steel rebar set at the point of tangency; THENCE, North 61°47'50" East, a distance of 149.90 feet to a 5/8" steel rebar set at the point of a circular curve to the right with a central angle of 45°38'19", a radius of 950.0 feet, a tangent of 399.72 feet, a chord of 736.87, for an arc distance of 756.72 feet to a 5/8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE, crossing said 48.976 acre tract and said 152.282 acre tract as follows: North 02°16'41" East, a distance of 140.30 feet to a 5/8" steel rebar set for an angle point; THENCE, North 02°50'49" West, a distance of 105.42 feet to a 5/8" steel rebar set for an angle point; THENCE, North 25°51'47" West, a distance of 79.76 feet to a 5/8" steel rebar set for the NORTHEAST corner of this survey;

THENCE, crossing said 48.976 acre tract and said 152.282 acre tract as follows: South 89°00'13" West, a distance of 844.80 feet to the PLACE OF BEGINNING of this survey and containing 7.548 acres of land, more or less.

Legend	
L.S.	= LIFT STATION
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."

Planning & Zoning Commission

State of Texas
County of Aransas

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

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

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

☎: 361-729-6479
✉: jerryb@gsurveyor.com
🌐: www.gbsurveyor.com

TBPELS FIRM NO. F-414

Flood Data

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

Flood Zone "X", Base Elevation N/A,
Panel No. 0240G/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 and directional control based on NAD 83, Texas State Plane South Central Zone.

3) Total platted area contains 48.976 acres or 2,133,398 square feet of land.

SAVE & EXCEPT TRACT = 7.548 acres.
PUBLIC ROADWAYS = 7.168 acres.
RESIDENTIAL LOTS = 823.062 square feet of land.
COMMERCIAL LOT = 211.130 square feet of land.
DETENTION PONDS = 376.167 square feet of land.
RESERVE "A" (Amenities) = 81.995 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, 10' Utility Esmt. Along Front of All Lots

5) Detention Ponds Easement "A", "B" and "C", dedicated to the City of Rockport by this replat.

6) Lift Station (LS) Easement dedicated to the City of Rockport by this replat.

County Clerk's Certification

State of Texas
County of Aransas

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

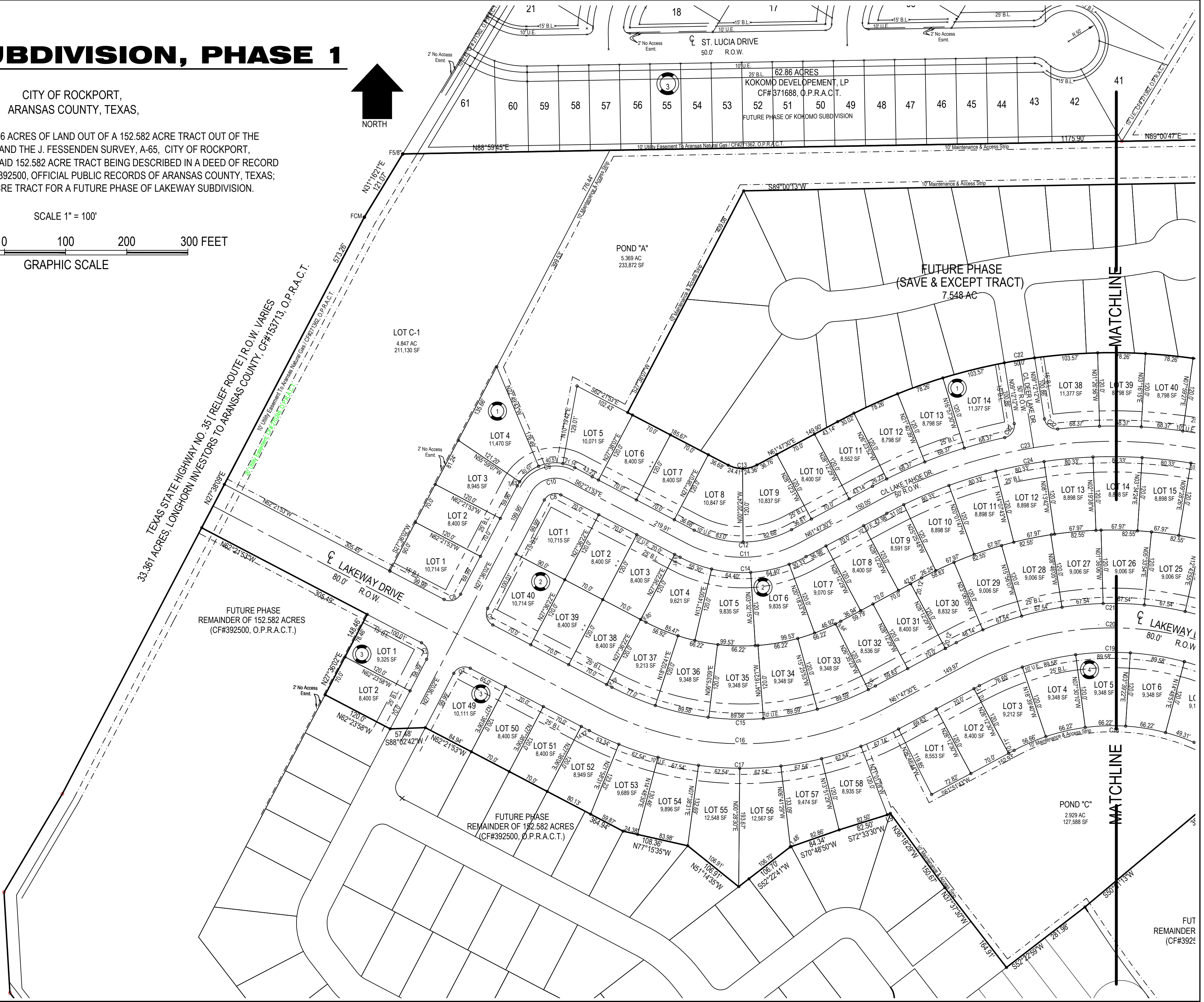
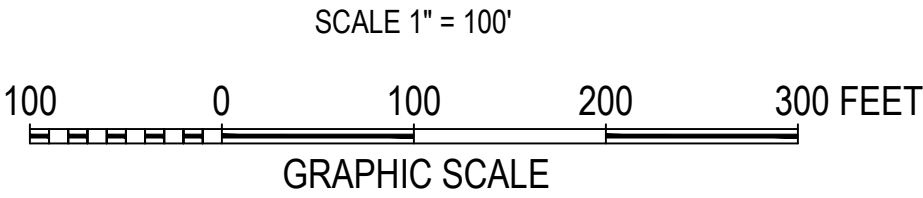
By: _____ Deputy

Clerk's File No. _____

LAKEWAY SUBDIVISION, PHASE 1

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

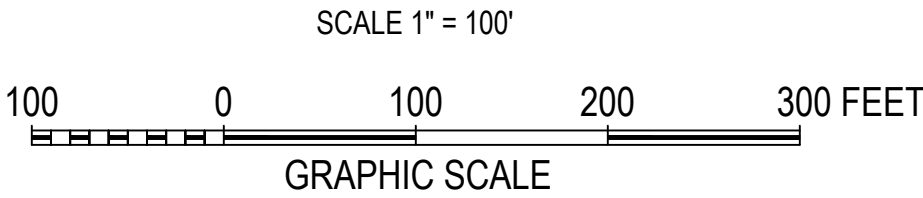
BEING A FINAL PLAT OF 48.976 ACRES OF LAND OUT OF A 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 7.548 ACRE TRACT FOR A FUTURE PHASE OF LAKEWAY SUBDIVISION.



LAKEWAY SUBDIVISION, PHASE 1

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 48.976 ACRES OF LAND OUT OF A 152.582 ACRE TRACT OUT OF THE J.W. PAUP SURVEY, A-179, AND THE J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 152.582 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 392500, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 7.548 ACRE TRACT FOR A FUTURE PHASE OF LAKEWAY SUBDIVISION.

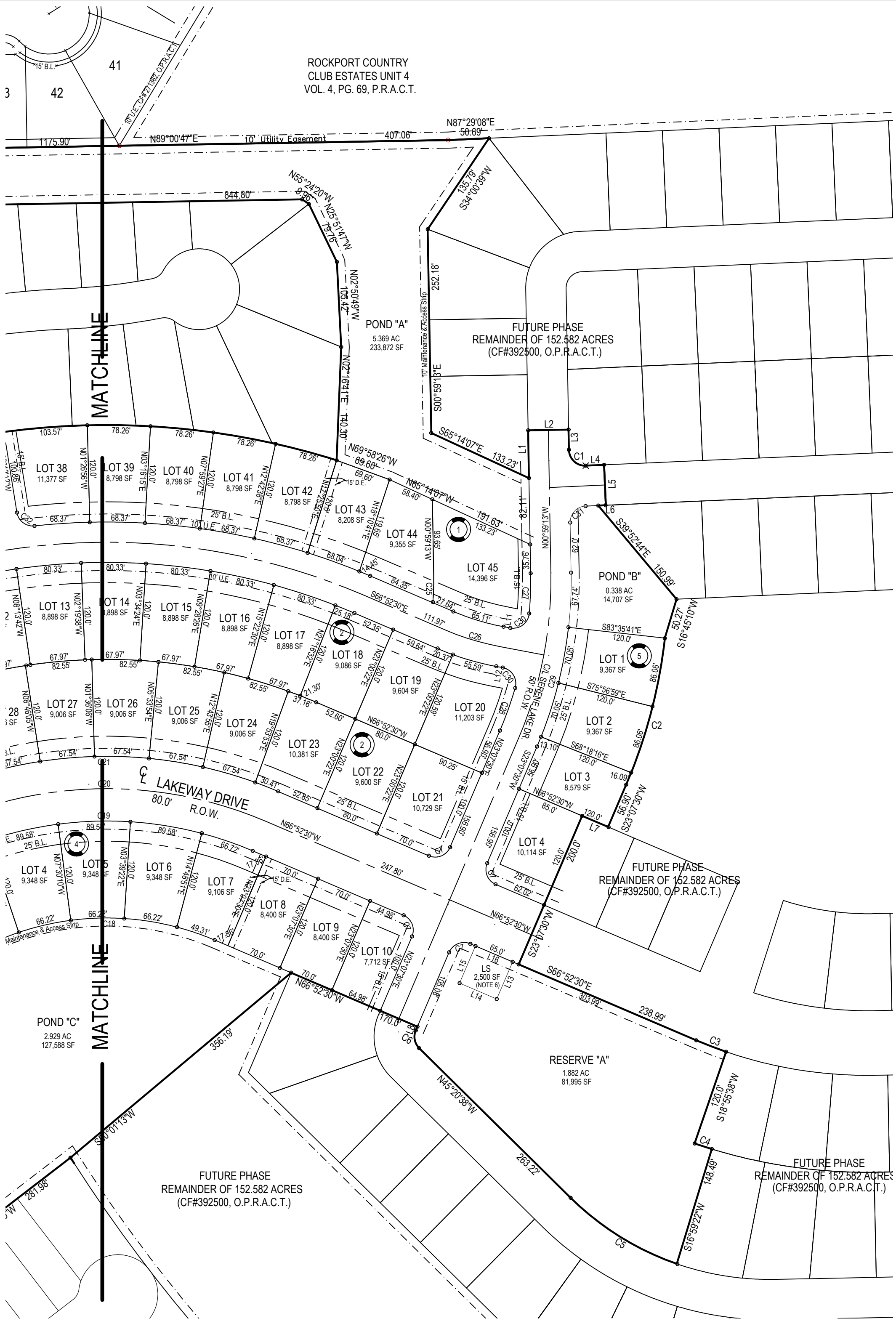
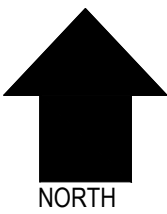


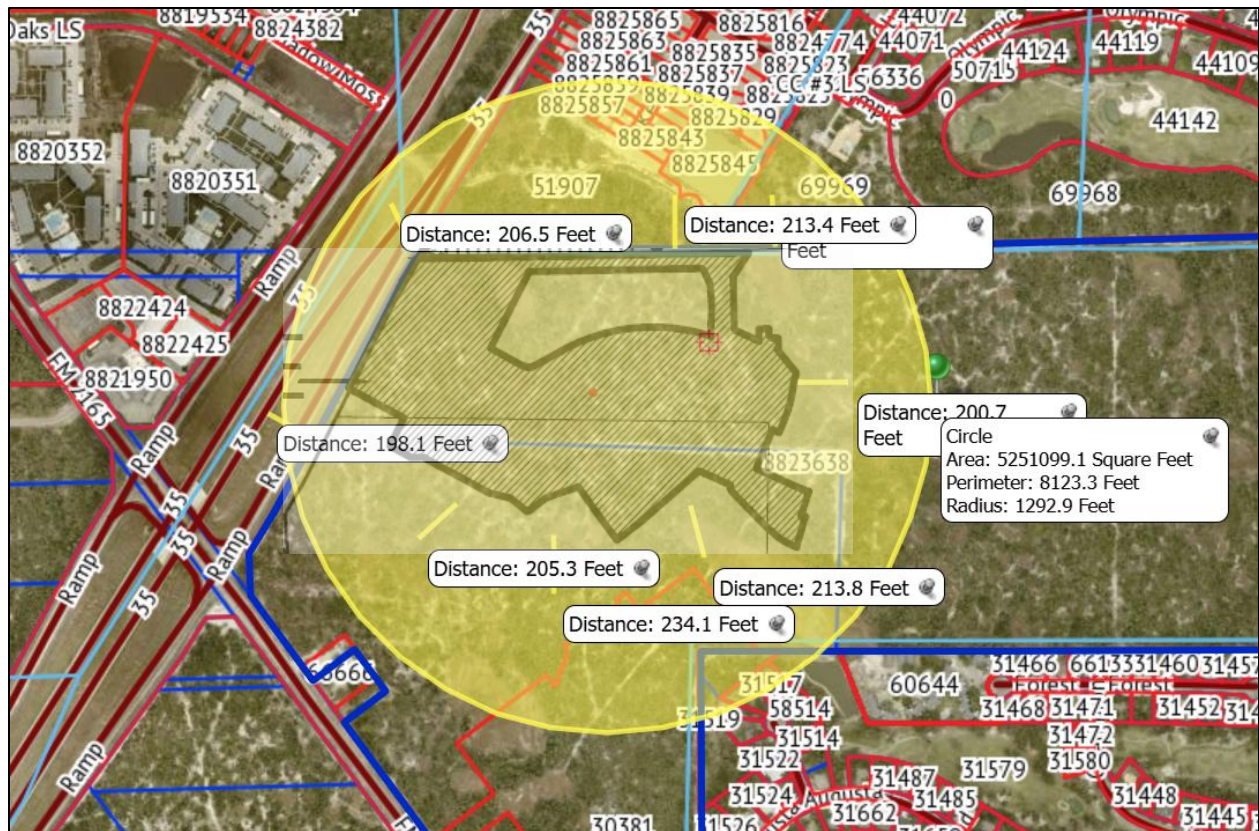
CURVE DATA

C1 D = 91°31'57" R = 20.0' CH = 28.66' T = 20.54' L = 31.95'	C2 D = 16°43'10" R = 645.0' CH = 187.55' T = 94.78' L = 188.22'	C3 D = 04°11'54" R = 540.0' CH = 39.56' T = 19.79' L = 39.57'	C4 D = 01°56'16" R = 660.0' CH = 22.32' T = 11.16' L = 22.32'	C5 D = 25°32'08" R = 350.0' CH = 154.70' T = 79.31' L = 155.99'	C6 D = 68°27'28" R = 20.0' CH = 22.50' T = 13.61' L = 23.90'
C7 D = 89°58'58" R = 20.0' CH = 28.28' T = 19.99' L = 31.41'	C8 D = 90°01'24" R = 20.0' CH = 28.28' T = 20.01' L = 31.42'	C9 D = 90°01'41" R = 70.0' CH = 99.02' T = 70.03' L = 109.99'	C10 D = 90°01'51" R = 45.0' CH = 63.66' T = 45.02' L = 70.71'	C11 D = 55°50'39" R = 195.0' CH = 182.62' T = 103.34' L = 190.06'	C12 D = 55°50'23" R = 170.0' CH = 159.20' T = 90.09' L = 165.68'
C13 D = 55°53'13" R = 50.0' CH = 46.86' T = 26.52' L = 48.77'	C14 D = 55°50'40" R = 220.0' CH = 206.04' T = 116.59' L = 214.43'	C15 D = 55°50'36" R = 460.0' CH = 430.80' T = 243.78' L = 448.34'	C16 D = 55°50'40" R = 500.0' CH = 468.27' T = 264.98' L = 487.33'	C17 D = 55°50'39" R = 540.0' CH = 505.73' T = 286.18' L = 526.32'	C18 D = 51°20'07" R = 340.0' CH = 294.54' T = 163.39' L = 304.63'
C19 D = 51°20'00" R = 460.0' CH = 398.47' T = 221.04' L = 412.11'	C20 D = 51°20'00" R = 500.0' CH = 433.14' T = 240.28' L = 447.97'	C21 D = 51°20'0" R = 540.0' CH = 467.77' T = 259.49' L = 483.79'	C22 D = 45°38'19" R = 950.0' CH = 736.87' T = 399.72' L = 756.72'	C23 D = 51°20'00" R = 805.0' CH = 697.30' T = 386.81' L = 721.18'	C24 D = 51°20'00" R = 780.0' CH = 675.69' T = 374.83' L = 698.83'
C25 D = 05°32'05" R = 355.0' CH = 34.28' T = 17.16' L = 34.29'	C26 D = 12°26'27" R = 325.0' CH = 70.43' T = 35.42' L = 70.57'	C27 D = 06°00'05" R = 475.0' CH = 49.73' T = 24.90' L = 49.75'	C28 D = 06°45'32" R = 475.0' CH = 56.0' T = 28.05' L = 56.03'	C29 D = 24°06'43" R = 525.0' CH = 219.31' T = 112.13' L = 220.94'	C30 D = 95°40'34" R = 20.0' CH = 29.65' T = 22.09' L = 33.40'
C31 D = 88°29'37" R = 20.0' CH = 27.91' T = 19.48' L = 30.89'	C32 D = 86°59'01" R = 20.0' CH = 27.53' T = 18.97' L = 30.36'				

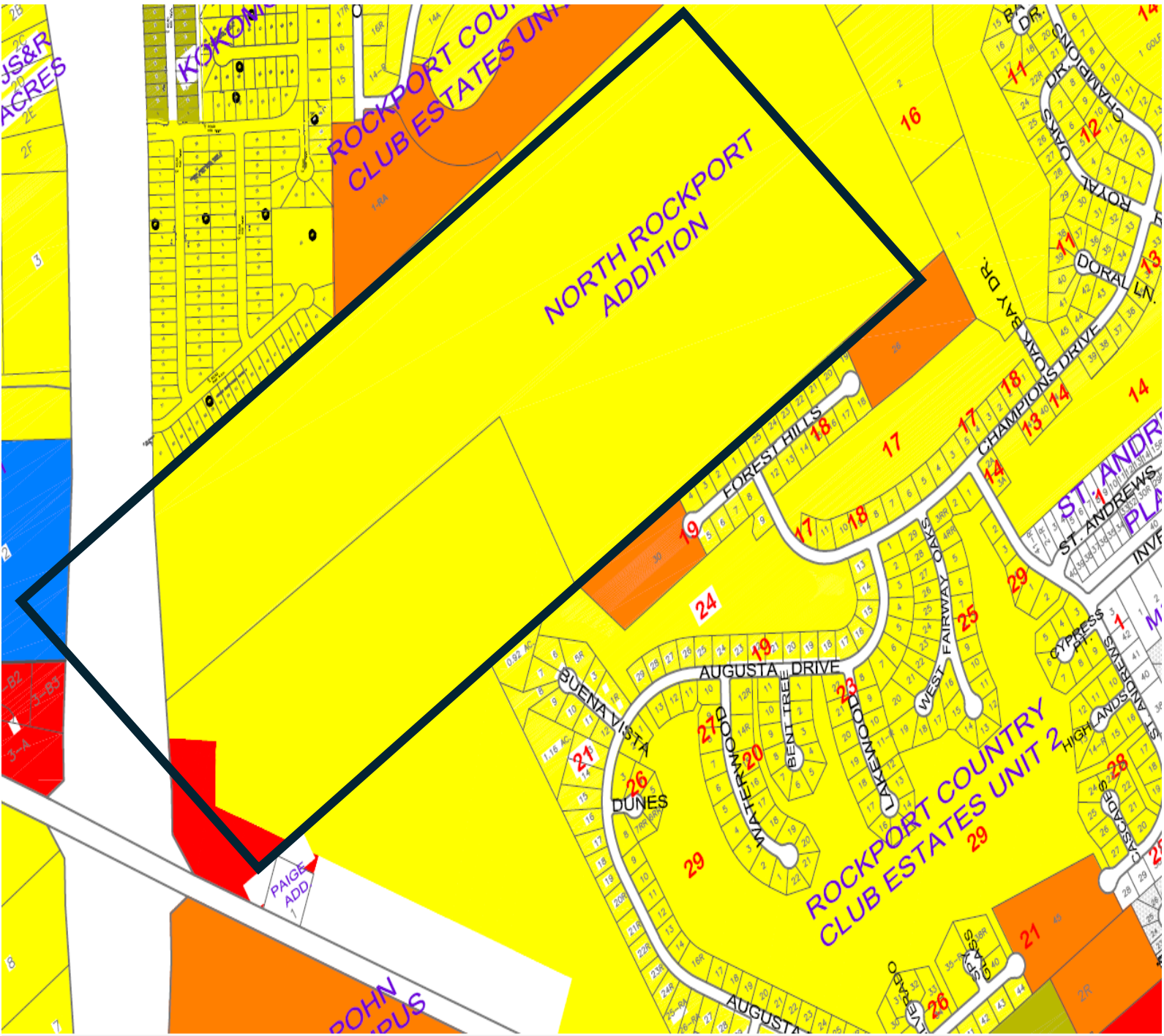
LINE DATA

- L1 = N00°59'13"W, 59.14'
L2 = N89°00'48"E, 50.0'
L3 = S00°59'18"E, 24.98'
L4 = N87°29'15"E, 22.63'
L5 = S02°30'43"E, 50.0'
L6 = S87°29'15"W, 9.33'
L7 = N66°52'30"W, 35.0'
L8 = N23°07'30"E, 5.08'
L9 = S65°23'25"W, 5.52'
L10 = S88°02'42"W, 57.48'
L11 = N79°18'32"W, 8.22'
L12 = S79°18'32"E, 8.22'
L13 = S23°07'30"W, 50.0'
L14 = N66°52'30"W, 50.0'
L15 = N23°07'30"E, 50.0'
L16 = S66°52'30"E, 50.0'

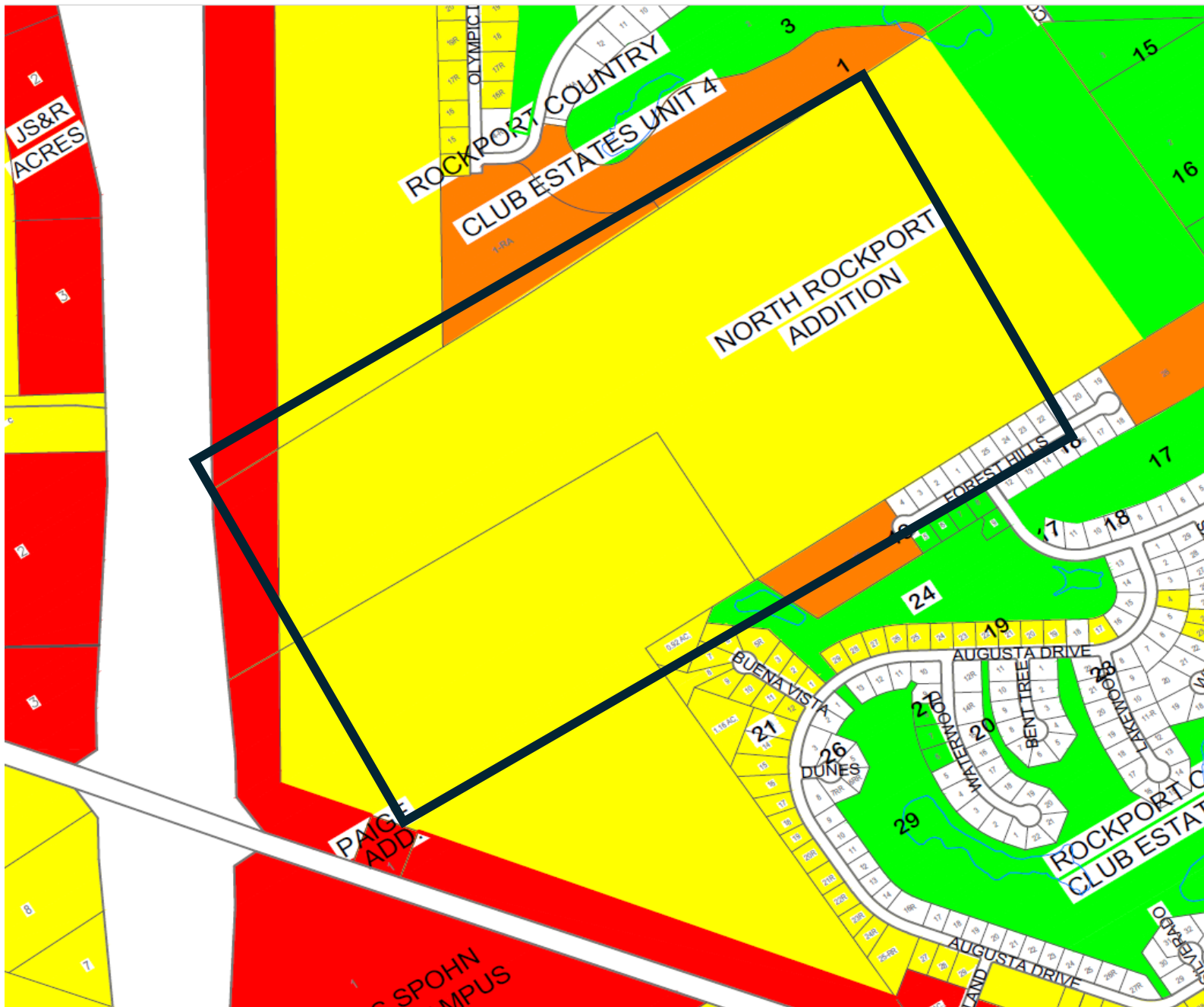




Zoning Map _ Lakeway Estates Phase 1



Future Land Use Map _ Lakeway Estates Phase 1



<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>
51907	KOKOMO DEVELOPMENT LP	2202 FM 3036	14830 FM 1346	ST HEDWIG,	TX	78152-9639
69969	HOOVER RONALD C	343 OLYMPIC DR	343 OLYMPIC DR	ROCKPORT	TX	78382-6833
8825845	CITY OF ROCKPORT	IS POND	2751 S H 35 BYPASS	ROCKPORT	TX	78382-5710
8823638	MOSTAGHASI HOSSEIN &HAMED	290 S H 35 BYPASS	4833 SARATOGA BLVD #423	CORPUS CHRISTI	TX	78413-2213
	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

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**

Railroad Property,
Property ID: 31037

APPLICANT/PROPERTY OWNER

Stuart Lynn of Sal Holdings, LLC, Owner

PUBLIC HEARING DATE

P&Z – Monday, November 17, 2025
CC – Tuesday, December 9, 2025

P&Z DATE

P&Z – Monday, November 17, 2025

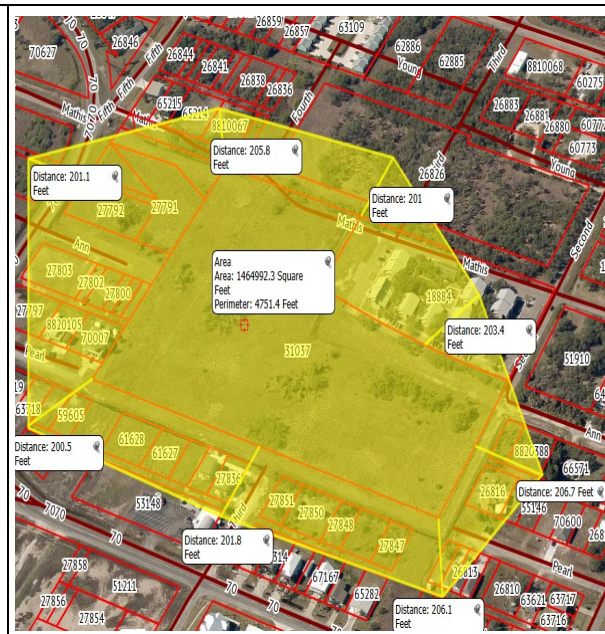
CITY COUNCIL DATE(S)

1st Reading – Tuesday December 9, 2025
2nd Reading – Tuesday, January 13, 2026,

BRIEF SUMMARY OF REQUEST

Property owner, Stuart Lynn of Sal Holdings, LLC is requesting to rezone the property to R2 (2nd Single Family Dwelling District) in order to develop a single family subdivision following the requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, October 30, 2025, edition and mailed out to forty-eight (48) 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
R5 – 2 nd Multi-Family Dwelling District	Undeveloped Land	N – R1 (1st Single Family Dwelling District) / B1 (General Business District) S – N/A - Not in City Limits E – N/A - Not in City Limits W – N/A - Not in City Limits	No Improvements	13.519 Acres

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the ZONING ORDINANCE	PROPERTY HISTORY
The Current Future Land Use Map suggests Residential Use	Vacant Land

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 17, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 5:00 p.m., at the Rockport City Hall, 212 N Live Oak, Rockport, Texas, to consider a request to rezone the property located at Railroad Reserve property on S Ann St., also known as Railroad Reserve, Acres 13.519, Manning Specifically Incl 150x85 RR Res Adj to Abst 92 (J Kettle Survey) to R-2 (2nd Single Family Dwelling District), currently zoned R-5 (2nd Multi Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of November 17, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 30th day of October, 2025 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas and Rockport City Hall, 212 N Live Oak, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in Thursday, October 30, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



RECEIVED
OCT 02 2025
BY: Carson

CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning ☒ Conditional Permit ☐

Planned Unit Development (P.U.D.) by Conditional Permit ☐

B. ADDRESS AND LOCATION OF PROPERTY See Exhibit A
Property ID 31037

C. CURRENT ZONING OF PROPERTY: R-5

D. PRESENT USE OF PROPERTY: Undeveloped

E. ZONING DISTRICT REQUESTED: R-2

F. CONDITIONAL USE REQUESTED: _____

G. LEGAL DESCRIPTION: (Fill in the one that applies) See Exhibit A

• Lot or Tract _____ Block _____

• Tract _____ of the _____
Survey as per metes and bounds (field notes attached)

• If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
VILLAGE BY THE BAY

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): _____
See Exhibit A

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Requesting to re plat with 50' x 100' single family
dwelling lots

K. OWNER'S NAME: (Please print) VILLAGE BY THE BAY LTD
ADDRESS: 15481 S. PAPRE ISLAND DR STE 101
CITY, STATE, ZIP CODE: CORPUS CHRISTI, TX 78418
PHONE NO 979-578-2021

L. REPRESENTATIVE: (If Other Than Owner) ALICA WATERS / SAL HOLDINGS, LLC
ADDRESS: 2200 Ave. A
CITY, STATE, ZIP CODE: BAY CITY TX 77414
PHONE NO 713-816-3971

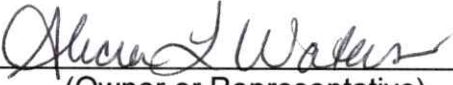
NOTE: Do you have property owner's permission for this request?
See attached YES ✓ NO

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. _____

VILLAGE BY BAY

Authentisign ID: 4163EF00-B5D2-EF11-88CF-002248299057

EXHIBIT A

SHL

JC

GH

PROPERTY ID: 27792

**LEGAL DESCRIPTION: Manning, BLOCK 411, Lot 5 - 12, & 14 - 21 & 0.419 ACS OF ROW & RR
SITUS ADDRESS: 1819-1833 S ANN ST ROCKPORT, TX 78382**

PROPERTY ID: 27791

**LEGAL DESCRIPTION: MANNING, BLOCK 411, LOT 1 THRU 4, AND .80 (RR) ACRES 1.00
SITUS ADDRESS: 720 MATHIS ST ROCKPORT, TX 78382**

PROPERTY ID: 31037

→ R5-R2

**LEGAL DESCRIPTION: RAILROAD RESERVE, ACRES 13.519, MANNING SPECIFICALLY INCL
150X85 RR RES ADJ TO ABST 92 (J KETTLE SURVEY)
SITUS ADDRESS: ? S ANN ST ROCKPORT, TX 78382**

VILLAGE BY THE BAY LTD
15481 S PADRE ISLAND DR STE 101
CORPUS CHRISTI, TX 78418

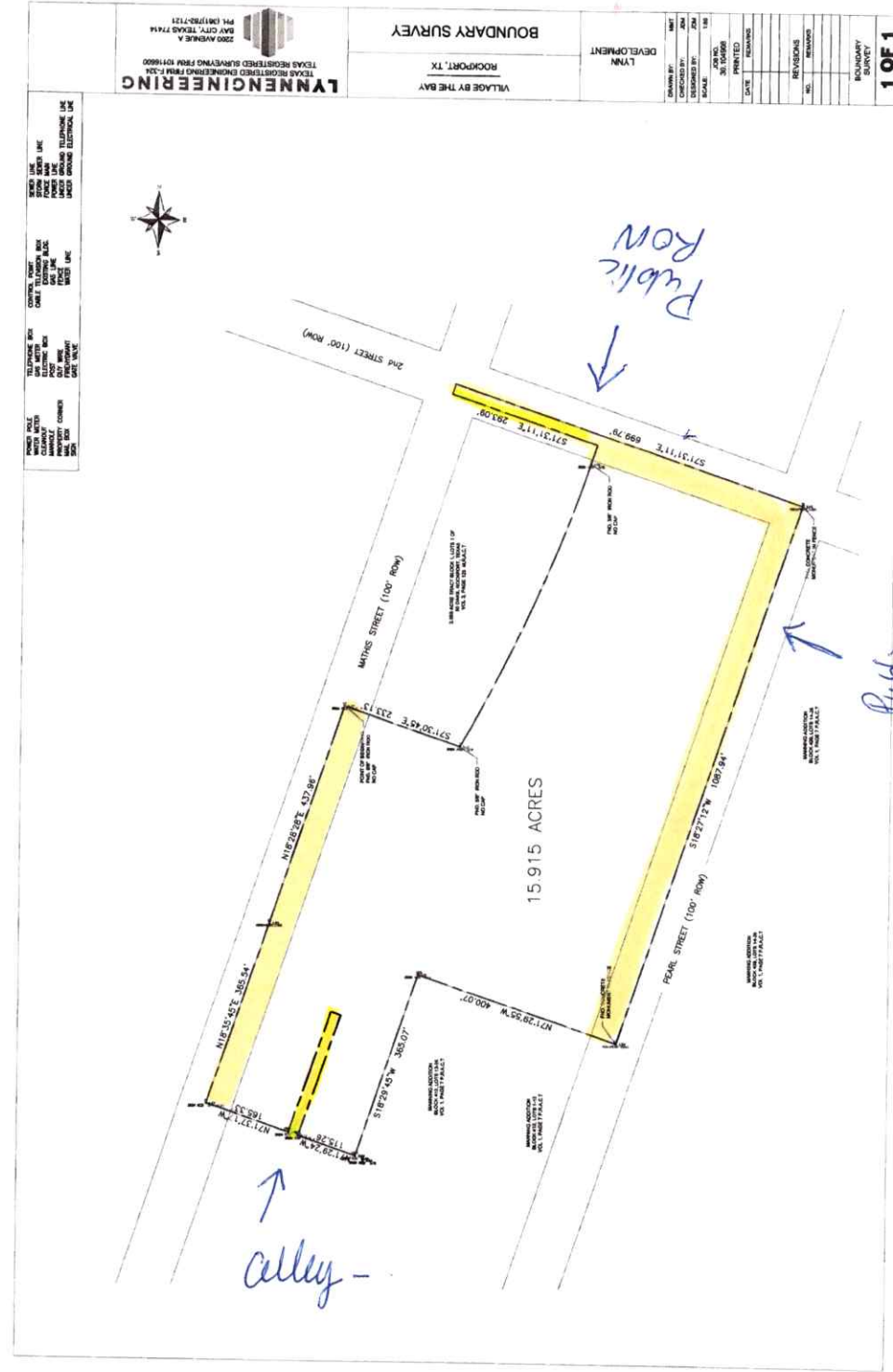
October 30, 2024

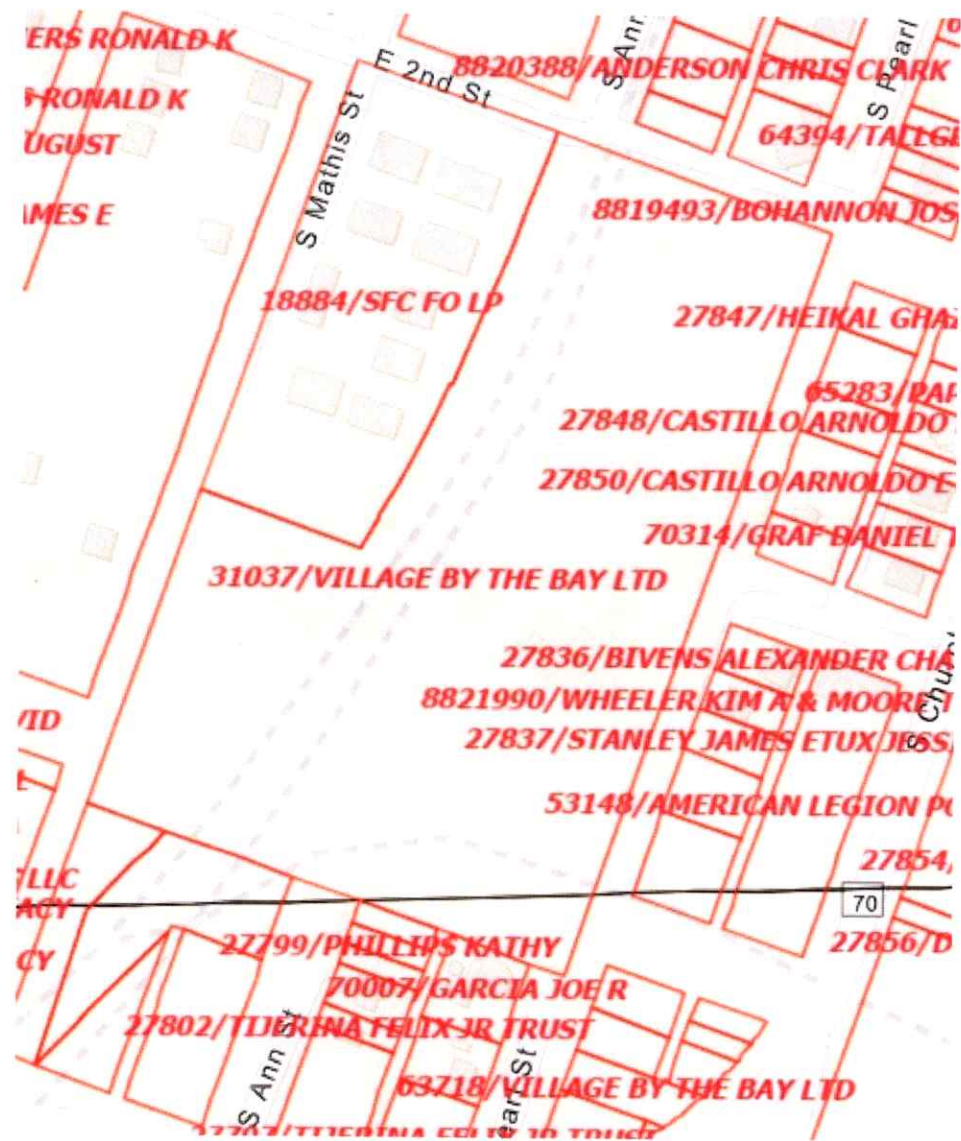
To Whom It May Concern,

I, VILLAGE BY THE BAY LTD, the owner of the property located at 1819-1833 S ANN ST ROCKPORT, TX 78382, 1720 MATHIS ST ROCKPORT, TX 78382, ? S ANN ST ROCKPORT, TX 78382 (property ID: 27792, 27791, 31037), hereby grant permission to SAL Holdings, LLC to apply for a Conditional Use Permit (CUP) for the property mentioned above.

This authorization allows SAL Holdings, LLC to proceed with the necessary applications and related processes concerning the CUP.

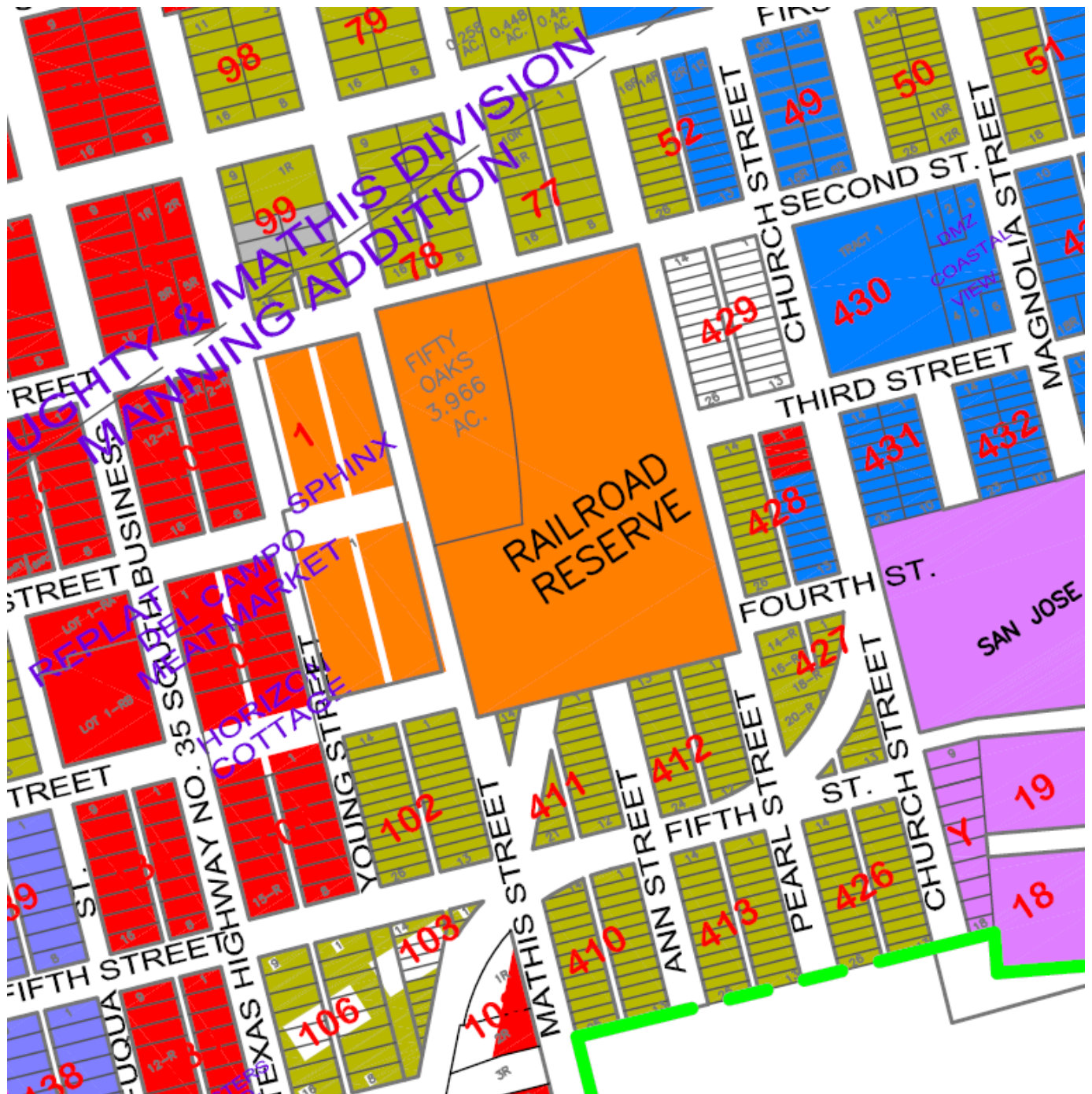
Signature: Gabi Hilpold ^{Authenticate} John Cadena
(represented party of VILLAGE BY THE BAY LTD)
Date: 11/19/24 11/20/24







ZONING MAP



<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>
31037	Village By the Bay LTD	? S Ann St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
8810088	Scrivner D R Estate	1901 - 1925 S Ann St	PO Box 1401	George West	TX	78022
27791	Village By the Bay LTD	1720 Mathis St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
27792	Village By the Bay LTD	1819 - 1833 S Ann St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
27803	Felix Tijerina Jr Trust	1828 S Ann St	1824 S Ann St	Rockport	TX	78382
27802	Felix Tijerina Jr Trust	1824 S Ann St	1824 S Ann St	Rockport	TX	78382
27801	Margaret Rodgers	1816 S Ann St	156 Grand Lagoon Shores Dr	Panama City	FL	32408
27800	Margaret Rodgers	1814 S Ann St	156 Grand Lagoon Shores Dr	Panama City	FL	32408
27798	Angelica Boose	1810 S Ann St	132 Janacek	Rockport	TX	78382
27797	Felix Tijerina Jr Trust	1825 S Pearl St	1824 S Ann St	Rockport	TX	78382
8820105	Leslie Stranahan	1821 S Pearl St	1821 S Pearl St	Rockport	TX	78382
70007	Joe Garcia	1805 S Pearl St	1805 S Pearl St	Rockport	TX	78382
63719	Village By the Bay LTD	1818 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
63718	Village By the Bay LTD	1818 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
59606	Village By the Bay LTD	1806 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
59605	Village By the Bay LTD	1802 S Pearl St	15481 S Padre Island Dr STE 101	Corpus Christi	TX	78418
61628	James and Jessica Stanley	1724 - 1730 S Pearl St	13121 Delphinus Walk	Austin	TX	78732
61627	James and Jessica Stanley	1718 - 1722 S Pearl St	13121 Delphinus Walk	Austin	TX	78732
27837	James and Jessica Stanley	1712 S Pearl St Unit	13121 Delphinus Walk	Austin	TX	78732
8821990	Kim Wheeler and Teresa Moore	1706 S Pearl St	2450 Oak Hills Circle # 2415	Fort Worth	TX	76109
27836	Charles Alexander Bivens	703 E Third St	14210 Arbor Oak	San Antonio	TX	78249
53148	American Legion Post # 363	1701 S Church St	1701 S Church St	Rockport	TX	78382
27851	Fernando & Alva Ibarra	702 E Third St	7846 Bur Oak Way	San Antonio	TX	78223
27850	Arnoldo and Ruth Castillo	1616 S Pearl St Unit UNOPE	1615 S Church St	Rockport	TX	78382
27848	Arnoldo and Ruth Castillo	1612 S Pearl St Unit UNOP R	1615 S Church St	Rockport	TX	78382
8819989	Vicki Kelner	1606 S Pearl St Unit UNOP R	1602 Chilton Ln	Katy	TX	77493
27847	Ghazi & Anna Heikal	1602 S Pearl St Unit UNOP R	12327 Spilt Rail Pkwy	Austin	TX	78750
27846	Steve Kilburn and Cynthia Schilling	1623 S Church St	PO Box 275	Marble Falls	TX	78654
70314	Daniel and Elizabeth Graf	1619 S Church St	1619 S Church St	Rockport	TX	78382
27843	Arnoldo and Ruth Castillo	1615 S Church St	1615 S Church St	Rockport	TX	78382
27842	Arnoldo and Ruth Castillo	1613 S Church St	1615 S Church St	Rockport	TX	78382
67167	James and Maricella Castillo	1609 S Church St	1609 S Church St	Rockport	TX	78382
65283	Papagayo Inc	1605 S Church St	719 Waterwood	Rockport	TX	78382

65282	Rogelio and Celina Ibarra	1601 S Church St	5531 Randolph Blvd	San Antonio	TX	78233
8819493	Joshua and Shanda Bohannon	1526 S Pearl St	3788 FM 1781	Rockport	TX	78382
8819492	Joshua and Shanda Bohannon	1524 S Pearl St	3788 FM 1781	Rockport	TX	78382
26813	James Johnston and Jennifer Chave	1522 S Pearl St	12123 Stoney Bend St	San Antonio	TX	78247
26816	Jim and Linda Simpson	1515 S Pearl St	1515 S Pearl St	Rockport	TX	78382
8823784	James and Linda Simpson	1513 S Pearl St	1515 S Pearl St	Rockport	TX	78382
8820686	Daniela Cruz and Yadsmin Alvarado	1532 S Ann St	823 Northlake Dr	Richardson	TX	75080
8820388	Chris Anderson Clark	1524 - 1528 S Ann St	16092 S State Highway 16	Fredericksbrg	TX	78624
66571	Gary and Allana Raven	1516 S Ann St	309 Briarwood Trl	Austin	TX	78746
18884	SFC FO LP	501 E Second St	638 Camino De Kis Mares Ste H 1	San Clemente	CA	92673
26826	Lovely Villas LLC	1601 Mathis St	1307 Mystic River Ln	Rosenberg	TX	77471
26832	David Phillip	1801 Mathis St	129 Sendero Verde	San Antonio	TX	78261
8810067	Lee Melton	1803 Mathis St	129 Sendero Verde	San Antonio	TX	78261
65214	Jeremy and Robin Cunningham	1811 - 1817 Mathis St	1819 S Mathis St	Rockport	TX	78382
65215	Jeremy and Robin Cunningham	1819 Mathis St	1819 S Mathis St	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

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**

802 W Morgan & 155 Kelly Ln

APPLICANT/PROPERTY OWNER

Stuart Lynn of Sal Holdings, LLC, Owner

PUBLIC HEARING DATE

P&Z – Monday, November 17, 2025
CC – Tuesday, December 9, 2025,

P&Z DATE

P&Z – Monday, November
17, 2025

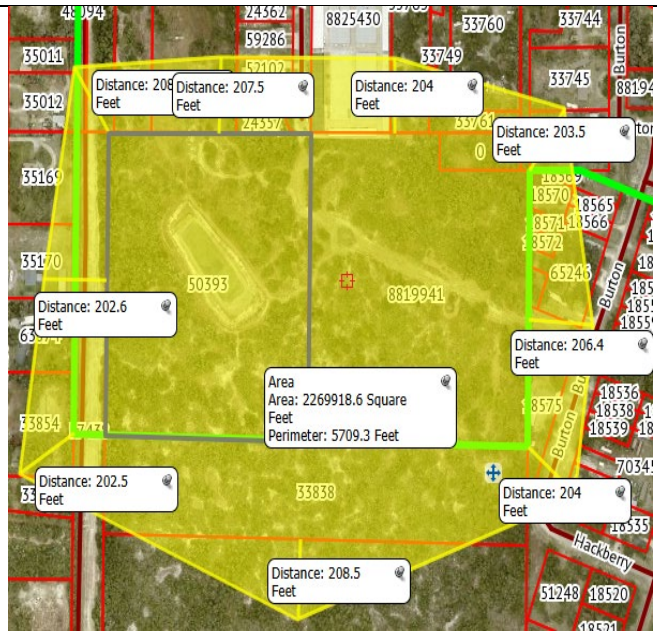
CITY COUNCIL DATE(S)

1st Reading – Tuesday December 9, 2025
2nd Reading – Tuesday, January 13, 2026,

BRIEF SUMMARY OF REQUEST

Property owner, Stuart Lynn of Sal Holdings, LLC is requesting to rezone the property to R2 (2nd Single Family Dwelling District) in order to develop a single family subdivision following the requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, October 30, 2025, edition and mailed out to seventeen (17) 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
R1 – 1 st Single Family Dwelling District	Undeveloped Land	N – R1 (1 st Single Family Dwelling District) / B1 (General Business District) S – N/A - Not in City Limits E – N/A - Not in City Limits W – N/A - Not in City Limits	No Improvements	32.993 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Vacant Land

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
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 17, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 9, 2025, at 6:00 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 802 W Morgan and 155 Kelly Lane also known as J Smith Survey, Acres 12.705 and Acres 12.500 out of a 25.205 Acre Tract, Being The N/2 out of a 51.88 Acre Tract to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of November 17, 2025, and the City Council Agenda of December 9, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 30th day of October, 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, October 30, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning [☒] Conditional Permit [☐]

Planned Unit Development (P.U.D.) by Conditional Permit [☐]

B. ADDRESS AND LOCATION OF PROPERTY (#1D 881994) 802 W. Morgan St,

(#1D 50393) 155 Kelly Ln & (#1D 33838) W of W Murray St. - county

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: undeveloped

E. ZONING DISTRICT REQUESTED: R-2

F. CONDITIONAL USE REQUESTED: _____

G. LEGAL DESCRIPTION: (Fill in the one that applies)

• Lot or Tract _____ Block _____

• Tract _____ of the _____
Survey as per metes and bounds (field notes attached)

✓ If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____

THE OAKS AT MARKET STREET

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 33.676 acres

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Planned new single residential lots ~ 163 50'x100'

K. OWNER'S NAME: (Please print) JAL HOLDINGS, LLC
ADDRESS: 2200 Ave A
CITY, STATE, ZIP CODE: Bay City, TX 77404
PHONE NO 979-245-8900

L. REPRESENTATIVE: (If Other Than Owner) _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NO _____

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

YES ☒ 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: Alicia Waters
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

Oaks at Market Street

Exhibit A

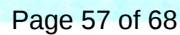
12.50 Acres out of 25.205 Acre Tract, being the N/2 out of a 51.88 Acre Tract J Smith Survey
(Property ID 50393)

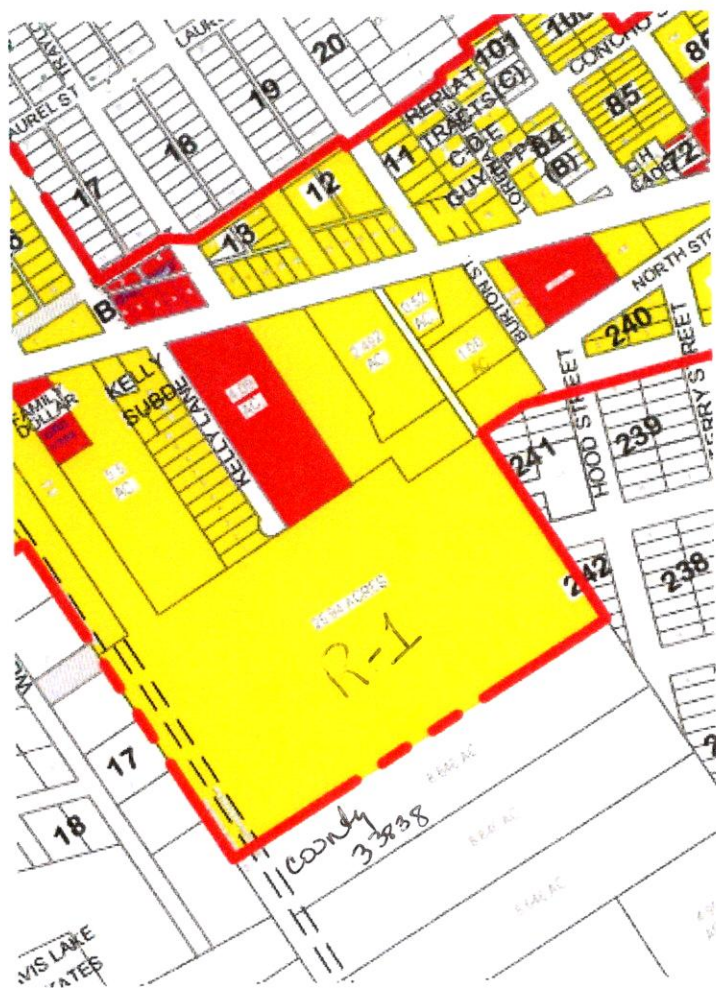
7.788 Acres N/3 of S/2 J Smith Survey (Property ID 33838)

12.705 Acres out of a 25.205 Acre Tract, being the N/2 out of a 51.88 Acre Tract J Smith
Survey (Property ID 8819941)

Mr. Co. V

78382





The Oaks at Market Street

State of Texas §

County of Aransas §

BEING a 33.676-acre tract of land out of the John Smith Survey Abstract 187, and out of Blocks 1 – 6 of the Bellevue Addition to Rockport, Texas according to the plat filed at Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas and said tract being comprised of that called 12.500-acre tract of land described in File Number 355149 and that called 12.705-acre tract of land described in File Number 355150 and the remainder of that called 8.65-acre tract of land described in File Number 345262, all as recorded in the Official Public Records of Aransas County, Texas, and this 33.676-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap marked "2133" found in the South line of that Aransas County 2.906-acre tract as recorded in File Number 197536 of the Official Public Records of Aransas County, which marks the Northwest corner of the herein described tract and the Northeast corner of that Aransas County 1.477-acre tract described in File Number 221579 of the Official Records of Aransas County, Texas;

THENCE North 89°20'59" East with the North line of the herein described tract, same being the North line of said 12.500-acre tract and with the South line of said Aransas County 2.906-acre tract, and with the South line of that 2.59-acre tract described in Volume 185, Page 173 of the Deed Records of Aransas County, Texas, and with the South line of the remainder of the Christopher J. Crowley, et ux 5.489-acre tract as described in File Number 340659 of the Official Property Records of Aransas County and the South line of Lot 1 of Kelly Subdivision according to the plat recorded at Volume 2, Page 11 of the Map Records of Aransas County, Texas at a distance of 151.17 feet pass a found 5/8 inch iron rod with no cap marking the Southwest corner of said 5.489-acre tract, at a distance of 432.95 feet pass a 5/8 inch iron rod with cap marked "Lynn Engineer Firm 10116600" set for the Southeast corner of said Crowley 5.489-acre tract and the Southwest corner of Lot 1 of Kelly Subdivision and continuing for a total distance of 612.54 feet (called South 89°12'00" West 612.20 feet in File Number 355149 of the Official Public Records of Aransas County) to a found 5/8 inch iron rod with cap marked "2133" found in the West right-of-way line of Kelly Lane;

THENCE North 89°34'50" East, continuing with the North line of said 12.500-acre tract and crossing Kelly Lane, a 60 foot wide public street right-of-way for a distance of 59.95 feet to a 5/8 inch iron rod with no cap marking the Northeast corner of said 12.500-acre tract and the Northwest corner of the aforementioned 12.705-acre tract and the Southwest corner of that called 4.09 acre tract described in Volume V-2, Page 472 of the Deed Records of Aransas County, Texas and continuing for a total distance of 261.60 feet (called 262.0 feet

in Volume V-2, Page 472 of the Deed Records of Aransas County, Texas) to a found 5/8 inch iron rod with cap marked "2133" marking the Southeast corner of said 4.09-acre tract and the Southwest corner of a called 0.19-acre tract described in Exhibit C of the deed recorded as File Number 310881 of the Official Public Records of Aransas County;

THENCE continuing with the North line of said 12.705-acre tract and the South line of said 0.19-acre tract for a distance of 155.36 feet to a found 5/8 inch iron rod marked "2133" at an exterior corner of the herein described tract and being the Northwest corner of the Clarence D. Christensen, et ux Sandra called 0.5877-acre tract;

THENCE South 00°50'31" East with the West line of said 0.5877-acre tract for a distance of 100.30 feet to a found 5/8 inch iron rod with cap marked "2133" for an interior corner of the herein described tract;

THENCE North 89°08'43" East with the South line of said 0.5877-acre tract for a distance of 291.00 feet to a found concrete monument marking the most Easterly Northeast corner of the aforementioned 12.705-acre tract, said monument being in the West boundary line of the Doughty and Mathis Division according to the plat recorded in Volume E, Pages 272-273 in the Deed Records of Aransas County, Texas;

THENCE South 00°37'35" East with the East line of said 12.705-acre tract and the West line of the Doughty and Mathis Division for a distance of 727.05 feet to a found 5/8 inch iron rod with no cap marking the Southeast corner of said 12.705-acre tract and the Northeast corner of the aforementioned remainder of a called 8.65-acre tract;

THENCE South 00°32'40" East continuing with the West line of said Doughty and Mathis Division and with the East line of said remainder of said 8.65-acre tract for a distance of 267.15 feet (called 266.63 feet in File Number 345262 of the Official Public Records of Aransas County) to a found 5/8 inch iron rod with cap marked "2133" marking the Southeast corner of said remainder of an 8.65-acre tract and the Northeast corner of a called 8.65-acre tract, called the Center 1/3 of a 25.94-acre tract;

THENCE North 89°51'06" West with the common line between the called North 1/3 and called Center 1/3 of a called 25.94-acre tract and with the South line of the herein described tract for a distance of 1,374.62 feet to a found 5/8 inch iron rod with cap marked "2133" marking the Southwest corner of the herein described tract and also being in the East line of the aforementioned Aransas County 1.477-acre tract;

THENCE North 00°56'52" West with the West line of the herein described tract and the East line of said 1.477-acre tract, at a distance of 267.02 feet pass a found 5/8 inch iron rod with cap marked "2133" marking the Northwest corner of the remainder of an 8.65-acre tract and the Southwest corner of the aforementioned 12.500-acre tract and continuing with the

West line of said 12.500-acre tract and the East line of said 1.477-acre tract for a total distance of 1,076.33 feet to the POINT OF BEGINNING containing in area 33.676 acres of land, more or less.

This description is based on a survey made on the ground under my supervision in March, 2025 and it accurately represents the property herein described to the best of my knowledge and belief.

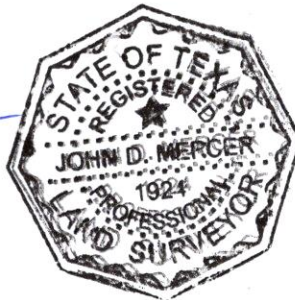
Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 (2011).

John D. Mercer
John D. Mercer, RPLS #1924

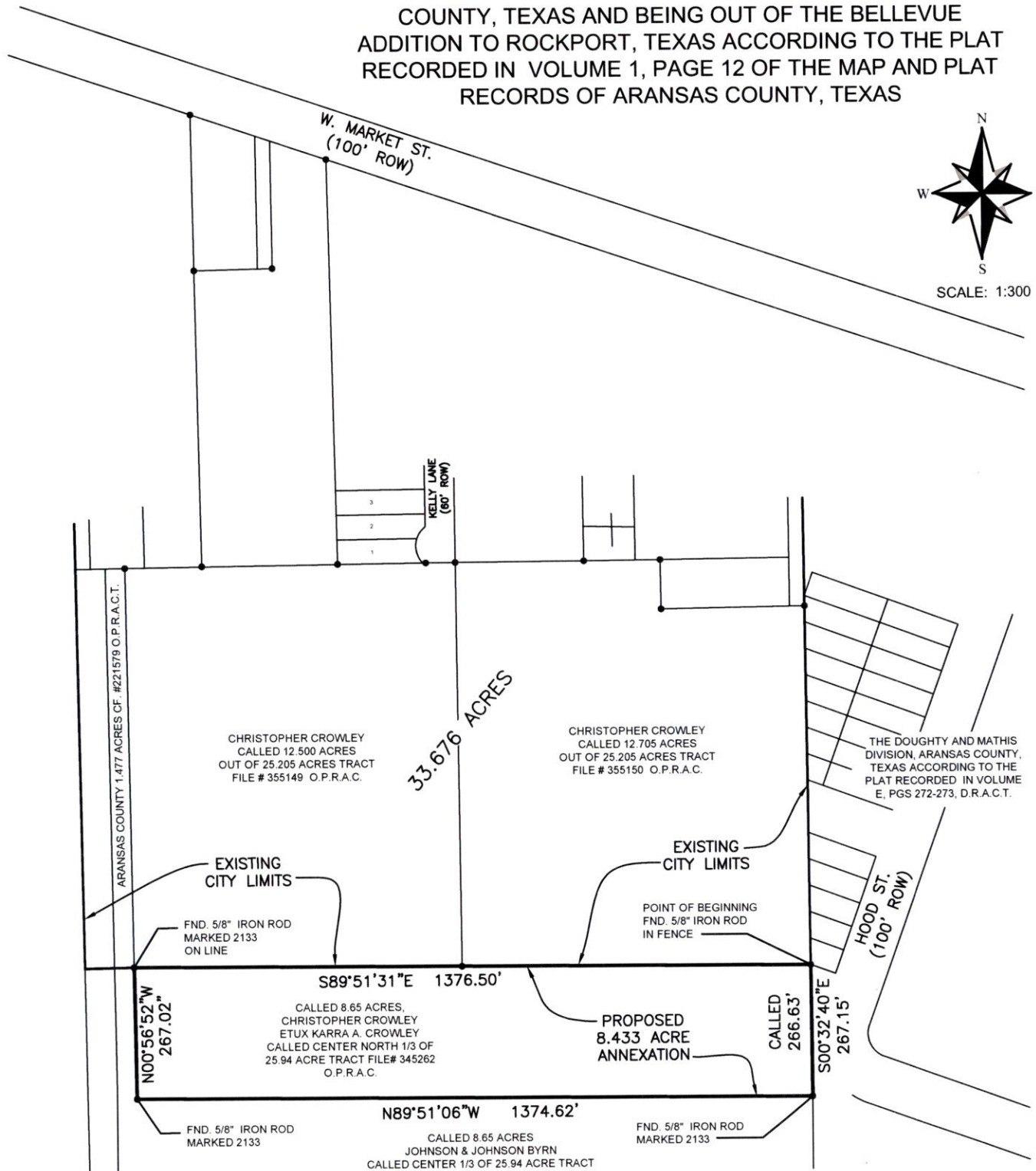
3/14/25

Lynn Engineering, LLC

Surveying Firm No. 10116600



ANNEXATION PLAT OF A 8.433 - ACRE TRACT OF LAND IN
THE JOHN SMITH SURVEY, ABSTRACT 187 IN ARANSAS
COUNTY, TEXAS AND BEING OUT OF THE BELLEVUE
ADDITION TO ROCKPORT, TEXAS ACCORDING TO THE PLAT
RECORDED IN VOLUME 1, PAGE 12 OF THE MAP AND PLAT
RECORDS OF ARANSAS COUNTY, TEXAS



THIS ANNEXATION PLAT IS BASED ON A SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION IN FEBRUARY 2025
AND IT IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF

JOHN D. MERCER
1924
PROFESSIONAL SURVEYOR
JOHN D. MERCER, RPLS 1924 TEXAS

DRAWN BY: MMT
CHECKED BY: JDM
SCALE: 1:300

JOB NO.
30.104907

1 OF 1

LYNNENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600



2200 AVENUE A
BAY CITY, TEXAS 77414
PH. (361) 782-7121

8.433 Acre Annexation Tract

County of Aransas §

State of Texas §

BEING 8.433 acres, more or less, in the John Smith Survey, Abstract 187 in Aransas County Texas and being a portion of the Bellevue Addition to Rockport, Texas according to the plat recorded in Volume 1, Page 12 of the Map and Plat Records of Aransas County, Texas and being further described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the West line of the Doughty and Mathis Division, Aransas County, Texas according to the plat recorded in Volume E, Pages 272 – 273 of the Deed Records of Aransas County, Texas, said iron rod marking the Southeast corner of that called 12.705 acre tract described in File No. 355150 of the Official Property Records of Aransas County, Texas and said iron rod marking a Southeast corner of the current City Limits of the City of Rockport;

THENCE South 00°32'40" East with the West line of said Doughty and Mathis Division and the East line of a called 8.65 acre tract described in File No. 345262 of the Official Property Records of Aransas County, Texas for a distance of 267.15 feet to 5/8 inch iron rod with cap marked "2133" for the Southeast corner of the herein described tract, same being the Northeast corner of another called 8.65 acre tract called the center one third of a 25.94 acre tract;

THENCE North 89°51'06" West with the common line between the herein described tract and said other called 8.65 acre tract for a distance of 1,374.62 feet to a 5/8 inch iron rod with cap marked "2133" found for the Southwest corner of the herein described tract, same being in the East line of that Aransas County 1.477 acre tract described in File No. 221579 of the Official Property Records of Aransas County, Texas;

THENCE North 00°56'52" West with the East line of said Aransas County tract and the West line of the herein described tract for a distance of 267.02 feet to a found 5 /8 inch iron rod with cap marked "2133" marking the Northwest corner of the herein described tract, the Southwest corner of a called 12.500 acre tract as recorded at File No. 355149 of the Official Property Records of Aransas County, Texas and a Southwest corner of the existing City Limits of Rockport, Texas;

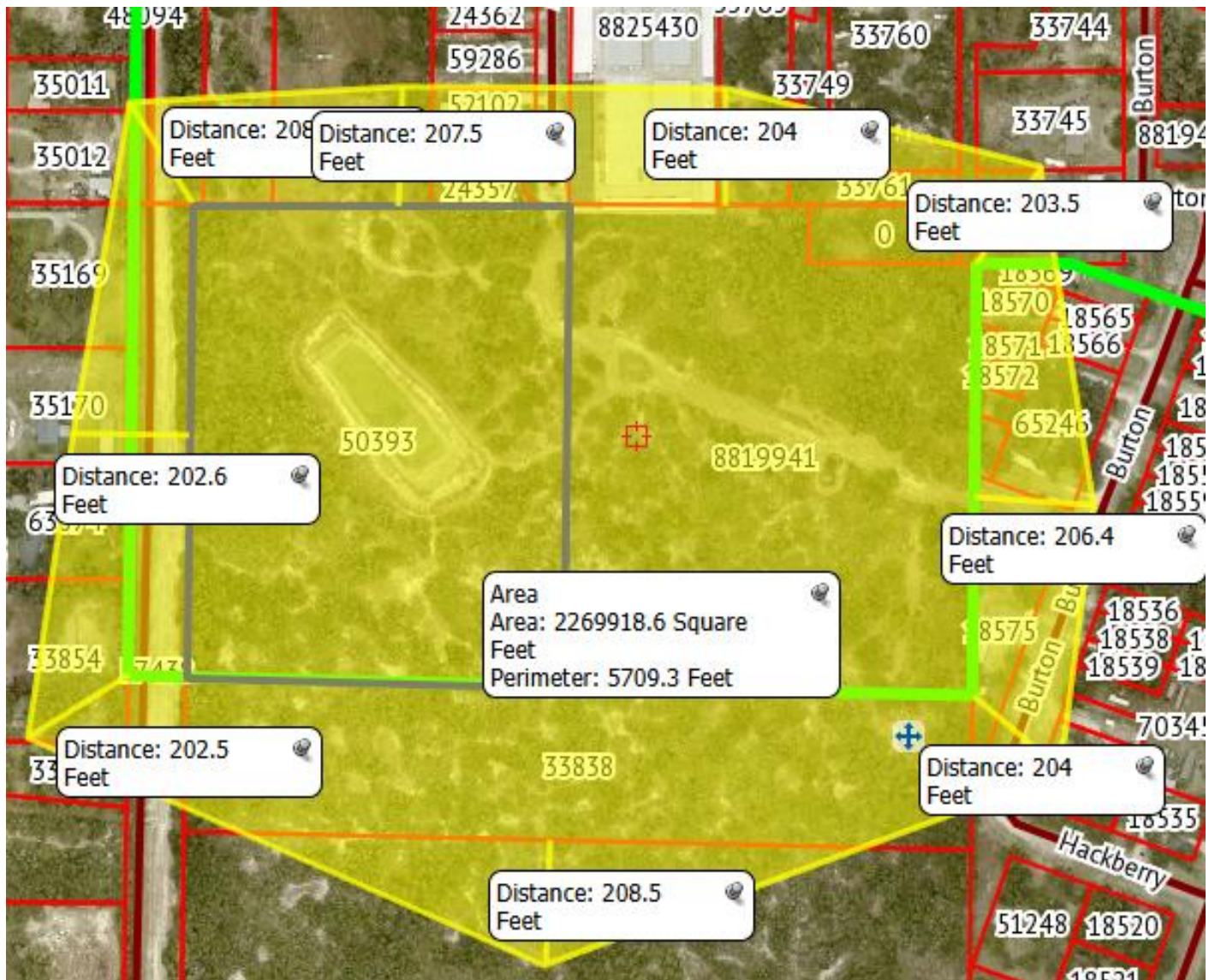
THENCE South 89°51'31" East with a South line of the existing City Limits, a North line of the herein described tract, the South line of that called 12.500 acre tract described in File No. 355149 and the South line of that called 12.705 acre tract described in File No. 355150, both in the Official Property Records of Aransas County, Texas for a total distance of 1,376.50 feet to the POINT OF BEGINNING, containing in area 8.433 acres of land, more or less.

This description is based on a survey made on the ground under my supervision in February, 2025 and it is true and correct to the best of my knowledge and belief.

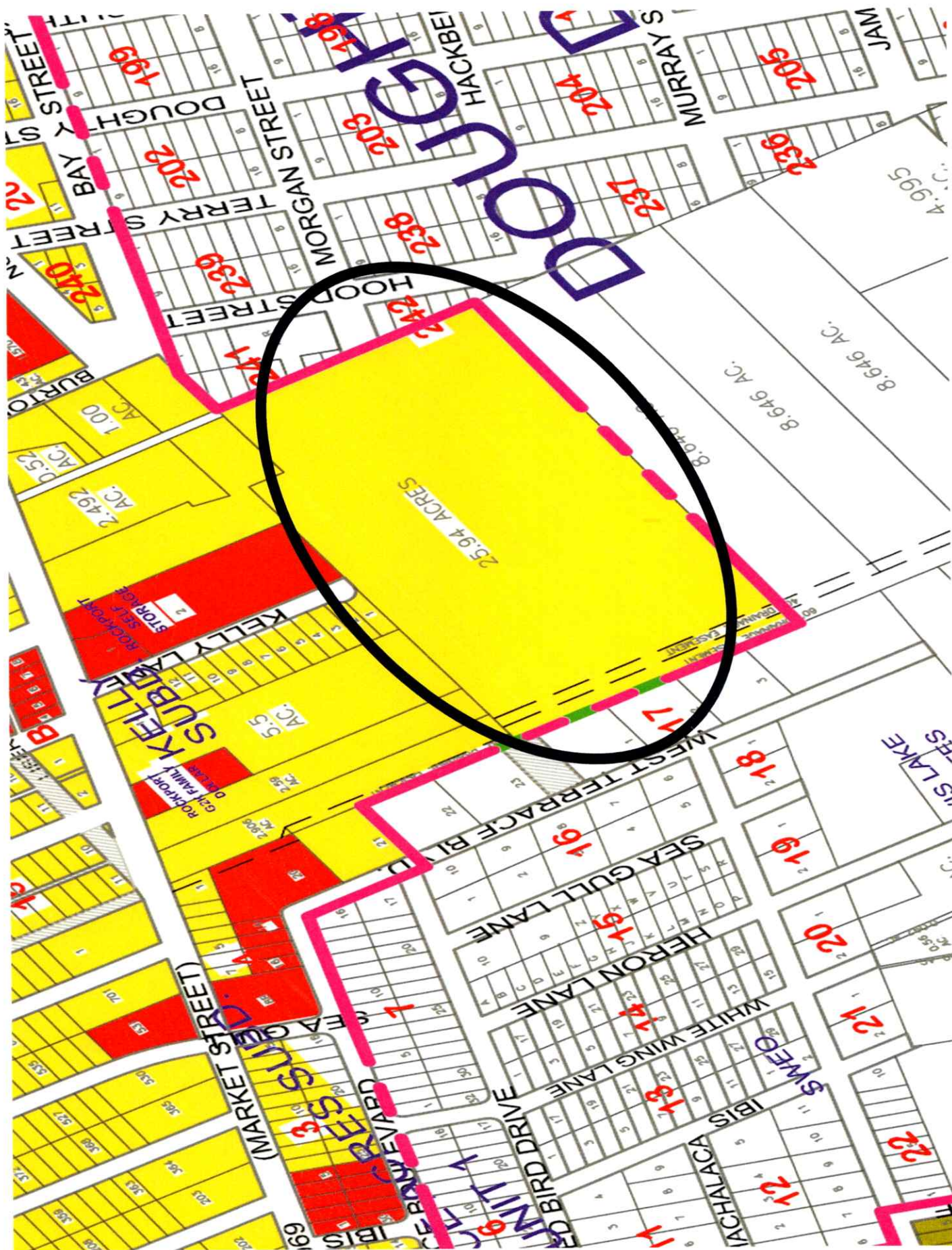
Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 1983.


John D. Mercer, RPLS #1924
Lynn Engineering, LLC
Surveying Firm NO. 10116600





Zoning Map



<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>
8819941	Sal Holdings LLC	802 W Morgan st.	2200 Avenue A	Bay City	TX	77414
50393	Sal Holdings LLC	155 Kelly Ln.	2200 Avenue A	Bay City	TX	77414
57438	Aransas County	Questionable Existence near	2740 Highway 35 N	Rockport	TX	78382
33771	Aransas County	1107 W Market st.	2740 Highway 35 N	Rockport	TX	78382
33748	Peggy Friebele	1105 W Market st.	1105 W Market st.	Rockport	TX	78382
33770	Christopher & Karra Crowley	1001 W Market st.	P O Box 296	Rockport	TX	78381
52102	James & Kristin Underwood	131 Kelly Ln.	131 Kelly Ln.	Rockport	TX	78382
52101	Jose & Laura Reyes	135 Kelly Ln.	8006 Green Devon dr.	Houston	TX	77095
24357	Robert & Lucy Rau	143 Kelly Ln.	143 Kelly Ln.	Rockport	TX	78382
8825430	Siyata Storage Rockport LLC	825 W Market st.	7523 Coachwood dr.	Houston	TX	77071
33763	Jack Sheridan	801 W Market st.	124 Ceilo Vista dr.	Rockport	TX	78382
33749	Hector Cruz Jr.	725 W Market st.	725 W Market st.	Rockport	TX	78382
33760	Ben Grande	711 W Market st.	P O Box 4274	Corpus Christi	TX	78469
33761	Homer Roberson III	711-R W Market st.	1145 W Young ave.	Aransas Pass	TX	78336
66104	Neptune Enterprises Inc	621 W Market st.	1922 Goliad rd.	San Antonio	TX	78223
33745	Ansley Jayd Wood	133 S Burton st.	133 S Burton st.	Rockport	TX	78382
33772	Clarence & Sandra Christensen	131 S Burton st.	131 S Burton st.	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