CITY COUNCIL AGENDA

Notice is hereby given that the Rockport City Council will hold a regular meeting on Tuesday, January 12, 2021, at 6:30 p.m. The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the City Council. Members of the public can participate in the meeting remotely via Zoom at https://us02web.zoom.us/j/87919756753 or scan the QR code to the right.

SCAN ME

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a citizen participation form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

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

Opening Agenda

1. Call meeting to order.

2. Pledge of Allegiance.

3. Presentation: Recognition of Gas Department's 10 consecutive years of "Excellent" performance ratings of "95" or better.

4. Presentation: American Planning Association - Richard R. Lillie FAICP Planning Excellence Recognition Program Award.

5. Presentation: Texas Police Chiefs Association – Texas Law Enforcement Best Practices Recognition Program.

6. Citizens to be heard.
   At this time, written comments received by 4:00 p.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read by the Mayor and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil 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.

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will

be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7. Deliberate and act on approval of Regular Meeting Minutes of December 8, 2020, and Special Meeting Minutes of December 15, 2020.

8. Deliberate and act on an interlocal agreement with Purchasing Cooperative of America for cooperative purchasing services and authorizing the City Manager to negotiate and execute all necessary documents.

9. Deliberate and act on approval of Memorandum of Understanding with Aransas County Independent School District for law enforcement mutual assistance.

Public Hearings

10. Call to Order – Rockport Planning & Zoning Commission.

11. Conduct a Joint Public Hearing with the Rockport Planning & Zoning Commission to consider a request to rezone property located at 309 West Market Street; also known as East 90 feet of Lots 9, 10, and 11, Block 153, Doughty and Mathis Division, City of Rockport, Aransas County, Texas; to B-1 (General Business District) for retail and office space, currently zoned R-1 (1st Single Family Dwelling District).

12. Adjourn – Rockport Planning & Zoning Commission.

Regular Agenda

13. Deliberate and act on first reading of an Ordinance amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from B-1 (General Business District) to R-2 (2nd Single Family Dwelling District) for property located at located at 607 South Church Street; also known as the south 35 feet of Lot 2, all of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas, to preserve residential feel of neighborhood; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

14. Deliberate and act on first reading of an Ordinance amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas, to prepare property for commercial use; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

15. Deliberate and act on first reading of an Ordinance amending the official zoning map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1123 West Market Street; also known as Lot 7 and Lots 16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County,

Texas, to bring land use into a conforming zoning district; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date.

16. Deliberate and act on second and final reading of an Ordinance amending the City of Rockport Code of Ordinances Chapter 98 "Traffic and Vehicles", Article II. "Traffic Control" amending Section 98.31 "All-way Stop Signs", Appendix T-50 by adding All-way Stop Sign at Palmetto Avenue and South 12th Street and at Palmetto Avenue and South 11th Street; repealing all prior ordinances in conflict herewith; providing for severablility; and providing for an effective date.

17. Deliberate and act on Rockport Cultural Arts District proposal for a legislative initiative to exempt from sales tax original works of art sold in the District.

18. Deliberate and action of a Resolution of the City of Rockport, Texas authorizing the City Manager to survey, divide, and then prepare, post, and publish for auction the remaining portion of the 0.3444 acres of land consisting of Lots 4 and 5, Block 115, Doughty & Mathis Subdivision, City of Rockport, Aransas County, Texas, also known as 1017 Young St.

19. Hear and deliberate on status of COVID-19 and response efforts.

20. Reports from Council.
    At this time, the City Council will report/update on all committee assignments, which may include the following: Aransas County Alliance Local Government Corporation; Aransas Pathways Steering Committee; Building and Standards Commission; Coastal Bend Bays and Estuaries Program; Coastal Bend Council of Government; Coastal Bend Mayors Group; Park & Leisure Services Advisory Board; Planning & Zoning Commission; Rockport-Fulton Chamber of Commerce; Aransas County Storm Water Management Advisory Committee; Swimming Pool Operations Advisory Committee; Tourism Development Council; Tree & Landscape Committee; YMCA Development Committee; Texas Maritime Museum, Fulton Mansion, Rockport Center for the Arts, Aransas County, Aransas County Independent School District, Aransas County Navigation District, Town of Fulton, and Texas Municipal League. No formal action can be taken on these items at this time.

Executive Session

City Council will hold an executive session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

21. Section 551.071 (2) – the City Council will meet in closed session with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to discuss the status and legal issues associated with a performance based services agreement.

22. Section 551.072 Deliberation Regarding Real Property - To deliberate the purchase, exchange, lease, or value of real property: 0.142 acre of land embracing that 25.0 foot wide portion of King Street adjacent to the south boundary of Lot Nos. 8 and 16, Block No. 27, along and with the south boundary of the east 48.34 feet of Block No. 42, Doughty and Mathis Division, City of Rockport, Aransas County, Texas, according to the map or plat recorded in Volume "E", Pages 272 and 273, Deed Records of Aransas County, Texas.

23. Section 551.074 Personnel Matters - deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (a) City Manager

evaluation and (b) City Secretary evaluation.

Open Session

City Council will reconvene into open session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any actions necessary related to the executive sessions noted herein, or regular agenda items, noted above, and/or related items.

24. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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.

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, January 8, 2021, by 7:45 p.m. 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*.

Ruby Beaven

Ruby Beaven. Assistant City Secretary

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 3

Presentation: Recognition of Gas Department's 10 consecutive years of "Excellent" performance ratings of "95" or better.

SUBMITTED BY: City Manager Kevin Carruth

APPROVED FOR AGENDA: PKC

BACKGROUND: For the tenth year in a row, the City of Rockport received a "95 % performance rating" from the Texas Municipal League's Intergovernmental Risk Pool's (TMLIRP) Gas Utility Survey. The Department received the accompanying plaque in recognition of this accomplishment.

The Gas Utility Survey program is intended to assist TMLIRP members with risk management and operations issues and to address potential risks associated with the gas distribution system prior to inspections by regulatory agencies. According to TMLIRP, the City's rating demonstrates its commitment to safety and efficiency. Only 27 cities in Texas have received a score of 95% or more for ten or more consecutive years. The performance rating is independent confirmation of what we already know – that our team consistently does an excellent job of operating and maintaining the gas system.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Not an action item.



GAS UTILITY SYSTEM EXCELLENT PERFORMANCE

City of Rockport
2011 - 2020

In appreciation of the City's 10 years of consecutive excellent performance ratings in the Texas Municipal League Intergovernmental Risk Pool's gas utility survey program. We appreciate your outstanding dedication, hard work, and teamwork.

Irvin Janak, Loss Prevention Manager

Chris Remmert, Loss Prevention Assistant Manager

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 4

Presentation: American Planning Association - Texas Chapter 2020 Richard R. Lillie Planning Excellence Recognition Award.

SUBMITTED BY: Mayor Patrick R. Rios

APPROVED FOR AGENDA:

BACKGROUND: For the second year in a row, the City of Rockport Planning Department was selected by the Texas Chapter of the American Planning Association to receive its 2020 Certificate of Achievement for the Richard R. Lillie, FAICP Program for Planning Excellence, which recognizes planning excellence in municipalities throughout the State. Rockport is one of 35 government entities to receive the recognition and the only municipality in the Coastal Bend.

Evaluation criteria include the level of training of Planning Commissioners and professional staff, professional qualifications of the planning staff, breadth and currency of master plan components and completion of other planning related projects. The goals of the program include:

1. Increasing community awareness of the importance of planning,
2. Recognizing planning departments which meet certain professional requirements,
3. Recognizing planning efforts that have achieved community support,
4. Encouraging the funding of professional training for Planning Commissioners and staff, and
5. Aiding economic development and community image.

In 2019, the City of Rockport was also presented a Silver Medal Resilience Award, which recognized a strategy that increases the ability of a community to recover from and adapt to shocks and stresses (natural disasters, human-caused disasters, climate changes, etc.), resulting in it becoming stronger and better prepared. Additionally, Community Planner Amanda Torres was presented the Texas Chapter Award by the organization's Executive Committee in 2017.

The American Planning Association and the Texas Chapter, through their member's knowledge and experience in planning, help to shape communities and environments that are responsive to the needs and problems of society.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Not an action item.

American Planning Association
Texas Chapter

Creating Great Communities for All

fficers
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nelly, FAICP
rook Drive
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lanning.org

November 30, 2020

The Honorable Patrick Rios, Mayor
City of Rockport
2751 SH 35 Bypass
Rockport, Texas 78382

Dear Mayor Rios:

It is with great pleasure that the Texas Chapter of the American Planning Association presents to your Planning Department its 2020 Certificate of Achievement for the Richard R. Lillie, FAICP Planning Excellence Program. This Certificate recognizes the professional planning standards demonstrated by your planning staff and the support exhibited by your City Council and Planning Commission. More specifically, the City of Rockport meets the Chapter's goals for:

- Increasing awareness of professional planning;
- Recognizing Planning Departments which meet certain professional requirements;
- Enhancing neighborhood and citizen recognition of planning efforts;
- Encouraging the funding of professional training for Commissioners and Staff; and
- Aiding in economic development and community image.

I encourage you to share this award with your City Council and Planning Commission. The Board of Directors and members of the APA Texas Chapter thank you for your continued support of your community's planning program.

Respectfully,

Chance Sparks, AICP, CNU-A
Chapter President

The Texas Chapter of the American Planning Association is a 501(c)3 organization (23-7431522) as determined by the Internal Revenue Service. Gifts are tax deductible as allowed by law. Please consult your tax advisor for more information.

American Planning Association
Texas Chapter

2020

Creating Great Communities for All

CERTIFICATE OF ACHIEVEMENT

Richard R. Lillie, FAICP Program for PLANNING EXCELLENCE

Presented to the

City of Rockport

Recognizing a commitment to professional planning by City Administration, Elected and Appointed Officials, and exemplary professional standards demonstrated by the Planning Staff

Awarded by
Texas Chapter of the American Planning Association

CITY COUNCIL AGENDA
Regular Meeting: January 12, 2021

AGENDA ITEM: 5

Presentation: Texas Police Chiefs Association – Texas Law Enforcement Best Practices Recognition Program

SUBMITTED BY: Police Chief Greg Stevens

APPROVED FOR AGENDA: PKC

BACKGROUND: On December 23, 2020, the Rockport Police Department received, for the second time, the award of "Recognized Law Enforcement Agency" from the Texas Police Chiefs Association (TPCA) Law Enforcement Recognition Program. Begun in 2006, the Recognition Program evaluates a Police Department's compliance with over 168 Best Business Practices for Texas Law Enforcement. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service and the protection of individuals' rights. These Best Practices cover all aspects of law enforcement operations including use of force, protection of citizen rights, vehicle pursuits, property and evidence management, and patrol and investigative operations.

The Rockport Police Department was originally recognized by the TPCA Law Enforcement Recognition Program in December 2016. Police agencies recognized by the TPCA must undergo an onsite inspection every 4th year and this makes the second successful onsite inspection of the Rockport Police Department.

This voluntary process required the Rockport Police Department to conduct a critical self-review of the agency's policies, procedures, facilities and operations. Beginning in August 2020, the department begin the lengthy process to recertify as a "Recognized Law Enforcement Agency" by preparing proofs of compliance for each of the Texas Law Enforcement Best Business Practices. Upon completion of the internal review, an outside audit and review was requested. This final on-site review took place on December 9th & 10th 2020. The on-site review is conducted by trained Police Chiefs from other areas of our state. The result of this review was then sent to the TPCA's Recognition Committee for final analysis and decision to award "Recognized" status.

Fewer than 200 of the 2,786 law enforcement agencies in the state are "Recognized" agencies by TPCA's Best Practices Program. The Rockport Police Department has always considered itself to be one of the best in the state. This process provided for an independent review of the department's operations and should assure the citizens of Rockport that its Police Department is conforming to the current state of the art in law enforcement.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Not an action item.

NEWS Release

City of Rockport · 2751 SH 35N Bypass · Rockport, Texas 78382 · (361) 729-2213

FOR IMMEDIATE RELEASE
DECEMBER 31, 2020

CONTACT: CHIEF GREG STEVENS
PHONE: 361-774-8058

ROCKPORT POLICE DEPARTMENT RECEIVES "RECOGNIZED LAW ENFORCEMENT" COMMENDATION

ROCKPORT, TX –The Rockport Police Department has once again been awarded the "Recognized Law Enforcement Agency" status from the Texas Police Chiefs Association Law Enforcement Recognition Program. Begun in 2006, the Recognition Program evaluates a Police Department's compliance with over 166 Best Business Practices for Texas Law Enforcement.

These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service and the protection of individual's rights. These Best Practices cover all aspects of law enforcement operations including use of force, protection of citizen rights, vehicle pursuits, property and evidence management, and patrol and investigative operations.

This voluntary process required the Rockport Police Department to conduct a critical self-review of the agency's policies, procedures, facilities and operations. Then, an on-site review is conducted by trained Police Chiefs from other areas of our state. The result of this review was then sent to the Texas Police Chiefs Association's Recognition Committee for final analysis and decision to award "Recognized" status. Evaluation is done every four years.

(more)

"There are approximately 2,000 law enforcement agencies in the state of Texas and only 200 of them have been recognized with this status. We're very proud to be in that 10 percent," noted Police Chief Greg Stevens. "This speaks to the officers and Department's commitment to providing comprehensive, timely and effective services to our community." The only other agencies in the Coastal Bend area are the Victoria Police Department and Texas A&M-Corpus Christi Police Department.

The actual presentation of the award will take place at a future City Council meeting. The department will also be recognized at the Texas Police Chiefs Association annual conference in April.

More information and a description of the program may be viewed on the Texas Police Chiefs Association website at http://www.texaspolicechiefs.org.

-30-

Texas Police Chiefs Association Foundation, Inc.

To all that see this certificate know that the

Rockport Police Department

having fulfilled the necessary qualifications and mandatory requirements of the Texas Police Chiefs Association's

Texas Law Enforcement Best Practices Recognition Program

by voluntarily proving their compliance with the Texas Law Enforcement Best Practices,
the Texas Police Chiefs Association Foundation, Board of Directors does hereby award this

Certificate of Recognition

Effective this 21st day of December, 2020 through 2025.

Scott D Rubin
Recognition Committee Chairperson

Barbara J. Childress
Foundation Board Chairperson

What is the TPCA Law Enforcement Agency Best Practices Recognition Program?

The Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 168 Texas Law Enforcement Best Practices. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual's rights. The Texas Legislature demands a great deal of professional law enforcement in Texas and the Best Practices were specifically designed to aid Texas agencies in meeting those demands and providing the best quality of service to the citizens of our State.

Since its inception in 2006, over 50 Texas Law Enforcement Agencies have been Recognized and many more are currently in the process to become Recognized agencies. While members of the Texas Police Chiefs Association recognize and supports the national accreditation program, the Texas Best Practices Recognition Program has clearly become the new Gold Standard for Texas Law Enforcement!

What does it mean to be "Recognized?"

Being "Recognized" means that the agency has proven that it meets or exceeds all of the identified Best Practices for Texas Law Enforcement. These Best Practices cover aspects of law enforcement operations such as use of force, protection of citizen rights, pursuits, property and evidence management, and patrol and investigative operations. Noted police researcher G. Patrick Gallagher identified 12 critical issues (other than vehicle accidents and employee injuries) which get police departments in trouble. These critical areas are:

- Use of Force
- Emergency Vehicle Operation and Pursuits
- Search, Seizure, and Arrest
- Care, Custody and Restraint of Prisoners
- Domestic Violence and agency employee domestic misconduct
- Off-Duty Conduct
- Selection and Hiring
- Sexual Harassment
- Complaint and Internal Affairs Management

- Narcotics, SWAT, and High Risk Warrant Service
- Dealing with the Mentally Ill and Developmentally Disabled
- Property and Evidence Management

Recognition Program Standards address these areas in an attempt to minimize risk and increase officer safety and training. While being "Recognized" does not guarantee an agency will not make a mistake, it does ensure that the agency has studied these critical issues, has developed policy and procedures to address them and has systems in place to identify and correct problems.

How were these Best Practices developed?

A Committee of Chiefs of Police and command level officers from across Texas assisted in the development of standards that were believed to be necessary for proper functioning of Texas law enforcement agencies. They reviewed Texas law and other State Accreditation Program standards to determine which were most appropriate.

An appointed Committee of professional Police Chiefs from across the state then reviewed these standards and approved them for testing. The standards were then tested by several Texas agencies and adjusted to be both appropriate and achievable. That same Committee of nine Police Chiefs now conducts the final review of an agency's efforts and awards "Recognized" status in addition to conducting an annual review of the Best Practices for additions and modifications.

How does an agency get to be "Recognized"?

An agency that has been awarded "Recognized" status has undertaken a careful internal review of its policies, procedures, equipment, facilities, and operations. Most agencies find that some adjustment and revisions of their policies and procedures may be necessary. The agency then submits proof of their compliance with the standards (usually electronically) to independent assessors. After an independent review of their written documents and proofs, a team of assessors is sent to the agency to review their operations and facilities, and to interview the Department's staff. A Final Report outlining the findings is sent to the Recognition Committee. The Committee reviews the findings and votes whether or not to award "Recognized" status.

How long is an agency "Recognized"?

The "Recognized" status is awarded for a four-year period. During the four-year period the agency must submit an annual report and show continuing compliance with several performance related standards. These are reviewed as they are received and compliance verified. During the last year of the period the agency must prepare updated documentation on all Best Practices and another on site review is conducted. The Recognition Committee must then vote again to approve "Recognized" status for the next four years. If the agency does not submit the required annual proofs, or if there is indication received by the Committee that the agency is not in compliance during the period, the Committee may vote to remove "Recognized" status. The Texas Police Chiefs Association Foundation has contracted with an outside group to manage the recognition process and ensure integrity and accountability.

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 7

Deliberate and act on approval of Regular Meeting Minutes of December 8, 2020, and Special Meeting Minutes of December 15, 2020.

SUBMITTED BY: City Secretary Teresa Valdez

APPROVED FOR AGENDA: PKC

BACKGROUND: Please see the accompanying minutes of the Regular Meeting of December 8, 2020, and Special Meeting of December 15, 2020.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends Council approve the Minutes, as presented.

CITY OF ROCKPORT

MINUTES

CITY COUNCIL REGULAR MEETING
6:30 p.m., Tuesday, December 8, 2020
Via Video Conferencing Application ZOOM

A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings was granted by Governor Greg Abbott. These actions were being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a Citizen Participation Form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code provided on the Agenda. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

On the 8th day of December 2020, the City Council of the City of Rockport, Aransas County, Texas, convened in Regular Session at 6:33 p.m., via video conferencing application ZOOM and notice of meeting giving time, place, date and subject was posted as described in V.T.C.A., Government Code § 551.041.

CITY COUNCIL MEMBERS PRESENT
Mayor Pro-Tem J.D. Villa, Ward 2
Council Member Bob Cunningham, Ward 3
Council Member Andrea Hattman, Ward 4

CITY COUNCIL MEMBER(S) ABSENT
Mayor Patrick R. Rios
Council Member Michael Saski, Ward 1

PLANNING & ZONING COMMISSION MEMBERS PRESENT
Warren Hassinger
Kim Hesley
G. Maynard Green
Diana Severino-Saxon

STAFF MEMBERS PRESENT
City Manager Kevin Carruth
City Secretary Teresa Valdez
Director of Public Works & Building Services Mike Donoho
Community Planner Amanda Torres
Director of Finance Katie Griffin
Chief of Police Greg Stevens
Assistant to City Manager Kimberly Henry
Parks & Leisure Services Director Rick Martinez

ELECTED OFFICIALS PRESENT

Opening Agenda

1. Call to Order.

With a quorum of the Council Members present, the Regular Meeting of the Rockport City Council was called to order by Mayor Pro-Tem Villa at 6:33 p.m. on Tuesday, December 8, 2020, via video conferencing application ZOOM.

2. Pledge of Allegiance.

Chief of Police Greg Stevens led the Pledge of Allegiance to the U.S. flag.

3. Proclamation: Law Enforcement Appreciation Day – January 9, 2021.

Mayor Pro-Tem Villa read the Law Enforcement Appreciation Day Proclamation. Mayor Pro-Tem Villa presented the Proclamation to Chief of Police Greg Steven. Mayor Pro-Tem Villa stated he spoke on behalf of everyone by saying we appreciate everything you and your department do for the City.

Council Member Hattman and Council Member Cunningham thanked the Police Department for their hard work.

Chief of Police Greg Stevens stated he appreciated the support the Police Department has always had.

4. Presentation: First new baby in 2020.

Community Relations Director, Vicki Pitluck stated the Sesquicentennial Committee wanted to recognize those individuals and businesses, whose contributions have brought Rockport to where it is today, and the first baby of 2020, who will represent us in the future. Ms. Pitluck said that honor goes to Loraleya Sylvia Duron, who was born at 9:24 am on February 17 at Bay Area Hospital in Corpus Christi; she is the daughter of Velia Barajas and Jesse Duron and the youngest of four. Ms. Pitluck explained a presentation was made prior to the December 8th City Council meeting and photo(s) are attached and she thinks the Mayor has a new admirer.

5. Citizens to be heard.

At this time, written comments received by 4:00 p.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read by the Mayor and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil 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.

There were no citizens comments.

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

6. Deliberate and act on approval of Regular Meeting Minutes of November 24, 2020.

7. Deliberate and act on report from Rockport Center for the Arts for marketing expenditures made for Rockport Film Festival 2020.

Mayor Pro-Tem Villa called for requests to remove any item from the Consent Agenda for separate discussion.

MOTION: Council Member Hattman moved to approve the Consent Agenda, as presented. Council Member Cunningham seconded the motion. Motion carried unanimously.

Public Hearings

8. Call to Order – Rockport Planning & Zoning Commission.

With a quorum of the members present, the meeting of the Rockport Planning & Zoning Commission was called to order at 6:45 p.m. on Tuesday, December 8, 2020, in the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, via video conferencing application ZOOM.

Mayor Pro-Tem Villa opened the Public Hearings at 6:45 p.m.

9. Conduct a Joint Public Hearing with the Rockport Planning & Zoning Commission to consider a request to rezone property located at 607 South Church Street; also known as the south 35 feet of Lot 2, all of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) to preserve residential feel of neighborhood; currently zoned B-1 (General Business District).

Community Planner Amanda Torres stated this is a Public Hearing and the applicant is on-line if there are any questions from the Council.

Mayor Pro-Tem Villa said the City had received opposition forms from:

1) Charlyne S. Taylor, 702 East Market Street – no reason given.
2) James Godfrey & George Riekers, 802 East Market Street – Will not preserve the residential "feel" of the neighborhood and any development permitted in R-2 zoning can be done in B-1 zoning.

Jose Fauerso, San Antonio, addressed the Council. Ms. Fauerso stated she is co-owner of the Mathis House which is one of the very oldest homes in Rockport and they have a very high standard for the home. Ms. Fauerso said she felt it is important to rezone the property for the integrity of the Mathis house going forward which is a treasure for the history of Rockport,

10. Conduct a Joint Public Hearing with the Rockport Planning & Zoning Commission to consider a request to rezone property located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to B-1 (General Business District) to prepare property for commercial use, currently zoned R-1 (1st Single Family Dwelling District).

Jim Paxton, 113 Cherry Hills Drive, addressed the Council. Mr. Paxton said he is the real estate representative of the owner who is in the process of clearing the property, bringing up the elevation and then sell the property. Mr. Paxton stated the current residential zoning is unusual because it is along a highway and he requested Council consider the rezoning request.

11. Conduct a Joint Public Hearing with the Rockport Planning & Zoning Commission to consider a request to rezone property located at 1123 West Market Street; also known as Lot 7 and Lots 16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; to B-1 (General Business District) to bring land use into a conforming zoning district; currently zoned R-1 (1st Single Family Dwelling District).

Mayor Pro-Tem Villa said one Citizen Participation Form had been received from Floyd Clark.

Floyd Clark, 760 Sunset Drive (owner of 1123 W. Market Street: Property has been used as his primary business since 1985 and the City annexed into the City as residential. He is requesting it rezoned back to what it has been for the last 35 years.

12. Adjourn – Rockport Planning & Zoning Commission.

At 6:53 p.m., the Rockport Planning & Zoning Commission adjourned.

13. Conduct a Public Hearing on the extension of a Moratorium on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle parks for land within the City of Rockport.

At 6:53 p.m., Mayor Pro-Tem Villa opened the Public Hearing.

Community Planner Amanda Torres said staff if bringing another extension while waiting on legal counsel on certain issues in the Comprehensive Plan update. Ms. Torres stated she does not foresee presenting the completed draft of the Comprehensive Plan update to Council in the near future, so she is requesting Council extend the Moratorium.

At 6:56 p.m., Mayor Pro-Tem Villa closed the Public Hearing.

Regular Agenda

14. Deliberate and act on first reading of an Ordinance extending a Moratorium for 120 days on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle (RV) parks or manufactured housing parks for land within the City of Rockport, providing a savings clause; providing a severability clause; finding and determining that the meetings at which the Ordinance was passed were open to the public as required by law; and providing an effective date.

Community Planner Amanda Torres said this is the first reading of the Ordinance and it does require two readings to be effective. Ms. Torres stated staff needs a little more time to properly address RV parks in the Comprehensive Plan update; make sure they are dealt with in a legal manner.

Council Member Cunningham said at some time there was talk about doing more public outreach for the Comprehensive Plan update. Council Member Cunningham asked if that was still the plan.

Ms. Torres answered the public will be made aware of changes.

MOTION: Council Member Hattman moved to approve the on first reading of an Ordinance extending a Moratorium for 120 days on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle (RV) parks or manufactured housing parks for land within the City of Rockport, providing a savings clause; providing a severability clause; finding and determining that the meetings at which the Ordinance was passed were open to the public as required by law; and providing an effective date. Council Member Cunningham seconded the motion. Motion carried unanimously.

15. **Deliberate and act on first reading of an Ordinance amending the City of Rockport Code of Ordinances Chapter 98 "Traffic and Vehicles", Article II. "Traffic Control" amending Section 98.31 "All-way Stop Signs", Appendix T-50 by adding All-way Stop Sign at Palmetto Avenue and South 12th Street and at Palmetto Avenue and South 11th Street; repealing all prior ordinances in conflict herewith; providing for severability; and providing for an effective date.**

Chief of Police Greg Stevens addressed the Council. Chief Stevens said the Police Department had received a complaint from business owners along Palmetto Avenue that people are using Palmetto as a cut-off. Chief Stevens informed the Council the traffic trailer was placed on Palmetto and he was surprised at how many people use that street; there were some speeding vehicles that was not a major issue, but it is the volume of traffic. Chief Stevens stated the volume of traffic affects the businesses whose customers back into their places of business. Chief Stevens explained the placement of stop signs will slow down traffic and discourage people from using Palmetto as a cut-off. Chief Stevens added the businesses support the placement of stop signs.

Brief discussion was held among Council and Chief Stevens.

MOTION: Council Member Hattman moved to approve the first reading of an Ordinance amending the City of Rockport Code of Ordinances Chapter 98 "Traffic and Vehicles", Article II. "Traffic Control" amending Section 98.31 "All-way Stop Signs", Appendix T-50 by adding All-way Stop Sign at Palmetto Avenue and South 12th Street and at Palmetto Avenue and South 11th Street; repealing all prior ordinances in conflict herewith; providing for severability; and providing for an effective date. Council Member Cunningham seconded the motion. Motion carried unanimously.

16. **Deliberate and act on second & final reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to R-2M (Manufactured Housing District) for property located at 1211 Smokehouse Road; also known as Lot 13-AR, Block 247, Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to allow for placement of a manufactured home**

on the site; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date

Community Planner Amanda Torres stated there had been no changes in format or content of the Ordinance since Council approved the first reading on November 24, 2020.

MOTION: Council Member Cunningham moved to approve the second & final reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to R-2M (Manufactured Housing District) for property located at 1211 Smokehouse Road; also known as Lot 13-AR, Block 247, Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to allow for placement of a manufactured home on the site; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. Council Member Hattman seconded the motion. Motion carried unanimously.

17. **Deliberate and act on second & final reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1125 West Market Street; also known as Lot 8-R, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; to add additional storage space to an existing business; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.**

Community Planner Amanda Torres stated there had been no changes in format or content of the Ordinance since Council approved the first reading on November 24, 2020.

MOTION: Council Member Hattman moved to approve the first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District)(for property located at 1125 West Market Street; also known as Lot 8-R, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; to add additional storage space to an existing business; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. Council Member Cunningham seconded the motion. Motion carried unanimously.

18. **Deliberate and act on second & final reading of an Ordinance extending a Moratorium for six months on the acceptance of applications for the issuance of permits for the use of a location as an internet sweepstakes café or similar gaming machines establishments in the City of Rockport; directing City staff to study and make a recommendation to City Council regarding appropriate regulations for internet sweepstakes cafes or similar gaming machine establishments; providing for a method of repeal of this Moratorium, providing for severability; providing for a repealer clause and an effective date.**

City Manager Kevin Carruth stated there had been no changes in format or content of the Ordinance since Council approved the first reading on November 24, 2020.

MOTION: Council Member Cunningham moved to approve the second & final reading of an

Ordinance extending a Moratorium for six months on the acceptance of applications for the issuance of permits for the use of a location as an internet sweepstakes café or similar gaming machines establishments in the City of Rockport; directing City staff to study and make a recommendation to City Council regarding appropriate regulations for internet sweepstakes cafes or similar gaming machine establishments; providing for a method of repeal of this Moratorium, providing for severability; providing for a repealer clause and an effective date. Council Member Hattman seconded the motion. Motion carried unanimously.

19. Deliberate and act on the second & final reading of a proposed Ordinance authorizing the closing, vacating and abandonment of 0.689 acre of land being a 100-foot wide portion of Third Street lying between Blocks 100 and 101, Manning Addition, City of Rockport, Aransas County, Texas, according to the Plat Recorded in Volume 1, Page 7, Plat Records of Aransas County, Texas; providing for the terms and conditions of such vacation and abandonment; authorizing the Mayor to execute a Quitclaim Deed for the 0.689 acre to be closed, vacated and abandoned; and providing for an effective date.

City Manager Kevin Carruth stated there had been no changes in format or content of the Ordinance since Council approved the first reading on November 24, 2020.

MOTION: Council Member Cunningham moved to approve the second & final reading of a proposed Ordinance authorizing the closing, vacating and abandonment of 0.689 acre of land being a 100-foot wide portion of Third Street lying between Blocks 100 and 101, Manning Addition, City of Rockport, Aransas County, Texas, according to the Plat Recorded in Volume 1, Page 7, Plat Records of Aransas County, Texas; providing for the terms and conditions of such vacation and abandonment; authorizing the Mayor to execute a Quitclaim Deed for the 0.689 acre to be closed, vacated and abandoned; and providing for an effective date. Council Member Hattman seconded the motion. Motion carried unanimously.

20. Deliberate and act on the Heritage District Certificate of Appropriateness Application submitted for 105 North Austin Street – Design Exceptions (Accessory Building and Building Materials).

Community Planner Amanda Torres addressed the Council. Ms. Torres stated the applicant/builder is on-line if the Council has any questions. Ms. Torres informed the Council the Latitudes restaurant is wanting to building an office/storage addition on the west side of the existing building and also a portable office would be placed on the north side of the northwest corner of the building replacing the previously placed storage container previously approved by Council last year.

The builder, Chad Lee, 115 Seabreeze, addressed the Council. Mr. Lee stated this is a two-part request: 1) the large freezer has to come out of the building before the addition can be built and then put the temporary office on the northwest corner of the office to store the large freezer and once the addition is built then the storage container can be removed. Mr. Lee said upon completion the owners will want to expand the kitchen and will not need the large freezer; and 2) request to use Hardi siding on office addition; the other option is stucco but that is more expensive.

Discussion was held among Council and Mr. Lee.

MOTION: Council Member Hattman moved to approve the Certificate of Appropriateness Application submitted for 105 North Austin Street, including the requested design exceptions for the accessory building and for building materials. Council Member Cunningham seconded the motion. Motion carried unanimously.

21. Deliberate and act on a Resolution designating 2070 as the City of Rockport's bicentennial anniversary and directing preparation of a time capsule to be opened in 2070.

Assistant to the City Manager Kimberly Henry addressed the Council. Ms. Henry said we are bringing this year to an end and we have not had as much fun celebrating the City's Sesquicentennial as we anticipated. Ms. Henry stated time capsule items were brought to Council and now we are collecting for the new time capsule; the deadline has been extended to December 18, 2020. Ms. Henry explained the Resolution acknowledges the City's 150th Anniversary and the preparation of the current items to be included in the new Time Capsule.

MOTION: Council Member Cunningham moved to approve the Resolution designating 2070 as the City of Rockport's bicentennial anniversary and directing preparation of a time capsule to be opened in 2070. Council Member Hattman seconded the motion. Motion carried unanimously.

12. Hear and deliberate on status of COVID-19 and response efforts.

City Manager Kevin Carruth said he had included current COVID-19 statistics in the Agenda packet. Mr. Carruth noted the fatality rate in the United States is 1.95%, 1.81% in Texas, and 4.26% in Aransas County. Mr. Carruth expressed when you look at other statistics the rate at which we are getting confirmed cases per 100,000, the rate is relatively low which means we may not be catching it as quickly, but it is hitting the United States harder. Mr. Carruth explained he provided this information because there have been comments regarding the City's lobbies remaining closed; we want to maintain the safety of our employees and citizens.

Discussion was held among Council and Mr. Carruth

Mr. Carruth announced there will be free COVID testing on December 20, 2020.

23. Reports from Council.

At this time, the City Council will report/update on all committee assignments, which may include the following: Aransas County Alliance Local Government Corporation; Aransas Pathways Steering Committee; Building and Standards Commission; Coastal Bend Bays and Estuaries Program; Coastal Bend Council of Government; Coastal Bend Mayors Group; Park & Leisure Services Advisory Board; Planning & Zoning Commission; Rockport-Fulton Chamber of Commerce; Aransas County Storm Water Management Advisory Committee; Rockport Cultural Arts District, Swimming Pool Operations Advisory Committee; Tourism Development Council; Tree & Landscape Committee; YMCA Development Committee; Texas Maritime Museum, Fulton Mansion, Rockport Center for the Arts, Aransas County, Aransas County Independent School District, Aransas County Navigation District, Town of Fulton, and Texas Municipal League. No formal action can be taken on these items at this time.

Council Member Cunningham said he enjoyed the Tropical Christmas fireworks. Council Member Cunningham stated the Aransas County Alliance Local Government Corporation met on Monday and they are asking the economic development group to study tax abatement and economic incentives. Council Member Cunningham said the Stormwater & Floodplain Management Advisory Committee met yesterday and Malcolm Dieckow expressed his concern about drainage into Little Bay. Council Member Cunningham informed Council he did spend time listening to coastal representations asking Texas Windstorm Insurance Association (TWIA) to not raise rates and leave that up to the Legislature. Council Member Cunningham said the TWIA Board voted 6-2 to raise the rates to the highest amount they could – will go up 5% in April unless the Legislature acts.

Council Member Hattman expressed disappointment over the destruction of some of the Christmas on the Beach displays. Council Member Hattman stated non-profits had put a lot of time and effort into building the displays and everyone has pitched in to fix the displays that had been destroyed. Council Member Hattman encouraged everyone to go see the displays and support the non-profits; we are here for the community, show positivity – we are Rockport and we get over the negativity. Council Member Hattman wished everyone a Merry Christmas and Happy Holidays and stated she appreciated everyone in the community and especially staff.

Mayor Pro-Tem Villa reminded everyone that this weekend is Christmas in the District. Mayor Pro-Tem Villa said last weekend was the tree lighting and everything looks great. Mayor Pro-Tem Villa stated he appreciated everything staff does for the City. Mayor Pro-Tem Villa added the Coastal Bend Mayors Group had met on Wednesday and him, Mayor Rios and City Manager Carruth attended the meeting. Mayor Pro-Tem Villa said the Port of Corpus Christi is trying to take an item to the Legislature.

City Manager Kevin Carruth explained the Port of Corpus Christi is wanting to expand their statutory authority to allow them to pre-empt local authority – building hotels, owning hotels, etc. Mr. Carruth said there is concern from the local community and counties adjacent to the Port and there is a session coming up next month to confirm everyone's support against that. Mr. Carruth added the Port is having a crisis of credibility with neighboring communities.

Mayor Pro-Tem Villa stated the Port of Corpus Christi had given a presentation and said if there was opposition, they would not take it to the Legislature.

Executive Session

City Council will hold an executive session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

24. Section 551.074 Personnel Matters – deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Secretary Evaluation.

At 7:43 p.m., Mayor Pro-Tem Villa convened the Rockport City Council into an executive session pursuant to provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Personnel Matters: City Secretary evaluation.

Open Session

City Council will reconvene into open session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any actions necessary related to the executive sessions noted herein, or regular agenda items, noted above, and/or related items.

At 8:01 p.m., Mayor Pro-Tem Villa reconvened the Rockport City Council into open session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any necessary actions related to the executive sessions noted herein, or regular agenda items, noted above, and/or related items.

No action was taken.

25. Adjournment.

At 8:01 p.m., Mayor Pro-Tem Villa moved to adjourn. Motion was seconded by Council Member Cunningham. Motion carried unanimously.

APPROVED:

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

CITY OF ROCKPORT

MINUTES

CITY COUNCIL SPECIAL MEETING
6:30 p.m., Tuesday, December 15, 2020
Via Video Conferencing Application ZOOM

A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings was granted by Governor Greg Abbott. These actions were being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a Citizen Participation Form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code provided on the Agenda. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

On the 15th day of December 2020, the City Council of the City of Rockport, Aransas County, Texas, convened in Special Session at 6:31 p.m., via video conferencing application ZOOM and notice of meeting giving time, place, date and subject was posted as described in V.T.C.A., Government Code § 551.041.

CITY COUNCIL MEMBERS PRESENT
Mayor Patrick R. Rios
Council Member Michael Saski, Ward 1
Mayor Pro-Tem J.D. Villa, Ward 2
Council Member Bob Cunningham, Ward 3
Council Member Andrea Hattman, Ward 4

CITY COUNCIL MEMBER(S) ABSENT

STAFF MEMBERS PRESENT
City Manager Kevin Carruth
City Secretary Teresa Valdez
Director of Public Works & Building Services Mike Donoho
Community Planner Amanda Torres
Assistant to the City Manager Kimberly Henry

ELECTED OFFICIALS PRESENT

Opening Agenda

1. Call to Order.

With a quorum of the Council Members present, the Special Meeting of the Rockport City Council was called to order by Mayor Rios at 6:34 p.m. on Tuesday, December 15, 2020, via video conferencing application ZOOM.

2. Citizens to be heard.

At this time, written comments received by 4:00 p.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read by the Mayor and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil 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.

There were no citizen comments.

Regular Agenda

3. Deliberate and act on second & final reading of an Ordinance extending a Moratorium for 120 days on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle (RV) parks or manufactured housing parks for land within the City of Rockport, providing a savings clause; providing a severability clause; finding and determining that the meetings at which the Ordinance was passed were open to the public as required by law; and providing an effective date.

Mayor Rios stated there had been no changes in format or content since Council approved the first reading of the Ordinance on December 8, 2020.

MOTION: Mayor Pro-Tem Villa moved to approve the second & final reading of an Ordinance extending a Moratorium for 120 days on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle (RV) parks or manufactured housing parks for land within the City of Rockport, providing a savings clause; providing a severability clause; finding and determining that the meetings at which the Ordinance was passed were open to the public as required by law; and providing an effective date. Council Member Saski seconded the motion. Motion carried unanimously.

4. Deliberate and act on a Resolution of the City of Rockport, Texas, authorizing the award of a professional service provider contract for the 2021-2022 Texas Community Development Block Grant Fund through the Texas Department of Agriculture.

Community Planner Amanda Torres stated the City published notice for Requests for Proposals for project administration services for the 2021-2022 Texas Community Development Block Grant (CDBG) Fund through the Texas Department of Agriculture. Ms. Torres informed the Council two proposals were received and the five-member Selection Review Team reviewed and graded the proposals. Ms. Torres said GrantWorks received the highest average score and staff is recommending Council approve the Resolution authorizing the award of professional service provider to GrantWorks for the 2021-2022 Texas CDBG Fund through the Texas Department of Agriculture.

MOTION: Mayor Pro-Tem Villa moved to adopt a Resolution of the City of Rockport, Texas, authorizing the award of a professional service provider contract for the 2021-2022 Texas Community Development Block Grant Fund through the Texas Department of Agriculture.

Council Member Saski seconded the motion. Motion carried unanimously.

5. Deliberate and act on the Heritage District Certificate of Appropriateness Application submitted for 114 N. Church Street and 213 S. Church Street —Demolition (Sacred Heart Catholic Church Parish Hall and Center).

Community Planner Amanda Torres stated demolitions in the Heritage District are required to be approved by the Heritage District Board; currently the City Council is acting as the Board. Ms. Torres said Sacred Heart is requesting demolition of the Parish Hall and Center; these buildings received significant damage during Hurricane Harvey and need serious repair.

City Manager Kevin Carruth said the City has been working with the Diocese of Corpus Christi for several years now and they have been able to access FEMA funding. Mr. Carruth stated there were numerous delays and they are now ready to move forward.

Mayor Rios asked Ms. Torres if she had received the Certificate of Appropriateness Application because it was not included in the Agenda packet.

Ms. Torres answered she had received the Application just a few minutes ago.

Council took a brief recess from 6:44 p.m. to 6:59 p.m. to allow time for Ms. Torres to email the application to the Council.

Mayor Rios asked Ms. Torres if the Application looked complete.

Ms. Torres stated the Application was complete and for transparency purposes the Diocese wanted the Bishop to sign the Application, but he was not available; this is not being done without his knowledge. Ms. Torres said the contractor is working on getting the Application signed.

MOTION: Council Member Saski moved to approve the Heritage District Certificate of Appropriateness Application submitted for 114 N. Church Street and 213 S. Church Street — Demolition (Sacred Heart Catholic Church Parish Hall and Center), contingent upon the Application being signed by the Bishop. Mayor Pro-Tem Villa seconded the motion. Motion carried unanimously.

6. Adjournment.

At 7:02 p.m., Mayor Pro-Tem Villa moved to adjourn. Motion was seconded by Council Member Saski. Motion carried unanimously.

APPROVED:

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 8

Deliberate and act on an interlocal agreement with Purchasing Cooperative of America for cooperative purchasing services and authorizing the City Manager to negotiate and execute all necessary documents.

SUBMITTED BY: City Manager Kevin Carruth

APPROVED FOR AGENDA: PKC

BACKGROUND: Purchasing Cooperative of America (PCA) is a national purchasing cooperative active in all 50 states, the U.S. Territories, and Canada and Mexico. PCA is based in Texas and all PCA contracts are written to be used by local, state and Federal government agencies, educational institutions, Indian tribal governments, and non-profit, non-taxed organizations in all 50 states, U.S. Territories, Canada and Mexico Membership is free for public sector entities including educational institutions, government agencies, Indian Tribal Governments, hospitals, law enforcement, and non-profit, non-taxed organizations.

This is a renewal of our agreement.

Please see the accompanying interlocal agreement and brochure for additional information.

FISCAL ANALYSIS: Participating in purchasing cooperatives maximizes the City's purchasing power by joining with other public agencies to get economies of scale that we would not otherwise be able to get and also saves the time and expense related to the bid process because the cooperative has already met those requirements.

RECOMMENDATION: Staff recommends Council approve the interlocal agreement with Purchasing Cooperative of America for cooperative purchasing services and authorizing the City Manager to negotiate and execute all necessary documents, as presented.

INTERLOCAL AGREEMENT
FOR COOPERATIVE PURCHASING SERVICES

This Interlocal Agreement for Cooperative Purchasing Services ("Agreement") is entered into by

and between _____
COMPLETE LEGAL NAME (DO NOT ABBREVIATE) & MAILING ADDRESS

("PCA Member", "Party"), a governmental entity, and Purchasing Cooperative of America ("PCA", "Party") on behalf of PCA Awarding Agencies to participate in all Purchasing Cooperative of America ("PCA") cooperative purchasing programs administered by PCA and its affiliates and subsidiaries and for the purpose of participating in the cooperative purchasing services of PCA. Collectively, PCA and PCA Member and will be known as the "Parties".

RECITALS

Purpose

The purpose of this Agreement is to support public entities by facilitating their purchasing operations through cooperative contracting and to promote real savings for PCA Members with discounts resulting from the competitive bid process.

Texas Government Code, Chapter 791, Interlocal Cooperation Act, and *Texas Local Gov't. Code, Chapter 271, Subchapter F. Cooperative Purchasing Program* allows for governmental entities to contract for cooperative purchasing services that each Party to the contract is authorized to perform individually.

Eligible public entities may use all PCA contracts awarded to a Vendor. Each jurisdiction is subject to its own and members' requirements. The use of a PCA contract by a PCA Member, along with their signed purchase order or other extension of the contract, constitutes acceptance of the contract and completes the interlocal agreement (if required by the entity(ies) between the Awarding Agency and PCA Member.

Membership Eligibility

Public entities in all 50 states, the U.S. Territories, Canada and Mexico, including local, state and federal governmental agencies, Indian tribal governments; educational institutions including K-12 public, private and charter schools, state and private colleges and universities; and non-taxed non-profit religious and charitable organizations are eligible to participate in the PCA purchasing cooperative. There is no fee to the PCA Member to join or use PCA contracts.

Role of the PCA Awarding Agency

1. Acts as Party to the Agreement.
2. Awards PCA contracts that have been competitively bid.
3. Provides service and support to PCA, PCA members and vendors, as necessary.

Role of the PCA Member

1. Registers on the PCA website, www.pcamerica.org, or any successor website.
2. Executes a copy of this Agreement by providing an authorized signature in the appropriate space below and submitting the form to Members@pcamerica.org.

3. Designates a contact person and updates the contact information as necessary.
4. Works with PCA awarded contractors according to the PCA contract.
5. Issues supplemental contracts, purchase orders, or other applicable authorizations for purchases directly to the awarded contractor; and includes "Purchasing Cooperative of America" or "PCA" and the "Contract Number".
6. Makes payments to vendors in a timely manner and in accordance with the state laws and local procedures applicable to the PCA Member for all goods and services received.
7. Notifies PCA at the address or email shown below of any substantial problems in quality of goods or performance of services with an awarded contractor under a PCA contract.

Role of the Purchasing Cooperative (PCA)

1. Acts as a group purchasing organization that governmental entities join as members.
2. Performs the administration and management duties and responsibilities for which PCA will receive fees from PCA vendors using PCA contracts.
3. Performs all of the required steps of the competitive solicitation process in compliance with all applicable state statutes and regulations related to competitive procurement and contracting in the State of Texas.
4. Provides members access to cooperative contracts, due diligence documentation and PCA vendor contact information.
5. Provides support and service to PCA Members and vendors.
6. Performs such other related services and duties as are customarily performed by a entity in a similar position.

General Provisions

1. Effective Date. This Agreement is effective upon signature and shall be automatically renewed annually unless either Party gives sixty (60) days prior written notice of non-renewal.
2. No Minimum Purchase Requirement. This Agreement does not obligate the PCA Member to purchase a minimum amount of goods and/or services under any PCA contract.
3. Federal Requirements. The parties agree to comply fully with all applicable federal statutes, rules and regulations in connection with the cooperative contracts contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.
4. State Joint Powers Statutes. It is the sole responsibility of each PCA Member to follow their state procurement statutes as it pertains to cooperative purchasing, or joint power agreements, with in-state or out-of-state public agencies.
5. Governing Law-Texas. Any issue concerning PCA contracts in which a PCA Awarding Agency is involved shall be governed by the law of the State of Texas, excluding the conflicts of law provisions.
6. Venue-In Texas. Exclusive Venue for any litigation whatsoever involving PCA is the state district court of Harris County, Texas.
7. Governing Law-Outside Texas. PCA member's use of PCA contracts shall be governed by the laws of the State of _____, excluding the conflicts of law provisions.
8. Venue-Outside Texas. Exclusive Venue for litigation arising between PCA Member and PCA awarded contractor from use of PCA contracts is _____.
(court jurisdiction)

9. Invalid Provision. If any term(s) or provisions of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.
10. Immunity. Neither Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees and agents as a result of this Agreement being executed or the performance of the functions and obligations describe herein.
11. Final Agreement. This Agreement incorporates all agreements, covenants and understandings between the Parties concerning subject matter in the Agreement. No prior agreement of understanding, verbal or otherwise, by the Parties or their agents, shall be valid or enforceable unless embodied in this Agreement.
12. "As is" Contracts. PCA makes PCA contracts available to the PCA Member "as is" and is under no obligation to revise the terms, conditions, scope, prices, and/or any other requirements of the contract for the benefit of the PCA Member.
13. Termination. This Agreement may be terminated with or without cause by either party upon (60) days prior written notice.
14. Notice. All forms of written notice, under this Agreement, shall be made by first class mail, postage prepaid and delivered to the other Party of this Agreement.
15. Records Requests. PCA Member agrees to cooperate in compliance with any reasonable request for information and/or records made by PCA. Breach of this provision may be grounds for termination after ten (10) days written notice to the PCA Member.
16. Submission. Send the signed Agreement to Purchasing Cooperative of America, 11811 North Freeway, Suite #500, Houston, Texas 77060, or email to Members@pcamerica.org. An email copy of an executed signature shall have the same force and effect as an original signature page.
17. Term. This Agreement is effective the date of the final signature and shall continue indefinitely, subject to the Termination clause.

Authorization

By execution and delivery of this Agreement, the undersigned individuals warrant that they have been duly authorized to enter into and perform the terms of this Agreement.

_____	Purchasing Cooperative of America
PCA Member	
_____	_____
Authorized Signature	Authorized Signature
_____	_____
Printed Name	Printed Name
Title _____	Title _____
Date _____	Date _____
Designated Contact _____	Designated Contact _____
Title _____	Title _____
Phone _____	Phone _____
Email _____	Email _____

PCA Awarded Contractors proudly display this symbol:

PCA understands the needs of small & large Purchasing Departments with their limits on time, personnel, and expertise.

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www.pcamerica.org

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CONSTRUCTION / JOC

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- Construction Management for Construction Programs
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- Roofing & Waterproofing
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- Energy Performance (ESCO) & Procurement
- Energy Conservation - Lighting, Automated Controls,\ and Building Energy-Saving Items
- Facility Operations & Maintenance
- Flooring Products, Services, Installation, Maintenance & RI (JOC)
- Modular & Portable Storage Buildings
- Trenchless Rehabilitation

CUSTODIAL / JANITORIAL SERVICES

- Custodial Services, Supplies and Cleaning Equipment
- Custodial Services/Landscaping & Grounds/Operations & Maintenance
- Janitorial Products, Equipment, & Related Items

FINANCE

- Financial Procurement
- Financial Services for Sustainable Products

MISC. – SPECIALTY SERVICES

- Auction Services for Public Entities
- Automobile Tires and Related Items
- Employee Assistance Programs
- Highway & Road Materials for Roadways, Parking Lots, Parks, etc.
- Heavy Equipment Rental, Maint., Parts, & New/Used Sales
- Screen Printing and Branded Promo Items
- Tires & Related Items
- Waste & Refuse Containers - Roll Offs, Dumpsters, & Other Heavy Duty Containers, and Parts/Service

SAFETY

- First Responders Safety Equipment
- Identification Verification
- Police Equipment: Surveillance, IT, Supplies, Safety Equip., etc.
- Safe Schools & Public Buildings
- Safety/Security/Compliance/Verification Plan for the Public-At-Large
- Safety Equipment for Schools, Police, & First Responders
- Security Systems

SPORTS - EQUIPMENT, FIELDS, WEIGHTS, LIGHTING,

- Athletic Equipment, Supplies, & Related Items
- Field Turf, Sport & Recreational Surfaces
- Outdoor Recreational Surfaces, Sports & Field Turf, & Associated Outdoor Items
- Playgrounds & Parks Equipment and Services
- Sports Protective Gear and Related Items
- Stadiums and Sports Fields Equipment, Installation & Maintenance Services
- W eight Training Equipment & Flooring

SUPPLIES

- Art Supplies
- Office Supplies, Paper, Ink/Toner

TECHNOLOGY

- Audio Computers, Peripherals, Hardware and Software Supplies
- Audio-Visual, Media Equipment, Supplies &/or Service
- Cloud-Based Communication & Storage
- Document Management Software/Programs for Administrative Records
- Network Electronics Equip, Design & Consulting, & Wiring Services
- Procurement Sourcing Software
- Software
- Technology, Computers, Software
- Technology Products, Services, & Equipment for the Disabled
- Telecommunications Equipment, Supplies &/or Service
- Website Services, Programs, and Products

TRADES

- Aluminum Ramps, Walkways, Stairs Systems, RI and Services
- Elevator Inspection
- Commercial Kitchen Soft Wares (Pots, Pans, Utensils, Sanitizing
- Products, etc.) and Related items
- Commercial Kitchen Equipment, Products, Installation, and Related Items
- Ramps & Technology for the Disabled
- Roofing & Waterproofing
- Signage - Sales, Parts, Service and Related Items
- Trades for Operations & Maintenance & Related Services & Supplies
- Waste & Refuse Containers - Roll Offs, Dumpsters, & Other Heavy Duty

www.pcamerica.org/currentcontracts

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 9

Deliberate and act on approval of Memorandum of Understanding with Aransas County Independent School District for law enforcement mutual assistance.

SUBMITTED BY: Chief Gregory Stevens

APPROVED FOR AGENDA: PKC

BACKGROUND: This is a renewal of an agreement defining responsibilities of the ACISD Police Department and the Rockport Police Department related to law enforcement incidents occurring within the jurisdiction of both agencies. In calendar year 2020, Rockport Police Department responded to 32 initial calls for service under the terms of the agreement. These 32 calls are exclusive of those cases where ACISD has the initial response and the case is turned over to the Criminal Investigative Division.

There are no changes from the 2020 agreement. The ACISD Board of Trustees approved the proposed agreement at their December 17, 2020, meeting. Please see the accompanying agreement for more information.

FISCAL ANALYSIS: No significant budget impact is anticipated.

RECOMMENDATION: Staff recommends approval of the Memorandum of Understanding with Aransas County Independent School District for law enforcement mutual assistance, as presented.

The Aransas County Independent School District Police Department
and
The Rockport Police Department

MEMORANDUM OF UNDERSTANDING

In compliance with Texas Education Code, Section 37.081., the Aransas County Independent School District (ACISD) Police Department and the City of Rockport (Rockport) Police Department herein enter into this agreement.

The ACISD Police Department and the Rockport Police Department shall share concurrent jurisdiction with the city limits of Rockport, Texas, the same lying wholly within the geographical boundaries the Aransas County Independent School District as defined by the State of Texas. The ACISD Police Department will have the primary responsibility for law enforcement on all properties owned, leased or otherwise under the control of the ACISD. The Rockport Police Department shall have the primary responsibility for law enforcement in all other areas within the City of Rockport except for those areas in which the ACISD Police Department has the primary responsibility for law enforcement, as stated herein.

The ACISD Police Department shall perform only those duties and enforce such laws, within its jurisdiction, as may be determined by the ACISD Board of Trustees, to protect the safety and welfare of ACISD students and employees and to protect and preserve ACISD property, which may include enforcement of State and Federal laws, and municipal ordinances.

If requested and contingent upon available manpower, the Rockport Police Department will assist the ACISD Police Department. The Rockport Police Department will investigate and have primary control over all investigations relating to offenses reported to it by the ACISD Police Department, and the ACISD Police Department shall cooperate fully in such investigations.

Upon the ACISD's request for any involvement by the Rockport Police Department ("RPD"), and such requested action is undertaken, or upon any emergency or major criminal investigation initiated by the RPD, it shall be deemed by the parties that the Rockport Police Department shall thereafter be in command and control of any and all subsequent actions or investigations to be undertaken relating to the request, emergency or investigation, unless such command and control is subsequently relinquished back to the ACISD by the RPD.

In those areas of the City of Rockport where the Rockport Police Department has the primary responsibility for law enforcement, if requested and contingent upon available manpower, the ACISD Police Department will assist the Rockport Police Department in all cases involving students, employees, or property of the District.

The ACISD Police Department and the Rockport Police Department will communicate and work together to ensure a safe environment for all citizens of the City of Rockport.

This agreement shall be for a term of one year, beginning January 1, 2021 and ending December 31, 2021. Upon expiration of the term specified in the MOU, this MOU shall continue on a month-to-month basis. This Agreement may be renewed for additional one-year terms upon the mutual agreement of the parties. Any such renewal or extension must be in writing and executed by authorized representatives of the ACISD and the Rockport Police Department.

ARANSAS COUNTY INDEPENDENT SCHOOL DISTRICT

Samuel Zapata
Chief of Police, ACISD

Date: 12-17-20

Ray Garza
President, Board of Trustees

Date: 12-17-20

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS

Gregory Stevens,
Chief of Police, City of Rockport

Date:_____

Pat Rios,
Mayor, City of Rockport

Date: _____

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 11

Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request to rezone property located at 309 West Market Street; also known as East 90 feet of Lots 9, 10, and 11, Block 153, Doughty and Mathis Division, City of Rockport, Aransas County, Texas; to B-1 (General Business District) for retail and office space, currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner Amanda Torres

APPROVED FOR AGENDA: PKC

BACKGROUND: Property owner HHSG Property/Harper Gerhardt has submitted an application seeking a request to rezone located at 309 West Market Street; also known as East 90 feet of Lots 9, 10, and 11, Block 153, Doughty and Mathis Division, City of Rockport, Aransas County, Texas; to B-1 (General Business District) for retail and office space, currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in *The Rockport Pilot* in the Saturday, December 12, 2020 edition and mailed out to twenty property owners within a 200-foot radius of the property. One letter against the request has been received.

Please see the accompanying zoning change request application and Section 118-15 of Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Not an action item, public hearing only.

STAFF REPORT

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

PROPERTY ADDRESS/LOCATION
309 W Market

APPLICANT/PROPERTY OWNER
HHSG Property/Harper Gerhardt

PUBLIC HEARING DATE
Tuesday, January 12, 2021

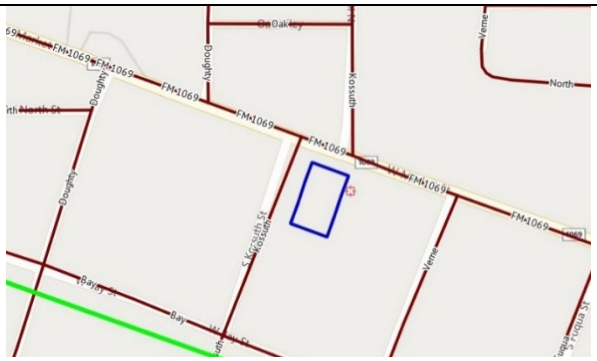
P&Z DATE
Monday, January 18, 2021

CITY COUNCIL DATE(S)
1st Reading - Tuesday, January 26, 2021
2nd Reading – Tuesday, February 9, 2021

BRIEF SUMMARY OF REQUEST

Property owner HHSG Property/Harper Gerhardt has submitted an application seeking a request to rezone located at 309 West Market Street; also known as East 90 feet of Lots 9, 10, and 11, Block 153, Doughty and Mathis Division, City of Rockport, Aransas County, Texas; to B-1 (General Business District) for retail and office space, currently zoned R-1 (1st Single Family Dwelling District).The property was annexed and therefore currently zoned R-1 (1st Single Family Residential District) due to annexation that was previously done.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, December 12, 2020 edition and mailed out to twenty property owners within a 200-foot radius of the property. Two letters against the request has been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1st Single Family Dwelling District	Undeveloped	**North:** R-1 1st Single-Family Dwelling, businesses, undeveloped **South**: R-1 1st Single-Family Dwelling, businesses, business **East:** R-1 1st Single-Family Dwelling, businesses **West:** R-1 1st Single-Family Dwelling, businesses	None requested	0.3099 acres

STAFF RECOMMENDATION

APPROVE **APPROVE WITH CONDITIONS** **DENY**

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP

Any future development will meet all setback requirements of the B-1 General Business District if approved.

The 2011 Future Land Use Map indicated the south side of Market Street as residential. However, existing land uses along this stretch have been commercial.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

The property is not within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

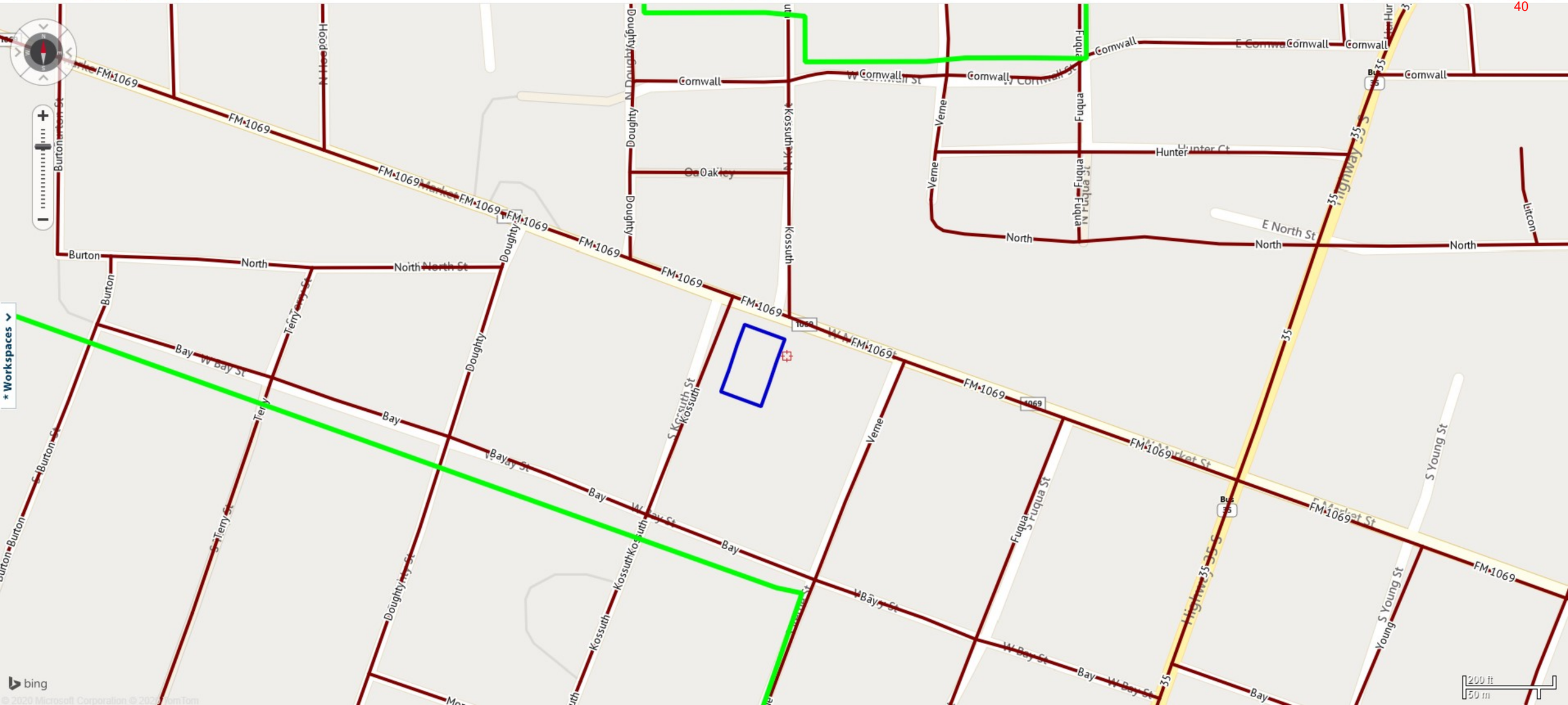
The property in question was annexed by the City of Rockport in 2017. Because this property was incorporated into the city as part of an annexation, this and surrounding properties were designated as R-1 (1st Single Family Dwelling District) in accordance to the City's zoning policy for newly annexed territory (City of Rockport Code of Ordinances, Chapter 118 Zoning, Article 5 Newly Annexed Territory).

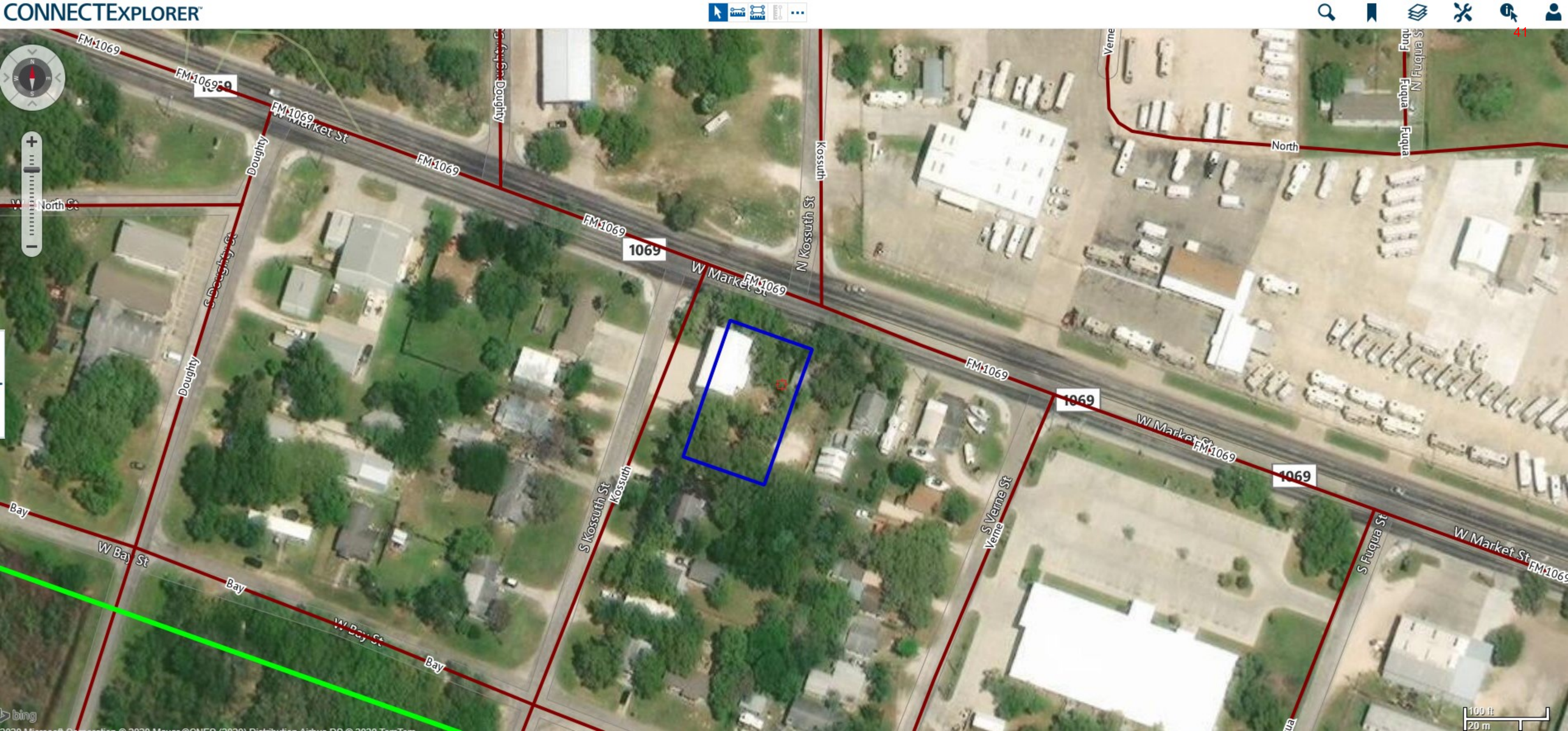
ATTACHMENTS (CIRCLE)

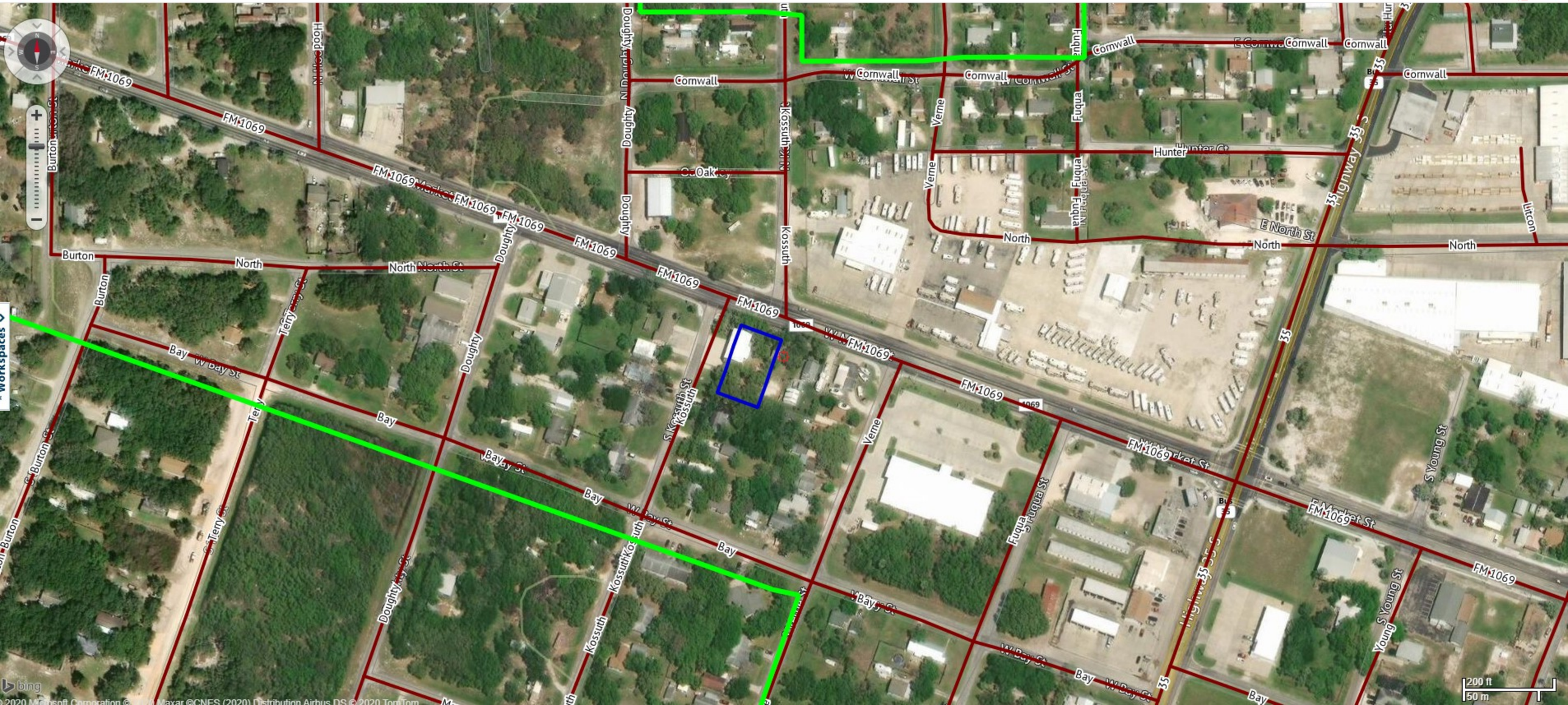
SUBMITTED PLANS | PUBLIC HEARING PETITION/ APPLICATION FORM | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

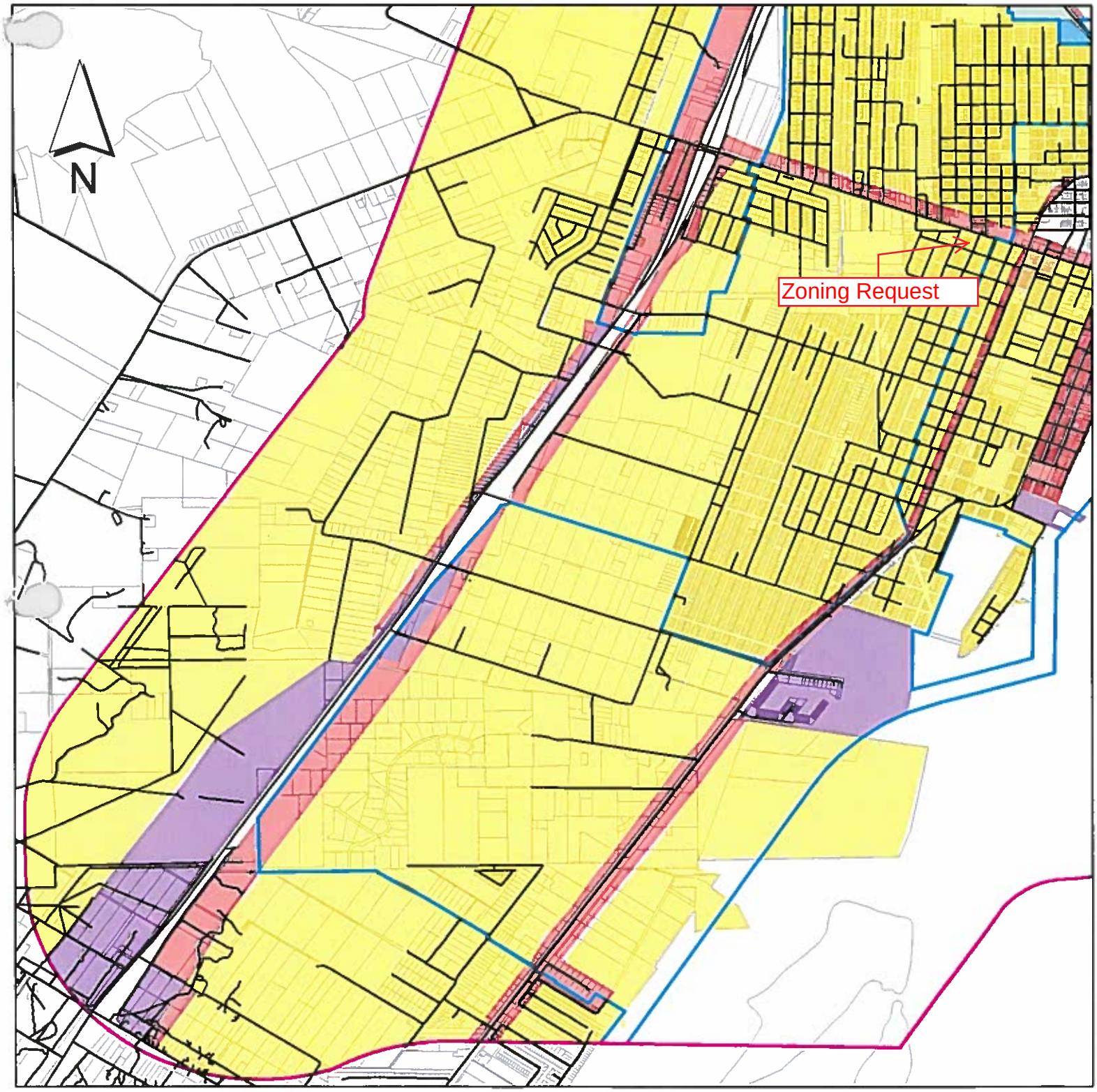
OTHER (DESCRIBE)


FM 1069
Burton
North
Bay
W Bay St
Terry St
Doughty
Kossuth
Verne
Fuqua
Cornwall
W Cornwall St
Hunter
Oakley
E North St
Market St
S Young St
Highway 35
S Burton St
S Terry St
S Kossuth St
Lutcon
bing
200 ft
50 m


CONNECTExplorer
FM 1069
W Market St
N Kossuth St
S Kossuth St
Kossuth
Doughty
W Bay St
Bay
S Verne St
Verne
S Fuqua St
Fuqua
North
1069
100 ft
20 m


FM 1069
Cornwall
Oakley
Burton
North
Bay
W Bay St
Doughty
Kossuth
Verne
Fuqua
Hunter
E North St
S Young St
Market St
35
200 ft
50 m
bing

City of Rockport, Texas Study Area
Future Land Use Map: Exhibit A



Article I. Zoning Ordinance*

Sec. 118-15. B-1 General Business District.

15.1 *Use Regulations*. The purpose of this district is to provide suitable locations for a wide variety of business and mercantile uses. In addition to the previous listed uses in R-1 through R-7 districts, land and premises may be used for:

1. Restaurants, cafes, food catering services.

2. Offices, banks, libraries, museums, etc.

3. Service stations, car washes, laundromats.

4. Malls, shopping centers, retail stores.

5. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).

6. Grocery stores, convenience stores, markets.

7. Retail markets (seafood/meat) and bait stands.

8. Entertainment facilities (theaters, bowling alleys, pool halls, clubs and lounges, etc.

9. Sales, service and repair shops (radio, television, shoe repair, tool repair and rental, lawn mower repair, auto and boat repair shops, etc).

10. Personal service shops (beauty salons, barber shops, tailoring and dressmaking shops, etc).

11. Storage buildings, auto storage yards.

12. Animal hospitals, boarding kennels and grooming shops.

13. Mortuaries and funeral homes.

14. Agricultural services, greenhouses and landscaping services.

15. Outdoor welding, fabricating operations, by CUP.

16. Permanent or long term (more than 30 days) public entertainment facilities or uses, by CUP. Such uses may include, but not be limited to, amusement parks, carnivals, circuses, marine life shows, dance/theatrical productions and natatoriums.

17. Fish houses, seafood processing plants, by CUP.

18. Adult entertainment, by CUP.

15.2 *Area and Yard Regulations*.

15.2.1 *Area of the Lot*. None required for non-dwelling uses. For dwelling uses, See [section 118-20] Table 20.

15.2.2 *Width of the Lot*. The minimum width of the lot shall be fifty (50) feet. See [section 118-20] Table 20.

15.2.3 *Area of the Building*. For a primary use structure, the minimum floor area shall be five hundred (500) square feet. See [section 118-20] Table 20.

15.2.4 *Yard Area and Building Setbacks*. See [section 118-20] Table 20

15.3 *Height of the Building*. No building shall exceed forty five (45) feet in height. See Article 3 [section 118-3] Definitions and Article 20 [section 118-20].

15.4 *Parking Regulations*. Parking regulations for permitted uses as contained in Article 21 [section 118-21].

15.5 *Accessory Use Regulations*. Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section 118-22].

(Ord. No. 1027, art. 15, 4-9-96)

CITY of ROCKPORT, TEXAS

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 [X] Conditional Permit [ ]

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

B. ADDRESS AND LOCATION OF PROPERTY
309 W. MARKET ST, ROCKPORT, TX 78382

C. CURRENT ZONING OF PROPERTY: R1

D. PRESENT USE OF PROPERTY: NONE - EMPTY LOT

E. ZONING DISTRICT REQUESTED: B1

F. CONDITIONAL USE REQUESTED: _____

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

- Lot or Tract 90' LOT 9, 10, 11 Block NO 153
- Tract DOUGHTY & MATHES DIVISION of the ARANSAS COUNTY 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) _____

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 13,500 FT²

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

PLEASE SEE ATTACHED -

K. OWNER'S NAME: (Please print) HHS6 PROPERTY / HAROLD GEERHARDT
ADDRESS: 36 BAHAMA ST. NORTH
CITY, STATE, ZIP CODE: ROCKPORT, TX 78382
PHONE NO 713-498-9883

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: _____
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

MERMAID RANCH
502 S Austin St.
Rockport, Texas 78382

Phone: 361-450-5002
Email: MermaidRanch@peoplepc.com

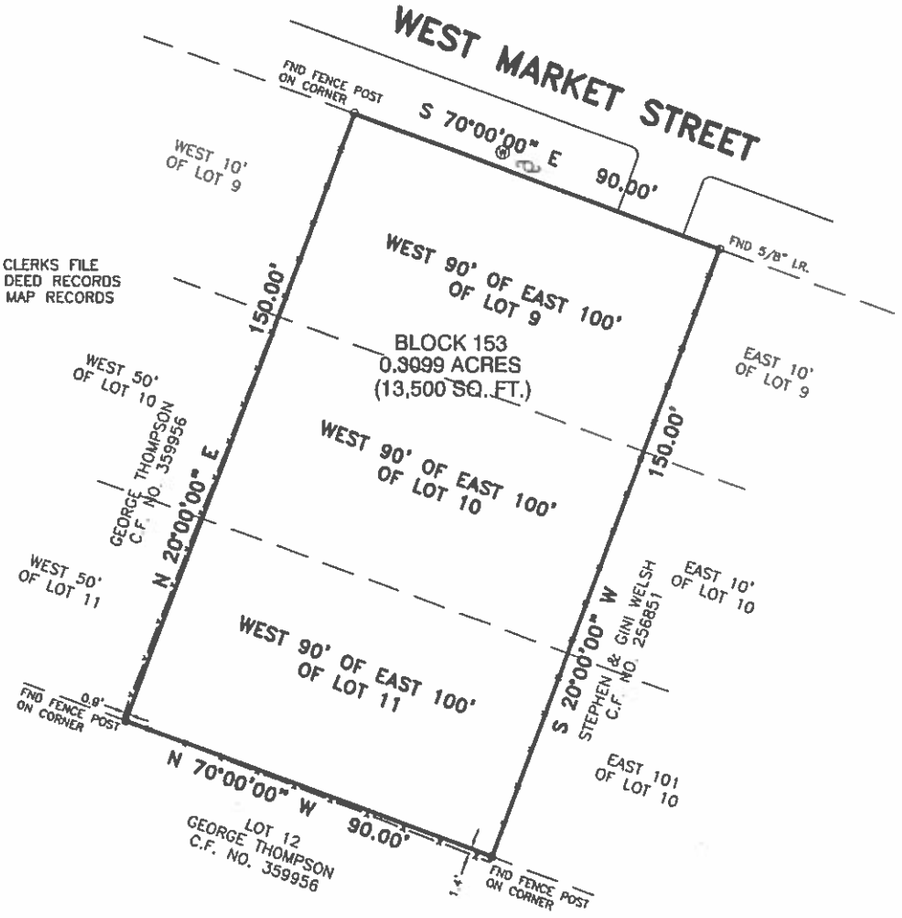
Request for Rezoning

11/20/2020

Mermaid Ranch Costal Décor and HHSG Property would like to request a zoning change for the property located at 309 W Market Street, Rockport, Texas 78382. From R1 to B1. Harper and Susan Gerhardt are the owners of HHSG Property and Mermaid Ranch. We would like to build a building for an addition storefront for Mermaid Ranch to display large furnishing and furniture that will not fit in our current store located at 502 S. Austin Street. In addition we also need a space for several office rooms and additional space to assembly products, build display pieces, store inventory, itemize and tag inventory, and a variety of other activities and we cannot do with our current limited space.

30 0 15 30

1 inch = 30 ft.



LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"S5530" – STAMPED 5530
ACCF – ARANSAS COUNTY CLERKS FILE
ACDR – ARANSAS COUNTY DEED RECORDS
ACMR – ARANSAS COUNTY MAP RECORDS
ROW – RIGHT OF WAY
UE – UTILITY EASEMENT
–x– BARBED WIRE FENCE
– POWER POLE
Ⓦ – WATER METER

NOTES:
1. BEARING BASIS IS THE SOUTH R.O.W. LINE OF WEST MARKET STREET BEING SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN A.C.C.F. NO. 0000377123.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48007C 0240G, DATE 02-17-2016, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 39 WEST MARKET STREET *REVISION:*
CITY: ROCKPORT, TEXAS *ZIP: 78382*
PURCHASER:

JOB NO: 20-8394R/2078-20 DATE: 11-13-20 SCALE: 1"=30'-00"

SURVEY OF

EAST 90 FEET OF LOTS 9, 10 AND 11, IN BLOCK 153, DOUGHTY AND MATHIS DIVISION, ARANSAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME E, PAGE 272-273, DEED RECORDS, ARANSAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCE AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

STATE OF TEXAS
REGISTERED
FRED F. LAWTON
5530
PROFESSIONAL
LAND SURVEYOR

LANDCO, L.P.
11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 556-1202 ◆ FAX (281) 606-1202
INFO@LANDCOSERVICES.COM
Firm Number: 10046300

Copyright 2020 Landco, L.P.

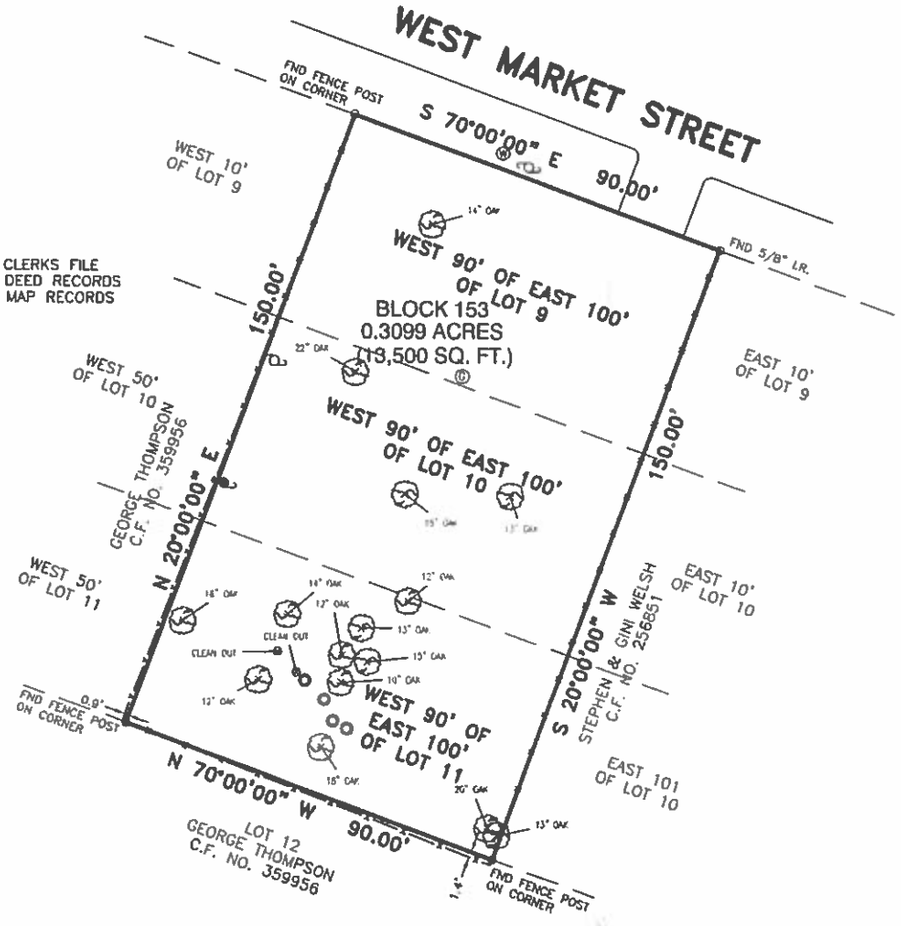
K:\COMRES 2020\2078-20.DWG (KT)

Fred F. Lawton Registered Professional Land Surveyor No. 5530
Surveyor's Email Address: Fredf@landcoservices.com

JOB NO: 2078-20

30 0 15 30

1 inch = 30 ft.



LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
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– POWER POLE
Ⓦ – WATER METER
– SEPTIC COVER
– SERVICE POLE
Ⓖ – GAS VALVE

NOTES:
1. BEARING BASIS IS THE SOUTH R.O.W. LINE OF WEST MARKET STREET BEING SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN A.C.C.F. NO. 0000377123.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

SURVEY OF

EAST 90 FEET OF LOTS 9, 10 AND 11, IN BLOCK 153, DOUGHTY AND MATHIS DIVISION, ARANSAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME E, PAGE 272-273, DEED RECORDS, ARANSAS COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48007C 0240G, DATE 02-17-2016, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCE AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

ADDRESS: 39 WEST MARKET STREET *REVISION: 11-19-20 ADD TREE*
CITY: ROCKPORT, TEXAS *ZIP: 78382*
PURCHASER:
JOB NO: 20-8394R/2078-20 DATE: 11-13-20 SCALE: 1"=30'-00"

STATE OF TEXAS · REGISTERED · FRED F. LAWTON · 5530 · PROFESSIONAL LAND SURVEYOR

LANDCO, L.P.
11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 556-1202 ◆ FAX (281) 606-1202
INFO@LANDCOSERVICES.COM

Copyright 2020 Landco, L.P.
Firm Number: 10045300

K:\COMRES 2020\2078-20.DWG (KT)

Fred F. Lawton, Registered Professional Land Surveyor No. 5530
Surveyor's Email Address: Fredf@landcoservices.com

JOB NO: 2078-20

JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, January 12, 2020, at 6:30 p.m., to consider a request to rezone property located at 309 West Market Street; also known as East 90 feet of Lots 9, 10, and 11, Block 153, Doughty and Mathis Division, City of Rockport, Aransas County, Texas; to B-1 (General Business District) for retail and office space, currently zoned R-1 (1st Single Family Dwelling District).

The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Email comments may also be submitted to communityplanner@cityofrockport.com by 3:00 p.m. the day of the meeting. Members of the public are entitled to participate remotely via Zoom at https://us02web.zoom.us/j/87919756753 or scan the QR code to the right.

SCAN ME

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a citizen participation form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

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

POSTED the 8th day of December 2020 at 4:30 p.m., 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 Saturday, December 12, 2020, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Teresa Valdez, City Secretary

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
58078	Ronald Carothers & Thomas Welsh	107 N Kossuth	302 W Market	Rockport	TX	78382-4925
58035	Rockport RV Services	302 W Market	302 W Market	Rockport	TX	78382-4925
50502	Coastline Investments Inc.	401 W Market	P.O. Box 691	Rockport	TX	78381-0691
18313	George Thompson	313 W Market	P.O. Box 2387	Rockport	TX	78381-2387
62357	Dorian Calfas	309 W Market	8103 Rain Forest	San Antonio	TX	78239-3247
62356	Stephen & Gini S Welsh	305 W Market	305 W Market	Rockport	TX	78382-4925
18305	John & Patricia Hamm	303 W Market	1120 W Market	Rockport	TX	78382-6208
18308	Eleanor E Master & Sam Burnett	109 S Verne	P.O. Box 310451	New Braunfels	TX	78131-0451
18307	E L Chandler	115 S Verne	P.O. Box 594	Rockport	TX	78381-0594
18309	Rosita G Dreyer	117 S Verne	P.O. Box 107	Rockport	TX	78381-0107
18310	Alan S Martinez	121 S Verne	1609 W Moore	Aransas Pass	TX	78336-2923
18311	Bobby & Sharon Barnes	125 S Verne	2108 La Manda Blvd	San Antonio	TX	78201-2213
18312	Keith Allen	129 S Verne	129 S Verne	Rockport	TX	78382-4939
18315	George & Jamie Thompson	108 S Kossuth	106 Cherry Hills	Rockport	TX	78382-6838
18316	Fred C Niemann	110 S Kossuth	110 S Kossuth	Rockport	TX	78382-4944
18317	Alan Holland	316 W Bay	107 Katie Marie CV	Georgetown	TX	78633-1976
18318	Dwayne & Sandra Townsend	320 W Bay	13803 Brays Forest	San Antonio	TX	78217-1708
50502	Coastline Investments Inc.	401 W Market	P.O. Box 691	Rockport	TX	78381-0691
59557	James T Andrews	107 S Kossuth	107 S Kossuth	Rockport	TX	78382-4943
18459	Osie T Andrews	109 S Kossuth	109 S Kossuth	Rockport	TX	78382-4943

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Planning & Zoning Commission

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SCAN ME

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CITY OF ROCKPORT, TEXAS
/s/ Teresa Valdez, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: Edgar L Chandler
Address: 115 South Verne P.O. Box 594 City/State: Rockport TX 78382

( ) IN FAVOR (●) IN OPPOSITION Phone: 361 729 7655

REASON:
Too small for business
No parking space
No Easement for
Alley

E L Chandler
Signature

See map on reverse side.

JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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CITY OF ROCKPORT, TEXAS
/s/ Teresa Valdez, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: Stephen & Gini Welsh
Address: 305 West Market St. City/State: Rockport, Tx. 78382

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-756-1966

REASON:

Steve Welsh Gini Welsh
Signature

See map on reverse side.

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 13

Deliberate and act on first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from B-1 (General Business District) to R-2 (2nd Single Family Dwelling District) for property located at 607 S. Church Street; also known as the south 35 feet of Lot 2, all of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas; to preserve residential feel of neighborhood; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUBMITTED BY: Community Planner Amanda Torres

APPROVED FOR AGENDA: PKC

BACKGROUND: Property owner Blanco Ventures has submitted an application seeking a request to rezone property located at 607 South Church Street; also known as the south 35 feet of Lot 2, all of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas, to R-2 (2nd Single Family Dwelling District) to preserve residential feel of neighborhood; currently zoned B-1 (General Business District). The property owners own this property as well as the adjacent Mathis House and would like to protect the adjacent property by down-zoning the property as shown in the request.

A public notice regarding this item was published in *The Rockport Pilot* in the Saturday, November 21, 2020 edition and mailed out to nineteen property owners within a 200-foot radius of the property. One letter in favor (from the applicant) has been received. A Joint Public Hearing was held on Tuesday, December 8. Two adjacent property owners submitted comments in opposition. The applicant spoke in favor of the request. The Planning & Zoning Commission met on Monday, December 14 and recommended approval to City Council.

Please see the accompanying zoning change request application and Section 118-7 of Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff concurs with Planning & Zoning Commission's recommendation for the approval of the first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from B-1 (General Business District) for property located at 607 S. Church Street; also known as the south 35 feet of Lot 2, all of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas; to R-2 (2nd Single Family Dwelling District) to preserve residential feel of neighborhood; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

STAFF REPORT

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

PROPERTY ADDRESS/LOCATION
607 S Church

APPLICANT/PROPERTY OWNER
Blanco Ventures

PUBLIC HEARING DATE
Tuesday, December 8, 2020

P&Z DATE
Monday, December 14, 2020

CITY COUNCIL DATE(S)
1st Reading - Tuesday, January 12, 2021
2nd Reading – Tuesday, January 26, 2021

BRIEF SUMMARY OF REQUEST

Applicant would like to change the zoning to a more restrictive, residential zoning district, R-2 2nd Single Family Dwelling District, in order to preserve the residential feel of the neighborhood. It is currently zoned B-1 General Business. The property is currently undeveloped.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, November 21, 2020 edition and mailed out to nineteen property owners within a 200-foot radius of the property. One letter in favor (from the applicant) has been received. A Joint Public Hearing was held on Tuesday, December 8. Two adjacent property owners submitted comments in opposition. The applicant spoke in favor of the request.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business	Undeveloped	**North:** B-1 General Business, former Appraisal District building **South**: R-2 2nd Single-Family Dwelling, residence **East:** B-1 General Business, former business **West:** B-1 General Business, former cottages	None requested	0.4167 acres

STAFF RECOMMENDATION

APPROVE | **APPROVE WITH CONDITIONS** | **DENY**

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP

Any future development will meet all setback requirements of the R-2 2nd Single Family Dwelling District if approved.

The 2011 Future Land Use Map indicates this area as Residential.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

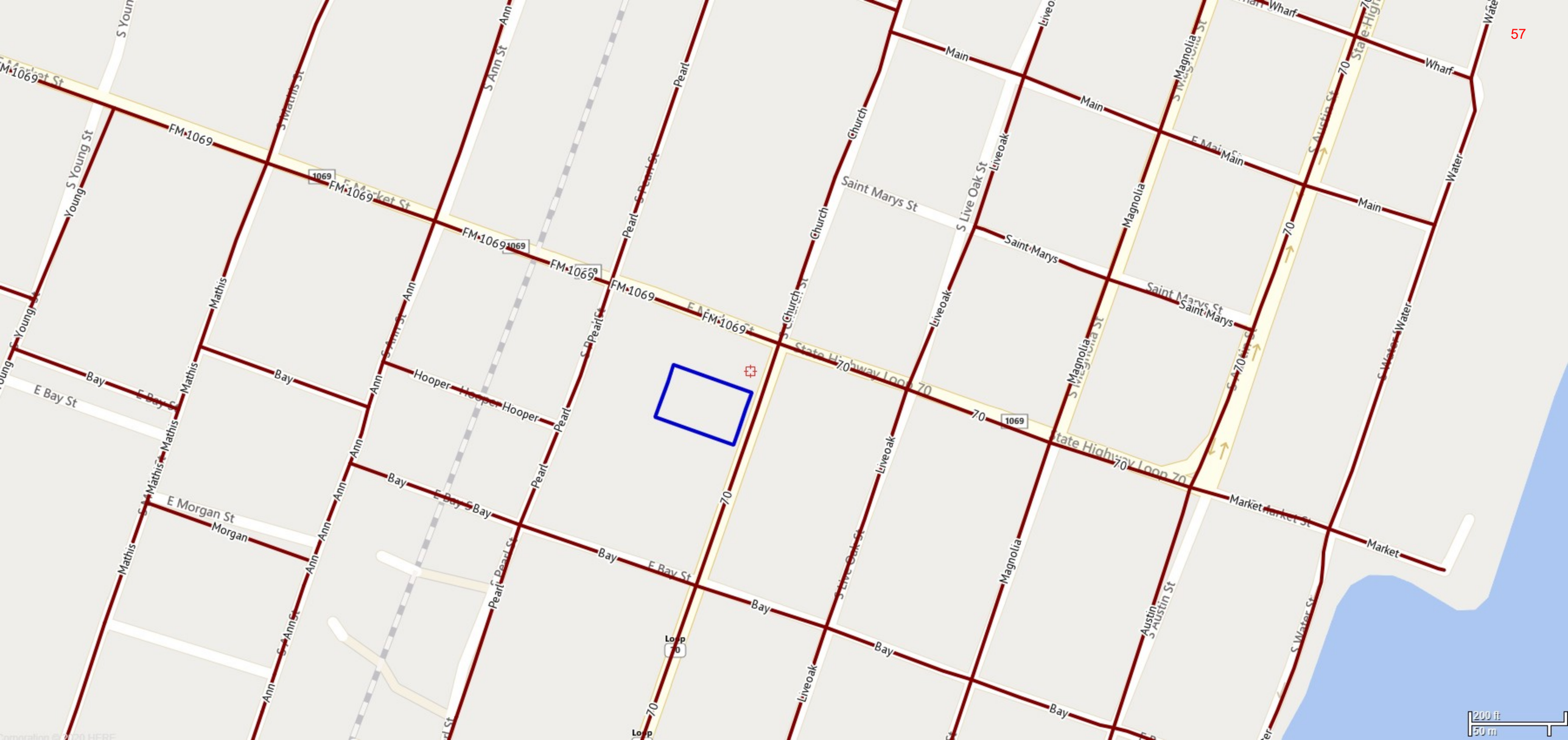
The property is not within the Special Flood Hazard Area. If developed, the parcel would have to conform to all requirements listed in the Residential Plan Checklist.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | PUBLIC HEARING PETITION/ APPLICATION FORM | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

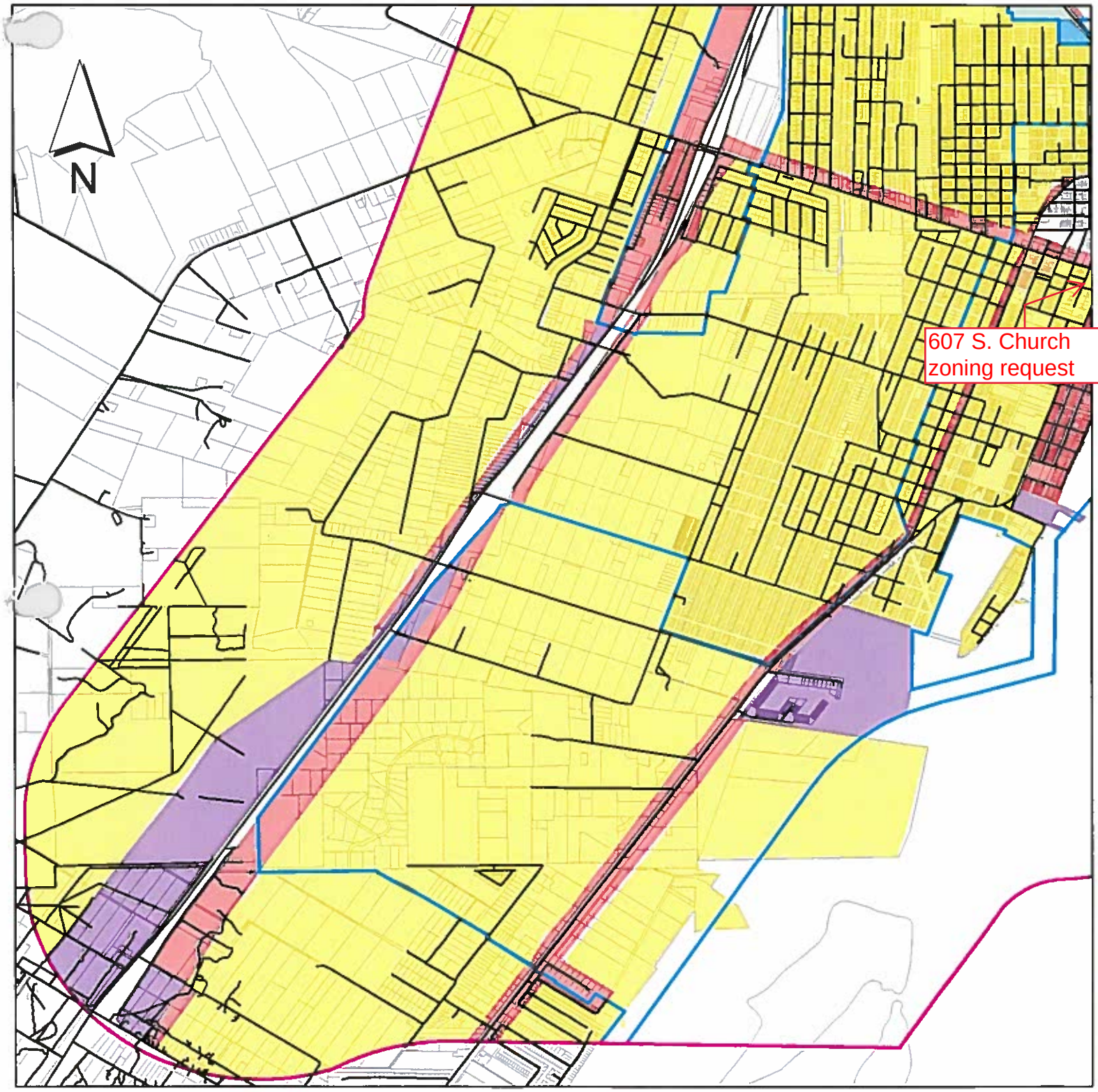
OTHER (DESCRIBE)


FM 1069
S Young St
Young
S Mathis St
Mathis
S Ann St
Ann
Pearl
S Pearl St
Church
S Church St
Saint Marys St
Saint Marys
S Live Oak St
Liveoak
Magnolia
S Magnolia St
Main
E Main St
S Austin St
70
State Highway Loop 70
1069
Water
S Water St
Wharf
E Market St
Market
E Bay St
Bay
Hooper
E Morgan St
Morgan
Loop 70
200 ft
50 m


1069
FM 1069
FM 1069
FM 1069
FM 1069
E Market St
Church
S Church St
Liveoak
Pearl
Pearl
Pearl
State Highway Loop 70
70
1069
Loop
70
Liveoak
S Live Oak St
70


FM 1069
E Market St
S Young St
Mathis
S Ann St
Ann
Pearl
S Church St
Church
Saint Marys St
S Live Oak St
Liveoak
Magnolia
S Austin St
Austin
S Water St
Water
E Bay St
Bay
Hooper
E Morgan St
Morgan
Main
Saint Marys
State Highway Loop 70
Loop 70
Market
70
1069
59
oration © 2020 Maxar ©CNES (2020) Distribution Airbus DS © 2020 HERE

City of Rockport, Texas Study Area
Future Land Use Map: Exhibit A



Legend

- Rockport ETJ
- Rockport City Limits
- Roads
- Commercial/Business
- Industrial
- Low Density Residential
- Multi-family Residential
- Parks and Green Space
- Public
- Aransas Parcels

1 Miles

Article I. Zoning Ordinance*

Sec. 118-7. R-2 2nd Single-Family Dwelling District.

7.1 *Use Regulations*. The purpose of this district is to provide a residential district with smaller lot sizes in keeping with established standards in certain parts of the city, but which will provide the same residential environment as the 1st Single-Family Dwelling District. Land and premises may be used only for:

1. Uses 1 through 8 in an R-1 district.

7.2 *Area and Yard Regulations*.

7.2.1 *Area of the Lot*. The minimum area of the lot shall be five thousand (5,000) square feet. See Article 20 [section 118-20].

7.2.2 *Width of the Lot*. The minimum width of the lot shall be fifty (50) feet. See [section 118-20] Table 20.

7.2.3 *Area of the Dwelling*. The minimum living area of the dwelling shall be six hundred (600) square feet. See [section 118-20] Table 20.

7.2.4 *Yard Area and Building Setbacks*. See [section 118-20] Table 20.

7.3 *Height of the Building*. No building shall exceed thirty five (35) feet in height. See Article 3 [section 118-3] Definitions and Article 20 [section 118-20].

7.4 *Parking Regulations*. Parking regulations for permitted uses as contained in Article 21 [section 118-21].

7.5 *Accessory Use Regulations*. Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section 118-22].

(Ord. No. 1027, art. 7, 4-9-96)

CITY of ROCKPORT, TEXAS

Est. 1870

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 [X] Conditional Permit [ ]

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

B. ADDRESS AND LOCATION OF PROPERTY _____
607 S Church St. Rockport Tx 78382

C. CURRENT ZONING OF PROPERTY: General Buisness

D. PRESENT USE OF PROPERTY: Vacant Land

E. ZONING DISTRICT REQUESTED: Residential

F. CONDITIONAL USE REQUESTED: Residents

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

- Lot or Tract S/35' of 2, All 3, N/2 of 4 Block 61
- Tract Mathis 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) N/a

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 18150 sq Ft

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

To preserve residential feel of the neighborhood and have new construction similar. The historic Mathis House is located next door to this lot.

K. OWNER'S NAME: (Please print) Blanco Ventures LTD (Josephine Fauers Walter Bain & Robert Bain)

ADDRESS: ~~5624 Northcreek Ave~~ 139 MT ERIN PASS

CITY, STATE, ZIP CODE: San Antonio TX ~~78250-4705~~ 78212

PHONE NO 210-859-2942

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 X NO _____

M. FILING FEE:

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

(Make check payable to the City of Rockport)

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

Signed: Josephine Fauers
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

JOINT PUBLIC HEARING
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SCAN ME

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SCAN ME

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

POSTED the 18th day of November 2020 at 4:30 p.m., 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 Saturday, November 21, 2020, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Teresa Valdez

Teresa Valdez, City Secretary

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
18595	Charlyne S Taylor	702 E Market	P.O. Box 533	Rockport	TX	78381-0533
18594	Elite Exterminating	722 E Market	2101 Saratoga Blvd	Corpus Christi	TX	78417-3406
57341	James T Godfrey	802 E Market	802 E Market	Rockport	TX	78382-2534
17675	First United Methodist Church of Rockpor	810 E Market	801 Main Street	Rockport	TX	78382-2629
28057	Daniel Jimenez	602 S Pearl	140 N Arch	Aransas Pass	TX	78336-2019
28053	Elite Exterminating	601 S Church	2101 Saratoga Blvd	Corpus Christi	TX	78417-3406
28054*	Blanco Ventures Ltd	607 S Church	139 Mt Erin Pass	San Antonio	TX	78212
28055	Josephine B Fauerso etal	615 S Church	139 Mt Erin Pass	San Antonio	TX	78212-2542
28056	Hagan Family Ltd	629 S Church	318 Forest Lake Dr	Seabrook	TX	77586-5104
17729	Lo-Tsen "Squeeky" Luce	801 E Market	P.O. Box 2092	Rockport	TX	78381-2092
17730	Mary E Wilson	612 S Church	3101 Wisteria Dr	Mission	TX	78574-2075
17731	Mary E Wilson	616 S Church	3101 Wisteria Dr	Mission	TX	78574-2075
70753	Michael D Auten	626 S Church	405 SW 17th St	Blue Springs	MO	64015-4101
58205	Domingo Hernandez Jr.	815 E Market	815 E Market	Rockport	TX	78382-2533
59452	James & Maria Wilkinson	609 S Live Oak	1718 Spanish Wls	San Antonio	TX	78245-4489
59453	Jesus & Shirley Gonzales	611 S Live Oak	5311 Cynthia Linn	San Antonio	TX	78233-2214
17725	Barry & Debra Brooks	621 S Live Oak	621 S Live Oak	Rockport	TX	78382-2521
17726	William R Erickson Jr.	625 S Live Oak	202 White Blvd	Ocean Springs	MS	39564-5046
17728	Tanya Houston	629 S Live Oak	P.O. Box 148	Cascade	MT	59421-0148

CITY of ROCKPORT, TEXAS

JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

Tues. Dec. 8

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, November 10, 2020, at 6:30 p.m., to consider a request to rezone property located at 607 S Church Street; also known as the south 35 feet of Lot 2, all of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas; to R-2 (2nd Single Family Dwelling District) to preserve residential feel of neighborhood; currently zoned B-1 (General Business District).

The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Email comments may also be submitted to communityplanner@cityofrockport.com by 3:00 p.m. the day of the meeting. Members of the public are entitled to participate remotely via Zoom at https://us02web.zoom.us/j/86741759651 or scan the QR code to the right.

SCAN ME

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a citizen participation form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

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

CITY OF ROCKPORT, TEXAS
/s/ Teresa Valdez, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: Josephine Bain Faucso
Address: 139 MOUNT ERIN PASS City/State: SAN ANTONIO, TX

(✓) IN FAVOR ( ) IN OPPOSITION Phone 210 859-2942 78212

REASON:
Preserve Residential Feeling

Josephine Bain Faucso
Signature

See map on reverse side.

ZONING CASE: 607 S. CHURCH
JOINT PUBLIC HEARING SUMMARY
DECEMBER 8, 2020

1. **Charlene S. Taylor, 702 E. Market:** Ms. Taylor submitted a comment saying that she was in opposition.

2. **Jim Godfrey & George Riekers, 802 E. Market:** Mr. Riekers and Mr. Godfrey stated they were in opposition. They said this would not preserve residential feel of the neighborhood given that it is next commercial zoned property. This would amount to spot zoning and residential uses are allowed in the General Business zone. Therefore, there is no need to rezone.

3. **Josephine Fauerso (applicant)**: The applicant explained that the request was to protect the Mathis House adjacent to the property. It is one of the very oldest homes in Rockport and has a Texas Historical Commission marker. It is very important to protect the integrity of that house and the current zoning would allow anything to be put there.

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM B-1 (GENERAL BUSINESS DISTRICT) TO R-2 (2ND SINGLE FAMILY DWELLING DISTRICT) FOR PROPERTY LOCATED AT 607 S. CHURCH STREET; ALSO KNOWN AS THE SOUTH 35 FEET OF LOT 2, ALL OF LOT 3, AND THE NORTH HALF OF LOT 4, BLOCK 61, MATHIS SUBDIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; TO PRESERVE RESIDENTIAL FEEL OF NEIGHBORHOOD; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 18, 2020, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 20, 2020, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 21, 2020 the City caused to be published "Notice of Joint Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 8, 2020 at 6:30 p.m., the Rockport City Council and the Planning & Zoning Commission did hold a Joint Public Hearing; and

WHEREAS, on December 14, 2020, the Planning & Zoning Commission did meet and said Commission voted to recommend to City Council to accept and approve this request to re-zone property, located at 607 South Church Street from B-1 (General Business District) to R-2 (2nd Single Family Dwelling District) to prepare property for commercial use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 607 South Church Street; also known as the south 35 feet of Lot 2, all

of Lot 3, and the north half of Lot 4, Block 61, Mathis Subdivision, City of Rockport, Aransas County, Texas; be changed from B-1 (General Business District) to R-2 (2nd Single Family Dwelling District).

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading the 12th day of January 2021.

CITY OF ROCKPORT, TEXAS

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

APPROVED, PASSED and **ADOPTED** on second and final reading the ____ day of _____ 2021.

CITY OF ROCKPORT, TEXAS

_____
Patrick R. Rios, Mayor

ATTEST:

_____

Teresa Valdez, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 14

Deliberate and act on first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to prepare property for commercial use; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUBMITTED BY: Community Planner Amanda Torres

APPROVED FOR AGENDA: PKC

BACKGROUND: Property owner Rickey Fischer and representative James Paxton have submitted an application seeking a request to rezone property located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to B-1 (General Business District) to prepare property for commercial use, currently zoned R-1 (1st Single Family Dwelling District). This property was annexed into the City in 2016. The 2011 Future Land Use Map indicates this area as Commercial.

A public notice regarding this item was published in *The Rockport Pilot* in the Saturday, November 21, 2020 edition and mailed out to ten property owners within a 200-foot radius of the property. No letters for or against the request has been received. A Joint Public Hearing was held on Tuesday, December 8. Only the representative for the applicant spoke. The Planning & Zoning Commission met on Monday, December 14 and recommended approval to City Council.

Please see the accompanying zoning change request application and Section 118-15 of Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff concurs with Planning & Zoning Commission's recommendation for the approval of the first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to prepare property for commercial use; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT) TO B-1 (GENERAL BUSINESS DISTRICT) FOR PROPERTY LOCATED AT 1711-1715 SIXTEENTH STREET; ALSO KNOWN AS 10.57 ACRES EMBRACING A PORTION OF TRACT 8, LYING WEST OF TEXAS STATE HIGHWAY 35 RELIEF ROUTE, AND THE EAST ONE-HALF OF TRACT 84, BLOCK 250, FOOR AND SWICKHEIMER SUBDIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; TO PREPARE PROPERTY FOR COMMERCIAL USE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 17, 2020, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 20, 2020, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 21, 2020 the City caused to be published "Notice of Joint Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 8, 2020 at 6:30 p.m., the Rockport City Council and the Planning & Zoning Commission did hold a Joint Public Hearing; and

WHEREAS, on December 14, 2020, the Planning & Zoning Commission did meet and said Commission voted to recommend to City Council to accept and approve this request to re-zone property, located at 1711-1715 Sixteenth Street from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) to prepare property for commercial use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas; be changed from R-1 (1st Single Family Dwelling District), to B-1 (General Business District).

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading the 12th day of January 2021.

CITY OF ROCKPORT, TEXAS

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

APPROVED, PASSED and **ADOPTED** on second and final reading the ____ day of _____ 2021.

CITY OF ROCKPORT, TEXAS

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

STAFF REPORT

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

PROPERTY ADDRESS/LOCATION
1711-1715 Sixteenth Street

APPLICANT/PROPERTY OWNER
Rickey Fischer

PUBLIC HEARING DATE
Tuesday, December 8, 2020

P&Z DATE
Monday, December 14, 2020

CITY COUNCIL DATE(S)
1st Reading - Tuesday, January 12, 2021
2nd Reading – Tuesday, January 26, 2021

BRIEF SUMMARY OF REQUEST

Applicant would like to change the zoning to prepare the property for commercial use. It is currently zoned R-1 1st Single Family Dwelling District. The property is currently undeveloped. The property was annexed and therefore currently zoned R-1 (1st Single Family Residential District) due to annexation that was previously done.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, November 21, 2020 edition and mailed out to ten property owners within a 200-foot radius of the property. No letters for or against the request has been received. A Joint Public Hearing was held on Tuesday, December 8. Only the representative for the applicant spoke.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1st Single Family Dwelling District	Undeveloped	**North:** R-1 1st Single-Family Dwelling, businesses, residences **South**: R-1 1st Single-Family Dwelling, businesses, residence **East:** Highway **West:** R-1 1st Single-Family Dwelling, residences	None requested	1.9014 acres

STAFF RECOMMENDATION

APPROVE | **APPROVE WITH CONDITIONS** | **DENY**

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP

Any future development will meet all setback requirements of the B-1 General Business District if approved.

The 2011 Future Land Use Map indicates this area as Commercial.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

The property is not within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

The property in question was annexed by the City of Rockport in 2016. Because this property was incorporated into the city as part of an annexation, this and surrounding properties were designated as R-1 (1st Single Family Dwelling District) in accordance to the City's zoning policy for newly annexed territory (City of Rockport Code of Ordinances, Chapter 118 Zoning, Article 5 Newly Annexed Territory).

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | PUBLIC HEARING PETITION/ APPLICATION FORM | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

OTHER (DESCRIBE)

STAFF REPORT

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

PROPERTY ADDRESS/LOCATION
1711-1715 Sixteenth Street

APPLICANT/PROPERTY OWNER
Rickey Fischer

PUBLIC HEARING DATE
Tuesday, December 8, 2020

P&Z DATE
Monday, December 14, 2020

CITY COUNCIL DATE(S)
1st Reading - Tuesday, January 12, 2021
2nd Reading – Tuesday, January 26, 2021

BRIEF SUMMARY OF REQUEST

Applicant would like to change the zoning to prepare the property for commercial use. It is currently zoned R-1 1st Single Family Dwelling District. The property is currently undeveloped. The property was annexed and therefore currently zoned R-1 (1st Single Family Residential District) due to annexation that was previously done.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, November 21, 2020 edition and mailed out to ten property owners within a 200-foot radius of the property. No letters for or against the request has been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1st Single Family Dwelling District	Undeveloped	**North:** R-1 1st Single-Family Dwelling, businesses, residences **South**: R-1 1st Single-Family Dwelling, businesses, residence **East:** Highway **West:** R-1 1st Single-Family Dwelling, residences	None requested	1.9014 acres

STAFF RECOMMENDATION

APPROVE **APPROVE WITH CONDITIONS** **DENY**

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP

Any future development will meet all setback requirements of the B-1 General Business District if approved.

The 2011 Future Land Use Map indicates this area as Commercial.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

The property is not within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

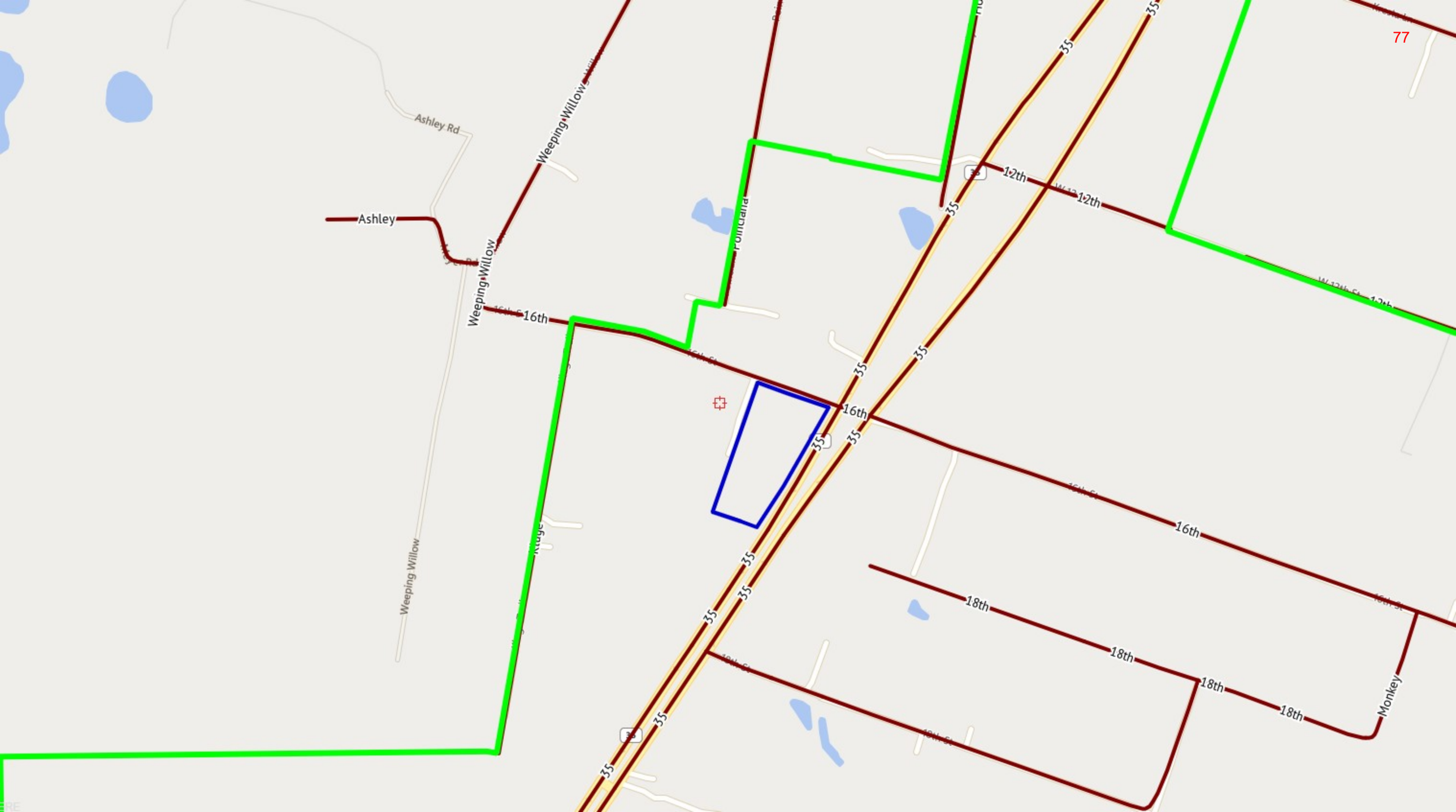
The property in question was annexed by the City of Rockport in 2016. Because this property was incorporated into the city as part of an annexation, this and surrounding properties were designated as R-1 (1st Single Family Dwelling District) in accordance to the City's zoning policy for newly annexed territory (City of Rockport Code of Ordinances, Chapter 118 Zoning, Article 5 Newly Annexed Territory).

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | PUBLIC HEARING PETITION/ APPLICATION FORM | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

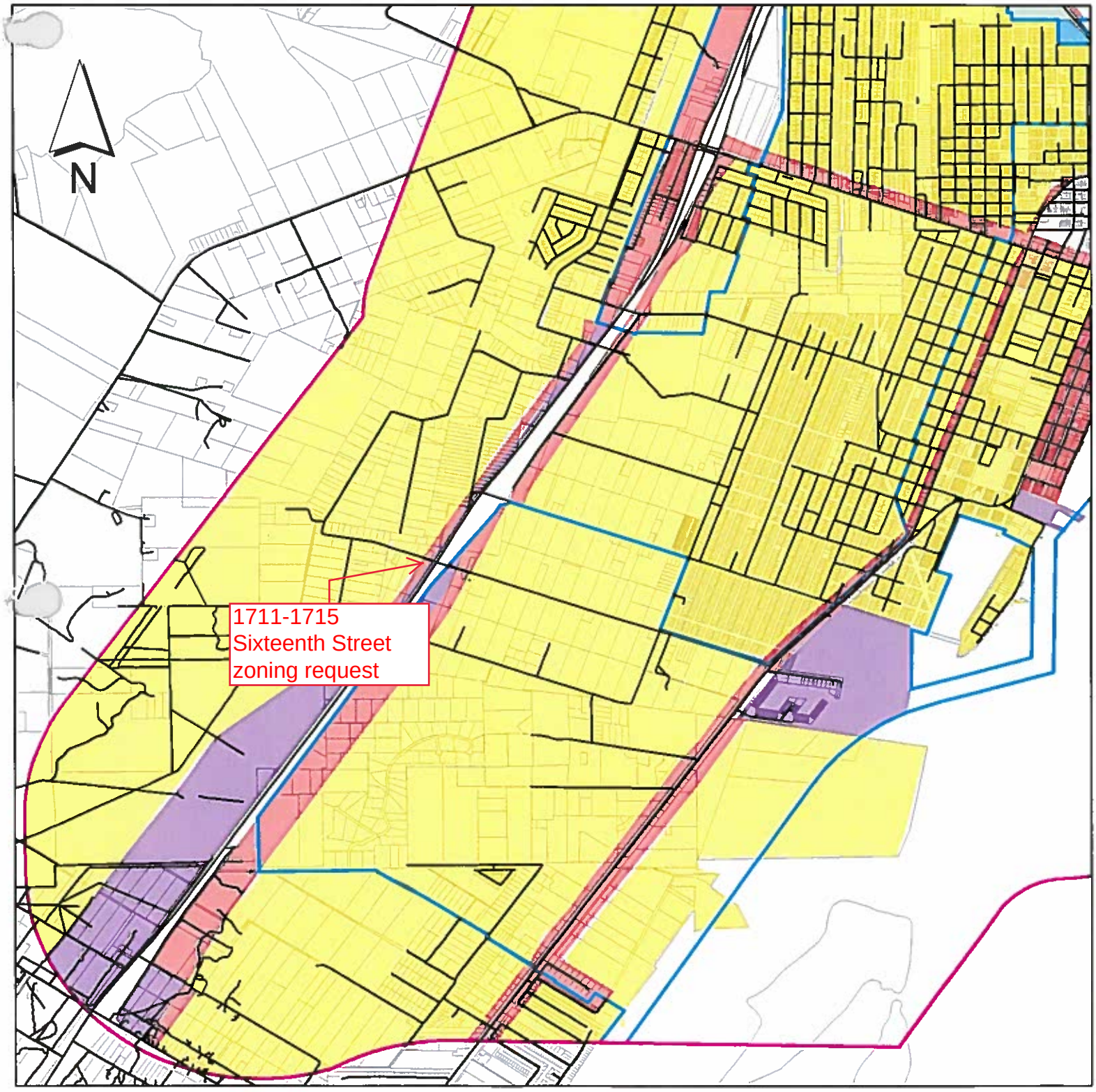
OTHER (DESCRIBE)


77
Ashley Rd
Ashley
Weeping Willow
Weeping Willow
Weeping Willow
16th
16th
16th
12th
12th
35
35
35
35
35
35
35
35
35
18th
18th
18th
18th
Monkey


16th St
16th St
16th
16th St
35
35
35
35
35

Ashley Rd
Weeping Willow
Ashley
Weeping Willow
16th
Pollard
35
12th
12th
16th
16th
18th
18th
18th
18th
Monkey
Weeping Willow
79
(2020) Distribution Airbus DS © 2020 HERE

City of Rockport, Texas Study Area
Future Land Use Map: Exhibit A



Legend

- Rockport ETJ
- Rockport City Limits
- Roads
- Commercial/Business
- Industrial
- Low Density Residential
- Multi-family Residential
- Parks and Green Space
- Public
- Aransas Parcels

1 Miles

Article I. Zoning Ordinance*

Sec. 118-15. B-1 General Business District.

15.1 *Use Regulations*. The purpose of this district is to provide suitable locations for a wide variety of business and mercantile uses. In addition to the previous listed uses in R-1 through R-7 districts, land and premises may be used for:

1. Restaurants, cafes, food catering services.

2. Offices, banks, libraries, museums, etc.

3. Service stations, car washes, laundromats.

4. Malls, shopping centers, retail stores.

5. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).

6. Grocery stores, convenience stores, markets.

7. Retail markets (seafood/meat) and bait stands.

8. Entertainment facilities (theaters, bowling alleys, pool halls, clubs and lounges, etc.

9. Sales, service and repair shops (radio, television, shoe repair, tool repair and rental, lawn mower repair, auto and boat repair shops, etc).

10. Personal service shops (beauty salons, barber shops, tailoring and dressmaking shops, etc).

11. Storage buildings, auto storage yards.

12. Animal hospitals, boarding kennels and grooming shops.

13. Mortuaries and funeral homes.

14. Agricultural services, greenhouses and landscaping services.

15. Outdoor welding, fabricating operations, by CUP.

16. Permanent or long term (more than 30 days) public entertainment facilities or uses, by CUP. Such uses may include, but not be limited to, amusement parks, carnivals, circuses, marine life shows, dance/theatrical productions and natatoriums.

17. Fish houses, seafood processing plants, by CUP.

18. Adult entertainment, by CUP.

15.2 *Area and Yard Regulations*.

15.2.1 *Area of the Lot*. None required for non-dwelling uses. For dwelling uses, See [section 118-20] Table 20.

15.2.2 *Width of the Lot*. The minimum width of the lot shall be fifty (50) feet. See [section 118-20] Table 20.

15.2.3 *Area of the Building*. For a primary use structure, the minimum floor area shall be five hundred (500) square feet. See [section 118-20] Table 20.

15.2.4 *Yard Area and Building Setbacks*. See [section 118-20] Table 20

15.3 *Height of the Building*. No building shall exceed forty five (45) feet in height. See Article 3 [section 118-3] Definitions and Article 20 [section 118-20].

15.4 *Parking Regulations*. Parking regulations for permitted uses as contained in Article 21 [section 118-21].

15.5 *Accessory Use Regulations*. Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section 118-22].

(Ord. No. 1027, art. 15, 4-9-96)

CITY of ROCKPORT, TEXAS
Est. 1870

CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

10-29-2020

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

A. REQUESTING: Rezoning [X] Conditional Permit [ ]

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

B. ADDRESS AND LOCATION OF PROPERTY 1711 & 1715 16TH STREET CORNER OF SH 35 BYPASS 10.57 ACRES

C. CURRENT ZONING OF PROPERTY: RESIDENTIAL

D. PRESENT USE OF PROPERTY: VACANT LAND

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: _____

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

- Lot or Tract E 1/2 OF TRACT 84 Block 250
  W PT OF 84 10.57 ACRES
- Tract SNICKLEMER 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) N/A

I. TOTAL ACREAGE OR SQ. FT. OF ~~SITE~~ TRACT(S): 10.57

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

TO REZONE TO HIGHEST AND BEST USE FOR SALE & DEVELOPMENT OF TRACT B-1

K. OWNER'S NAME: (Please print) RICKET FISCHER
ADDRESS: P.O. Box 682
CITY, STATE, ZIP CODE: FULTON TX 78358
PHONE NO 210-365-0857

L. REPRESENTATIVE: (If Other Than Owner) JAMES PAXTON
ADDRESS: REALTOR
CITY, STATE, ZIP CODE: ROCKPORT TX 78382
PHONE NO 361 386 0448

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

M. FILING FEE:

REZONING	$150.00 + $10.00 PER ACRE #255.70
~~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. _____

APPLICATION FOR BRUSH CLEARING PERMIT

CITY OF ROCKPORT

2751 SH 35 BYPASS, ROCKPORT, TEXAS 78382 (361)790-1125

INSPECTION REQUEST LINE (361) 790-1177

***MUST BE FILLED IN FOR SUBMITTAL**
(OTHER INFORMATION MAY BE REQUIRED, DEPENDING ON SCOPE OF WORK)

***1.JOB ADDRESS**
1711+1715 16TH ST CORNER OF SH 35 B.P.

2. LEGAL DESCRIPTION	LOT NO.	BLOCK	TRACT
SWIGHEIMER	E 20F 84 PT OF 83	200	10.57 ACRES

*3.OWNER	MAILING ADDRESS	ZIP	PHONE
RICKEY FISHER	PO BOX 682	FULTON TX 78357	210-365-0857

*4.CONTRACTOR	MAILING ADDRESS	ZIP	PHONE

***5.DESCRIPTION OF WORK**
CLEAR BRUSH AND TRASH (1 PART)

PERMIT FEE $25.00

NOTICE

Every permit issued shall became invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local regulating construction or the performance of construction.

PRINT NAME RICKEY FISCHER

*SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT _____ DATE _____

*SIGNATURE OF OWNER (IF OWNER IS CONTRACTOR) * _____ DATE Oct 29, 2020

Homeowners acting as their own contractor must be knowledgeable in the trade for which the work is being done and that such work must be compliant with the city's building code.

WHEN PROPERLY VALIDATED BELOW- THIS IS YOUR PERMIT

PERMIT ISSUED ☐
PERMIT DENIED ☐ REASON FOR DENIAL:

BY: DATE: PERMIT NO.

JOINT PUBLIC HEARING
Rockport City Council and Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, December 8, 2020, at 6:30 p.m., to consider a request to rezone property located at 1711-1715 Sixteenth Street; also known as 10.57 acres embracing a portion of Tract 8, lying west of Texas State Highway 35 relief route, and the east one-half of Tract 84, Block 250, Foor and Swickheimer Subdivision, City of Rockport, Aransas County, Texas; to B-1 (General Business District) to prepare property for commercial use, currently zoned R-1 (1st Single Family Dwelling District).

The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Email comments may also be submitted to communityplanner@cityofrockport.com by 3:00 p.m. the day of the meeting. Members of the public are entitled to participate remotely via Zoom at https://us02web.zoom.us/j/86741759651 or scan the QR code to the right.

SCAN ME

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a citizen participation form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

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

POSTED the 17th day of November 2020 at 10:30 a.m., 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 Saturday, November 21, 2020, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Teresa Valdez

Teresa Valdez, City Secretary

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
69887	Jeanie Campbell etvir W H	1718 Sixteenth	P.O. Box 401	Fulton	TX	78358-0401
44628	Lenard L Nelson	1716 Sixteenth	P.O. Box 160	Rockport	TX	78381-0160
66709	Richard & Amy Wells	1710 Sixteenth	1025 Holly Rd	Rockport	TX	78382-6334
66708	Richard & Amy Wells	1301-1339 S H 35 Bypass	1025 Holly Rd	Rockport	TX	78382-6334
62324	Richard & Amy Wells	1341 S H 35 Bypass	1025 Holly Rd	Rockport	TX	78382-6334
34442	State of Texas	IS S H 35 Bypass	1700 N Congress Ave	Austin	TX	78701-1436
71166*	Rickey & Sandra D Fischer	1711-1715 Sixteenth St	P.O. Box 682	Fulton	TX	78358-0682
56479	Glenn McElroy	1725 Sixteenth St	3830 Country Estates Dr	Corpus Christi	TX	78410-4304
52882	Seng & Monexay Chittarath	1151 S H 35 Bypass	P.O. Box 1754	Rockport	TX	78381-1754
34462	William P Wendland III	1802 Eighteenth St	P.O. Box 2194	Rockport	TX	78381-2194

ZONING CASE: 1711 SIXTEENTH
JOINT PUBLIC HEARING SUMMARY
DECEMBER 8, 2020

1. **Jim Paxton, 113 Cherry Hills (representative of applicant):** Mr. Paxton explained that the applicant was in the process of preparing the site by brush clearing and preparing a drainage plan. The current zoning was unusual given the site's location on a major thoroughfare and he couldn't imagine a homebuilder purchasing it to build homes.

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 15

Deliberate and act on first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1123 West Market Street, also known at Lot 7 and Lots 16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas, to bring land use into a conforming zoning district; repealing all ordinances in conflict therewith; providing for severability, and providing an effective date.

SUBMITTED BY: Community Planner Amanda Torres

APPROVED FOR AGENDA: PKC

BACKGROUND: Property owners Floyd & Brenda Clark have submitted an application seeking a request to rezone property located at 1123 West Market Street; also known as Lot 7 and Lots 16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; to B-1 (General Business District) to bring land use into a conforming zoning district; currently zoned R-1 (1st Single Family Dwelling District). This property was annexed into the City of Rockport in 2016 and had its business on the location prior to annexation.

A public notice regarding this item was published in *The Rockport Pilot* in the Saturday, November 21, 2020, edition and mailed out to twenty property owners within a 200-foot radius of the property. Two letters for (from the applicants) and one letter against the request have been received. A Joint Public Hearing was held on Tuesday, December 8. Only the applicant spoke for the request. The Planning & Zoning Commission met on Monday, December 14, and recommended approval to City Council.

Please see the accompanying zoning change request application and Section 118-15 of Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff concurs with Planning & Zoning Commission's recommendation for the approval of the first reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 1123 West Market Street, also known at Lot 7 and Lots 16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; to bring land use into a conforming zoning district; repealing all ordinances in conflict therewith; providing for severability, and providing an effective date.

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT) TO B-1 (GENERAL BUSINESS DISTRICT) FOR PROPERTY LOCATED AT 1123 WEST MARKET STREET; ALSO KNOWN AS LOT 7 AND LOTS 16-20, BLOCK 4, WEST TERRACE SUBDIVISION UNIT 1, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, TO BRING LAND USE INTO A CONFORMING ZONING DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On November 16, 2020, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on November 20, 2020, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on November 21, 2020 the City caused to be published "Notice of Joint Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on December 8, 2020 at 6:30 p.m., the Rockport City Council and the Planning & Zoning Commission did hold a Joint Public Hearing; and

WHEREAS, on December 14, 2020, the Planning & Zoning Commission did meet and said Commission voted to recommend to City Council to accept and approve this request to re-zone property, located at 1123 W. Market from R-1 (1st Single Family Dwelling District), to B-1 (General Business District) to bring land use into a conforming zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 1123 West Market Street, also known at Lot 7 and Lots

16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; be changed from R-1 (1st Single Family Dwelling District), to B-1 (General Business District).

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading the 12th day of January 2021.

CITY OF ROCKPORT, TEXAS

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

APPROVED, PASSED and **ADOPTED** on second and final reading the _____ day _____ 2021.

CITY OF ROCKPORT, TEXAS

_____
Patrick R. Rios, Mayor

ATTEST:

_____

Teresa Valdez, City Secretary

STAFF REPORT

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

PROPERTY ADDRESS/LOCATION
1123 W Market

APPLICANT/PROPERTY OWNER
Floyd & Brenda Clark

PUBLIC HEARING DATE
Tuesday, December 8, 2020

P&Z DATE
Monday, December 14, 2020

CITY COUNCIL DATE(S)
1st Reading - Tuesday, January 12, 2021
2nd Reading – Tuesday, January 26, 2021

BRIEF SUMMARY OF REQUEST

Applicant would like to change the zoning to correspond with its existing land use. It is currently zoned R-1 1st Single Family Dwelling District. The property has an existing business. The property was annexed and therefore currently zoned R-1 (1st Single Family Residential District) due to annexation that was previously done. There are businesses next door and across the street.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, November 21, 2020 edition and mailed out to twenty property owners within a 200-foot radius of the property. Two letters for (from the applicants) and one letter against the request have been received. A Joint Public Hearing was held on Tuesday, December 8. Only the applicant spoke for the request.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1st Single Family Dwelling District	Business	**North:** R-1 1st Single-Family Dwelling, businesses, undeveloped **South**: outside city limits, single family residences **East:** R-1 1st Single-Family Dwelling, businesses **West:** R-1 1st Single-Family Dwelling, businesses	None requested	1.9014 acres

STAFF RECOMMENDATION

APPROVE | **APPROVE WITH CONDITIONS** | **DENY**

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP

Any future development will meet all setback requirements of the B-1 General Business District if approved.

The 2011 Future Land Use Map indicated the south side of Market Street as residential. However, existing land uses along this stretch have been commercial.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

The property is not within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

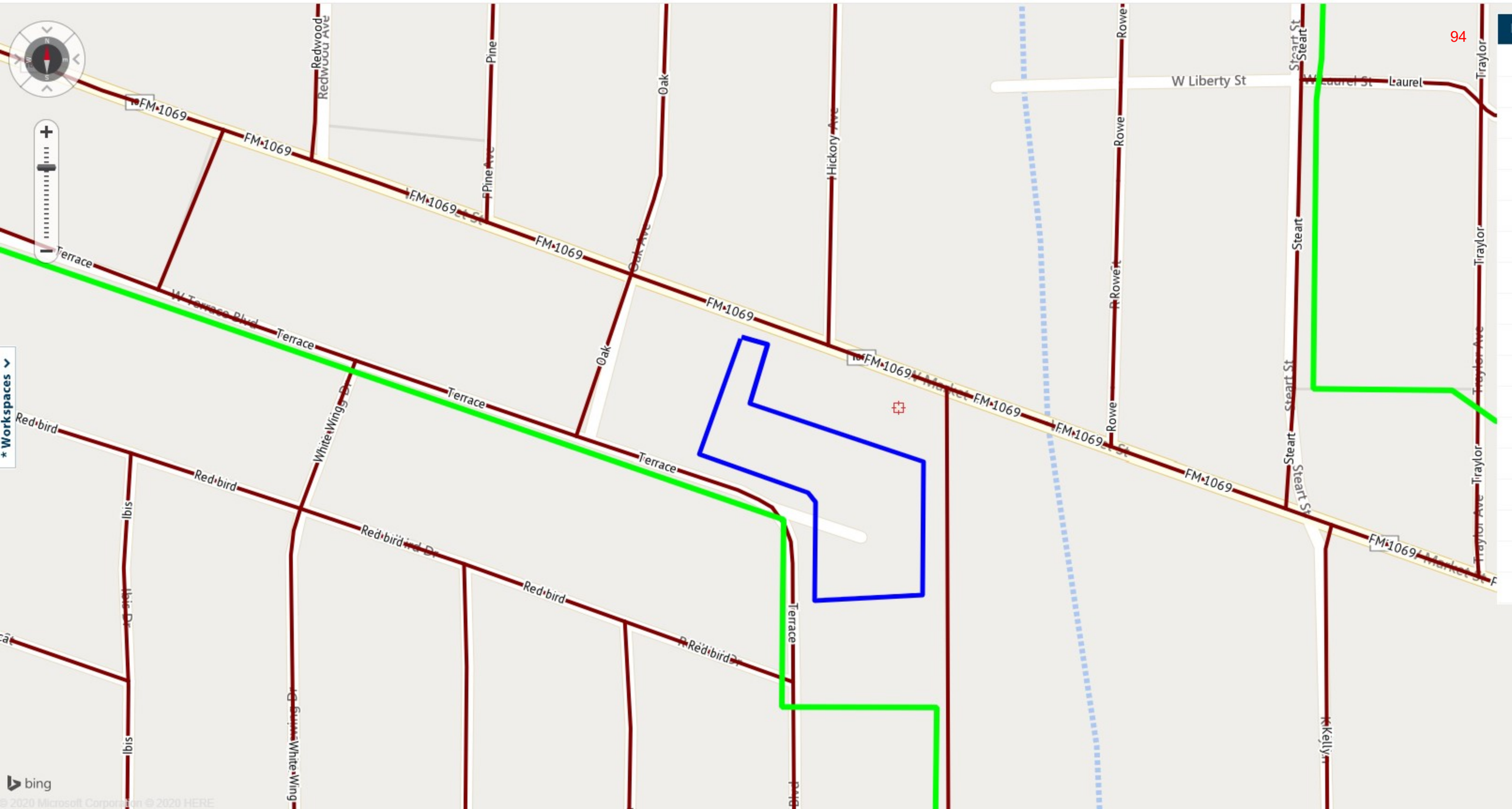
The property in question was annexed by the City of Rockport in 2016. Because this property was incorporated into the city as part of an annexation, this and surrounding properties were designated as R-1 (1st Single Family Dwelling District) in accordance to the City's zoning policy for newly annexed territory (City of Rockport Code of Ordinances, Chapter 118 Zoning, Article 5 Newly Annexed Territory).

ATTACHMENTS (CIRCLE)

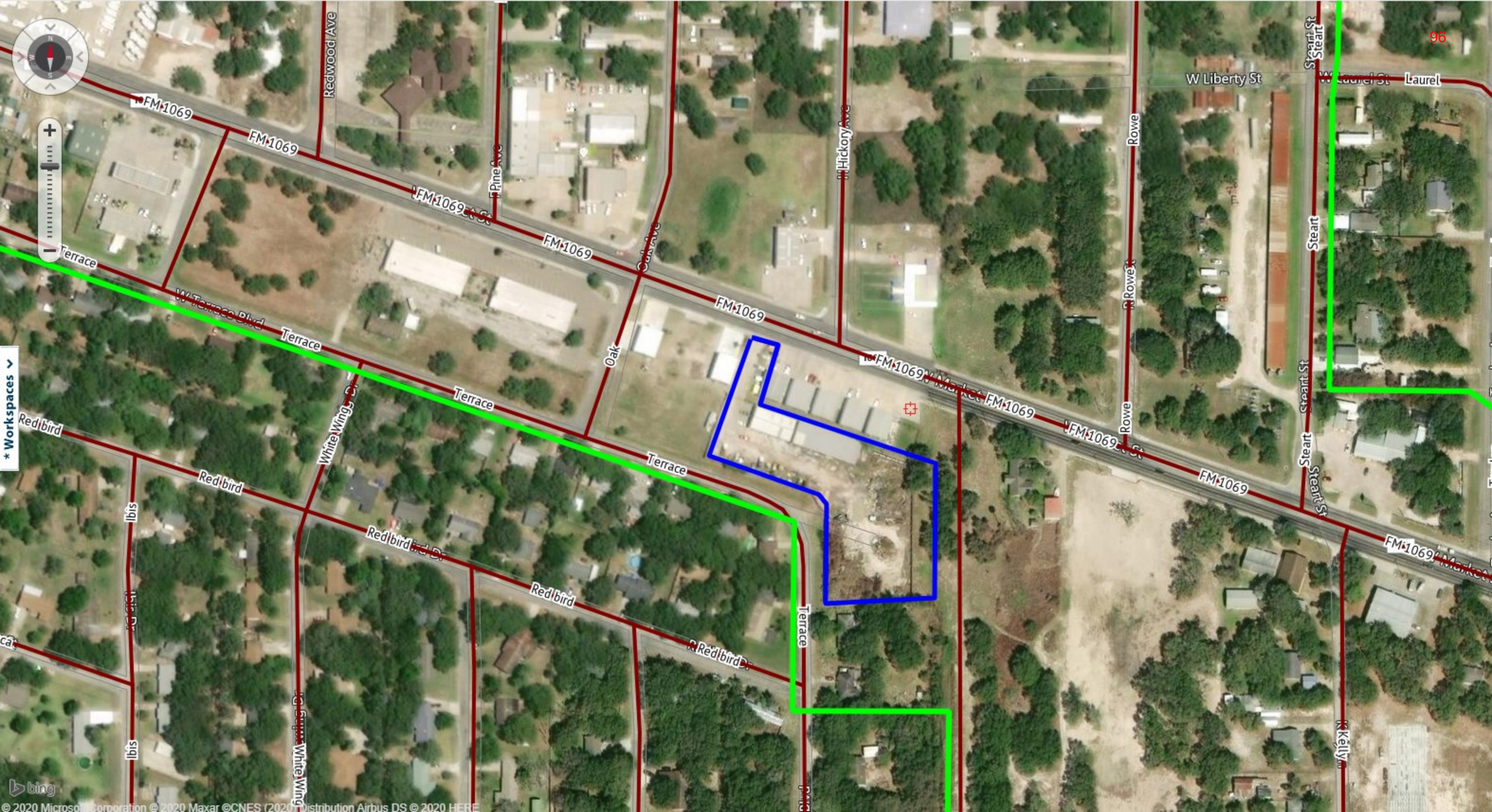
SUBMITTED PLANS | PUBLIC HEARING PETITION/ APPLICATION FORM | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

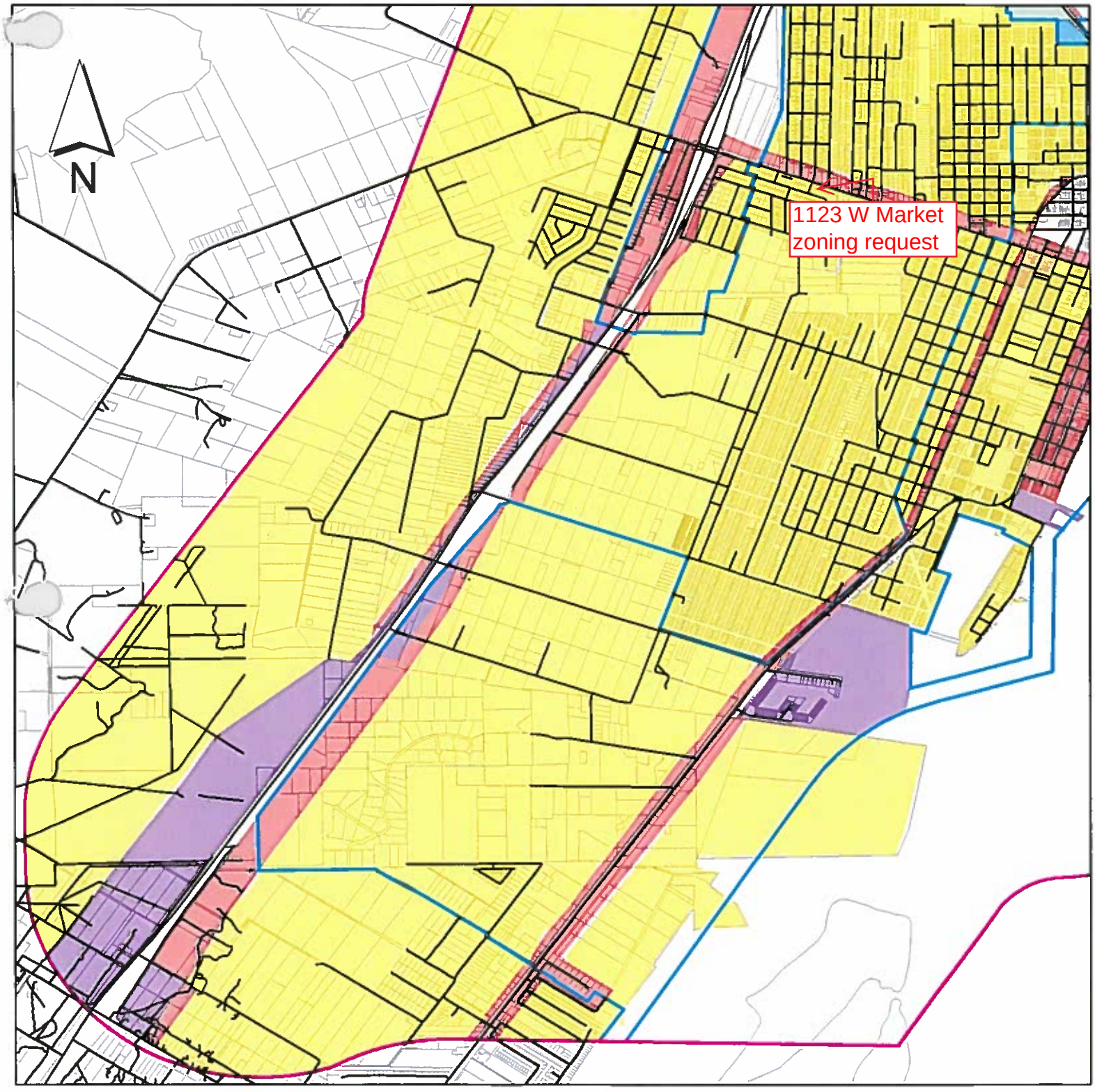
OTHER (DESCRIBE)


FM 1069
Redwood Ave
Pine
Pine Ave
Oak
Oak Ave
Hickory Ave
Rowe
W Liberty St
Steart St
Laurel
Traylor
Terrace
W Terrace Blvd
White Wing Dr
Red bird
Red bird Dr
Ibis
Ibis Dr
Kelly
Market St
Traylor Ave
* Workspaces
bing
© 2020 Microsoft Corporation © 2020 HERE


1069
FM 1069 Market St
Oak Ave
FM 1069
1069
W Terrace Blvd
Terrace
W Terrace Blvd
Terrace
Redbird
Seagull
95


96
W Liberty St
Laurel
Steart St
Steart
Rowe
Redwood Ave
Pine Ave
Oak Ave
Hickory Ave
FM 1069
Terrace
W Terrace Blvd
W Market
Redbird
Redbird Dr
White Wing Dr
Ibis
Kelly
* Workspaces
bing
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City of Rockport, Texas Study Area
Future Land Use Map: Exhibit A



Legend

- Rockport ETJ
- Rockport City Limits
- Roads
- Commercial/Business
- Industrial
- Low Density Residential
- Multi-family Residential
- Parks and Green Space
- Public
- Aransas Parcels

1 Miles

Article I. Zoning Ordinance*

Sec. 118-15. B-1 General Business District.

15.1 *Use Regulations*. The purpose of this district is to provide suitable locations for a wide variety of business and mercantile uses. In addition to the previous listed uses in R-1 through R-7 districts, land and premises may be used for:

1. Restaurants, cafes, food catering services.

2. Offices, banks, libraries, museums, etc.

3. Service stations, car washes, laundromats.

4. Malls, shopping centers, retail stores.

5. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).

6. Grocery stores, convenience stores, markets.

7. Retail markets (seafood/meat) and bait stands.

8. Entertainment facilities (theaters, bowling alleys, pool halls, clubs and lounges, etc.

9. Sales, service and repair shops (radio, television, shoe repair, tool repair and rental, lawn mower repair, auto and boat repair shops, etc).

10. Personal service shops (beauty salons, barber shops, tailoring and dressmaking shops, etc).

11. Storage buildings, auto storage yards.

12. Animal hospitals, boarding kennels and grooming shops.

13. Mortuaries and funeral homes.

14. Agricultural services, greenhouses and landscaping services.

15. Outdoor welding, fabricating operations, by CUP.

16. Permanent or long term (more than 30 days) public entertainment facilities or uses, by CUP. Such uses may include, but not be limited to, amusement parks, carnivals, circuses, marine life shows, dance/theatrical productions and natatoriums.

17. Fish houses, seafood processing plants, by CUP.

18. Adult entertainment, by CUP.

15.2 *Area and Yard Regulations*.

15.2.1 *Area of the Lot*. None required for non-dwelling uses. For dwelling uses, See [section 118-20] Table 20.

15.2.2 *Width of the Lot*. The minimum width of the lot shall be fifty (50) feet. See [section 118-20] Table 20.

15.2.3 *Area of the Building*. For a primary use structure, the minimum floor area shall be five hundred (500) square feet. See [section 118-20] Table 20.

15.2.4 *Yard Area and Building Setbacks*. See [section 118-20] Table 20

15.3 *Height of the Building*. No building shall exceed forty five (45) feet in height. See Article 3 [section 118-3] Definitions and Article 20 [section 118-20].

15.4 *Parking Regulations*. Parking regulations for permitted uses as contained in Article 21 [section 118-21].

15.5 *Accessory Use Regulations*. Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section 118-22].

(Ord. No. 1027, art. 15, 4-9-96)

CITY of ROCKPORT, TEXAS
Est. 1870

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 [X] Conditional Permit [ ]

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

B. ADDRESS AND LOCATION OF PROPERTY 1123 W. Market St. Rockport, TX. 78382

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: Construction Office + Yard

E. ZONING DISTRICT REQUESTED: B-1

F. CONDITIONAL USE REQUESTED: _____

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

- Lot or Tract Lot 7 And Lots 16 thru 20 Block 4
- Tract West Terrace Unit 1 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) _____

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 1.9014 AC.

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

Reason For requesting change in Zoning is because this property was built and used as it is being used Now since 1986. The City took us into the city limits 1 week before Hurricane Harvey hit And the city takes

K. OWNER'S NAME: (Please print) Floyd Clark
ADDRESS: 760 Sunset DR.
CITY, STATE, ZIP CODE: Rockport TX. 78382
PHONE NO Cell # 361-230-0542 -Office 361-729-2488

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: Floyd Clark
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

102

Aransas CAD

Property Search Results > 34999 CLARK FLOYD E ETUX BRENDA K for Year 2020

Tax Year: 2020

Property

Account

Property ID:	34999	Legal Description:	WEST TERRACE UNIT 1, BLOCK 4, LOT 7
Geographic ID:	6324-004-007-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1123 W MARKET ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:		Map ID:	A-2
Neighborhood CD:			

Owner

Name:	CLARK FLOYD E ETUX BRENDA K	Owner ID:	63763
Mailing Address:	760 SUNSET DRIVE ROCKPORT, TX 78382-7024	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$15,170	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0	$0	
(+) Timber Market Valuation:	+	$0	$0	

(=) Market Value:	=	$15,170		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$15,170		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$15,170		

Taxing Jurisdiction

Owner: CLARK FLOYD E ETUX BRENDA K
% Ownership: 100.0000000000%
Total Value: $15,170

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	$15,170	$15,170	$0.00
CRO	CITY OF ROCKPORT	0.421311	$15,170	$15,170	$63.91
GAR	ARANSAS COUNTY	0.360785	$15,170	$15,170	$54.73
NVD	NAVIGATION DIST	0.049776	$15,170	$15,170	$7.56

SAR	ARANSAS CO ISD	0.980300	$15,170	$15,170	$148.72
XSP	COUNTY ROAD & FLOOD	0.072758	$15,170	$15,170	$11.04
	Total Tax Rate:	1.884930			
				Taxes w/Current Exemptions:	$285.96
				Taxes w/o Exemptions:	$285.94

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.1339	5833.00	50.00	116.68	$15,170	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$0	$15,170	0	15,170	$0	$15,170
2019	$0	$15,170	0	15,170	$0	$15,170
2018	$0	$15,170	0	15,170	$0	$15,170
2017	$0	$15,170	0	15,170	$0	$15,170
2016	$0	$15,170	0	15,170	$0	$15,170
2015	$0	$15,170	0	15,170	$0	$15,170
2014	$0	$15,170	0	15,170	$0	$15,170
2013	$0	$15,170	0	15,170	$0	$15,170
2012	$0	$15,170	0	15,170	$0	$15,170
2011	$0	$15,170	0	15,170	$0	$15,170
2010	$0	$15,170	0	15,170	$0	$15,170
2009	$0	$15,170	0	15,170	$0	$15,170
2008	$0	$15,170	0	15,170	$0	$15,170
2007	$0	$15,170	0	15,170	$0	$15,170

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/2004	WD	WARRANTY DEED	CLARK FLOYD E ETUX BRENDA K	CLARK FLOYD E ETUX BRENDA K			269815
2	10/30/1997	WDVL	WARRANTY DEED VENDOR'S LIEN	WAGLEY LUMBER CO INC	CLARK FLOYD E ETUX BRENDA K	216297	281507	0
3		CONV	CONVERSION	WAGLEY LUMBER CO	WAGLEY HOME CENTER			0

Tax Due

Property Tax Information as of 10/30/2020

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2020	CITY OF ROCKPORT	$15,170	$63.91	$0.00	$63.91	$0.00	$0.00	$63.91
2020	ARANSAS COUNTY	$15,170	$54.73	$0.00	$54.73	$0.00	$0.00	$54.73
2020	NAVIGATION DIST	$15,170	$7.56	$0.00	$7.56	$0.00	$0.00	$7.56
2020	ARANSAS CO ISD	$15,170	$148.72	$0.00	$148.72	$0.00	$0.00	$148.72
2020	COUNTY ROAD & FLOOD	$15,170	$11.04	$0.00	$11.04	$0.00	$0.00	$11.04

	2020 TOTAL:		**$285.96**	**$0.00**	**$285.96**	**$0.00**	**$0.00**	**$285.96**
2019	CITY OF ROCKPORT	$15,170	$63.72	$63.72	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$15,170	$57.00	$57.00	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$15,170	$7.89	$7.89	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$15,170	$156.25	$156.25	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$15,170	$11.48	$11.48	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$296.34**	**$296.34**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	CITY OF ROCKPORT	$15,170	$68.56	$68.56	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS COUNTY	$15,170	$60.16	$60.16	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$15,170	$9.08	$9.08	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$15,170	$176.57	$176.57	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$15,170	$12.52	$12.52	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$326.89**	**$326.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$15,170	$58.50	$58.50	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$15,170	$50.65	$50.65	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$15,170	$7.71	$7.71	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$15,170	$176.57	$176.57	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$15,170	$10.54	$10.54	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$303.97**	**$303.97**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	ARANSAS COUNTY	$15,170	$50.45	$50.45	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$15,170	$7.98	$7.98	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$15,170	$177.41	$177.41	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$15,170	$10.98	$10.98	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$246.82**	**$246.82**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	ARANSAS COUNTY	$15,170	$47.49	$47.49	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$15,170	$7.96	$7.96	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$15,170	$175.36	$175.36	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$15,170	$10.99	$10.99	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$241.80**	**$241.80**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	ARANSAS COUNTY	$15,170	$47.11	$47.11	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$15,170	$8.13	$8.13	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$15,170	$175.38	$175.38	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$15,170	$11.24	$11.24	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$241.86**	**$241.86**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	ARANSAS COUNTY	$15,170	$45.37	$45.37	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$15,170	$8.36	$8.36	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS CO ISD	$15,170	$176.05	$176.05	$0.00	$0.00	$0.00	$0.00
2013	COUNTY ROAD & FLOOD	$15,170	$11.56	$11.56	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$241.34**	**$241.34**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	ARANSAS COUNTY	$15,170	$46.07	$46.07	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$15,170	$8.47	$8.47	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$15,170	$175.88	$175.88	$0.00	$0.00	$0.00	$0.00
2012	COUNTY ROAD & FLOOD	$15,170	$11.73	$11.73	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$242.15**	**$242.15**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	ARANSAS COUNTY	$15,170	$46.08	$46.08	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$15,170	$8.46	$8.46	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$15,170	$171.79	$171.79	$0.00	$0.00	$0.00	$0.00
2011	COUNTY ROAD & FLOOD	$15,170	$10.09	$10.09	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$236.42**	**$236.42**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	ARANSAS COUNTY	$15,170	$44.77	$44.77	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$15,170	$8.31	$8.31	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$15,170	$165.62	$165.62	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$15,170	$9.81	$9.81	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$228.51**	**$228.51**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

2009	ARANSAS COUNTY	$15,170	$42.27	$42.27	$0.00	$0.00	$0.00	$0.00
2009	NAVIGATION DIST	$15,170	$7.95	$7.95	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS CO ISD	$15,170	$164.58	$164.58	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$15,170	$9.26	$9.26	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$224.06**	**$224.06**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	ARANSAS COUNTY	$15,170	$35.42	$35.42	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$15,170	$8.08	$8.08	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS CO ISD	$15,170	$164.58	$164.58	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$15,170	$10.83	$10.83	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$218.91**	**$218.91**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	ARANSAS COUNTY	$15,170	$32.72	$32.72	$0.00	$0.00	$0.00	$0.00
2007	NAVIGATION DIST	$15,170	$8.27	$8.27	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$15,170	$164.58	$164.58	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$15,170	$7.21	$7.21	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$212.78**	**$212.78**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ARANSAS COUNTY	$15,170	$35.62	$35.62	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$15,170	$6.04	$6.04	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS CO ISD	$15,170	$211.82	$211.82	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$15,170	$6.61	$6.61	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$260.09**	**$260.09**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	ARANSAS COUNTY	$10,210	$23.91	$23.91	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$10,210	$4.61	$4.61	$0.00	$0.00	$0.00	$0.00
2005	NAVIGATION DIST	$10,210	$4.72	$4.72	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$10,210	$149.27	$149.27	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$10,210	$5.76	$5.76	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$10,210	$4.58	$4.58	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$192.85**	**$192.85**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ARANSAS COUNTY	$5,540	$16.33	$16.33	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$5,540	$2.76	$2.76	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS CO ISD	$5,540	$84.06	$84.06	$0.00	$0.00	$0.00	$0.00
2004	COUNTY ROAD & FLOOD	$5,540	$2.62	$2.62	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$105.77**	**$105.77**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	ARANSAS COUNTY	$5,540	$16.50	$16.50	$0.00	$0.00	$0.00	$0.00
2003	NAVIGATION DIST	$5,540	$1.77	$1.77	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$5,540	$86.98	$86.98	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$5,540	$2.76	$2.76	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$108.01**	**$108.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.31 Database last updated on: 10/29/2020 10:05 PM © N. Harris Computer Corporation

106

Aransas CAD

Property Search Results > 35003 CLARK FLOYD E ETUX BRENDA K for Year 2020

Tax Year: 2020

Property

Account

Property ID:	35003	Legal Description:	WEST TERRACE UNIT 1, BLOCK 4, LOT 16 THRU 20
Geographic ID:	6324-004-016-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1123 W MARKET ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:		Map ID:	A-2
Neighborhood CD:			

Owner

Name:	CLARK FLOYD E ETUX BRENDA K	Owner ID:	63763
Mailing Address:	760 SUNSET DRIVE ROCKPORT, TX 78382-7024	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$83,150	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$69,300	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$152,450	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$152,450	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$152,450	

Taxing Jurisdiction

Owner: CLARK FLOYD E ETUX BRENDA K
% Ownership: 100.0000000000%
Total Value: $152,450

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	$152,450	$152,450	$0.00
CRO	CITY OF ROCKPORT	0.421311	$152,450	$152,450	$642.29
GAR	ARANSAS COUNTY	0.360785	$152,450	$152,450	$550.02
NVD	NAVIGATION DIST	0.049776	$152,450	$152,450	$75.88

107

SAR	ARANSAS CO ISD	0.980300	$152,450	$152,450	$1,494.47
XSP	COUNTY ROAD & FLOOD	0.072758	$152,450	$152,450	$110.92
	Total Tax Rate:	1.884930			
				Taxes w/Current Exemptions:	$2,873.58
				Taxes w/o Exemptions:	$2,873.58

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 7000.0 sqft **Value:** $83,150

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WHSL - *	METAL	1986	2280.0
MA	MAIN AREA	UTDAP- - *		1985	4000.0
C	CONCRETE	* - *		1986	4500.0
MA	MAIN AREA	WHSA - *		1985	720.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C	COMMERCIAL	0.5739	25000.00	314.65	125.00	$22,500	$0
2	C	COMMERCIAL	1.1936	51995.00	314.65	165.25	$46,800	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$83,150	$69,300	0	152,450	$0	$152,450
2019	$61,940	$69,300	0	131,240	$0	$131,240
2018	$36,930	$73,690	0	110,620	$0	$110,620
2017	$75,130	$73,690	0	148,820	$0	$148,820
2016	$60,100	$73,690	0	133,790	$0	$133,790
2015	$61,500	$73,690	0	135,190	$0	$135,190
2014	$62,290	$73,690	0	135,980	$0	$135,980
2013	$54,030	$73,690	0	127,720	$0	$127,720
2012	$54,030	$73,690	0	127,720	$0	$127,720
2011	$54,030	$73,690	0	127,720	$0	$127,720
2010	$54,030	$73,690	0	127,720	$0	$127,720
2009	$62,570	$73,690	0	136,260	$0	$136,260
2008	$62,570	$73,690	0	136,260	$0	$136,260
2007	$57,430	$73,690	0	131,120	$0	$131,120

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/2004	WD	WARRANTY DEED	CLARK FLOYD E ETUX BRENDA K	CLARK FLOYD E ETUX BRENDA K			269815
2	10/30/1997	WDVL	WARRANTY DEED VENDOR'S LIEN	WAGLEY LUMBER CO INC	CLARK FLOYD E ETUX BRENDA K	216297	281507	0
3		CONV	CONVERSION	WAGLEY HOME CENTER	WAGLEY LUMBER CO INC			0

Tax Due

Property Tax Information as of 10/30/2020

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2020	CITY OF ROCKPORT	$152,450	$642.29	$0.00	$642.29	$0.00	$0.00	$642.29
2020	ARANSAS COUNTY	$152,450	$550.02	$0.00	$550.02	$0.00	$0.00	$550.02
2020	NAVIGATION DIST	$152,450	$75.88	$0.00	$75.88	$0.00	$0.00	$75.88
2020	ARANSAS CO ISD	$152,450	$1494.47	$0.00	$1494.47	$0.00	$0.00	$1494.47
2020	COUNTY ROAD & FLOOD	$152,450	$110.92	$0.00	$110.92	$0.00	$0.00	$110.92
	2020 TOTAL:		**$2873.58**	**$0.00**	**$2873.58**	**$0.00**	**$0.00**	**$2873.58**
2019	CITY OF ROCKPORT	$131,240	$551.32	$551.32	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$131,240	$493.15	$493.15	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$131,240	$68.26	$68.26	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$131,240	$1351.78	$1351.78	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$131,240	$99.34	$99.34	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$2563.85**	**$2563.85**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	CITY OF ROCKPORT	$110,620	$499.96	$499.96	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS COUNTY	$110,620	$438.70	$438.70	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$110,620	$66.18	$66.18	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$110,620	$1287.54	$1287.54	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$110,620	$91.30	$91.30	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$2383.68**	**$2383.68**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$148,820	$573.91	$573.91	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$148,820	$496.87	$496.87	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$148,820	$75.55	$75.55	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$148,820	$1732.16	$1732.16	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$148,820	$103.34	$103.34	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$2981.83**	**$2981.83**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	ARANSAS COUNTY	$133,790	$444.95	$444.95	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$133,790	$70.40	$70.40	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$133,790	$1564.69	$1564.69	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$133,790	$96.84	$96.84	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$2176.88**	**$2176.88**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	ARANSAS COUNTY	$135,190	$423.21	$423.21	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$135,190	$70.98	$70.98	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$135,190	$1562.79	$1562.79	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$135,190	$97.90	$97.90	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$2154.88**	**$2154.88**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	ARANSAS COUNTY	$135,980	$422.31	$422.31	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$135,980	$72.90	$72.90	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$135,980	$1572.05	$1572.05	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$135,980	$100.76	$100.76	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$2168.02**	**$2168.02**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	ARANSAS COUNTY	$127,720	$381.97	$381.97	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$127,720	$70.42	$70.42	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS CO ISD	$127,720	$1482.18	$1482.18	$0.00	$0.00	$0.00	$0.00
2013	COUNTY ROAD & FLOOD	$127,720	$97.33	$97.33	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$2031.90**	**$2031.90**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	ARANSAS COUNTY	$127,720	$387.90	$387.90	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$127,720	$71.26	$71.26	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$127,720	$1480.76	$1480.76	$0.00	$0.00	$0.00	$0.00
2012	COUNTY ROAD & FLOOD	$127,720	$98.79	$98.79	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$2038.71**	**$2038.71**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

2011	ARANSAS COUNTY	$127,720	$387.89	$387.89	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$127,720	$71.23	$71.23	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$127,720	$1446.26	$1446.26	$0.00	$0.00	$0.00	$0.00
2011	COUNTY ROAD & FLOOD	$127,720	$84.99	$84.99	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$1990.37**	**$1990.37**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	ARANSAS COUNTY	$127,720	$376.96	$376.96	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$127,720	$69.93	$69.93	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$127,720	$1394.37	$1394.37	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$127,720	$82.56	$82.56	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$1923.82**	**$1923.82**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	ARANSAS COUNTY	$136,260	$379.72	$379.72	$0.00	$0.00	$0.00	$0.00
2009	NAVIGATION DIST	$136,260	$71.38	$71.38	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS CO ISD	$136,260	$1478.21	$1478.21	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$136,260	$83.19	$83.19	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$2012.50**	**$2012.50**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	ARANSAS COUNTY	$136,260	$318.11	$318.11	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$136,260	$72.64	$72.64	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS CO ISD	$136,260	$1478.21	$1478.21	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$136,260	$97.30	$97.30	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$1966.26**	**$1966.26**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	ARANSAS COUNTY	$131,120	$282.81	$282.81	$0.00	$0.00	$0.00	$0.00
2007	NAVIGATION DIST	$131,120	$71.50	$71.50	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$131,120	$1422.45	$1422.45	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$131,120	$62.28	$62.28	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$1839.04**	**$1839.04**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ARANSAS COUNTY	$131,120	$307.92	$307.92	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$131,120	$52.19	$52.19	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS CO ISD	$131,120	$1830.83	$1830.83	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$131,120	$57.13	$57.13	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$2248.07**	**$2248.07**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	ARANSAS COUNTY	$118,840	$331.89	$331.89	$0.00	$0.00	$0.00	$0.00
2005	NAVIGATION DIST	$118,840	$54.95	$54.95	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$118,840	$67.03	$67.03	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$118,840	$1737.44	$1737.44	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$118,840	$53.31	$53.31	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$2244.62**	**$2244.62**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ARANSAS COUNTY	$110,080	$324.41	$324.41	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$110,080	$54.93	$54.93	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS CO ISD	$110,080	$1670.24	$1670.24	$0.00	$0.00	$0.00	$0.00
2004	COUNTY ROAD & FLOOD	$110,080	$52.07	$52.07	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$2101.65**	**$2101.65**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	ARANSAS COUNTY	$110,080	$327.93	$327.93	$0.00	$0.00	$0.00	$0.00
2003	NAVIGATION DIST	$110,080	$35.23	$35.23	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$110,080	$1728.26	$1728.26	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$110,080	$54.93	$54.93	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$2146.35**	**$2146.35**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.31 Database last updated on: 10/29/2020 10:05 PM © N. Harris Computer Corporation

JOINT PUBLIC HEARING
Rockport City Council and Planning & Zoning Commission

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The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Email comments may also be submitted to communityplanner@cityofrockport.com by 3:00 p.m. the day of the meeting. Members of the public are entitled to participate remotely via Zoom at https://us02web.zoom.us/j/86741759651 or scan the QR code to the right.

SCAN ME

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views on any topic or agenda item can either electronically submit a citizen participation form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

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

POSTED the 16th day of November 2020 at 10:30 a.m., 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 Saturday, November 21, 2020, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Teresa Valdez

Teresa Valdez, City Secretary

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
29958	Ghraowi Family Investments	1130 W Market	13631 Wildwood Ln	Redding	CA	96003-7045
30075	John C & Patricia Hamm	1120 W Market	1120 W Market	Rockport	TX	78382-6208
29589	Arthur Helmsteadt & Sarah Haskins	1110 W Market	14714 Lighthouse Dr	Corpus Christi	TX	78418
35000	M.A.R.S. Investments LLC	1125 W Market	111 S Sierra Woods Dr	Rockport	TX	78382-9668
34999*	Floyd & Brenda Clark	1123 W Market	760 Sunset Drive	Rockport	TX	78382-7024
34998	James & Pamela Collins	1111-1121 W Market	102 Lakeway Ct	Victoria	TX	77905-4018
35003*	Floyd & Brenda Clark	1123 W Market	760 Sunset Drive	Rockport	TX	78382-7024
33771	Aransas County	1107 W Market	301 N Live Oak	Rockport	TX	78382-2744
33748	James Friebele etux	1105 W Market	1105 W Market	Rockport	TX	78382-6207
35009	Hilda Guerra Gonzalez	716 W Terrace Blvd	716 W Terrace Blvd	Rockport	TX	78382-6254
35008	Jerry and Gladys Payne	718 W Terrace Blvd	718 W Terrace Blvd	Rockport	TX	78382-6264
48094	Aransas County	1109 W Market	301 N Live Oak	Rockport	TX	78382-2744
35056	Cynthia Rainwater	703 W Terrace Blvd	703 W Terrace Blvd	Rockport	TX	78382-6263
35057	Patricia Riley Jackson	711 W Terrace Blvd	711 W Terrace Blvd	Rockport	TX	78382-6263
35055	Ivan J Dew	1109 W Terrace Blvd	1919 Hwy 35 N PMB #25	Rockport	TX	78382-3344
35058	Lawrence & Mattie Johnson	1112 Redbird Dr	1112 Redbird Dr	Rockport	TX	78382-6220
35054	Alma Cartwright	1115 W Terrace Blvd	1115 W Terrace Blvd	Rockport	TX	78382-6247
35059	Amanda & Jeremy Schuler	1116 Redbird Dr	1116 Redbird Dr	Rockport	TX	78382
35053	Lightning Engineering & Inspection PLLC	1121 W Terrace Blvd	5829 Loire Blvd	Corpus Christi	TX	78414-4222
35052	Nelda & Long Nguyen	1129 W Terrace Blvd	P.O. Box 1683	Rockport	TX	78381-1683

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CITY OF ROCKPORT, TEXAS
/s/ Teresa Valdez, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: Floyd Edward Clark (owner)
Address: 760 Sunset Drive City/State: Rockport, TX 78382

(✓) IN FAVOR ( ) IN OPPOSITION Phone: 361-230-0542

REASON: This property has been used as commercial/business property from ≈1985 until the present.

Floyd Clark
Signature

See map on reverse side.

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Printed Name: Brenda Kay Clark (co-owner)
Address: 760 Sunset Drive City/State: Rockport, TX 78382

(✓) IN FAVOR ( ) IN OPPOSITION Phone: 361-230-3053

REASON:
This property has been ~~zoned and~~ used as commercial/business property from 1985 until the city annexed it.

Brenda Kay Clark
Signature

See map on reverse side.

JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, November 10, 2020, at 6:30 p.m., to consider a request to rezone property located at 1123 West Market Street; also known as Lot 7 and Lots 16-20, Block 4, West Terrace Subdivision Unit 1, City of Rockport, Aransas County, Texas; to B-1 (General Business District) to bring land use into a conforming zoning district; currently zoned R-1 (1st Single Family Dwelling District).

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Printed Name: Patricia Riley Jackson
Address: 711 W. Terrace Blvd. City/State: Rockport, Tx 78382

( ) IN FAVOR (✓) IN OPPOSITION Phone: 361 729-5100

REASON: To close to Home

Patricia Riley Jackson
Signature

See map on reverse side.

ZONING CASE: 1123 W MARKET
JOINT PUBLIC HEARING SUMMARY
DECEMBER 8, 2020

1. **Floyd Clark (applicant):** Mr. Clark wrote that this location has been the primary location for this business since 1985 and would like to have it rezoned to match the current land use.

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 16

Deliberate and act on second and final reading of an ordinance amending the City of Rockport Code of Ordinances Chapter 98 "Traffic and Vehicles," Article II. "Traffic Control" amending Section 98.31 "All-way stop signs," Appendix T-50 by adding all-way stop signs at Palmetto Avenue and South 12th Street and at Palmetto Avenue and South 11th Street; repealing all prior ordinances in conflict herewith; providing for severability; and providing for an effective date.

SUBMITTED BY: Police Chief Greg Stevens

APPROVED FOR AGENDA: PKC

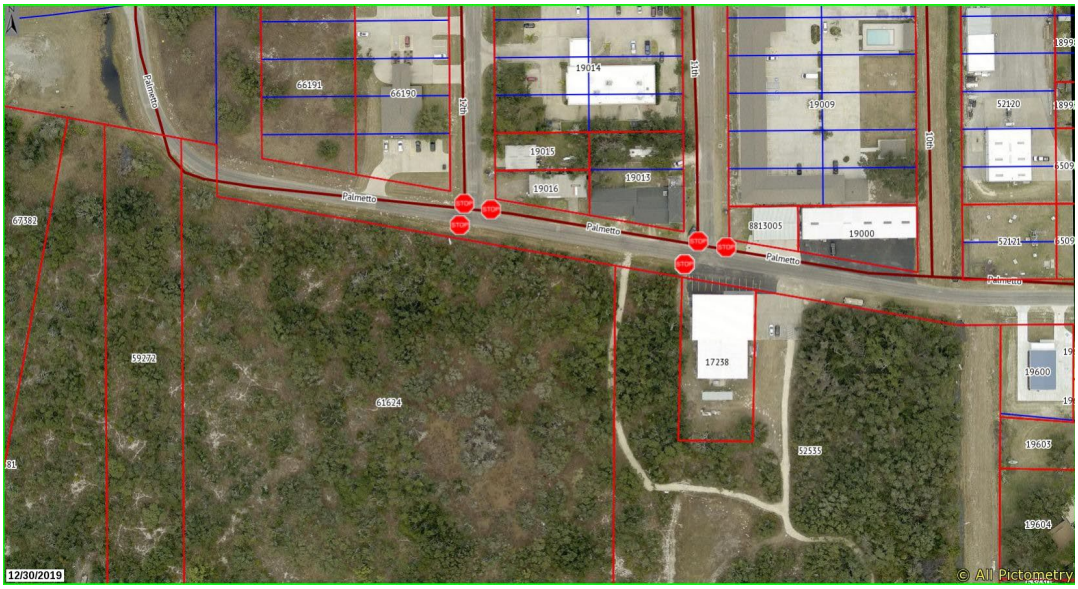
BACKGROUND: Business owners and residents on and around W. Palmetto have complained about a high volume of traffic using West Palmetto as a "cutoff" to travel from State Highway 35 to Business Route 35 and visa versa in order to avoid the intersection of those two major thoroughfares. Business owners complain that such traffic interferes with regular business operations as vehicles travel at, and occasionally well above, the 30 mile per hour speed limit. The nature of some of the businesses requires they back trailers in and out of warehouses near the roadway and receive delivers from large trucks, and unnecessary vehicular traffic on West Palmetto causes business interruptions and creates hazardous conditions for the business employees and motorists alike. In addition, the roadway is not designed for those higher speeds.

RPD used its speed alert trailer to conduct a vehicle count/speed survey from 10/27/2020 to 10/30/2020 for eastbound traffic and from 11/3/2020 to 11/6/2020 for westbound traffic. While vehicles speeding was somewhat of a concern, with 4.62% traveling eastbound over the speed limit and 16.2% traveling westbound over the speed limit, the study results primarily confirmed the complaints of an extraordinarily high volume of traffic for the design of West Palmetto in this area, which is for vehicles to merely access the businesses and residents in the area rather than as a through street for highway traffic. According to the study, 909 vehicles traveled east on West Palmetto in four days' time, and 1129 vehicles traveled west on West Palmetto in four days' time.

During the study, traffic was monitored by officers at various periods, and by simple calculations, as many as one third to one half of the vehicles observed were using West Palmetto as a "cutoff" rather than to access the businesses or residents in the area. Such volume indeed interferes with the operation of the businesses on West Palmetto, impacts the quality of life for residents in the area, creates unnecessary hazards, and causes wear and tear on a city street not designed to handle such volume of traffic.

There have been no changes in format or content since Council approved the first reading of the Ordinance on December 8, 2020.

The map below shows the proposed locations of the stop signs.



FISCAL ANALYSIS: Cost of four stop signs, six "all-way" markers, four poles, and installation.

RECOMMENDATION: Intermittent stop signs are proven to slow traffic and discourage through traffic. Staff recommends Council approve, as presented.

Place Currently Not Set
Traffic Survey Summary

Location: palmetto
Start Date: 10/27/2020
End Date: 10/30/2020

Zone: Other
Start Time: 13:44:07
End Time: 14:16:17
Travel Direction: ~~WB~~ E

Speed	1 - 19	20 - 21	22 - 23	24 - 25	26 - 27	28 - 29	30 - 31	32 - 33	34 - 35	36 - 37	38 - 39	40 - 999
Volume	532	81	85	68	64	27	18	6	10	1	2	15
% of Total	58.52%	8.91%	9.35%	7.48%	7.04%	2.97%	1.98%	0.66%	1.1%	0.11%	0.22%	1.65%
									Total Vehicles: 909			

Speed Statistics		10 MPH Pace		Number Exceeding Limit				
Posted	30	Pace Speed	6 to 15	Speed	30+	40+	50+	Total
#At/Under Limit	867	# in Pace	429	Number	28	9	5	42
# Over Limit	42	% in Pace	47.19%	Percent	3.08%	0.99%	0.55%	4.62%
Average Speed	16.87	85% Percentile	26					

Place Currently Not Set
Traffic Summary Week

Location: palmetto
10/27/2020 to 11/2/2020

Zone: Other
Travel Direction: W E

	Tue 27 Oct	Wed 28 Oct	Thu 29 Oct	Fri 30 Oct	Sat 31 Oct	Sun 01 Nov	Mon 02 Nov	Weekday Average	Weekend Average
Midnight	0	0	1	1	0	0	0	0	0
1:00	0	0	0	0	0	0	0	0	0
2:00	0	0	0	1	0	0	0	0	0
3:00	0	1	0	1	0	0	0	0	0
4:00	0	0	1	1	0	0	0	0	0
5:00	0	3	3	2	0	0	0	1	0
6:00	0	2	17	1	0	0	0	4	0
7:00	0	35	44	45	0	0	0	24	0
8:00	0	8	15	15	0	0	0	7	0
9:00	0	12	9	16	0	0	0	7	0
10:00	0	21	18	22	0	0	0	12	0
11:00	0	17	12	27	0	0	0	11	0
12:00	0	23	14	23	0	0	0	12	0
13:00	7	19	15	20	0	0	0	12	0
14:00	23	11	24	5	0	0	0	12	0
15:00	18	21	42	0	0	0	0	16	0
16:00	17	17	43	0	0	0	0	15	0
17:00	23	15	19	0	0	0	0	11	0
18:00	16	16	37	0	0	0	0	13	0
19:00	3	5	18	0	0	0	0	5	0
20:00	6	3	20	0	0	0	0	5	0
21:00	2	9	8	0	0	0	0	3	0
22:00	4	2	7	0	0	0	0	2	0
23:00	0	3	0	0	0	0	0	0	0
Totals	119	243	367	180	0	0	0	181	0

Place Currently Not Set
Traffic Survey Summary

Location: palmetto
Start Date: 11/3/2020
End Date: 11/6/2020

Zone: Other
Start Time: 13:50:30
End Time: 16:20:41
Travel Direction: W

Speed	1 - 19	20 - 21	22 - 23	24 - 25	26 - 27	28 - 29	30 - 31	32 - 33	34 - 35	36 - 37	38 - 39	40 - 999
Volume	428	93	88	100	119	81	71	63	37	18	10	21
% of Total	37.9%	8.23%	7.79%	8.85%	10.54%	7.17%	6.28%	5.58%	3.27%	1.59%	0.88%	1.86%
									Total Vehicles: 1129			

Speed Statistics		10 MPH Pace		Number Exceeding Limit				
Posted	30	Pace Speed	20 to 29	Speed	30+	40+	50+	Total
#At/Under Limit	946	# in Pace	481	Number	169	14	0	183
# Over Limit	183	% in Pace	42.6%	Percent	14.96%	1.24%	0%	16.2%
Average Speed	21.36	85% Percentile	31					

Place Currently Not Set
Traffic Summary Week

Location: palmetto
11/3/2020 to 11/9/2020

Zone: Other
Travel Direction: W

	Tue 03 Nov	Wed 04 Nov	Thu 05 Nov	Fri 06 Nov	Sat 07 Nov	Sun 08 Nov	Mon 09 Nov	Weekday Average	Weekend Average
Midnight	0	1	0	2	0	0	0	0	0
1:00	0	0	1	0	0	0	0	0	0
2:00	0	1	2	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0
4:00	0	0	0	1	0	0	0	0	0
5:00	0	3	2	2	0	0	0	1	0
6:00	0	7	4	3	0	0	0	2	0
7:00	0	9	12	10	0	0	0	6	0
8:00	0	37	33	36	0	0	0	21	0
9:00	0	30	19	31	0	0	0	16	0
10:00	0	18	20	23	0	0	0	12	0
11:00	0	20	16	25	0	0	0	12	0
12:00	0	36	21	27	0	0	0	16	0
13:00	3	22	27	19	0	0	0	14	0
14:00	29	29	34	30	0	0	0	24	0
15:00	15	23	16	36	0	0	0	18	0
16:00	27	46	31	14	0	0	0	23	0
17:00	22	23	22	0	0	0	0	13	0
18:00	21	27	30	0	0	0	0	15	0
19:00	11	12	12	0	0	0	0	7	0
20:00	5	5	6	0	0	0	0	3	0
21:00	10	9	18	0	0	0	0	7	0
22:00	15	9	14	0	0	0	0	7	0
23:00	1	3	1	0	0	0	0	1	0
Totals	159	370	341	259	0	0	0	225	0

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF ROCKPORT CODE OF ORDINANCES CHAPTER 98 "TRAFFIC AND VEHICLES", ARTICLE II. "TRAFFIC CONTROL" AMENDING SECTION 98.31 "ALL-WAY STOP SIGNS", APPENDIX T-50 BY ADDING ALL-WAY STOP SIGN AT PALMETTO AVENUE AND SOUTH 12th STREET, AND AT PALMETTO AVENUE AND SOUTH 11th STREET; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, TEXAS:

Section 1. Amendment

That Chapter 98 "Traffic and Vehicles, Article II. "Traffic Control", Section 98.31 "All-way Stop Signs" Appendix T-50 Stop Signs is hereby amended by addition of:

APPENDIX T-50

ALL-WAY STOP SIGNS

	Street	*at*	***Street***	***Facing N/S/E/W Bound Traffic***
	South 11th Street		Palmetto Avenue	S/E/W
	South 12th Street		Palmetto Avenue	S/E/W

Section 2. Repealer.

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this Ordinance, are all hereby repealed.

Section 3. Severability.

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is, for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 4. Effective Date.

This Ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED and **PASSED** on first reading this 8th day of December 2020.

CITY OF ROCKPORT:

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

APPROVED, PASSED and **ADOPTED** on second reading this _____ day of _____ 2021.

CITY OF ROCKPORT:

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, January 12, 2021

AGENDA ITEM: 17

Deliberate and act on Rockport Cultural Arts District proposal for a legislative initiative to exempt from sales tax original works of art sold in the District.

SUBMITTED BY: City Manager Kevin Carruth

APPROVED FOR AGENDA: PKC

BACKGROUND: The Cultural Arts District will present an initiative seeking a bracketed bill in the 86th Texas Legislature that would exempt from sales tax all original, one-of-a-kind works of art. Please see the accompanying PowerPoint presentation.

FISCAL ANALYSIS: There are presently 24 business identified within the Rockport Cultural Arts District that sell art that could qualify for the sales tax exemption. Without auditing each transaction at each business, is not possible to know what the impact on the City's sales tax revenue would have been over the previous 12 months had the proposed exemption been in place and thereby estimate it would be in the future; however, it is likely that any such forgone revenue would be more than offset by increased spending on sales of other taxable goods.

RECOMMENDATION: Staff recommends Council approve the Minutes, as presented.

ROCKPORT CULTURAL
ARTS DISTRICT

ORIGINAL WORKS OF ART SALES TAX EXEMPTION INITIATIVE

1

TEXAS CULTURAL DISTRICTS PROGRAM: INDICATORS FOR MEASURING SUCCESS

PREPARED FOR TEXAS CULTURAL TRUST, TEXAS COMMISSION ON THE ARTS, AND RECOVERY.GOV BY TXP, INC. FALL 2010

- AS COMMUNITY LEADERS RECOGNIZE THE ROLE OF CREATIVE ARTS AND CULTURE IN SUSTAINABLE ECONOMIC DEVELOPMENT, CITIES AND STATES ARE SEEKING NEW WAYS TO AMPLIFY THE POSITIVE EFFECTS OF THIS SECTOR.
- THE CREATION AND PROMOTION OF CULTURAL DISTRICTS HAS INCREASINGLY BECOME A SUCCESSFUL STRATEGY FOR COMMUNITIES TO REHABILITATE HISTORIC NEIGHBORHOODS AND REVITALIZE DOWNTOWN AREAS.

2

TEXAS CULTURAL DISTRICTS PROGRAM: INDICATORS FOR MEASURING SUCCESS – Recommendations…

– Modify the boundary requirements to ensure that private sector spillover effects are included in the cultural district.

– Develop specific state and local tax revenue funding mechanisms.

– Encourage cultural district communities to submit annual metrics.

– Create a standardized visitor tracking survey used by all cultural districts.

– Consider strategies or programs that assist interested communities in building the cultural base needed to qualify for cultural district designation.

3

TEXAS CULTURAL DISTRICTS PROGRAM: INDICATORS FOR MEASURING SUCCESS – State and Local Incentives…

- ***Sales tax credits or exemptions for original, one-of-a-kind works of art produced and/or sold within the District.***
- Income tax credits or exemptions for artists living and working within the District.
- Property tax credits or exemptions for qualified renovation or construction projects.
- Preservation tax credits for historic property renovation or rehabilitation projects.
- Amusement and/or admission tax waivers for events and/or organizations within the District.

4

TEXAS CULTURAL DISTRICTS PROGRAM: INDICATORS FOR MEASURING SUCCESS – Incentive Strategies…

The presence of the arts as well as increased foot traffic enhances:

- Property values
- Profitability of the surrounding businesses
- The tax base in a virtuous cycle of investment and growth
- Strengthening community identity, driving:
  - Occupancy
  - Commerce
  - Tourism
  - Jobs

5

ROCKPORT CULTURAL ARTS DISTRICT (RCAD) - PROPOSAL

- Generate a Bracketed Bill only for RCAD
- Reference House Bill 1494 by Representative Geanie Morrison
- Reference State of Louisiana Cultural Districts Sales Tax Exemption Program

6

LOUISIANA CULTURAL DISTRICT PROGRAM – SALES TAX EXEMPTION INSTRUCTIONS

- All sales, within the boundaries of a certified Cultural District, or original, one-of-a-kind works of art that meet the definition below as set forth in the law are exempt from local sales tax. Due to legislative action, there is no state sales tax exemption until July 2025.

7

LOUISIANA CULTURAL DISTRICT PROGRAM – SALES TAX EXEMPTION INSTRUCTIONS

Art sellers must verify the authenticity of original works of art and document each tax-exempt sale of qualifying art by using the Sales Tax Exemption Certificates provided by the Louisiana Dept. of Revenue.

8

LOUISIANA CULTURAL DISTRICT PROGRAM – SALES TAX EXEMPTION INSTRUCTIONS

The Sales Tax Exemption Certification includes the following:

- Name and address of Purchaser
- The title, description of the artwork including its medium, dimensions, name of the artist, predominant color, its date of creation (if known); the sale date and price of the artwork.
- Name and address of Seller; name and location of the Cultural District.
- Signature of the Seller certifying that to the best of their knowledge the work of art meets the definition of a tax-exempt work of art.

9

ROCKPORT CULTURAL ARTS DISTRICT – ORIGINAL ART RCA SALES TAX COLLECTED 2016 & 2019

Sales by Rockport Center for the Arts

	TOTAL	STATE	CITY	COUNTY*
Collected 2016	$ 9,046.38	$ 7,237.12	$ 904.63	$ 904.63
Collected 2019	$ 4,203.50	$ 3,362.80	$ 420.35	$ 420.35
TOTAL	$13,249.88	$10,599.92	$ 1,324.98	$ 1,324.98

*$0.05 – health care sales tax; $0.95 - County

10

RCAD INITIATIVE – WORKING SUPPORT

- Gary Gibbs, Executive Director, Texas Commission on the Arts
- City of Rockport – Mayor, City Manager, City Council
- Aransas County Support – County Judge and County Commissioners
- Local Businesses – Galleries, Retail, Hotels, Restaurants
- Local Artists

11

RCAD INITIATIVE – WORKING SUPPORT

- Geanie Morrison – Champion in the House
  - Shane Saum – Chief of Staff
    - Secure Local Support
    - Time available to write the bill for the 87th Legislative Session
- Lois Kolkhorst – Champion in the Senate

12

STATE LEGISLATIVE SESSION

- 87th Regular Legislative Session
  - Starts January 12, 2021
  - Ends May 31, 2021

13

DISASTER RECOVERY

- Aransas County, City of Rockport, Town of Fulton continue to require opportunities to stimulate recovery efforts and area growth as a result of Hurricane Harvey and the Pandemic.

14

ADDITIONAL BENEFITS

- Promotes Rockport as the State Epicenter for Art Collectors
- Serves as a Magnet for Attracting Artists Across all Mediums

15

RCAD SEEKS IMMEDIATE SUPPORT FOR PROPOSED STATE INITIATIVE

- From City of Rockport
- From Aransas County
- Maximize The Opportunity Now

16



17

CITY COUNCIL AGENDA
Regular Meeting: January 12, 2021

AGENDA ITEM: 18

Deliberate and action of a Resolution of the City of Rockport, Texas authorizing the City Manager to survey, divide, and then prepare, post, and publish for auction the remaining portion of the 0.3444 acres of land consisting of Lots 4 and 5, Block 115, Doughty & Mathis Subdivision, City of Rockport, Aransas County, Texas, also known as 1017 Young St.

SUBMITTED BY: Kimberly Henry, Assistant to the City Manager

APPROVED FOR AGENDA: PKC

BACKGROUND: This property was purchased in 1970 for the purpose of wastewater lift station. The purpose of this property continues to be for a wastewater lift station; however, the City only utilizes a small section on the North East side of the lot. Portions of the lot are often utilized by neighboring property owners, which could be a liability should an accident occur on the City owned property.

Attached are the following items:

Exhibit A	Council Minutes of 7/27/1970 (see page 3)
Exhibit B	Deed signed 8/27/1970 and recorded 9/3/1970
Exhibit C	Aerial Photo
Exhibit D	Resolution

At this time, staff is requesting to have the property survey, divided, and then to auction the larger portion not utilized by the City. Then the lift station will need to be fenced in to further protect the City's assets.

FISCAL ANALYSIS: Any funds made from the sale of the property would be deposited to the General Fund.

RECOMMENDATION: Staff recommends approval of the Resolution authorizing the City Manager to survey, divide, prepare, post, and publish for auction the remaining portion of the 0.3444 acres of land consisting of Lots 4 and 5, Doughty & Mathis Subdivision, also known as 1017 Young St., as presented.

Exhibit A

Mayor Miller was instructed to have Mr. Urban attend the next meeting to discuss this matter.

Mayor Miller told the Council that he had received a bid for cleaning the floor and carpet in the City Hall and that it would be discussed at the next meeting.

The meeting was adjourned.

DELMAR R. MILLER, Mayor

MARY LAKE SEGLER, City Secretary

* *

REGULAR MEETING

July 27, 1970

7:30 p.m.

The City Council met in Regular Session, Monday July 27, 1970 at 7:30 p.m. The following were present:

Mayor:	Delmar R. Miller
Aldermen:	Mrs. J. W. Harden, Charlie Garrett, H. F. Jackson and Joe Zamarano
Secretary:	Mary Lake Segler
Mr. of P. W.	Tom W. Shults
Tax A-C:	Herman C. Johnson
Attorney:	William M. Risch
Engineer:	Eugene C. Urban
Chief of Police:	R. B. Taylor
Visitors:	Mrs. Anna Wishart, Mr. Ed. Armstrong, Mr. Wade Armstrong, Mr. Dwight Mills and Mr. J. R. Kinney

The meeting was called to order by the Mayor.

The minutes of the June 22 Regular Meeting were presented for approval. Mr. Jackson moved that the minutes be approved as presented. Mr. Garrett seconded the motion and the motion carried.

The minutes of the June 29 Special Meeting and Joint Public Hearing were presented for approval. Mrs. Harden moved that these minutes be approved as presented. Mr. Garrett seconded the motion and the motion carried.

The minutes of the Special Meeting of July 29, 1970 were presented for approval. Mr. Jackson brought out that the hiring of a Corporation Judge was not listed on the agenda for the Special meeting of July 29 and he did not feel that it was legal for the Council to take action on this matter at that meeting.

The City Attorney stated that he agreed that there could be a question on the hiring of the Judge since it was not specifically listed on the agenda for the Special Meeting.

Mayor Miller asked for a motion on the minutes. Mr. Garrett moved that the minutes be approved as corrected. Mrs. Harden seconded the motion and all voted in favor.

Mayor Miller welcomed the visitors.

The Mayor reported that a Pound Master had finally been hired and that he had started to work as of the morning of the 27th.

Mayor Miller told the Council that the City Attorney had advised that he felt that the complete plumbing ordinance as adopted in Corpus Christi was too much ordinance for a city of our size to administer. He therefore submitted the following ordinance for the approval of the Council:

ORDINANCE NO. 253
AN ORDINANCE AMENDING THE EXISTING PLUMBING ORDINANCE TO PERMIT USE IN CERTAIN APPLICATIONS OF PLASTIC PIPING AND PIPE FITTINGS AND PLUMBING MECHANISMS.

(See Ordinance Book for full content)

The Ordinance was discussed. Mr. Jackson moved that the ordinance be adopted. Mr. Zamarano seconded the motion and the motion carried. The Ordinance was adopted.

The hiring of the City Corporation Judge was discussed. Mayor Miller stated that he had, at the order of the Council, hired Judge J. Paul Rogers as of Friday, July 24. This action being taken at the Special Meeting before Mr. Jackson entered the meeting.

Mr. Jackson moved that the Council rescind the action taken at the Special Meeting authorizing the Mayor to hire a new City Judge because it was not specifically stated on the Agenda for the Special Meeting.

Further discussion was held and Mr. Garrett seconded the motion. The motion carried.

Mayor Miller asked for a motion to re-affirm the hiring of the judge. Mr. Garrett moved that Mr. J. Paul Rogers be hired as City Corporation Judge effective as of July 24, 1970 for the balance of the fiscal year at a salary of $100.00 per month. Mrs. Harden seconded the motion and the following votes were cast:
AYES: Garrett, Harden and Zamarano
NOES: Jackson
The motion carried by a majority vote.

Mayor Miller told the Council that Mr. Milo Caspary had requested that the city open and shell N. Magnolia Street between Linden Street and Cherry Street. Mr. Jackson moved that this portion of the street be opened with the City putting the necessary drainage tile and shelling the street. Mrs. Harden seconded the motion and the motion carried.

The opening of N. Magnolia Street south of Linden Street was discussed and it was brought out that this property was owned by the Long family. Mr. Jackson moved that the Mayor be authorized to contact the owners of this property and notify them that the City Council would like to open this street. Mrs. Harden seconded the motion and all voted in favor.

Mayor Miller reported that City Patrolman Vargas asked him to get the City Council's permission to build a house outside the City limits. It was the opinion of the City Attorney that employees of the city are not required by law to reside within the corporate limits of the city. The Council stated that they would make no objections to Patrolman Vargas living in Peninsula Oaks Subdivision.

Mr. Urban met with the Council to discuss the expansion of the sewage treatment plant. He told the Council that they should make application with the Texas Water Quality Board to increase the limits of the effluent disposal permit. He stated that although we were operating within our permit, on an average, we do exceed it on given days. It was his opinion that the earliest possible measures should be taken to have the treatment plant expanded and the permit upgraded. This matter was discussed and Mrs. Harden moved that Mr. Urban be authorized to begin preliminary design and plans for expanding the sewage treatment plant. Mr. Zaskrzeus seconded the motion and the motion carried.

It was reported that Mr. Brewster of A & B House Movers had objected to removing the concrete, trees and brush on the property when he removes the houses he bid on. He finally agreed to remove the concrete if the City furnishes a place to put it. Mr. Jackson moved that the section concerning the removal of trees and brush be stricken from the contract. Mrs. Harden seconded the motion and the motion carried.

Mayor Miller read the following letters:

July 25, 1970

City of Rockport, Texas

Dear Councilmen:

My name is Gilbert Bistoel of San Antonio, Texas. I am the owner of Three (3) 75 ft. lots on Mocking Bird Lane in Civiletto Addition, which I have been trying to sell for several years. Today I talked to Mr. W. H. McClure a builder who wants to put several homes on this street. Before the building can be approved by the Farmers Home Administration, the street must be black topped. If this could be done and the house built much can be gained by the City of Rockport. I own Lots 2, 3, 4. Hoping you will approve this work done.

Sincerely yours,
S/ G. H. Bistoel

July 26, 1970

Re: Request for Black Topping
Mockingbird Lane Rockport, Texas

The City Council of Rockport, Texas
City Hall
Rockport, Texas 78382

Attn: Mayor Pulmer R. Miller

Dear Mayor Miller:

This is to confirm our telephone conversation of this date regarding request for Black Topping of Mockingbird Lane, which runs in front of our cottage, which is presently one lane of shell overgrown by weeds and grass. Since talking to you today, I have talked to Mr. Salisbury and Mr. Bistoel, two other landowners and taxpayers, whoown a home and four (4) lots on Mockingbird Lane, they asked that I include their names in this letter requesting that Mockingbird Lane be black topped.

As you know the new government Housing Act for low income families in the class of $14,000.00 homes, has resulted in many applicants for these funds to build homes. Since there are undeveloped lots available along Mockingbird Lane, this of course is an ideal area to develop for this type of housing, which in turn will bring added income to the City of Rockport in the form of taxes and water income. This should also tend to upgrade the entire area and should also tend to increase the values, as well as promote home ownership by low income families, which tends to build better citizens with pride of personal ownership.

As you know Mr. John W. Crutchar, Deceased, my father in law, and I purchased our property, five (5) acres which fronts South along Mockingbird Lane, in 1953, and improved and added to the old run down "fishermen's shack", which was some 50 years old and direly in need of repair. At this time the property was run down a regular junk hole and trash pile, which we cleaned up and have done so since. We have paid the same taxes as other residents of Rockport, without the same facilities enjoyed by other taxpayers of Rockport, such as sewage, water and gas services. At the time we purchased this property there was no water available in the area, and we had the added expense of drilling a water well for our use.

As I told you on the phone this morning Mr. Al Conrad, U. S. Farm and Home Administration representative, from Corpus Christi, Texas, was in Rockport earlier in the week to inspect a lot on Mockingbird Lane, for an applicant for a loan from his agency, for a home in the $14,000.00 category. In talking to Mr. Mack Fleton, of Fleton Lumber Company, who was with Mr. Conrad on his inspection tour, he advised that Mr. Conrad would not approve a loan in this area, because Mockingbird Lane was not black topped, and was not accessable as a through street into Ann Street on the East, since no culvert pipe was across Mockingbird Lane leading into Ann Street at its east extremity.

It is our understanding from a reliable Rockport Realtor, Mrs. Ann Wishart, that she has two clients she have made application for Loans from the U. S. Farm and Home Administration, and are ready to build immediately. They both have a contractor who will build their house as soon as they secure a loan to finance them.

In view of the above discussion, I wish to make a formal request to the City Council of Rockport, that they immediately authorize the black topping of Mockingbird Lane, and to install proper culvert pipe at it's East end leading into Ann Street so that it can be classed as a through accessable Street. In this connection I believe Ann Street should be improved to the extent of proper widening and shelling, so as to satisfy the loan agencies requirements, so that applicants can secure loans for building homes in this area. This formal request to the City Council of Rockport is made by myself, Mrs. Connie P. Crutchar, widow, and by Mr. Salisbury and Mr. Bistoel, other owners and taxpayers owning property on Mockingbird Lane. We sincerely hope the City Council will give this request due consideration, and authorize the black topping of Mockingbird Lane.

With best personal regards, I remain,

Yours very truly,
S/ M. E. Munger

Mrs. Anne Wishart was in attendance regarding this same matter.

Mr. Urban told the Council that he thought it would be a good time to consider curb and guttering since adequate drainage was available in this area. He stated that he felt that it would upgrade the entire area.

Mrs. Hibbert stated that she felt it would be no problem as far as the property owners were concerned.

Mr. Jackson moved that Mr. Urban be authorized to draw plans and specifications for curb, gutter and paving of Mockingbird Lane and that it be advertised for bids; further, that at such time 60% of the curb and gutter assessment cost is put up by the adjacent property owners, the contract will be let. Mrs. Burden seconded the motion and the motion carried.

Mr. Jackson moved that the shelling and paving of Ann Street from Mockingbird Lane to King Street be authorized. Mr. Zambrano seconded the motion and all voted in favor.

The sewer line extension to serve Ancient Oaks Trust property was discussed. Mr. Urban reported that this line would be approximately 700 linear feet and would require two 4' manholes.

The City Attorney was asked if the City would be required to advertise for bids or if they could enter into contract with Mr. T. H. Lee to do this job while he is working on the current project. It was the opinion of the City Attorney that the City would have to advertise for bids.

Mr. Jackson moved that Mr. Urban prepare specifications for this project and prepare a notice to bidders that bids would be taken until 5 p.m., August 10, 1970. Mr. Garrett seconded the motion and all voted in favor.

It was agreed that should Mr. Lee be the successful bidder on this job, he would not be penalized for the time spent on it against his present project time.

Mr. Shults reported that Mr. Henry Spencer had sent a letter stating that he would sell lots 4 and 5, Block 115, Doughty and Mathis Division to the City for a price of $900.00. This being considered for a proposed sewage lift station site for the area. Mr. Jackson moved that the Mayor be authorized to enter into a sales contract to purchase this property. Mr. Zambrano seconded the motion and the motion carried.

Mayor Miller read the following letter:

July 13, 1970

Mayor Miller and Council Members:

As my Secretary is in Europe, it is up to me to write a "Big Thank You" for the check you sent to the Cemetery Association. And I will assure you it will be used to help maintain the grounds there. You can see now that it is in good condition and we will try to keep it that way.

Also thank you so much for the many trunk pick ups you have given us and all past favors.

In behalf of the entire organization and community, again, Thank You.

Rockport Cemetery Ass'n.
S/ Myra Allen, President

The current bills were presented for approval.
Mr. Zambrano moved that the bills be approved. Mr. Jackson seconded the motion and the motion carried.

The current financial statements were presented and Mayor Miller asked the Council to review them and that they would be discussed further in the workshop Monday, August 3.

The monthly police report and judge's report were reviewed.

The meeting was adjourned.

* *

SPECIAL EMERGENCY COUNCIL MEETING

August 5, 1970

2:00 p.m.

The City Council met in Special Emergency Council Meeting at 2: p.m., at the City Hall on August 5, 1970. The following were present:

Mayor:	Delmar R. Miller
Aldermen:	Charlie Garrett, E. F. Jackson and Joe Zambrano
Tax A-C:	Norman S. Johnson
Chief-of-Police	R. D. Taylor
Asst. City Sec:	Bobbie Taylor
Visitors:	Jack Sanders and Rocky Sanders

The meeting was called to order by Mayor Miller due to the Hurricane Celia disaster. Mayor Miller reported on the meeting in Corpus Christi which was called by Gov. Preston Smith and Col. Ward with the Office of Emergency Preparedness. Mayor Miller suggested that public and private property debris cleanup be turned over to the Corps of Engineers and they be responsible for the debris cleanup under Public Law 9179 and Public Law 875. The City Council discussed this suggestion.

Mayor Miller then read the resolution authorizing the Corp of Engineers to clean up the debris and wreckage from public and private property in the City of Rockport. Joe Zambrano moved that this resolution be adopted and passed, motion seconded by Charlie Garrett, all voted in favor and the motion carried.

Mayor Miller read the resolution authorizing Norman Johnson to act in behalf of the City of Rockport to file the necessary papers which the appropriate State Officer for the purpose of obtaining certain Federal financial assistance under the Federal Disaster Act (Public Law 875, 81st Congress, as amended, and Public Law 9179, 91st Congress.)

E. F. Jackson moved that this resolution be adopted and passed, motion seconded by Joe Zambrano, all voted in favor and motion carried.

Mayor Miller discussed the calling in of National Guard, as the Texas Highway Patrol have sent in 10 cars and 22 men, the Parks & Wildlife Department have sent in 4 cars and 10 men. Chief Taylor reported that the town is in good shape and patrolling is easy as streets are all clear for traffic. After discussion the Council decided against calling in the National Guard at this time.

Exhibit B

66064

THE STATE OF TEXAS
COUNTY OF ARANSAS

Know All Men By These Presents:

That EMORY M. SPENCER

of the County of ARANSAS, State of TEXAS, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS to him paid by the City of Rockport, a municipal corporation of Aransas County, Texas, organized and subsisting under the laws of Texas

HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said City of Rockport, a municipal corporation of Aransas County, Texas

of the County of Aransas, State of Texas, all that certain tract, piece or parcel of land, lying and being situated in the County of Aransas, State of Texas, and more particularly described as follows, to-wit: Lots Four (4) and Five (5), Block One Hundred Fifteen (115) of the Doughty and Mathis Subdivision of the City of Rockport, County of Aransas, according to the map or plat thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Rockport, a municipal corporation of Aransas County, Texas organized and subsisting under the laws of Texas

heirs and assigns, forever; and I hereby bind myself heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

Grantee, its successors and assigns

~~xheirs and assigns~~, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

~~BUT it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note ----, and all interest thereon ---fully paid, according to ----------face and tenor, effect and reading, when this deed shall become absolute.~~

WITNESS my hand this 28 day of August A. D. 1970

Emory M. Spencer

EMORY M. SPENCER

THE STATE OF TEXAS
COUNTY OF ARANSAS

BEFORE ME, the undersigned authority, on this day personally appeared EMORY M. SPENCER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 28 day of August A. D. 1970

WILHELMINA BRACHT, Notary Public
Aransas County, Texas

Wilhelmina Bracht
Notary Public Aransas County, Texas

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared , wife of , known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the day of A. D. 19

Notary Public County, Texas

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument as _____ President of _____, a Corporation and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the acknowledgment and deed of said Corporation.

Given under my hand and seal of office, this the day of A. D. 19

Notary Public County, Texas

State of Texas }
County of Aransas }

I hereby certify that this instrument was FILED on 9-3-70
at 1:20 PM and was duly RECORDED in Vol. 156 Page 476 of
the Deed RECORDS of Aransas County, Texas,
on 9-9-70

County Court Aransas County, Texas

Val Jean Eaton
Deputy

W. E. BEASLEY
County Clerk
Aransas County, Texas

VOL 156 PAGE 478

Exhibit C

City of Rockport owns 1017 Young Street
Legal Description: Lot 4-5, Block 115, Doughty & Mathis Subdivision

We only use the North Eastern corner for a lift station.
Staff is requesting the authorization to section off the area needed, fence it properly, and sale the rest of the acreage as surplus property. This would be less property to maintain mowing and liability insurance.

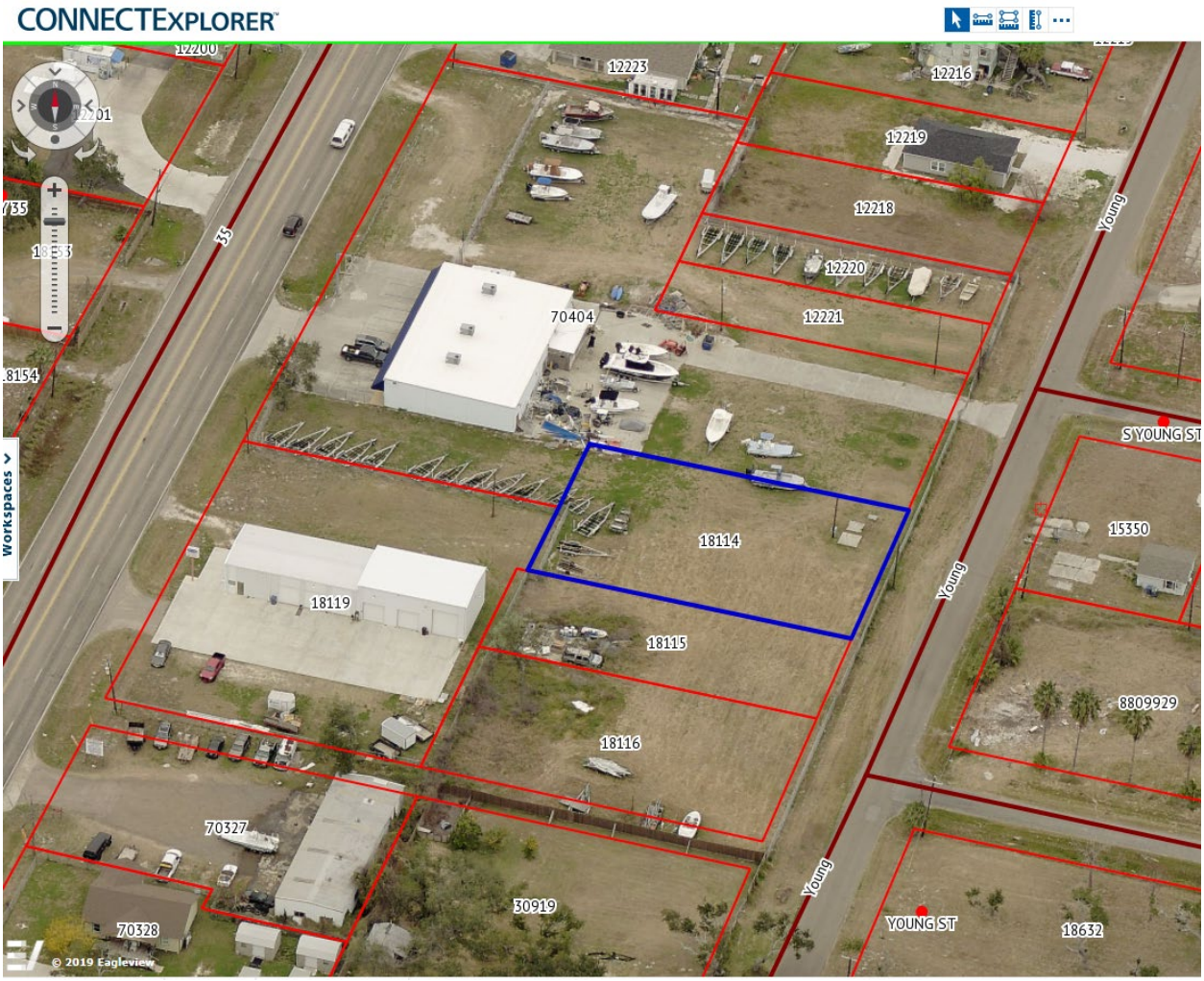


Exhibit D

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ROCKPORT, TEXAS, AUTHORIZING THE CITY MANAGER TO SURVEY, DIVIDE, AND THEN PREPARE, POST, AND PUBLISH FOR AUCTION THE REMAINING PORTION OF THE 0.3444 ACRES OF LAND CONSISTING OF LOTS 4 AND 5, BLOCK 115, DOUGHTY & MATHIS SUBDIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ALSO KNOWN AS 1017 YOUNG ST.

WHEREAS, July 27, 1970 the Rockport City Council authorized the purchase of Lots 4 and 5, Block 115, Doughty & Mathis Subdivision, also known as 1017 Young St., for the purpose of an wastewater lift station; and

WHEREAS, the Deed was signed August 27, 1970 and recorded on September 3, 1970: and

WHEREAS, the City of Rockport installed and continues to use the wastewater lift station located at 1017 Young St.

WHEREAS, the City of Rockport does not use the remaining portion of the 0.3444 acres of land consisting of Lots 4 and 5, Block 115, Doughty & Mathis Subdivision, also known as 1017 Young St. and there are no other utilities within these fractional 0.3444 acres.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ROCKPORT, TEXAS:

Section 1. That the matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2. That the City Manager is hereby authorized to survey, divide, and then prepare, post, and publish for auction the remaining portion of the 0.3444 acres of land consisting of Lots 4 and 5, Block 115, Doughty & Mathis Subdivision, also known as 1017 Young St.

Section 3. Upon receipt of the sealed bids, the City Manager will present to City Council for approval of the sale of the property.

PASSED and APPROVED the 12th day of January, 2021.

City of Rockport, Texas

_____
Patrick R. Rios, Mayor

ATTEST:

_____
Teresa Valdez, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: January 12, 2021

AGENDA ITEM: 19

Hear and deliberate on status of COVID-19 and response efforts.

SUBMITTED BY: City Manager Kevin Carruth

APPROVED FOR AGENDA: PKC

BACKGROUND: The Aransas County community continues to have a higher COVID fatality rate than the U.S. or Texas, now about 2.5 times the rate, as shown in the table below.

COVID-19 Dashboard - 01/08/21					
	Confirmed Cases	Active Cases	Recoveries	Fatalities	Fatality Rate
US	22,421,587	8,816,238	13,227,662	377,687	1.68%
Texas	1,666,487	326,600	1,522,105	28,924	1.74%
Aransas County	589	114	642	25	4.24%

Additionally, as shown on the accompanying graphics from Rice University, while our number of COVID cases per 100,000 population is 49% of the level of Texas, since December our fatality rate has soared to just under twice the Texas rate. In other words, our citizens are not contracting the virus at the same rate as the rest of the state but, when we do, it is more fatal.

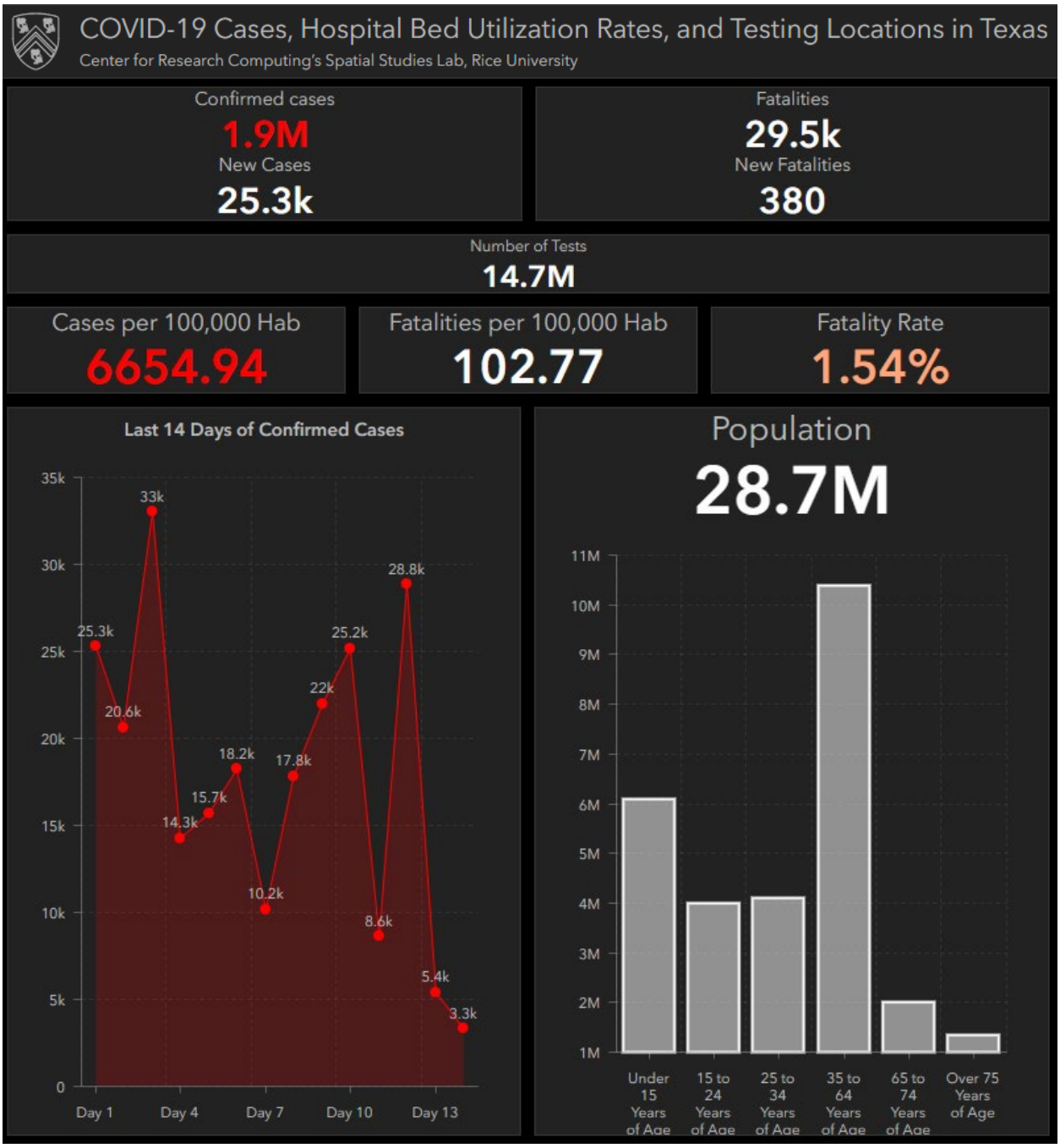
On a positive note, the accompanying Social Distancing Scoreboard shows that Aransas County has improved over December and is observing social distancing better than the rest of the state.

Staff will provide additional information on the COVID-19 pandemic and local response efforts.

FISCAL ANALYSIS: N/A

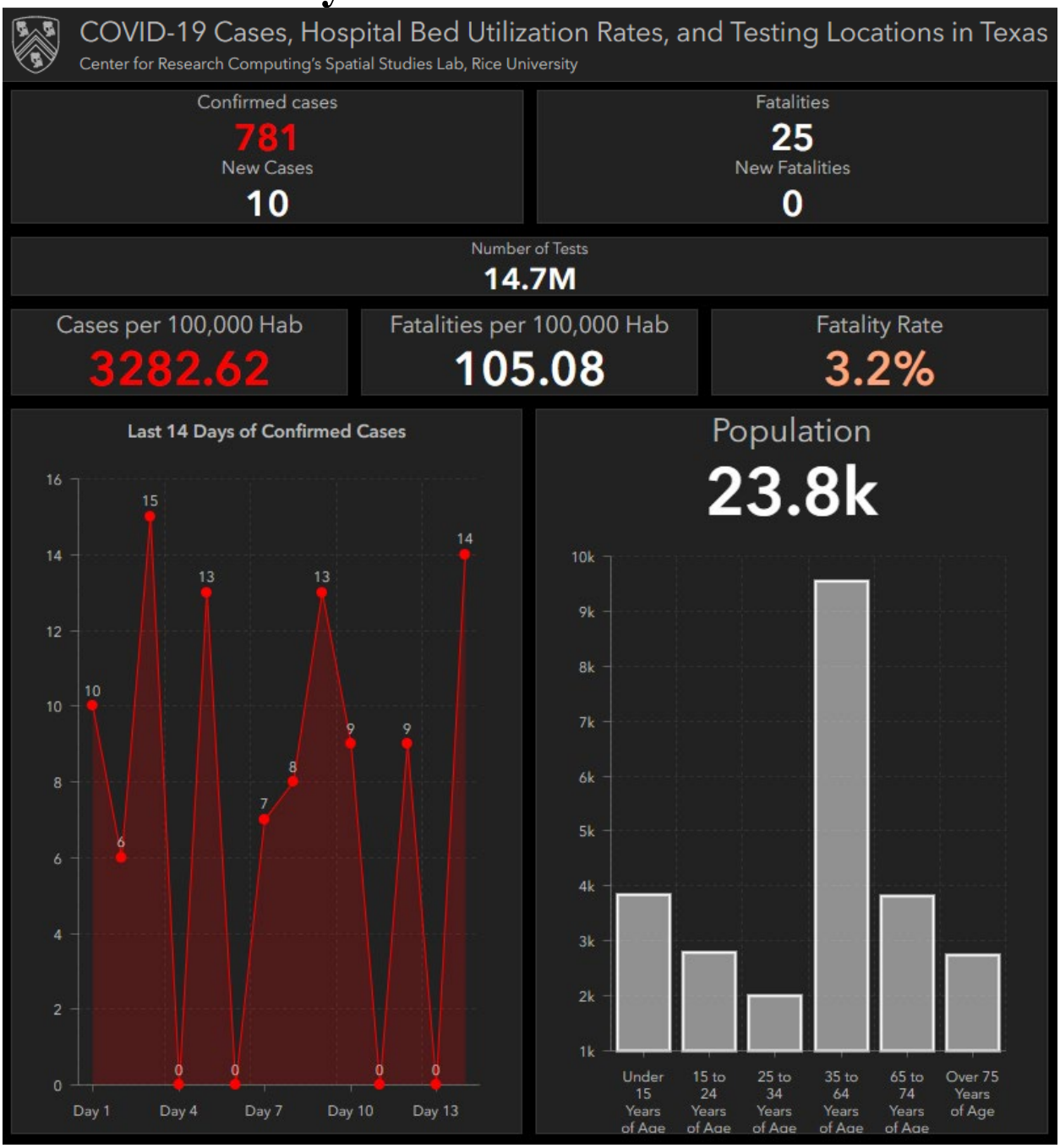
RECOMMENDATION: Not an action item.

Texas – 01/08/21



https://www.coronavirusintexas.org/

Aransas County – 01/08/21



https://www.coronavirusintexas.org/

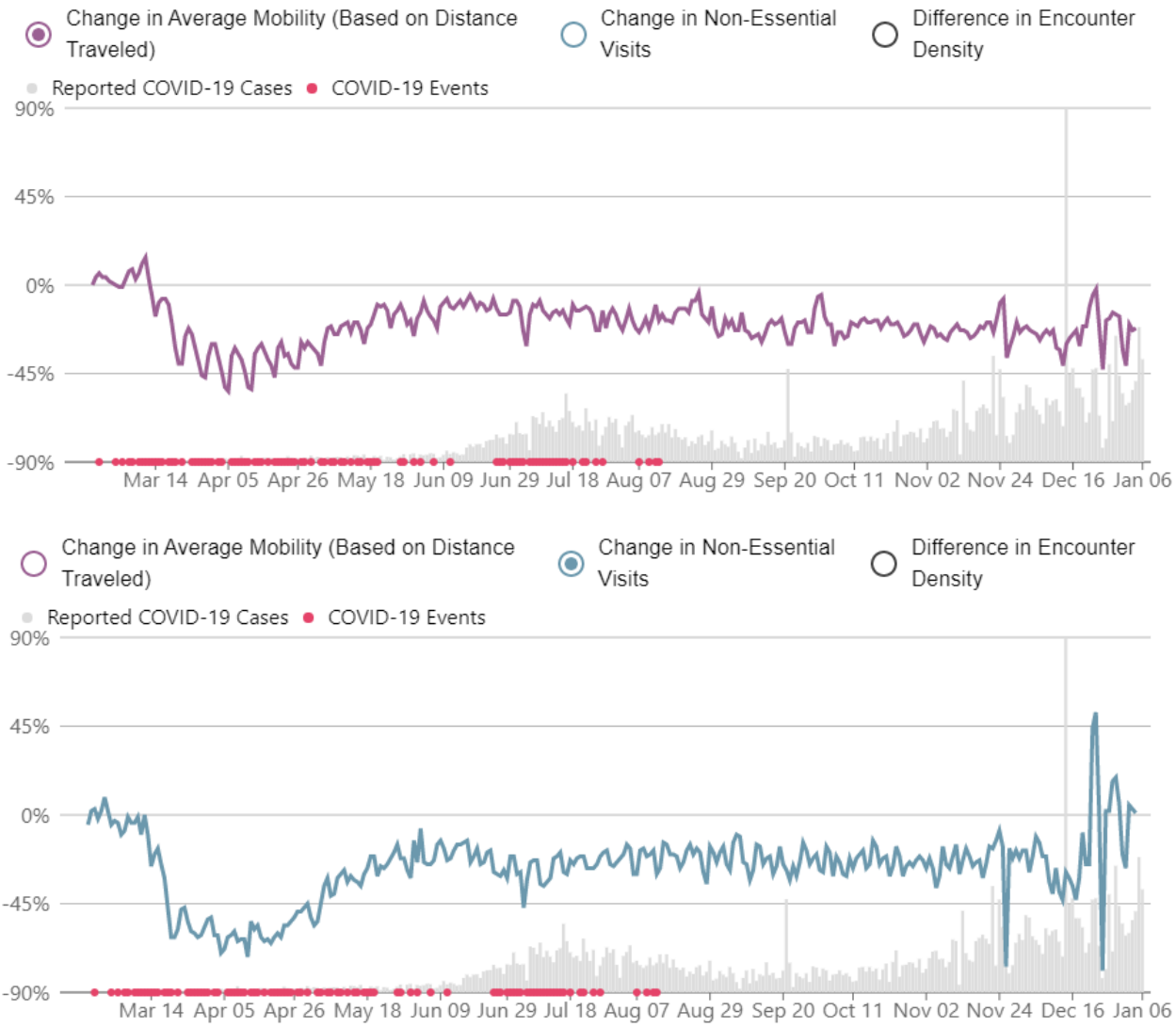
Social Distancing Scorecard

unacast.

Texas

1,884,799 confirmed cases — F →

Less than 25% Reduction in Average Mobility (Based on Distance Traveled)	F →
Less than 55% Reduction in Non-Essential Visits	F →
40 - 74% Decrease in Encounters Density Compared to National Baseline	D →



https://www.unacast.com/covid19/social-distancing-scoreboard?view=state&fips=48

Social Distancing Scorecard

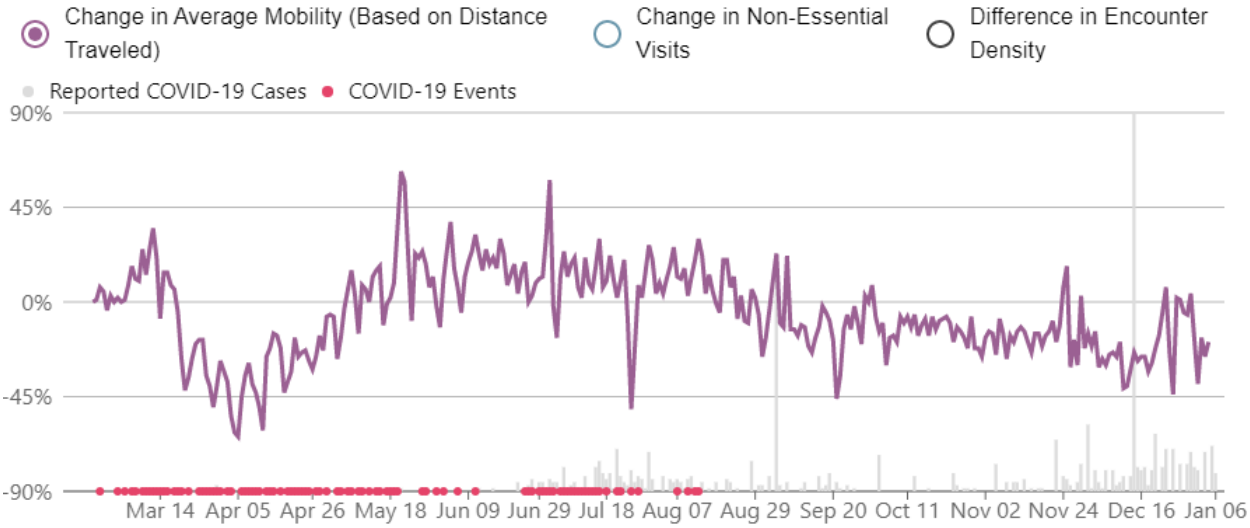
unacast.

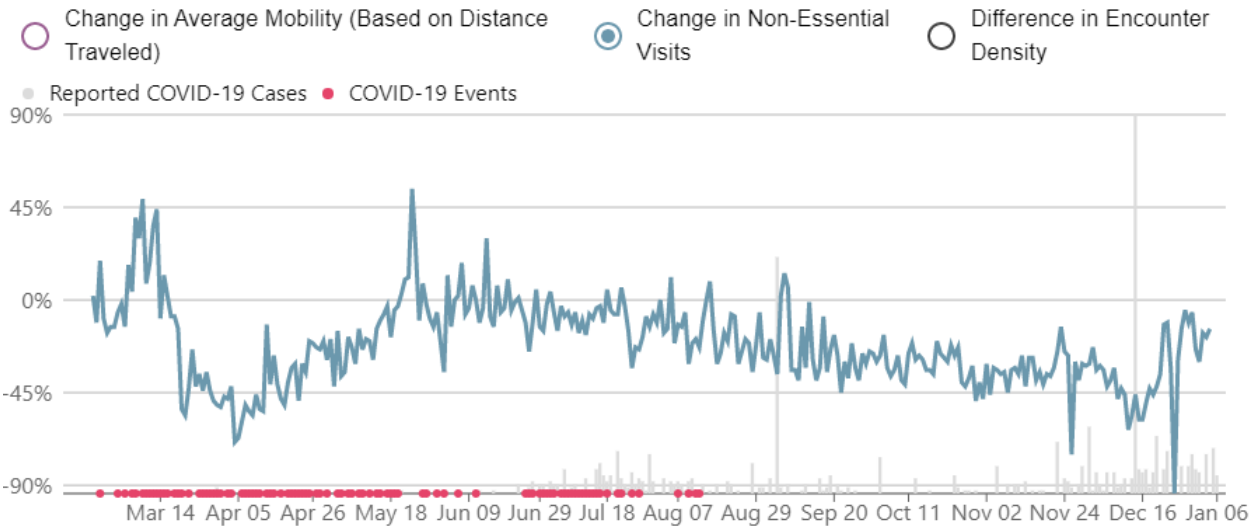
Aransas County, Texas

D- ↘

771 confirmed cases

Less than 25% Reduction in Average Mobility (Based on Distance Traveled)	F	↘
Less than 55% Reduction in Non-Essential Visits	F	→
74 - 82% Decrease in Encounters Density Compared to National Baseline	C	→





https://www.unacast.com/covid19/social-distancing-scoreboard?view=county&fips=48007