
CITY COUNCIL AGENDA

Notice is hereby given that the Rockport City Council will hold a regular meeting on Tuesday, May 24, 2022, at 6:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. **Members of the public can view the meeting via live stream at <https://youtu.be/XEmB7EL7wv0>.**

Public participation is valued and citizens wishing to express their views on any topic or agenda item can 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, or if attending the meeting in person register before the meeting begins. 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 comments will be read and summarized in the minutes of the meeting.



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

Opening Agenda

1. Call meeting to order.
2. Pledge of Allegiance.
3. Presentaiton: Texas Municipal League Leadership Academy - Council Member Katy Jackson.
4. Presentation of Certificate of Election to newly-elected official for Ward 2.
(*Presentación del Certificado de Elección al funcionario recién elegido para el Distrito 2.*)
5. Administration of Oath of Office to newly-elected official for Ward 2.
(*Administración del Juramento del Cargo al funcionario recién elegido para el Distrito 2.*)
6. Presentation of Certificate of Election to re-elected official for Ward 4.
(*Presentación del Certificado de Elección al funcionario reelecto del Distrito 4.*)
7. Administration of Oath of Office to re-elected official for Ward 4.
(*Administración del Juramento del Cargo al funcionario reelegido para el Distrito 4.*)
8. Presentation of Certificate of Election to newly-elected Mayor.
(*Presentación de certificado de elección al Alcalde recient elegido.*)
9. Administration of Oath of Office to newly-elected Mayor.
(*Administración del Juramento del Cargo del Alcalde recién electo.*)
10. Recognition of Mayor Patrick R. Rios and Council Member Ward 2 J.D. Villa for their service and dedication to the citizens of Rockport.
11. Deliberate and act on election by Council of Mayor Pro-Tem.

12. Citizens to be heard.

At this time, comments limited to three (3) minutes will be taken from the audience from persons who have signed the speaker's card located on the table in the back of the Training Room of the Service Center and delivered to the City Secretary before the meeting begins, or 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 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.

13. Deliberate and act on approval of Regular Meeting Minutes of May 10, 2022, and Special Canvass Meeting Minutes of May 18, 2022.

14. Deliberate and act on 2nd quarter report from the Texas Marine Science Institute/Mission Aransas National Estuarine Research Reserve for Fiscal Year 2021-2022 Bay Education marketing expenditures.

15. Deliberate and act on approval of an Agreement with Children's Coalition of Aransas County.

Regular Agenda

16. Deliberate and act on first reading of an Ordinance granting a Conditional Use Permit for 14 additional RV spaces and to bring the existing RV Park into zoning compliance, for property located at 217 South Fulton Beach Road; also known as Fulton Bayview Addition, Block F, Lots 1, 2, 3 & water front east of 1, 2, 3, and undivided interest in water front east of Fulton Avenue, and BeaconRV Park and Marina Subdivision, Lot 1-R – 2-R, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in Conflict therewith; providing for severability; and providing an effective date.

17. Deliberate and act on first reading of an Ordinance granting a Conditional Use Permit for 78 additional RV spaces and to bring the existing RV Park into zoning compliance, located at 1222 Highway 35 South; also known as S1950 Forrest Oaks, Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in Conflict therewith; providing for severability; and providing an effective date.

18. Deliberate and act on first reading of an Ordinance amending Chapter 118 of the Code of Ordinances, City of Rockport, Texas, separating RV park regulations from manufactured home park regulations, revising non-conforming use regulations, and providing regulations for recreational vehicle parks; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date.

19. Hear and deliberate with the Communications Board on a back-up Communications Center to be located at the Rockport Service Center.
20. Deliberate and act on approval to purchase equipment and implementation services for the back-up Communications Center from Motorola (DIR Contract DIR-TSO-4101) and Intrado 911 Life and Safety Solutions (HGAC Contract EC07-20), authorizing the Interim City Manager to negotiate and execute all necessary documents.
21. Hear and deliberate on hurricane season preparedness.
22. Reports from Council.

At this time, the City Council will report/update on activities in respective Wards, and 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:

23. Section 551.074 Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Review of City Manager applications.
24. Section 551.071 Consultations with Attorney seeking the advice of attorney about pending or contemplated litigation or a settlement offer; and 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: 1) Legal questions related to the applicability of certain development regulations within the Extraterritorial Jurisdiction; 2) Burnside Services, Inc.

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.

25. 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.

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

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, May 20, 2022, at 2:30 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*.



Teresa Valdez, City Secretary

CITY COUNCIL AGENDA

Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 3

Presentation: Texas Municipal League Leadership Academy – Council Member Katy Jackson

SUBMITTED BY: Mayor Patrick R. Rios

APPROVED FOR AGENDA: RNM

BACKGROUND: The Texas Municipal League (TML) annual Leadership Academy is a two course, six-day program, designed to enhance the leadership skills of officials who serve Texas cities. The Leadership Academy features an impressive faculty of university professors, thought leaders, and governing officials who teach you to critique your decisions and actions, and develop the competencies need to excel in your current or future leadership role. At the TML Leadership Academy, you:

- Measure your leadership competencies, and identify actions to improve your effectiveness
- Examine who you are and why you are leading
- Explore the principle and characteristics of ethical leadership
- Learn to build trust and community
- Improve team building and communication skills
- Practice negotiation and conflict resolution for strategic influence

As a participant, you assess your personal leadership style and approach in a comfortable setting. You meet and work with your counterparts from other Texas cities and discuss local issues in the broader leadership context. And you will discover how to apply what you learn in your public service role. Most importantly, your city and citizens benefit from the education and experience that you gain.

Katy Jackson, Council Member Ward 1, recently completed the Leadership Academy and received the prestigious title of “TML Leadership Fellow.”

FISCAL ANALYSIS: N/A

RECOMMENDATION: Not an action item.



2022 Leadership Fellow Award

Presented to

Kathleen Jackson

*For your completion of the TML Leadership Academy
curriculum, and quest for leadership excellence.*

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 4

Presentation of Certificate of Election to newly-elected official for Ward 2.

(Presentación del Certificado de Elección al funcionario recién elegido para el Distrito 2.)

SUBMITTED BY: City Secretary Teresa Valdez *(Secretario de ciudad Teresa Valdez)*

APPROVED FOR AGENDA: RNM

BACKGROUND: Texas Election Code §67.016 requires that, after the completion of a canvass, the presiding officer of the local canvassing authority shall prepare a certificate of election for each candidate who is elected to an office for which the official result is determined by that authority's canvass.

(De la Elección de Texas §67.016 Código requiere que después de la terminación de un sondeo, el oficial presidente de la autoridad local que solicita preparará un certificado de elección para cada candidato que es elegido a una oficina para que el resultado oficial es determinado por el sondeo de esa autoridad.)

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends presentation of Certificate of Election to newly-elected official for Ward 2.

(El personal recomienda la presentación del Certificado de Elección al funcionario recién elegido para el Distrito 2.)

Certificate of Election



*IN THE NAME AND BY THE AUTHORITY OF
THE STATE OF TEXAS*

This to certify that

Danielle Hale

was duly elected

Council Member Ward 2

of the City of Rockport, Texas

*pursuant to the City of Rockport Resolution No. 2022-11 canceling
the unopposed election that was scheduled to be held on*

May 7, 2022

*In testimony whereof, I have hereunto signed my name and caused the
Seal of Rockport to be affixed, this the 24th day of May 2022.*

Mayor Patrick R. Ríos

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 5

Administration of Oath of Office to newly-elected official for Ward 2.

(Administración del Juramento del Cargo al funcionario recién elegido para el Distrito 2.)

SUBMITTED BY: City Secretary Teresa Valdez *(Secretario de ciudad Teresa Valdez)*

APPROVED FOR AGENDA: RNM

BACKGROUND: Article XVI §1, Texas Constitution prescribes an oath that all officers must take before they enter upon the duties of their offices.

(El artículo XVI §1, Constitución de Tejas prescribe un juramento que todos los oficiales deben tomar antes que entren sobre los deberes de sus oficinas.)

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends Oath of Office be administered to newly-elected City Council Member for Ward 2.

(El personal recomienda que se administre el juramento de cargo al miembro del Concejo Municipal recién elegido para el Distrito 2.)

In the name and by the authority of

The State of Texas

OATH OF OFFICE

I, Danielle Hale, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of City Council Member Ward 2 of the City of Rockport, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Danielle Hale

SWORN TO and subscribed before me by affiant on this 24th day of May 2022.

Patrick R. Rios, Mayor
City of Rockport, Texas

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 6

Presentation of Certificate of Election to re-elected official for Ward 4.

(Administración del Juramento del Cargo al funcionario reelegido para el Distrito 4.)

SUBMITTED BY: City Secretary Teresa Valdez *(Secretario de ciudad Teresa Valdez)*

APPROVED FOR AGENDA: RNM

BACKGROUND: Texas Election Code §67.016 requires that, after the completion of a canvass, the presiding officer of the local canvassing authority shall prepare a certificate of election for each candidate who is elected to an office for which the official result is determined by that authority's canvass.

(De la Elección de Tejas §67.016 Código requiere que después de la terminación de un sondeo, el oficial presidente de la autoridad local que solicita preparará un certificado de elección para cada candidato que es elegido a una oficina para que el resultado oficial es determinado por el sondeo de esa autoridad.)

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends presentation of Certificate of Election to re-elected official for Ward 4.

(El personal recomienda la presentación del Certificado de Elección al funcionario reelegido para el Distrito 4.)

Certificate of Election



*IN THE NAME AND BY THE AUTHORITY OF
THE STATE OF TEXAS*

This to certify that

Andrea Hattman

was duly elected

Council Member Ward 4

of the City of Rockport, Texas

*pursuant to the City of Rockport Resolution No. 2022-11 canceling
the unopposed election that was scheduled to be held on
May 7, 2022*

*In testimony whereof, I have hereunto signed my name and caused the
Seal of Rockport to be affixed, this the 24th day of May 2022.*

Mayor Patrick R. Ríos

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 7

Administration of Oath of Office to re-elected official for Ward 4.

(Administración del Juramento del Cargo al funcionario reelegido para el Distrito 4.)

SUBMITTED BY: City Secretary Teresa Valdez *(Secretario de ciudad Teresa Valdez)*

APPROVED FOR AGENDA: RNM

BACKGROUND: Article XVI §1, Texas Constitution prescribes an oath that all officers must take before they enter upon the duties of their offices.

(El artículo XVI §1, Constitución de Tejas prescribe un juramento que todos los oficiales deben tomar antes que entren sobre los deberes de sus oficinas.)

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends Oath of Office be administered to re-elected City Council Member for Ward 4.

(El personal recomienda que se administre el juramento de cargo al miembro del Concejo Municipal reelegido para el Distrito 4.)

In the name and by the authority of

The State of Texas

OATH OF OFFICE

I, Andrea Hattman, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of City Council Member Ward 4 of the City of Rockport, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Andrea Hattman

SWORN TO and subscribed before me by affiant on this 24th day of May 2022.

Patrick R. Rios, Mayor
City of Rockport, Texas

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 8

Presentation of Certificate of Election to newly-elected Mayor.

Presentación de Certificado de Elección al Alcalde recién electo.

SUBMITTED BY: City Secretary Teresa Valdez (*Secretario de ciudad Teresa Valdez*)

APPROVED FOR AGENDA: RNM

BACKGROUND: Texas Election Code §67.016 requires that, after the completion of a canvass, the presiding officer of the local canvassing authority shall prepare a certificate of election for each candidate who is elected to an office for which the official result is determined by that authority's canvass.

(De la Elección de Tejas §67.016 Código requiere que después de la terminación de un sondeo, el oficial presidente de la autoridad local que solicita preparará un certificado de elección para cada candidato que es elegido a una oficina para que el resultado oficial es determinado por el sondeo de esa autoridad.)

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends presentation of Certificate of Election to newly elected Mayor.

El personal recomienda la presentación del Certificado de Elección al Alcalde recién electo.

Certificate of Election



*IN THE NAME AND BY THE AUTHORITY OF
THE STATE OF TEXAS*

This to certify that a General Election held on May 7, 2022

Lowell Timothy (Tim) Jayroe

was duly elected

Mayor

of the City of Rockport, Texas

*In testimony whereof, I have hereunto signed my name and caused the
Seal of Rockport to be affixed, this the 24th day of May 2022.*

Patrick R. Ríos, Mayor

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 9

Administration of Oath of Office to newly-elected Mayor.

Administración de Juramento del Cargo del Alcalde recién electo.

SUBMITTED BY: City Secretary Teresa Valdez *(Secretario de ciudad Teresa Valdez)*

APPROVED FOR AGENDA: RNM

BACKGROUND: Article XVI §1, Texas Constitution prescribes an oath that all officers must take before they enter upon the duties of their offices.

(El artículo XVI §1, Constitución de Tejas prescribe un juramento que todos los oficiales deben tomar antes que entren sobre los deberes de sus oficinas.)

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends Oath of Office be administered to newly-elected Mayor.

El personal recomienda que se administre el Juramento del Cargo del Alcalde recién electo.

In the name and by the authority of

The State of Texas

OATH OF OFFICE

I, Lowell Timothy (Tim) Jayroe, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Mayor of the City of Rockport, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Lowell Timothy (Tim) Jayroe

SWORN TO and subscribed before me by affiant on this 24th day of May 2022.

Patrick R. Rios, Mayor
City of Rockport, Texas

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 10

Recognition of Mayor Patrick R. Rios and Council Member Ward 2 J.D. Villa for their service and dedication to the citizens of Rockport.

SUBMITTED BY: Mayor Tim Jayroe

APPROVED FOR AGENDA: RNM

BACKGROUND: Mayor Patrick R. Rios was first elected to the Rockport City Council as Council Member Ward 3 in May 2013. Mayor Rios served as Council Member Ward 3 and Mayor Pro-Tem until May 2018 when he was elected Mayor. Mayor Rios has served as Mayor since 2018. Mayor Rios has achieved the Texas Municipal League Certified Municipal Official status for seven consecutive years.

Council Member Ward 2 J.D. Villa was elected to the Rockport City Council in May 2012. He served as Council Member Ward 2 since 2012 and Mayor Pro-Tem since May 2018.

FISCAL ANALYSIS: N/A

RECOMMENDATION: N/A

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 11

Deliberate and act on election by Council of Mayor Pro-Tem.

SUBMITTED BY: City Secretary Teresa Valdez

APPROVED FOR AGENDA: RNM

BACKGROUND: Section 3.04 of the City of Rockport Home Rule Charter (below) states the Mayor Pro-Tem shall be a Councilperson elected by the City Council at the first regular meeting after each election of Council Member and/or Mayor.

Sec. 3.04 Mayor and Mayor Pro-Tem.

(1) The Mayor shall be the official head of the City Government. He shall be the chairman and shall preside at all meetings of the City Council. The Mayor shall have the same right to vote, as do other Council Members. He shall, when authorized by the City Council, sign all official documents; such as, ordinances, resolutions, conveyances, official plats and bonds. He shall perform such other duties consistent with this Charter as may be imposed upon him by the City Council.

(2) The Mayor Pro-Tem shall be a Councilperson elected by the City Council at the first regular meeting after each election of Council Member and/or Mayor. The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor and in this capacity shall have the rights conferred upon the Mayor.

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Staff recommends election of a Mayor Pro-Tem, as required by Charter.

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 13

Deliberate and act on approval of Regular Meeting Minutes of May 10, 2022, and Special Canvass Meeting Minutes of May 18, 2022.

SUBMITTED BY: City Secretary Teresa Valdez

APPROVED FOR AGENDA: RNM

BACKGROUND: Please see the accompanying City Council regular meeting minutes of April 26, 2022, and May 18, 2022.

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, May 10, 2022

Rockport Service Center, 2751 State Highway 35 Bypass

Members of the public could view the meeting via live stream. Public participation is valued and citizens wishing to express their views on any topic or agenda item could 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, or if attending the meeting in person register before the meeting begins. Using the same form, citizens could also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The comments were read and summarized in the minutes of the meeting.

On the 10th day of May 2022, the City Council of the City of Rockport, Aransas County, Texas, convened in a Regular Meeting at 6:30 p.m., at the Training Room of the Rockport Service Center 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
Mayor Pro-Tem J.D. Villa, Ward 2
Council Member Katy Jackson, Ward 1
Council Member Brad Brundrett, Ward 3
Council Member Andrea Hattman, Ward 4

CITY COUNCIL MEMBER(S) ABSENT

PLANNING & ZONING COMMISSION MEMBERS PRESENT

Ric Young
Warren Hassinger
Kim Hesley
Tom Blazek
Ruth Davis

STAFF MEMBERS PRESENT

Interim City Manager Richard Morton
Assistant to City Manager Kimberly Henry
City Secretary Teresa Valdez
City Attorney Allison Bastian-Rodriguez – *Via ZOOM*
Director of Finance Katie Griffin
Parks & Leisure Services Director Rick Martinez
Parks Maintenance Superintendent George Bennett
Director of Public Works and Building & Development Services Mike Donoho
Community Planner and Assistant Director of Building & Development Services Carey Dietrich
Information Technology Director Bob Argetsinger
Chief of Police Greg Stevens

ELECTED OFFICIALS PRESENT

Opening Agenda

1. Call meeting to order.

With a quorum of the Council Members present, the Regular Meeting of the Rockport City Council was called to order by Mayor Rios at 6:30 p.m. on Tuesday, May 10, 2022, in the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

2. Pledge of Allegiance.

Mayor Pro-Tem Villa led the Pledge of Allegiance to the U.S. flag.

Point of Personal Privilege: Mayor Rios recognized Town of Fulton Mayor Kelli Cole, City of Rockport Mayor Elect Tim Jayroe, City of Rockport Council Member Elect Ward 2 Danielle Hale, and the First Responders in attendance tonight.

3. Proclamation: National Kids to Parks Day -May 21, 2022.

Mayor Rios proclaimed May 21, 2022, as National Kids to Parks Day in Rockport, Texas. Mayor Rios presented the Proclamation to Rick Martinez Director of Parks & Leisure Services.

4. Citizens to be heard.

At this time, comments limited to three (3) minutes will be taken from the audience from persons who have signed the speaker's card located on the table in the back of the Training Room of the Service Center and delivered to the City Secretary before the meeting begins, or 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 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.

5. Deliberate and act on approval of Regular Meeting Minutes of April 26, 2022.

6. Deliberate and act on 2nd quarter report from Rockport Cultural Arts District for Fiscal Year 2021-2022 marketing expenditures.

7. Deliberate and act on taxicab permit request from Crystal Bowder, doing business as Aransas Taxi, for a one-year period.

Mayor Rios called for requests to remove any item from the Consent Agenda for separate discussion.

MOTION: Council Member Hattman moved to approve the Consent Agenda Items, as presented.

Council Member Jackson 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 6:37 p.m., on Tuesday, May 10, 2022, in the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Mayor Rios opened the Joint Public Hearing at 6:37 p.m.

9. Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request for a Conditional Use Permit for 14 additional RV spaces and to bring the existing RV Park into zoning compliance, located at 217 South Fulton Beach Road, Beacon RV Park; also known as Fulton Bayview Addition, Block F, Lots 1, 2, 3 & water front east of 1, 2, 3, and undivided interest in water front east of Fulton Avenue, and Beacon RV Park and Marina Subdivision, Lot 1-R – 2-R, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).

Mayor Rios stated two Citizen Participation Forms had been received. Mayor Rios read the comments.

1. Marcella Fly, 304 South Third Street, commented that she was opposed to this request because it would increase noise, traffic and light; it would not be a positive addition for Rockport; the Fulton Mansion's beauty to the side of the Park would be marred by the nearness of a even larger condensed, temporary population; would be a step in the wrong direction from all the prior work that was put into creating a new comprehensive plan; and the desire for low-density growth that maintains the local charm would be disregarded if this was allowed.
2. Sid Fly, 304 South Third Street, commented that he was opposed to this request because he was concerned about drainage, trash (their dumpsters overflow and neighbors pick up the windblown trash), my lot has been a dumping ground by their tenants over the years; after Hurricane Harvey the owner made a verbal commitment to help rebuild the fence that is shared by property owners on both side and after the construction that verbal commitment was disregarded and as a consequence there has been a loss of trust; one of the most visible remaining water properties would become a visual distraction from the charm of the area; and would negatively affect the value of my property as well as that of other surrounding properties.

Community Planner and Assistant Building & Development Services Director Carey Dietrich addressed the Council. Ms. Dietrich said she had also received one opposition form from Thomas J. & Rosemary E. Fahey, 303 Timothy, who stated the change would bring additional non-residents to our small neighborhood.

Ms. Dietrich explained the request is for 14 additional RV spaces and to bring the existing RV Park into zoning compliance.

Bertha Griego, property owner, addressed the Council. Ms. Griego said she would like to add additional spaces; her Park is kept clean, and the trash and stuff has been addressed – the fencing is done, and the neighbors were not helpful. Ms. Griego stated she does not feel like this would add additional noise because there is a quite time and she enforces it. Ms. Griego expressed the other alternatives would be to build a motel or cottages. Ms. Griego said the drainage would be addressed; the houses built after Hurricane Harvey created the drainage issues – they were not created by the Park. Ms. Griego added an engineer has designed the drainage so it should not be an issue.

Mayor Rios stated he had received one request to address the Council:

1. Matthew J. Danser, 112 Fulton Avenue, addressed the Council and stated he is the closest homeowner to the RV Park his biggest concern was drainage; the current design has two 90 degree turns and there is also silt under the street culverts and the water pushes back to his property. Mr. Danser said he does pick up trash regularly.

Mayor Rios stated the Planning & Zoning Commission will consider this item at their meeting on Monday, May 16, 2022, at 5:30 p.m.

10. Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request for a Conditional Use Permit for 78 additional RV spaces and to bring the existing RV Park into zoning compliance, located at 1222 Highway 35 South, Ancient Oaks RV Park; also known as S1950 Forrest Oaks, Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).

Community Planner and Assistant Building & Development Services Director Carey Dietrich addressed the Council. Ms. Dietrich said this is a request for a Conditional Use Permit for 78 additional RV spaces and to bring the existing Ancient Oaks RV Park into zoning compliance. Ms. Dietrich stated the additional 78 RV spaces will be done in two phases. Ms. Dietrich said two letters of opposition had been received: 1) Candace Sargent & Kim Johnson; and 2) Rockport Emerald Properties, LLC – the change will lead to more people, traffic, safety issue, and noise to the neighborhood thus decreasing the value of the area.

Jamise Fisher addressed the Council and stated she is employed by Don Buttrum who became the owner of this property in 2021. Ms. Fisher said Ancient Oaks is a diamond in the rough but needs some tender loving care. Ms. Fisher informed the Council that four manufactured homes have been moved out of the park and in Phase 1 they want to add 50 RV spaces and with Phase 2 they want to add 30 RV spaces and would have to relocate three manufactured homes. Ms. Fisher added they have hired Tommy Fox to address drainage issues, and they plan to update spaces to new regulations.

Mayor Rios stated the Planning & Zoning Commission will consider this item at their meeting on Monday, May 16, 2022, at 5:30 p.m.

At 6:49 p.m. Mayor Rios closed the Joint Public Hearings.

11. Adjourn – Rockport Planning & Zoning Commission.

At 6:49 p.m., the Rockport Planning & Zoning Commission adjourned.

Regular Agenda

12. Hear and deliberate on presentation of Rockport Harvey Housing, LLC (Pearl Point) annual report.

Mark Uhr addressed the Council. Mr. Uhr presented the owner's annual report (below).



On February 13, 2019, the City of Rockport, Texas (the "City") and Rockport Harvey Housing, LLC (the "Owner") entered into a Chapter 380 Economic Development Agreement (the "Agreement") supporting Owner's construction of market-rate apartments on 28.157 acres of property in the City with a street address of 2222-2498 FM 2165 (the "Property").

Pursuant to the Agreement, the Project will be constructed in two phases, with Phase 1 constructed on Lot 1 and Phase 2 constructed on Lot 2 as the Property is platted. The Company's Annual Report to the City dated February 2, 2021, confirmed that Phase 1 was completed in February 2021. In May 2021, Owner transferred Lot 2 to a new entity, Pearl Point Phase 2, LLC, to prepare for construction of Phase 2. This was followed by the City's consent to an assignment of Owner's rights and obligations under the Agreement as it relates to Phase 2 to the new entity (recorded as document #383153 in the Official Public Records of Aransas County, Texas on May 26, 2021).

The Agreement requires Owner's Annual Report to provide the following:

1) **Compliance with the Agreement.** Owner certifies to the City that it is in compliance with all terms, conditions, and provisions set forth in the Agreement.

2) **Owner shall certify that Owner has maintained a Viable Presence.** "Viable Presence" is defined in Section 3(c) of the Agreement as, "...the operation of the Facility by Owner or by a third-party leasing and management company with expertise and experience with properties of the size and design as the Project, as the same may from time to time be expanded, upgraded, improved, modified and changed, remodeled, repaired, restored, reconstructed, reconfigured, and/or reengineered, under the term of this Agreement."

Owner maintained a Viable Presence through the date of this report through its relationship with Greystar Real Estate Partners as its leasing and management agent. Greystar is a leading, fully integrated real estate company offering expertise in investment management, development, and property management of rental housing properties globally. Headquartered in Charleston, South Carolina, with offices throughout the United States, UK, and Continental Europe, Latin America, and Asia-Pacific, Greystar operates in over 180 markets globally and is the largest operator of apartments in the United States, managing over 491,000 conventional units/beds. To learn more, visit www.greystar.com.

3) **Sales Tax Sourcing.** The City made no requests of Owner regarding sales tax sourcing through the date of this report.

- 4) **Capital Investment.** Owner has invested \$42,959,478 in both phases of Pearl Point:
- Phase 1. Owner certifies that it invested \$30,807,345 in Phase 1, significantly exceeding the \$20,000,000 required by the Agreement for this phase.
 - Phase 2. Owner certifies that, to date, it has invested \$12,152,133 in Phase 2. With Phase 2 approximately 32% complete, the final investment will far exceed the \$20,000,000 as required by the Agreement for this phase.
- c) **Calculation of Expenditures.** In compliance with Section 3(c) of the Agreement, this amount does not include (i) land acquisition costs; (ii) Sanitary Sewer Public Infrastructure; and (iii) any improvements existing on the Property prior to the City Council's authorization of execution of the Chapter 380 Agreement.
- 5) **Quarterly Reports.** In lieu of quarterly reports, Owner provides the following breakdown of total Phase 1 spending and the amount spent in Aransas County and/or with Aransas County contractors, suppliers and/or vendors:

Pearl Point Phase 1 Expenses			
Quarter	Total	Local	Local %
Q1 2019	\$525,040	\$128,395	24%
Q2 2019	\$356,613	\$57,255	16%
Q3 2019	\$329,662	\$32,492	10%
Q4 2019	\$2,257,653	\$331,466	26%
Q1 2020	\$5,753,421	\$3,490,403	52%
Q2 2020	\$5,129,659	\$2,655,303	52%
Q3 2020	\$4,470,465	\$1,971,375	44%
Q4 2020	\$6,175,820	\$1,788,776	29%
Q1 2021	\$4,374,438	\$1,105,199	25%
Q2 2021	\$1,433,674	\$319,357	22%
Total	\$30,807,345	\$11,880,021	39%

Pearl Point Phase 2 Expenses			
Quarter	Total	Local	Local %
Q2 2021	\$328,288	\$80,210	24%
Q3 2021	\$653,649	\$343,311	53%
Q4 2021	\$4,638,033	\$2,237,398	48%
Q1 2022	\$6,532,163	\$2,018,911	31%
Total	\$12,152,133	\$4,679,830	39%

6) **Buy Local Report.** Following completion of construction when individual units are leased to the public, the Agreement requires Owner "to give preference and priority to local manufacturers, suppliers, contractors, and labor except where not reasonably possible to do so at comparable terms or would result in substantial inconvenience or a sacrifice in operating efficiency." With Phase 1 construction complete and Phase 2 approximately 32% complete, we offer the following report:

a) **Construction Phase.** The table below details Owner's investment for each Phase of the development and the amount spent with Aransas County businesses:

Amount	Phase 1	Phase 2	Total
Aransas County	\$11,880,021	\$4,679,830	\$16,559,851
Not Local	\$18,927,324	\$7,472,303	\$26,399,627
Total	\$30,807,345	\$12,152,133	\$42,959,478

b) **Following Completion of Construction.** With construction complete, all such contracts are in the name of Greystar. Greystar is a major national company that provides a substantial number of required services through its in-house capabilities and/or through its extensive buying power. As a result, the small number of service contracts needed to operate Phase 1 have been awarded to regional or national companies where it would not be possible to do so with "local" companies at comparable terms. The exception to this is alarm monitoring that was awarded to a Rockport company.

7) **Construction Timeline**

a) **Phase 1.** The Agreement requires Owner to commence construction of Phase 1 within 90 days of its Effective Date (February 13, 2019) and to receive its final certificate of occupancy by "30 months" after the Effective Date (August 13, 2021). Owner certifies that construction commenced on May 7, 2019, and that it received the final certificate of

occupancy from the City on February 8, 2021. Owner certifies that it has constructed the Phase 1 Improvements and Phase 1 Infrastructure as they are defined in the Agreement.

b) **Phase 2.** The Agreement requires Owner to commence construction of Phase 2 "no later than 18 months after the Phase 1 completion date" (July 1, 2022). Owner certifies that it commenced construction of Phase 2 on June 10, 2021.

8) **Operation of the Project.** Owner certifies that it has continuously operated the Project as a market rate apartment project through Greystar Real Estate Partners in full compliance with applicable state statutes and local regulations. Owner further certifies that at no time have any units been made available for rent under the U.S. Department of Housing and Urban Development's "Housing Choice" voucher program or other federal or state rent subsidy programs as required by the Agreement.

9) **Payment of Ad Valorem Taxes.** Owner certifies that all ad valorem taxes have been timely paid.

10) **Compliance with City Ordinances.** Owner certifies that it has complied with all City ordinances.

11) **Local Employees.** Owner has taken commercially reasonable steps to employ, or to have employed, residents of Aransas County. All five staff members working directly for Owner at the time of Phase 1 completion, and the same five staff members currently working for Owner on Phase 2, are residents of Aransas County, and Owner has hired Aransas County companies for a range of construction related services.

12) **Local Coordinator.** Owner has hired Aransas County resident Russel Cole as its project manager and has designated Mr. Cole as its Local Coordinator. In this capacity, Mr. Cole acts as a liaison between any individuals, businesses, and contractors residing or doing business in Aransas County who are interested in obtaining information about providing goods or services related to the project. Two signs have been erected at the entrance to the project that prominently names Mr. Cole and provides his cell phone number to anyone interested in the project.

13) **Total Taxes Paid and Rebates Received to Date.** The table on the next page details total taxes paid and total rebates received to date for Phases 1 and 2 (the retail portion of Pearl Point is not included in the Chapter 380 Agreement with the City or in the Chapter 381 Agreement with Aransas County).

Between acquiring the property in 2018 and today, Pearl Point paid \$292,838 in property taxes; without Pearl Point, that same property would have paid approximately \$37,700. Of the amount of property taxes paid, Pearl Point received 30% (\$86,970) and the governmental entities received 70% (\$291,867).

Pearl Point Total									
Year	School District	County Road & Flood	Navigation District	County	City	Total	County Rebate	City Rebate	Developer's Rebate
2018	\$5,091.14	\$861.01	\$281.66	\$1,734.70	\$1,976.92	\$9,425.43	\$0.00	\$0.00	\$0.00
2019	\$10,150.65	\$745.95	\$512.54	\$3,703.12	\$4,139.91	\$19,252.17	\$0.00	\$0.00	\$0.00
2020	\$15,083.58	\$1,119.50	\$765.88	\$5,551.80	\$6,482.58	\$29,002.84	\$2,398.23	\$0.00	\$2,398.23
2021	\$124,297.41	\$8,809.49	\$6,026.59	\$49,620.59	\$52,403.74	\$235,157.76	\$35,000.00	\$49,572.70	\$84,572.70
Total	\$154,622.78	\$11,035.89	\$7,566.87	\$54,609.71	\$65,003.15	\$292,838.20	\$37,398.23	\$49,572.70	\$86,970.93
							30%		70%

Pearl Point Phase 1									
Year	School District	County Road & Flood	Navigation District	County	City	Total	County Rebate	City Rebate	Developer's Rebate
2018	\$2,431.10	\$172.39	\$124.95	\$628.35	\$944.01	\$4,500.80	\$0.00	\$0.00	\$0.00
2019	\$4,951.96	\$363.98	\$250.29	\$1,806.92	\$2,020.05	\$9,384.09	\$0.00	\$0.00	\$0.00
2020	\$10,136.70	\$752.34	\$514.70	\$3,730.67	\$4,355.52	\$19,490.33	\$2,398.23	\$0.00	\$2,398.23
2021	\$117,582.41	\$8,332.52	\$5,703.01	\$41,264.05	\$49,572.70	\$222,453.69	\$35,000.00	\$49,572.70	\$84,572.70
Total	\$135,102.17	\$9,622.23	\$6,590.75	\$47,629.99	\$56,893.28	\$255,839.42	\$37,398.23	\$49,572.70	\$86,970.93

Pearl Point Phase 2									
Year	School District	County Road & Flood	Navigation District	County	City	Total	County Rebate	City Rebate	Developer's Rebate
2018	\$2,660.04	\$188.62	\$136.71	\$606.35	\$1,032.31	\$4,924.63	\$0.00	\$0.00	\$0.00
2019	\$5,197.69	\$381.97	\$282.45	\$1,896.20	\$2,113.86	\$9,858.17	\$0.00	\$0.00	\$0.00
2020	\$4,946.88	\$367.36	\$251.18	\$1,820.63	\$2,126.06	\$9,511.91	\$0.00	\$0.00	\$0.00
2021	\$6,715.00	\$475.51	\$325.08	\$2,356.54	\$2,831.04	\$12,704.07	\$0.00	\$0.00	\$0.00
Total	\$19,519.61	\$1,413.66	\$975.92	\$6,679.72	\$8,109.87	\$36,998.78	\$0.00	\$0.00	\$0.00

Note: 2021 County rebate is an estimate.

Phase 1 Photos



Pearl Point's 80,000-gallon pool



The pool is heated in winter and cooled in summer



Outdoor Kitchens



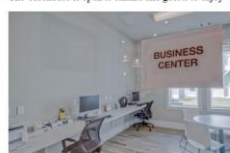
Leasing Office



The Clubhouse is open to tenants and guests to enjoy



The 24-hour fitness center



Computers and printers are provided to our tenants



The Community Room



Pearl Point features 120 one-bedroom, 114 two-bedroom and 63-bedroom units



All units feature tiled floors with carpet in upper-level bedrooms



All units include side-by-side washer and dryer



All bathrooms feature double sinks and full mirrors

Phase 2 Photos



Phase 2 construction is 34% complete



All building pads are in place and paving is 50% complete



Swimming pool is framed and prepped for installation



The Self-Storage Project 90% complete

For more information about the Pearl Point development, contact:

Mark Uhr
Uhr Real Estate, Inc.
Mark@rockportproperties.com

John Frew
Frew Development Group, LLC
jfrew@frewdevelopment.com

For information about leasing and unit availability, contact:

Pearl Point, a Greystar Community
www.livepearlpoint.com
361/384-4639

Thank you.

Russell Cole addressed the Council and said he has been working with the owner since 2018 and he wanted to thank Council and City staff for working with them; there have been some challenges, and everything has worked out and they have a good working relationship. Mr. Cole stated this project is not only a City project but also an Aransas County project and we should be proud of it. Mr. Cole expressed he has served on the drainage committee and this project exceeds all those expectations; all 34 acres drains into a two-acre pond. Mr. Cole added there have been comments made about this project not paying their fair share of impact and permit fees and these are the fees that have been paid: Phase 1 – paid over \$245,000 to the City; Phase 2 – paid \$329,000 thus far to the City. Mr. Cole thanked the City for working with them on this project.

Mayor Rios commented Mr. Coles' comments proves you can't believe everything you read on Facebook. Mayor Rios expressed this is a beautiful project.

13. Deliberate and act on second & final reading of an Ordinance granting a Conditional Use Permit for addition of four recreational vehicle (RV) sites located at 2328 Chaparral Street; also known as Chaparral South, Lot 1, 1.01 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all ordinances in conflict therewith; providing for severability; and providing an effective

date.

Carey Dietrich, Community Planner and Assistant Director of Building & Development Services said there had been no changes in format or content since Council approved the first reading of the Ordinance on April 26, 2022.

MOTION: Mayor Pro-Tem Villa moved to approve the second & final reading of an Ordinance granting a Conditional Use Permit for addition of four recreational vehicle (RV) sites located at 2328 Chaparral Street; also known as Chaparral South, Lot 1, 1.01 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. Council Member Brundrett seconded the motion. Motion carried unanimously.

14. Deliberate and act on a Resolution declaring certain City property surplus and authorizing the disposition and donation of said property to further a public purpose; and establishing an effective date.

Chief of Police Greg Stevens addressed the Council. Chief Stevens stated as the Council recalls the Police Department took delivery of a new boat and was going to auction the old boat. Chief Stevens explained it was thought that the fire pump on the old boat would have to be replaced before being put on the new boat, but the fire pump is in good working order but there is a challenge of where to put it on the new boat. Chief Stevens added the larger challenge is having Police Department Officers operate that pump. Chief Stevens informed the Council that in having a conversation with Fire Chief Stubbs it was discussed what was the best way to provide services to Aransas County citizens. Chief Stevens said since the old boat still has useful service to do firefighting in waters the old boat could be donated to the Aransas County Emergency Corporation.

Aransas County Emergency Corporation President Carl Stubbs addressed the Council and stated this will work out well for Aransas County and the City. Mr. Stubbs stated they will keep it maintained and without any mechanical issues it should be ready to go.

Council Member Brundrett asked where the boat will be housed. Council Member Brundrett asked about funding for the restriping and paint.

Mr. Stubbs answered that for right now it will be stored at the Holiday Beach Fire Department with the goal being to have one fire department maintain it but have operators from each fire department. Mr. Stubbs stated it will be available for all three fire departments. Mr. Stubbs said they first want to make sure it is in good mechanical condition before the restriping and painting.

MOTION: Mayor Pro-Tem Villa moved to declare certain City property surplus and authorizing the disposition and donation of said property to further a public purpose; and establishing an effective date. Council Member Jackson seconded the motion. Motion carried unanimously.

15. Reports from Council.

At this time, the City Council will report/update on activities in respective Wards, and 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.

Council Member Jackson said Second Saturday is this weekend in downtown and the VFW will be selling burgers. Council Member Jackson stated the Rockport Cultural Arts District will be starting the Passport to the Past on the 21st and the Vets and Pets will be at the Dog'gone brewery will also be on the 21st. Council Member Jackson said she will be attending the second half of the Texas Municipal Leadership Academy this week.

Mayor Pro-Tem Villa said he, Mayor Rios and Council Member Jackson attended the Texas Municipal League Region 11 meeting in Corpus Christi on Friday. Mayor Pro-Tem Villa expressed this is his last full meeting; he has served for 10 years, and he appreciated everyone's support.

Council Member Brundrett thanked Mayor Rios and Council Member Villa for their years of service to the community and the City. Council Member Brundrett thanked Chief of Police Stevens and Captains Garcia and Anderson for meeting with residents to discuss things happening in old Rockport. Council Member Brundrett expressed there was great feedback, and it was good to have some community engagement.

Council Member Hattman thanked Mayor Rios and Mayor Pro-Tem Villa for their service and expressed it was great working with them and they will be greatly missed. Council Member Hattman said Ward 4 is working on drainage concerns.

Mayor Rios said it has been busy for the last week and half; attended ribbon cutting at Sea Mist Townhomes – 97% occupied, attended Rockport-Fulton Night at the Hooks game last Thursday, today attended Chamber Luncheon and received the news that Diane Probst had announced her retirement – she has done a tremendous job for the community, and she will be greatly missed.

16. Adjournment.

At 7:18 p.m., Mayor Pro-Tem Villa moved to adjourn. Motion was seconded by Council Member Hattman 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., Wednesday, May 18, 2022
Rockport Service Center, 2751 State Highway 35 Bypass

Members of the public could view the meeting via live stream.

On the 18th day of May 2022, the City Council of the City of Rockport, Aransas County, Texas, convened in Special Session at 6:30 p.m., at the Training Room of the Rockport Service Center, 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 Brad Brundrett, Ward 3

CITY COUNCIL MEMBER(S) ABSENT

Mayor Pat Rios
 Council Member Katy Jackson, Ward 1
 Council Member Andrea Hattman, Ward 4

NOTE: Election Code Section 67.004
 Two members of the authority constitute a quorum for
 purposes of canvassing an election.

STAFF MEMBERS PRESENT

Interim City Manager Richard Morton
 Assistant to City Manager Kimberly Henry
 City Secretary Teresa Valdez
 Parks & Leisure Services Director Rick Martinez
 Information Technology Director Bob Argetsinger

ELECTED OFFICIALS PRESENT

Opening Agenda

1. Call to Order.

With a quorum of the Council Members present, the Special Canvass Meeting of the Rockport City Council was called to order by Mayor Pro-Tem Villa at 4:30 p.m. on Wednesday, May 18, 2022, in the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

2. Deliberate and act on a Resolution and Order of canvassing the returns and declaring the results of the Saturday, May 7, 2022 General Election.

(Deliberar y tomar medidas respect a la Resolución orden para hacer el escrutinio de los votos y declarar los resultados de las Elecciones Generales a realizarse el sábado 7 de mayo de 2022.)

Mayor Pro-Tem Villa read the caption of the Resolution: “A Resolution and Order of canvassing the returns and declaring the results of the Saturday, May 7, 2022 General Election for the elected office of Mayor; providing other matters relating to the 2022 City of Rockport General Election; and finding and determining that the meeting at which this Resolution is passed is open to the public as required by law.”

The results of the election are as follows:

	Mayor, at-large
REGISTERED VOTERS	7921
Absentee Voting	90
Early Voting	1356
Election Day Voting	516
TOTAL BALLOTS CAST	1962
% of Voters	25%

	Absentee Voting	Early Voting	Election Day	Total
Jayroe, Tim	55	843	232	1130
Kane, Andrew	35	513	284	832
Under Votes	3	20	8	31
Over Votes	3	0	0	3

Mayor Pro-Tem Villa serving as the Presiding Officer of Canvassing Authority signed the Summary of Precinct Returns.

MOTION: Council Member Brundrett moved to adopt the Resolution and Order canvassing the returns and declaring the results of the Saturday, May 7, 2022 General Election. Mayor Pro-Tem Villa seconded the motion. Motion carried unanimously.

3. Adjournment

At 6:32 p.m., Council Member Brundrett moved to adjourn. Motion was seconded by Mayor Pro-Tem Villa. Motion carried unanimously.

APPROVED:

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 14

Deliberate and act on 2nd quarter report from the Texas Marine Science Institute/Mission Aransas National Estuarine Research Reserve for Fiscal Year 2021-2022 Bay Education marketing expenditures.

SUBMITTED BY: City Secretary Teresa Valdez

APPROVED FOR AGENDA: RNM

BACKGROUND: Texas Marine Science Institute/Mission Aransas National Estuarine Research Reserve has been allocated \$15,000.00 in FY 2021-2022 Hotel Occupancy Tax (HOT) funds. According to our agreement with the NERR UTMSI, fiscal quarterly financial reports are required to be submitted to the City Council for approval. See the accompanying 2nd quarter HOT expenditure report for additional information.

FISCAL ANALYSIS: Charged to account 6602003. The budgeted amount is \$15,000.00 and YTD expenses are \$12,678.39.

STAFF RECOMMENDATION: Staff recommends Council approve the NERR UTMSI Fiscal Year 2021-2022 Hotel Occupancy Tax funds 2nd quarter expenditures and authorization to disburse 3rd quarter funds in the amount of \$3,750.00, as presented.



May 5, 2022

Honorable Mayor Patrick Rios
Rockport, Texas

RE: Bay Education Center Hotel Occupancy Tax Quarterly Report January to March 2022

Dear Mayor Rios,

The Mission-Aransas National Estuarine Research Reserve (Reserve) at the University of Texas Marine Science Institute (UTMSI) would like to thank you and the City of Rockport for the support of the Bay Education Center (BEC) through the Hotel Occupancy Tax (HOT) in the amount of \$15,000 for FY2021. The funds have been instrumental in keeping the Bay Education Center open to the public for free. **In accordance with Exhibit A on how HOT funds were spent, the funds allowed the BEC to pay for operational expenses that go towards program development and enhancements so that tourists receive free programming throughout the year. The following is Exhibit B of how the funds for FY2021 have been spent through the 2nd quarter to March 2022 so that tourists have free admission to the BEC programming.**

Exhibit "B":

HOT FUNDING EXPENSE REPORT FY 2020-2021						
Description of Expense	Approved Budget	1st Quarter Expenses (Oct-Dec)	2nd Quarter Expenses (Jan-Mar)	3rd Quarter Expenses (Apr-Jun)	4th Quarter Expenses (Jul-Sep)	TOTAL
Programmatic & Visitor Operations		\$6,479.47	\$6,198.92			\$12,678.39
Total Requested	\$15,000.00	\$6,479.47	\$6,198.92			\$12,678.39

Description of Administrative Expenses	Current Fiscal Year Administrative Expenses Projection	Fiscal Year Administrative Actual Expenses	Percentage of Fiscal Year Projections
Adriana Reza	\$ 4,167.00	\$ 2,083.50	50%
Paul Markley	\$ 7,000.00	\$ 3,500.00	50%
Sarah Melendez	\$ 30,000.00	\$ 9,900.00	33%
Sara Pelleteri	\$ 16,089.78	\$ 16,089.78	100%
TOTALS	\$ 57,256.78	\$ 31,573.28	



Mission-Aransas National Estuarine Research Reserve
The University of Texas Marine Science Institute
750 Channel View Drive, Port Aransas, Texas 78373
361-749-3046 - www.MissionAransas.org





MISSION ★ ARANSAS NATIONAL ESTUARINE RESEARCH RESERVE

We want to thank you again for the continued support and look forward to serving the community again this year.

Sincerely,

Jace Tunnell
Reserve Director



Mission-Aransas National Estuarine Research Reserve
The University of Texas Marine Science Institute
750 Channel View Drive, Port Aransas, Texas 78373
361-749-3046 - www.MissionAransas.org



CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 15

Deliberate and act on approval of an Agreement with Children's Coalition of Aransas County.

SUBMITTED BY: Mayor Patrick R. Rios

APPROVED FOR AGENDA: RNM

BACKGROUND: Dianne Miller Nielson, Executive Director of Children's Coalition of Aransas County has requested a non-binding partnership agreement with the City of Rockport. Ms. Nielson is in the process of writing a grant that requires evidence of community partnerships.

The Children's Coalition's mission is to create, support, educate and improve care and resources for children and families of Aransas County and surrounding areas through strategic partnerships. They partner with a number of agencies and organizations to help provide resources and assistance to families who are struggling with difficult issues such as domestic violence, poverty, food insecurity, child development questions and more. Their mission is that every child in our community will have a safe, healthy, and happy childhood. In 2021, they touched the lives of 1,781 children.

Please see the accompanying Agreement.

FISCAL ANALYSIS: N/A

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



401-B W. Market Street
Rockport, TX 78382

Partnership Agreement

A partnership agreement is not a legally binding document.

Mission: This document indicates a mutual agreement to work toward the shared mission of creating, supporting, educating, and improving care and resources for children and families in Aransas County and surrounding areas through strategic partnerships.

Expectations: The overall goals and objectives for the partnership are to establish a relationship between agencies for the purpose of assisting children and families in need. This may include, but is not limited to, sharing of resources, referrals, and collaboration in the community.

Effective Communication: With this agreement, details of the specific type of partnership and expectations of both parties can be discussed further for mutual understanding and agreement. The discussion may be initiated by either partner.

Tim Jayroe, Mayor

City of Rockport

May 24, 2022

Dianne Miller Nielsen, Executive Director

Children's Coalition of Aransas County

May 12, 2022

This agreement is valid through December 31, 2022.

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 16

Deliberate and act on first reading of an Ordinance granting a Conditional Use Permit for addition of fourteen (14) RV spaces and to bring the existing RV park into zoning compliance for property located at 217 South Fulton Beach Road; also known as Fulton Bayview Addition, Block E, Lots 1, 2, 3, and water front east of 1, 2, 3, and undivided interest in water front east of Fulton Avenue, and Beacon RV Park & Marina Subdivision, Lot 1-R - 2-R, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA: RNM

BACKGROUND: Property owner, Bertha Griego wishes to complete the RV Park with the addition of fourteen (14) RV spaces and to bring the existing RV Park into zoning compliance. Please note the existing RV Park is approximately 3.5 acres and does not meet the 4-acre requirement; however, the RV Park was established long before the requirement was adopted.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022, edition and mailed to thirty-three (33) property owners within a 200-foot radius of the property. Seven (7) letters For and two (2) letters Against the request have been received at this time.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION: Planning & Zoning Commission, by a unanimous vote of approval, recommends Council approve the first reading of an Ordinance granting a Conditional Use Permit for addition of fourteen (14) RV spaces and to bring the existing RV park into zoning compliance for property located at 217 South Fulton Beach Road; also known as Fulton Bayview Addition, Block E, Lots 1, 2, 3, and water front east of 1, 2, 3, and undivided interest in water front east of Fulton Avenue, and Beacon RV Park & Marina Subdivision, Lot 1-R - 2-R, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR ADDITION OF FOURTEEN (14) RV SPACES AND TO BRING THE EXISTING RV PARK INTO ZONING COMPLIANCE FOR PROPERTY LOCATED AT 217 SOUTH FULTON BEACH ROAD; ALSO KNOWN AS FULTON BAYVIEW ADDITION, BLOCK E, LOTS 1, 2, 3, & WATER FRONT EAST OF 1, 2, 3, AND UNDIVIDED INTEREST IN WATER FRONT EAST OF FULTON AVENUE, AND BEACON RV PARK & MARINA SUBDIVISION, LOT 1-R - 2-R, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Conditional Use Permit was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On April 20, 2022, notice was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass and on the City’s webpage www.cityofrockport.com; and

WHEREAS, on April 22, 2022, notice was mailed to affected property owners within 200’ of subject property; and

WHEREAS, on April 23, 2022, 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 May 10, 2022, at 6:30 p.m., the Rockport City Council and the Planning & Zoning Commission did hold a Joint Public Hearing; and

WHEREAS, on May 16, 2022, the Planning & Zoning Commission did meet and said Commission voted to recommend to the City Council to accept and approve this request for a Conditional Use Permit to property located at 217 South Fulton Beach Road.

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

SECTION 1 – CONDITIONAL USE PERMIT

That, pursuant to Section 118-23 “Conditional Use Permit” (CUP), of the Rockport Code of Ordinances, a Conditional Use Permit is hereby granted to property located at 217 South Fulton Beach Road for the purpose of adding fourteen (14) RV spaces, subject to compliance with the following conditions and all applicable regulations and conditions contained in the City of Rockport Code of Ordinances:

1. Must meet requirements of the City of Rockport Code of Ordinances, including, but not limited to Chapter 118, Sec 118-21.
2. Any use other than that granted herein or permitted by right in the “B-1” zoning district shall be treated as an amendment to the Conditional Use Permit and shall be required to re-submit a Conditional Use Permit request as outlined in the Zoning Ordinance.

SECTION 2

That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

SECTION 3

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance and the remainder of this Ordinance shall be enforced as written.

SECTION 4

That it is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 5

Any individual, firm, corporation, utility, or business entity that violates the provisions of this Ordinance shall, upon conviction, be fined as provided in Section 1-7 of the City Code.

SECTION 6

The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City under any section or provisions of any ordinances in effect at the time of passage of this Ordinance.

SECTION 7

The provisions of this Ordinance shall be cumulative of all ordinances not repealed by this Ordinance and ordinances governing or regulating the same subject matter as that covered herein.

SECTION 8

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

APPROVED on first reading the 24th day of May 2022.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading the ____ day of _____ 2022.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary



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, May 10, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for fourteen (14) additional RV spaces and to bring the existing RV Park into zoning compliance located at 217 South Fulton Beach Road, Beacon RV Park; also known as Fulton Bayview Addition, Block E, Lots 1,2,3 & water front east of 1,2,3, and undivided interest in water front east of Fulton Avenue, and Beacon R.V. Park & Marina Subdivision, Lot 1-R - 2-R City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the City Council Agenda of May 10, 2022, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Joint Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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.

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

POSTED the 20th day of April, 2022 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, April 23, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

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



PROPERTY ADDRESS/LOCATION

217 S Fulton Beach Rd

APPLICANT/PROPERTY OWNER

Bertha Griego, Owner

PUBLIC HEARING DATE

Tuesday, May 10, 2022

P&Z DATE

Monday, May 16, 2022

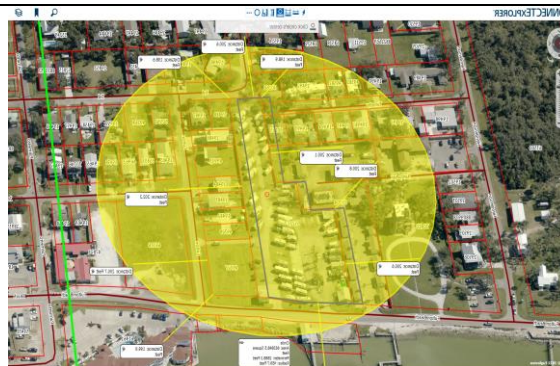
CITY COUNCIL DATE(S)

1st Reading - Tuesday, May 24, 2022
 2nd Reading – Tuesday, June 14, 2022

BRIEF SUMMARY OF REQUEST

Property owner Bertha Griego desires to add fourteen (14) RV spaces to her property located at 217 S Fulton Beach Rd where she currently operates Beacon RV Park, in order to finish out the park and bring it into Zoning compliance.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022, edition and mailed out to thirty-three (33) property owners within a 200-foot radius of the property. Seven (7) letters For and two (2) Against the request have been received at this time



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business District	RV Park	North: B-1 General Business District with commercial use and residential structures South: R-2 2nd Single Family Dwelling District with commercial use (Fulton Mansion) East: B-1 General Business District with commercial use West: R-2 2nd Single Family Dwelling District with residential dwellings	To complete RV Park and bring into zoning compliance	3.5078 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

Any future development will meet all setback requirements established with the CUP

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

The property is in a Special Flood Hazard Area with a BFE of 6'

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



CITY OF ROCKPORT **ZONING AND LAND DEVELOPMENT APPLICATION**

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

A. REQUESTING: Rezoning [] Conditional Permit [✓]
Planned Unit Development (P.U.D.) by Conditional Permit []

B. ADDRESS AND LOCATION OF PROPERTY _____
217 S. Fulton Beach Road, Rockport, TX

C. CURRENT ZONING OF PROPERTY: _____

D. PRESENT USE OF PROPERTY: RV PARK

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: RV PARK

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

• Lot or Tract Lots 1,2,3 Block _____

• Tract "E" of the FULTON BAYVIEW ADDITION
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) _____
Beacon RV Park

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 21.519ac

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

RV park expansion. 14 lots

K. OWNER'S NAME: (Please print) Bertha Griego
 ADDRESS: PO Box 238
 CITY, STATE, ZIP CODE: Rockport, TX 78358
 PHONE NO 361-230-9530

L. REPRESENTATIVE: (If Other Than Owner) Mitchell Carrillo
 ADDRESS: 110 Hwy 35 N Suite A
 CITY, STATE, ZIP CODE: Rockport, TX
 PHONE NO 361-790-7023

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

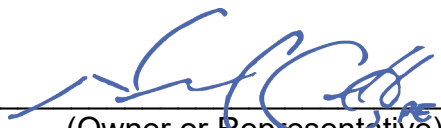
YES ☒ NO ☐

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. _____



INSTRUCTIONS CITY OF ROCKPORT

1. Complete the application form and return it to the Building & Development Department, 275 S.H. 35 Bypass, Rockport, TX with the required filling fee.
2. Official notice of a public hearing to consider the request will be posted on the City Hall bulletin board and published in the official city newspaper at least 15 days prior to the hearing. The owner/applicant and any representative will be notified of the hearing date by mail.
3. The public hearing will be held jointly before the Planning & Zoning Commission & City Council. After which the Planning & Zoning Commission will hold a separate meeting at a posted time and place.
4. Recommendations for the Planning & Zoning Commission will be submitted to the City Council. The City Council will make final determination at their next available meeting.
5. We suggest that the applicant or a representative be present at the public hearings, at the Planning & Zoning meeting and at the City Council meeting to answer any questions that might arise.



EVENT CALENDAR
RE-ZONING – CONDITIONAL USE – PUD
 (Refer to City of Rockport Zoning Ordinance for specific details)

WEEK 1

Submit application of Re-zoning, Conditional Permit or PUD (Planned Unit Development).

Submit survey with legal description, if required.

Submit request for street/alley closures, if any.

WEEK 2

WEEK 3

Joint Public Hearing with City Council* and Planning and Zoning Commission.

Public Hearing on street/alley closed, if any.

WEEK 4

Planning and Zoning Commission Meeting (no public hearing).

WEEK 5

City Council* receives report from Planning and Zoning Commission; possible first reading of Ordinance to Re-zone.

City Council* takes action on request for road closures, if any.

WEEK 6

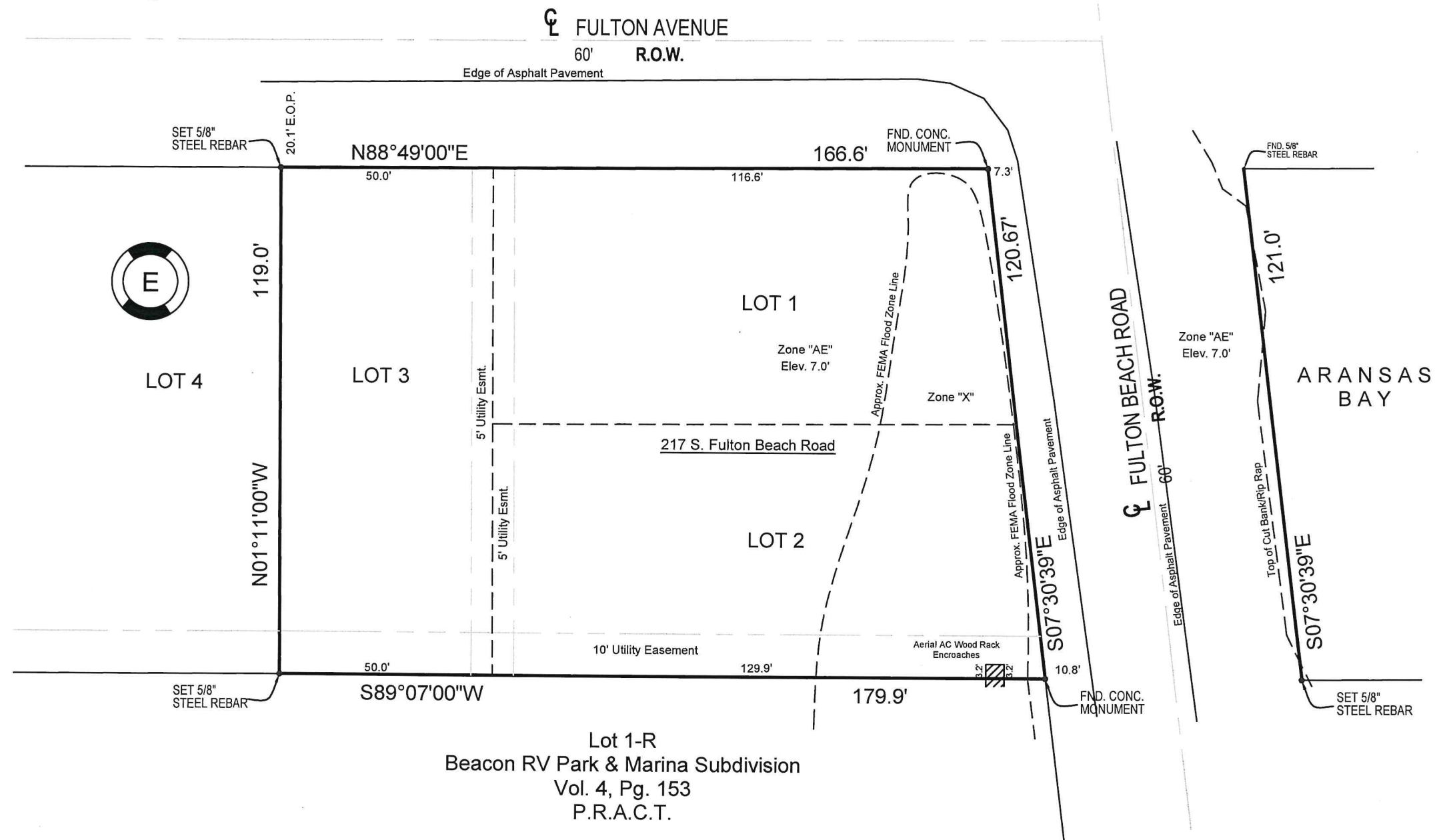
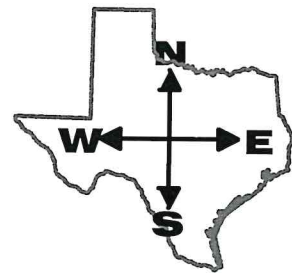
WEEK 7

City Council* meeting; possible second (and final) reading of ordinance to rezone.

If re-zoning and road closures granted, submit request to plat or re-plat property to the Planning and Zoning Commission (generally, one meeting, no public hearing required, except for true re-plat – then 15 day advertisement for public hearing).

Submit tree plan (tree survey or site plan with trees is okay) to Tree Committee (one meeting, no public hearing required).

After approval received for re-zoning, road closures re-plat and tree plan- REQUEST BUILDING PERMIT. Approximately two weeks for review of construction plans, drainage, utilities, etc. before Building Permit issued (longer if tree plan is submitted with application for building permit).



NOTES

1. Plat bearing used for directional control unless otherwise shown.
2. This survey is in violation of "Copyright Laws" if not accompanied by original seal and signature.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.
4. 5/8" Steel rebar found and set at all property corners unless otherwise shown. All set rods are capped with Griffith and Brundrett.

LEGAL DESCRIPTION

**SURVEY OF LOT NOS. 1, 2 AND 3 ALONG WITH
THE WATER FRONT EAST
BLOCK "E"
FULTON BAYVIEW ADDITION
CITY OF ROCKPORT
VOLUME 2, PAGE 49
PLAT RECORDS ARANSAS COUNTY, TEXAS.**

SCALE 1" = 30' NOVEMBER 1, 2021

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map dated 2.17.16, and found that the property described herein, is X (or) is not X located in a "Special Flood Hazard Area" Zone "X"/AE, Base Elevation NA/7.0' Panel 0245G Community No. 485504

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

CURRENT PARTY

Prepared For:
Bertha Griego

COPYRIGHT NOTICE

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

SURVEYOR CERTIFICATION

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to the named recipients that this plat correctly reflects the results of an on the ground survey conducted by me or under my supervision on the foregoing property and that there are no visible easements, intrusions, or protrusions (except as shown hereon.)

J. L. Brundrett, Jr., R.P.L.S., Reg. No. 2133
TBPLS FIRM NO. 10004800; TBPE FIRM NO. R-414

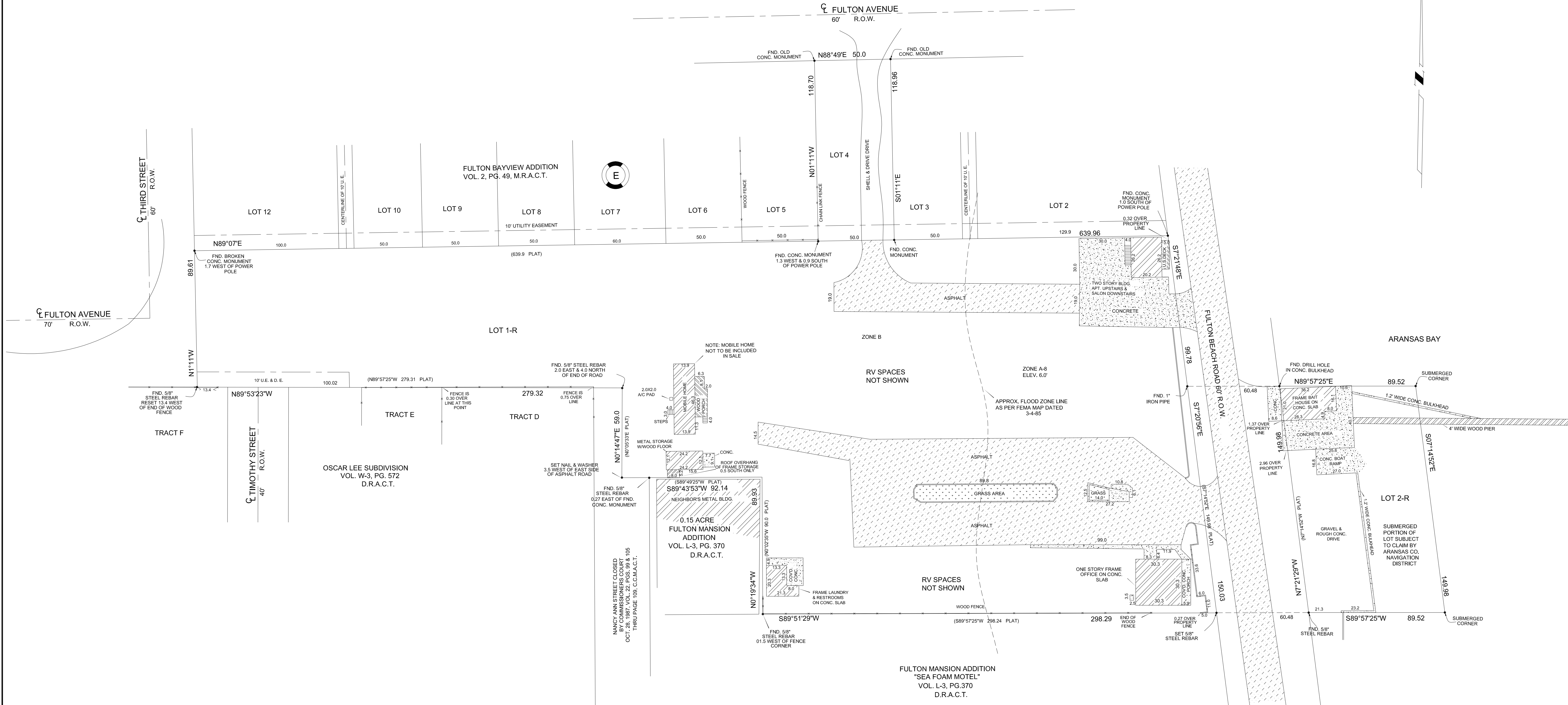


FIRM NAME & ADDRESS



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gbsurveyor.com
*: www.gbsurveyor.com

FILE NAME: 211101d1



FILE NAME: 010914J2

This is to certify that I have consulted the Federal Flood Hazard Map dated 01/01/80 and 01/01/80 that the property described herein is not located in a special flood hazard area. Zone AS SHOWN Flood Elev. AS SHOWN Panel No. 015 Community No. 485452



Griffith & Brundrett
SURVEYING & ENGINEERING
P. O. BOX 2322
ROCKPORT, TEXAS 78381
PH. (361)729-6479 FAX (361)729-7933

PLAT SHOWING SURVEY AND IMPROVEMENTS ON LOT 1-R AND LOT 2-R, BEACON R.V. PARK AND MARINA SUBDIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 153, MAP RECORDS OF ARANSAS COUNTY, TEXAS AND LOT FOUR (4), BLOCK E OF THE FULTON BAYVIEW ADDITION ACCORDING TO THE MAP RECORDED IN VOLUME 2 PAGE 49, MAP RECORDS OF ARANSAS COUNTY, TEXAS.

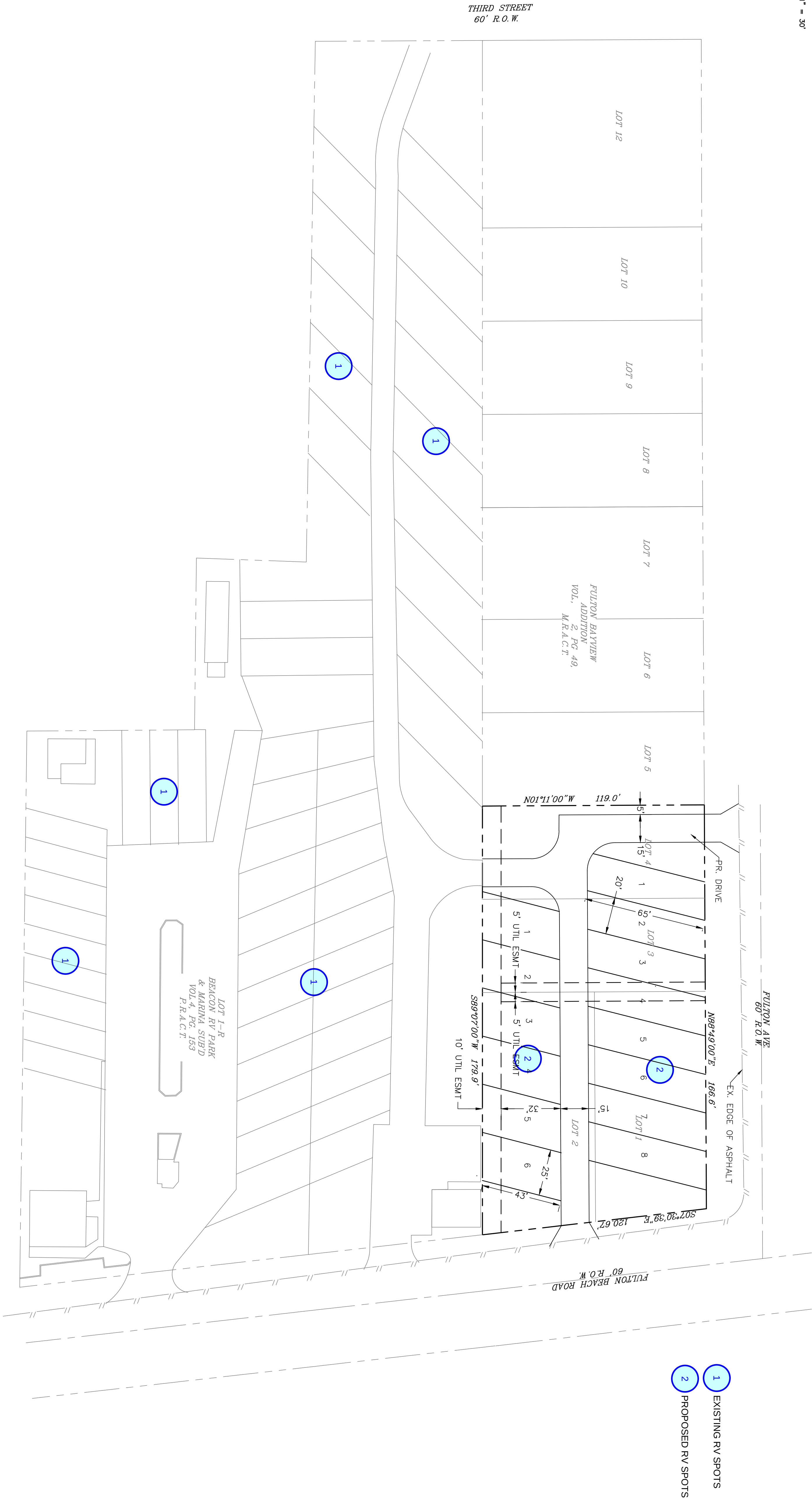
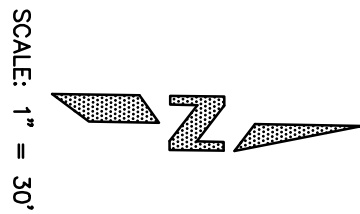
SCALE 1" = 30' SEPTEMBER 14, 2001

BORROWER: BERTHA GREIGO

MORTGAGE CO.: WELLS FARGO/MIKE COX
TITLE CO: ROCKPORT ABSTRACT & TITLE/MKT ST
GF NO: 10592

I, J.L. BRUNDRETT, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that there are no intrusions or protrusions (except as shown herein).

J.L. BRUNDRETT, JR.
REG. NO. 2133



ARCH/ENG SEAL:



LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS

110 HWY 35 N, SUITE A
ROCKPORT, TEXAS 78382
PH: (361) 790-7023

BEACON RV PARK
217 S. FULTON BEACH ROAD
ROCKPORT, TEXAS

STIE EXHIBIT

PROJECT NAME:

CUSTOMER NAME:

PROJECT NO.:	
NAME	
DRAWN BY:	GC
CHECKED BY:	NMC
DESIGNED BY:	GC
JOB NO.	39820

PRINTED

DATE	REMARKS

REVISIONS

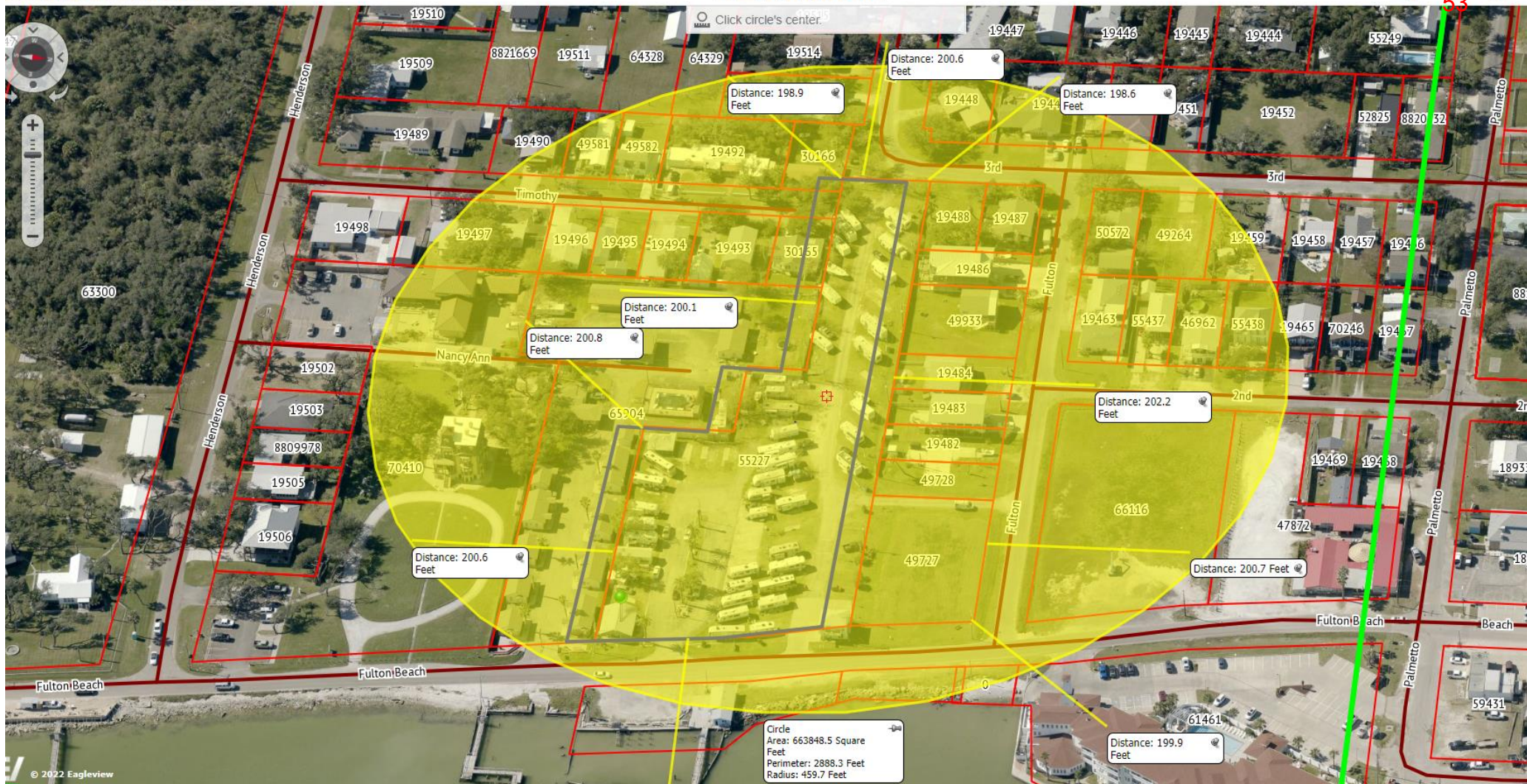
NO.	REMARKS

PAGE NO:

EXH002

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
70410	TEXAS HISTORICAL COMMISSION	317 S FULTON BEACH RD	P O BOX 12276	AUSTIN	TX	78711-2276
65904	AARNA DARSHAN LLC	309 S FULTON BEACH RD	309 S FULTON BEACH RD	ROCKPORT	TX	78382-7635
19497	THILTGEN SHERRY L	314 TIMOTHY ST	401 HOLLAND AVE #530	SAN ANTONIO	TX	78212-2437
19496	HUFFMAN CHANCY D	312 TIMOTHY ST	312 TIMOTHY ST	ROCKPORT	TX	78382-7246
19495	NORCROSS NANCYLEE E	310 TIMOTHY ST	310 TIMOTHY ST	ROCKPORT	TX	78382-7246
19494	BOWDEN JAMES C & JANET C	308 TIMOTHY ST	8802 SHADY LEAF	SAN ANTONIO	TX	78254-5516
19493	MCDAVID KAIL ETUX BEVERLY	304 TIMOTHY ST	P O BOX 2095	FULTON	TX	78358-2095
30165	GARDNER TERRY ANN	302 TIMOTHY ST	302 TIMOTHY ST	ROCKPORT	TX	78382-7246
30166	NOLTE HARVEY W III ETUX NANCY G	301 TIMOTHY ST	P O BOX 643	STERLING CITY	TX	76951-0643
19492	FAHEY THOMAS J & ROSEMARY E	305 TIMOTHY ST	305 TIMOTHY ST	ROCKPORT	TX	78382-7247
49582	MITSCHE SAMUEL ETUX RENE L	309 TIMOTHY ST	309 TIMOTHY ST	ROCKPORT	TX	78382-7247
49581	MOORE JAMES A SR & SHARON J	311 TIMOTHY ST	311 TIMOTHY ST	ROCKPORT	TX	78382-7247
64329	BEAUMONT DAVID ETUX ANGELICA	306 S FOURTH ST	13707 VINTAGE CENTRE DR	HOUSTON	TX	77069-2249
19514	PIEPZYCA JEFFRY & SHONDA R	304 FULTON AVE	304 FULTON AVE	ROCKPORT	TX	78382-7209
19448	MILES LINDA L	301 FULTON AVE	P O BOX 912	FULTON	TX	78358-0912
19450	TRAMMELL LELAND S ETUX JANET R	213 S THIRD ST	213 S THIRD ST	ROCKPORT	TX	78382-7207
19449	WARD JULIANNA W	217 S THIRD ST	217 S 3RD ST	ROCKPORT	TX	78382-7207
19488	FLY JOHN S & MARCELLA J	304 S THIRD ST	PO BOX 1225	UTOPIA	TX	78884-1225
19487	STIERWALT HAL M JR	302 S THIRD ST	P O BOX 783	FULTON	TX	78358-0783
19486	HARALAMBOUS PETER F	208 FULTON AVE	P O BOX 1443	FULTON	TX	78358-1443
49933	POPE WILLIAM M ETUX MARILYN A	204 FULTON AVE	2390 LASALLE RD	INEZ	TX	77968-4807
19484	FLY ROBERT F JR ETUX DIANA P	202 FULTON AVE	1219 GRUENE VINTAGE	NEW BRAUNFELS	TX	78130-4424
19483	DANSER MATTHEW J	112 FULTON AVE	112 FULTON AVE	ROCKPORT	TX	78382-7207
19482	CARPENTER LINDSEY A	110 FULTON AVE	1356 MOSSY HOLW	SPRING BRANCH	TX	78070-6259
61461	HERITAGE HOTELS ROCKPORT LP% LIVE OAK LODGING INC	200 S FULTON BEACH RD	708 1ST ST	MARBLE FALLS	TX	78654-5752
66116	TRV DEVELOPMENT LTD	208 S SECOND ST	905 N PINE ST	SAN ANTONIO	TX	78202-1202
19463	BOYLE DANIEL E III	213 S SECOND ST	213 S SECOND ST	ROCKPORT	TX	78382-7201
50572	EVANS TRAVIS R	214 S THIRD ST	10912 PRESTON TRAILS DR	AUSTIN	TX	78747-1634
49264	VASQUEZ ANNA & TRISTAN DENISE	212 S THIRD ST	745 FULLER LN	ADKINS	TX	78101-2704
19459	2 TEN PARADISE LLC	210 S THIRD ST	306 IBIS FALLS DR	NEW BRAUNFELS	TX	78130-7238

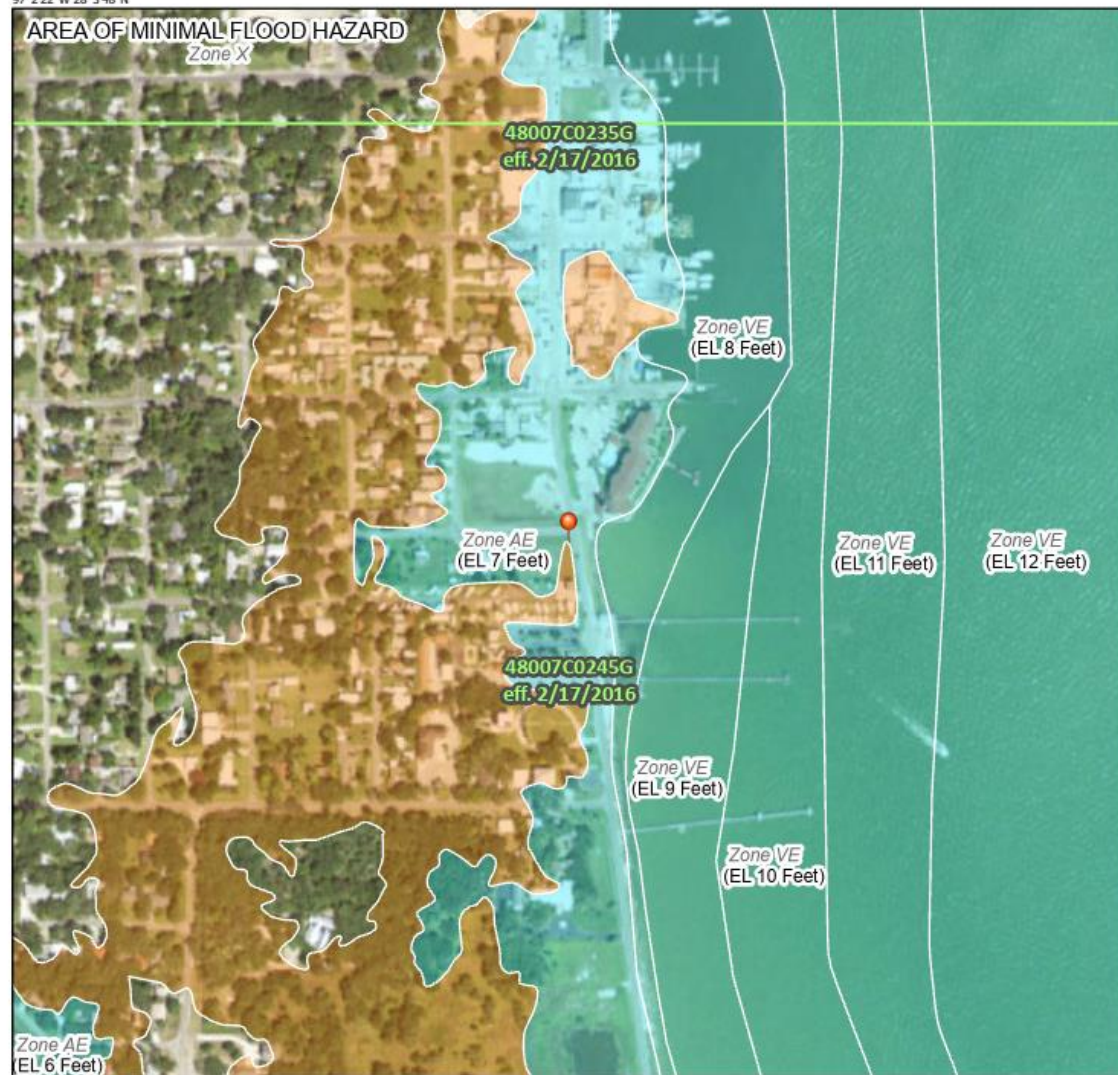
55437	VAZQUEZ ANNA M & TRISTAN DENISE L	211 S SECOND ST	745 FULLER LN	ADKINS	TX	78101-2704
46962	FELUX LEONARD P LIFE ESTATE & FRISENHAHN KAREN & WILLIAMS CASH	209 S SECOND ST	209 S SECOND ST	ROCKPORT	TX	78382-7201
55438	BIRMINGHAM JEFFREY B & SHEILA M	207 S SECOND ST	8102 COTTONWOOD TRAIL CT	HOUSTON	TX	77095-4950



National Flood Hazard Layer FIRMette



97°22'22"W 28°3'48"N



0 250 500 1,000 1,500 2,000 Feet
1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

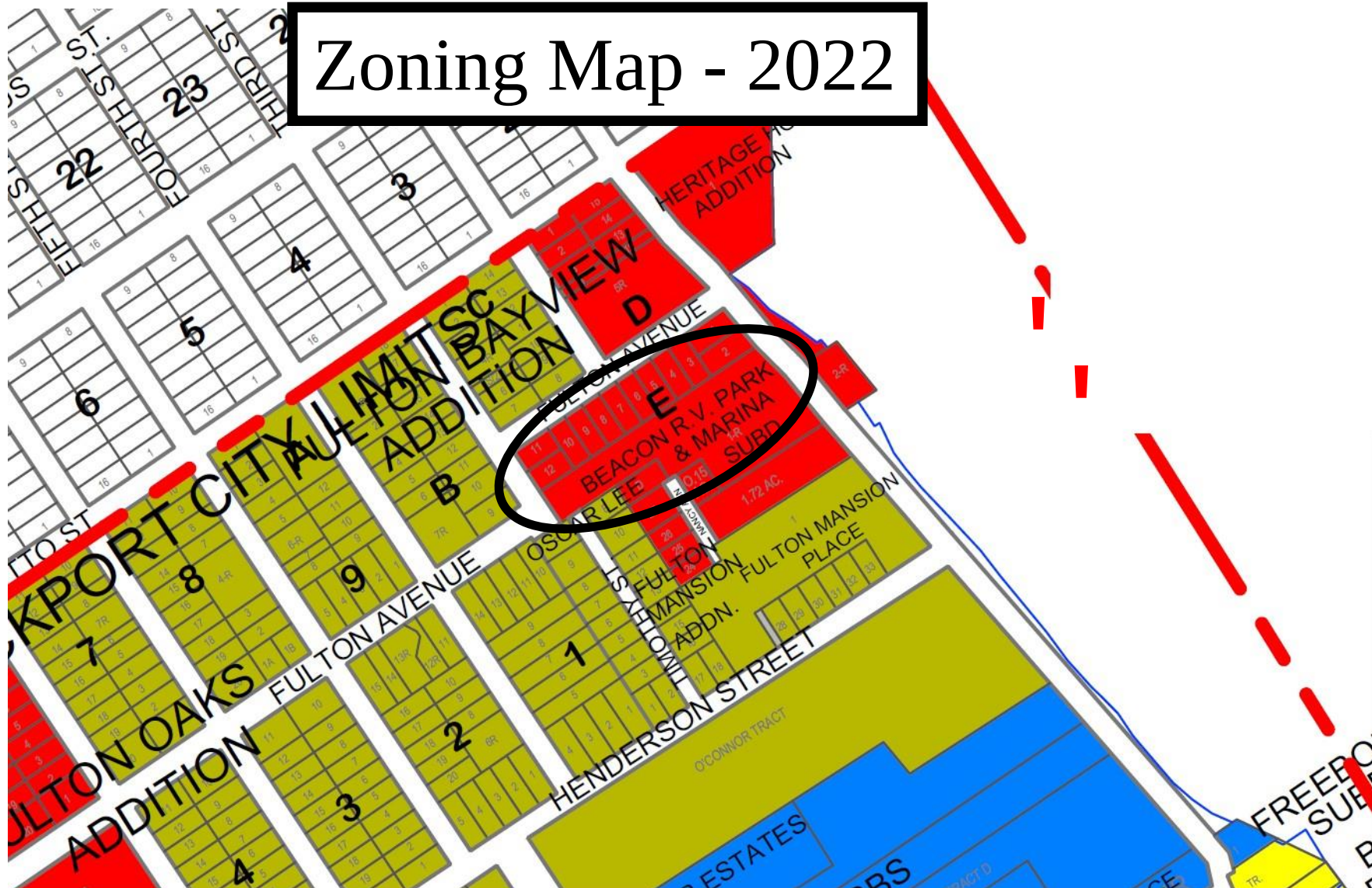
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

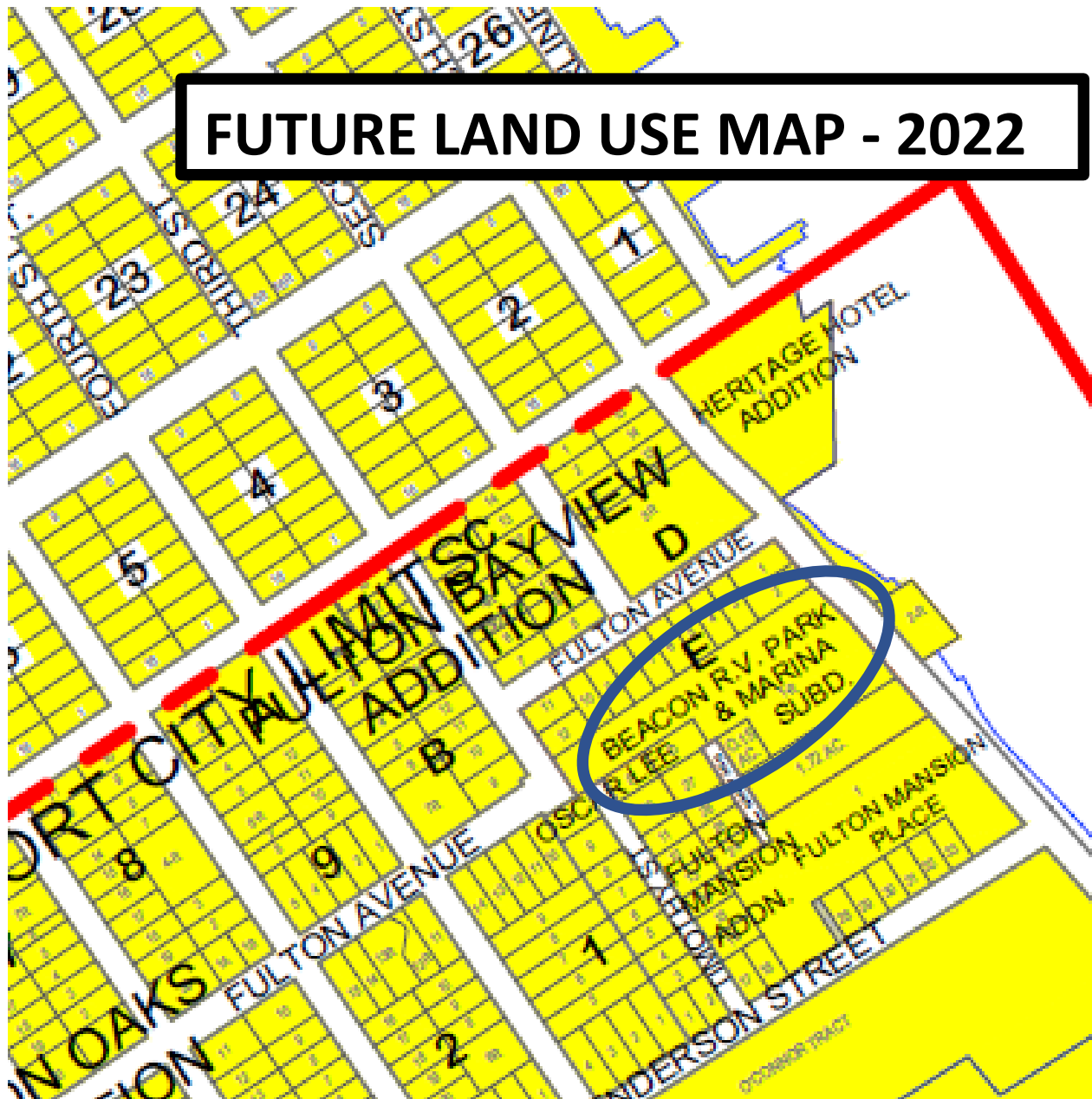
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/12/2022 at 11:47 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Zoning Map - 2022



FUTURE LAND USE MAP - 2022





JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

57

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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.

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Printed Name:

Hal M. Stromwalt

Address:

302 So Third St

City/State:

Rockport Tx 78382

☒ IN FAVOR

() IN OPPOSITION

Phone:

361-549-6988

REASON:

Beacon RV
owns the land

been here 60+ years See map on reverse side.

Let them use the land they own

Best option to Hotels

Signature



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name:

William Klejke

Address:

217 So Third St

City/State:

Rockport Texas

() IN FAVOR

() IN OPPOSITION

Phone: 361-222-3838

REASON:

William Klejke
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

59

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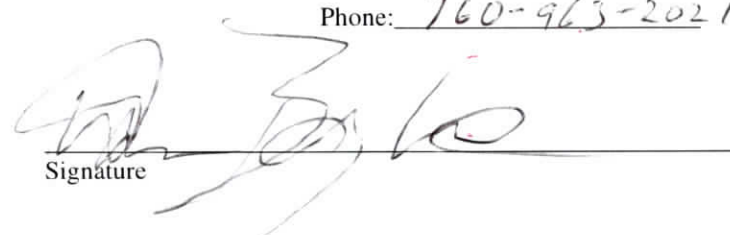
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Printed Name: Dan Boyle
Address: 213 So Second St City/State: Rockport TX

☒ IN FAVOR () IN OPPOSITION

Phone: 760-963-2021

REASON:


Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

60

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Printed Name: Denise Triston / Anna Vasquez

Address: 211 S. 2nd St.

City/State: Rockport, TX

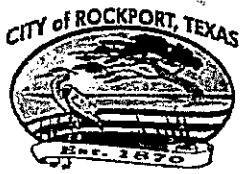
() IN FAVOR () IN OPPOSITION

Phone: (210) 815-5947 / (210) 632-4209

REASON:

Anna Vasquez / D. Triston
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

61

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Printed Name: Ana Vasquez

Address: 245 Fulton Lane / 211 S. 2nd St.

City/State: Rockport Tex 45

☒ IN FAVOR () IN OPPOSITION

Phone: (210) 815-5967

REASON:

Ana Vasquez
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

62

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Printed Name:

Address:

City/State:

Phone:

☒ IN FAVOR

☐ IN OPPOSITION

REASON:

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: William M. Pope & Markgn A. Pope
Address: 204 Fulton Ave. City/State: Rockport, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 361-652-1545

REASON:

*Prefer RV's to High
Rise Buildings.*

William M. Pope
Signature

See map on reverse side.



Citizen Participation Form

Rockport City Council

Citizens are encouraged to watch City Council meetings online rather than in person due to concerns related to the spread of COVID-19. Citizens wishing to address the City Council may submit comments on any topic or agenda item electronically by utilizing this Citizen Participation Form. All form must be received by 4:00 p.m. on the date of the meeting and will be summarized for the record.

Date of meeting:

First Name:

Last Name:

Address:

City:

State:

Zip:

If you wish to be contacted please provide the following:

Phone Number:

Email Address:

Company/Organization represented, if any:

Residence:

☒ Inside City Limits

☐ Outside City Limits

Speaker Status:

☐ Speaker

☒ Non-Speaker

Type of Participation:

☒ Citizens to be heard

☐ Specific Agenda Item

Representing

Applicant?

☐ Yes ☒ No

Topic for "Citizens to be heard" item:

(If not speaking under Citizens to be heard.)

Agenda Item to be addressed:

If Applicable ☐ In Support

(Use a separate form for each agenda item)

☒ In Opposition

Statement to be read into record:

We are very concerned about drainage, trash (their dumpsters overflow and neighbors pick up the windblown trash.) Our lot has been used as a dumping ground by their tenants over the years and we have had to remain vigilant in keeping it clean. After Hurricane Harvey the RV park owner made a verbal commitment to help rebuild the fence that is shared by property owners on both sides. After the construction was completed that verbal commitment was disregarded and as a consequence there has been a loss of trust regarding anything the RV owner/manager says.

One of the most visible remaining water properties (and a potential boost to the community's aesthetic beauty) would become a visual distraction from the charm of the area. This would negatively affect the value of our property as well as that of other surrounding properties.

We stand in firm opposition to any zoning changes that would allow additional trailers and RV's in the area.

(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

sidfly@outlook.com

This field is not part of the form submission.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: Thomas J + Rosemary E. Fahey

Address: 305 Timothy

City/State: Rockport TX 78382

() IN FAVOR (✓) IN OPPOSITION

Phone: 361 729 6314

REASON:

The requested change would bring additional non-residents to our small neighborhood.

Rosemary E. Fahey, Thomas J. Fahey
Signature

See map on reverse side.

CITY COUNCIL AGENDA

Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 17

Deliberate and act on first reading of an Ordinance granting a Conditional Use Permit for addition of seventy-eight (78) RV spaces and to bring the existing RV Park into zoning compliance for property located at 1222 Highway 35 South; also known as S1950 Forrest Oaks Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA: RNM

BACKGROUND: Property owner Don Buttrum wishes to complete the RV Park with the addition of seventy-eight (78) RV spaces in two (2) phases and to bring the existing RV Park into zoning compliance.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022, edition and mailed to forty-six (46) property owners within a 200-foot radius of the property. One (1) letter For and two (2) letters Against the request have been received at this time.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION: : Planning & Zoning Commission, by a unanimous vote of approval, recommends Council approve the first reading of an Ordinance granting a Conditional Use Permit for addition of seventy-eight (78) RV spaces and to bring the existing RV Park into zoning compliance for property located at 1222 Highway 35 South; also known as S1950 Forrest Oaks Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR ADDITION OF SEVENTY-EIGHT (78) RV SPACES AND TO BRING THE EXISTING RV PARK INTO ZONING COMPLIANCE FOR PROPERTY LOCATED AT 1222 HIGHWAY 35 SOUTH; ALSO KNOWN AS S1950 FORREST OAKS BLOCK 1, LOTS 1 & 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Conditional Use Permit was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On April 20, 2022, notice was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass and on the City's webpage www.cityofrockport.com; and

WHEREAS, on April 22, 2022, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on April 23, 2022, 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 May 10, 2022, at 6:30 p.m., the Rockport City Council and the Planning & Zoning Commission did hold a Joint Public Hearing; and

WHEREAS, on May 16, 2022, the Planning & Zoning Commission did meet and said Commission voted to recommend to the City Council to accept and approve this request for a Conditional Use Permit to property located at 1222 Highway 35 South.

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

SECTION 1 – CONDITIONAL USE PERMIT

That, pursuant to Section 118-23 "Conditional Use Permit" (CUP), of the Rockport Code of Ordinances, a Conditional Use Permit is hereby granted to property located at 1222 Highway 35 South for the purpose of adding seventy-eight (78) RV spaces, subject to compliance with the

following conditions and all applicable regulations and conditions contained in the City of Rockport Code of Ordinances:

1. Must meet requirements of the City of Rockport Code of Ordinances, including, but not limited to Chapter 118, Sec 118-21
2. Any use other than that granted herein or permitted by right in the “B-1” zoning district shall be treated as an amendment to the Conditional Use Permit and shall be required to re-submit a Conditional Use Permit request as outlined in the Zoning Ordinance.

SECTION 2

That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

SECTION 3

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance and the remainder of this Ordinance shall be enforced as written.

SECTION 4

That it is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 5

Any individual, firm, corporation, utility, or business entity that violates the provisions of this Ordinance shall, upon conviction, be fined as provided in Section 1-7 of the City Code.

SECTION 6

The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City under any section or provisions of any ordinances in effect at the time of passage of this Ordinance.

SECTION 7

The provisions of this Ordinance shall be cumulative of all ordinances not repealed by this Ordinance and ordinances governing or regulating the same subject matter as that covered herein.

SECTION 8

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

APPROVED on first reading the 24th day of May 2022.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading the ____day of _____ 2022.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary



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, May 10, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for a Conditional Use Permit for seventy eight (78) additional RV spaces and to bring the existing RV Park into zoning compliance located at 1222 Hwy 35 South, Ancient Oaks RV Park; also known as S1950 Forrest Oaks, Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District). Members of the public can view the meeting remotely via live stream at the address that will be provided on the City Council Agenda of May 10, 2022 and posted on the City's website www.cityofrockport.com.

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

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

POSTED the 20th day of April 2022, 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, April 23, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

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



PROPERTY ADDRESS/LOCATION

1222 Hwy 35 S

APPLICANT/PROPERTY OWNER

SOUTH ROCK RV LLC, Owner

PUBLIC HEARING DATE

Tuesday, May 10, 2022

P&Z DATE

Monday, May 16, 2022

CITY COUNCIL DATE(S)

1st Reading - Tuesday, May 24, 20222nd Reading – Tuesday, June 14, 2022

BRIEF SUMMARY OF REQUEST

Property owner Don Buttrum wishes to complete the RV Park with the addition of seventy-eight (78) additional RV spaces in two (2) phases and to bring the existing RV Park into zoning compliance

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022, edition and mailed out to forty-six (46) property owners within a 200-foot radius of the property. One (1) letter For and two (2) Against the request have been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business District	Commercial Use - RV Park	North: B-1 General Business District South: B-1 General Business District East: R2 2 nd Single Family Dwelling District with single family homes West: B-1 General Business District	Existing RV Park – will add 78 spaces	21.519 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

Any future development will meet all requirements established with the CUP

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The property is not in a Special Flood Hazard Area.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

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

- A. REQUESTING: Rezoning [] Conditional Permit [☒]
 Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY _____
1222 Hwy 35 S, Rockport, TX
- C. CURRENT ZONING OF PROPERTY: _____
- D. PRESENT USE OF PROPERTY: RV PARK
- E. ZONING DISTRICT REQUESTED: _____
- F. CONDITIONAL USE REQUESTED: RV PARK
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract OUTLOT 17, 18, 19, Lots 1 to 4 & 9 to 12 Block 112
 - Tract B of the CF#226038, CF#235020
 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) _____
Ancient Oaks RV Park
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 21.519ac
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
 (Please be specific)
- RV park expansion. 78 lots divided into two phases.
- _____
- _____
- _____

K. OWNER'S NAME: (Please print) BCH Texas
 ADDRESS: 8210 IH 35 North
 CITY, STATE, ZIP CODE: New Braunfels, TX 78130
 PHONE NO 830-624-7030

L. REPRESENTATIVE: (If Other Than Owner) Mitchell Carrillo
 ADDRESS: 110 Hwy 35 N Suite A
 CITY, STATE, ZIP CODE: Rockport, TX
 PHONE NO 361-790-7023

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

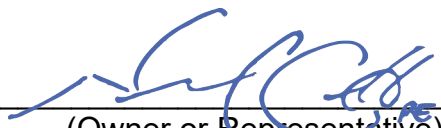
YES ☒ NO ☐

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. _____



INSTRUCTIONS CITY OF ROCKPORT

1. Complete the application form and return it to the Building & Development Department, 275 S.H. 35 Bypass, Rockport, TX with the required filling fee.
2. Official notice of a public hearing to consider the request will be posted on the City Hall bulletin board and published in the official city newspaper at least 15 days prior to the hearing. The owner/applicant and any representative will be notified of the hearing date by mail.
3. The public hearing will be held jointly before the Planning & Zoning Commission & City Council. After which the Planning & Zoning Commission will hold a separate meeting at a posted time and place.
4. Recommendations for the Planning & Zoning Commission will be submitted to the City Council. The City Council will make final determination at their next available meeting.
5. We suggest that the applicant or a representative be present at the public hearings, at the Planning & Zoning meeting and at the City Council meeting to answer any questions that might arise.



EVENT CALENDAR
RE-ZONING – CONDITIONAL USE – PUD
 (Refer to City of Rockport Zoning Ordinance for specific details)

WEEK 1

Submit application of Re-zoning, Conditional Permit or PUD (Planned Unit Development).

Submit survey with legal description, if required.

Submit request for street/alley closures, if any.

WEEK 2

WEEK 3

Joint Public Hearing with City Council* and Planning and Zoning Commission.

Public Hearing on street/alley closed, if any.

WEEK 4

Planning and Zoning Commission Meeting (no public hearing).

WEEK 5

City Council* receives report from Planning and Zoning Commission; possible first reading of Ordinance to Re-zone.

City Council* takes action on request for road closures, if any.

WEEK 6

WEEK 7

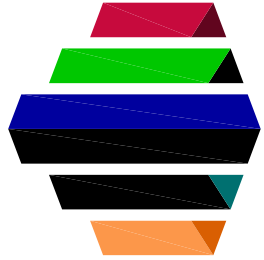
City Council* meeting; possible second (and final) reading of ordinance to rezone.

If re-zoning and road closures granted, submit request to plat or re-plat property to the Planning and Zoning Commission (generally, one meeting, no public hearing required, except for true re-plat – then 15 day advertisement for public hearing).

Submit tree plan (tree survey or site plan with trees is okay) to Tree Committee (one meeting, no public hearing required).

After approval received for re-zoning, road closures re-plat and tree plan- REQUEST BUILDING PERMIT. Approximately two weeks for review of construction plans, drainage, utilities, etc. before Building Permit issued (longer if tree plan is submitted with application for building permit).

1221 AVENUE F
BAY CITY, TEXAS 77414
PH: (979) 245-8900
FAX: (979) 245-5345



LYNN ENGINEERING

ANCIENT OAKS RV PARK

ROCKPORT, TEXAS

EXISTING SITE

PROJECT NAME:

CUSTOMER NAME:

PROJECT NO.:	NMC
NAME:	XXX
DRAWN BY:	NMC
CHECKED BY:	XXX
DESIGNED BY:	NMC
JOB NO.	36823

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
03/29/22	PERMIT
00/00/00	FOR CONSTRUCTION

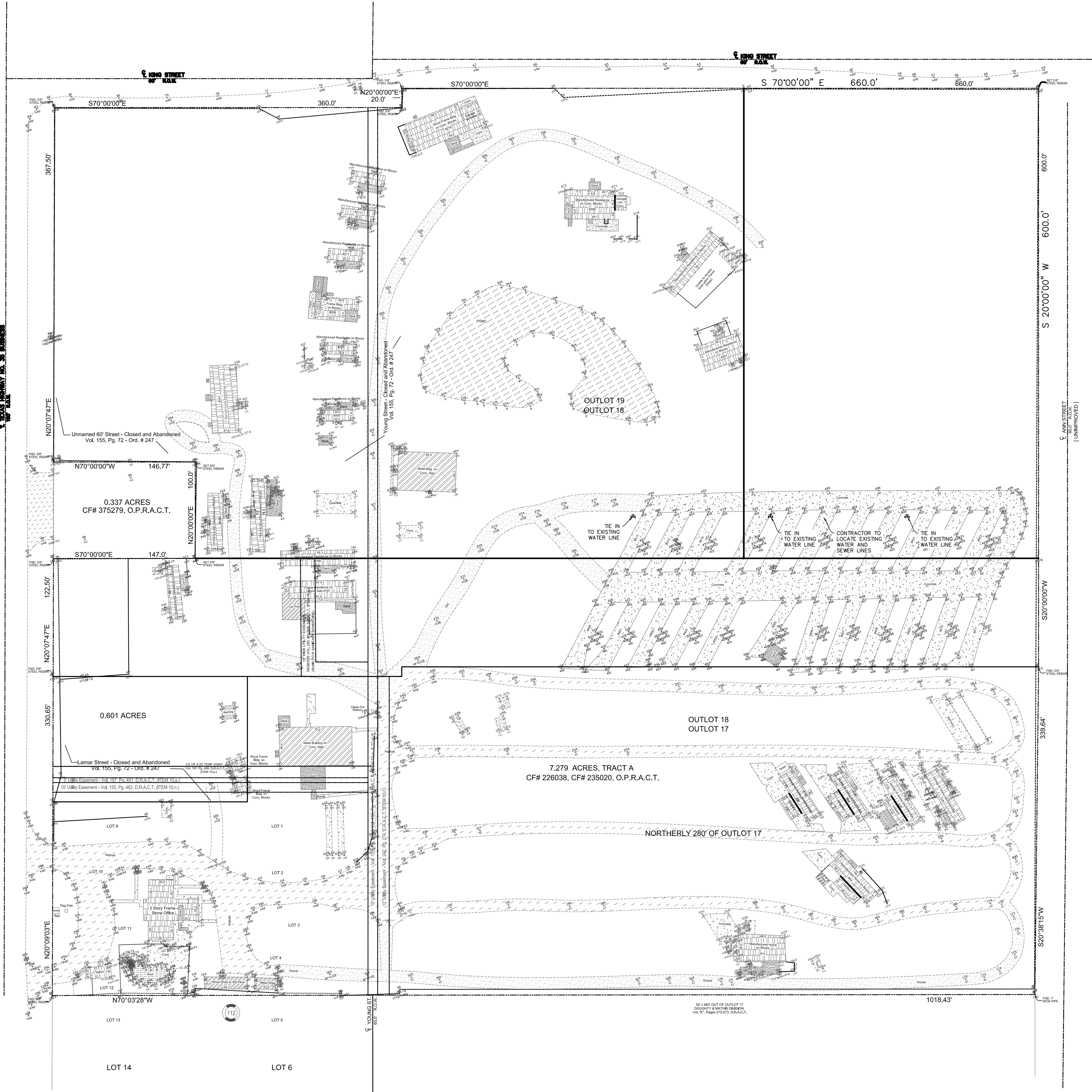
REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

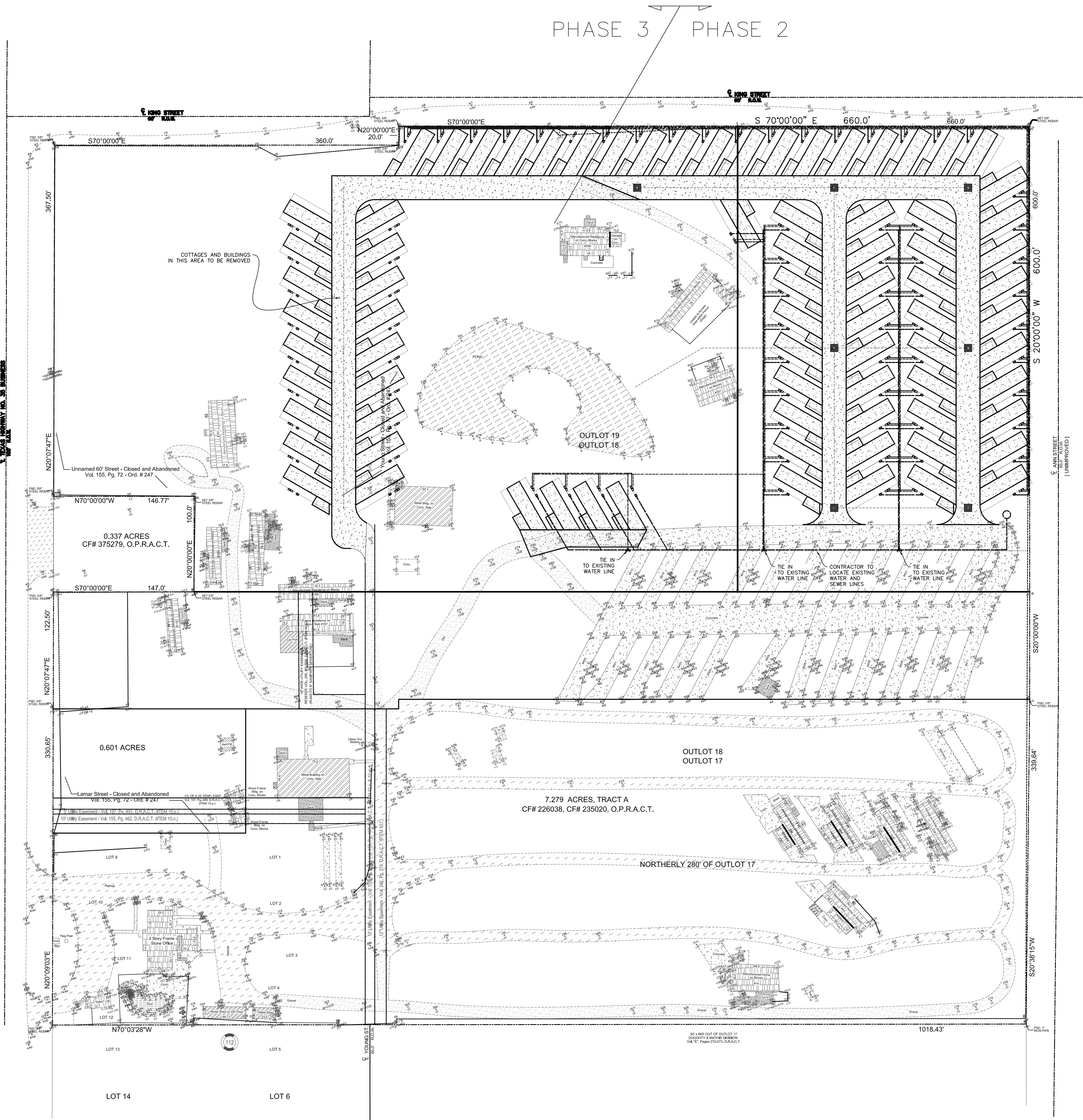
PAGE NO:

C1.0

This document is released for
INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
03-29-22



EXISTING SITE CONDITIONS
SCALE 1:60



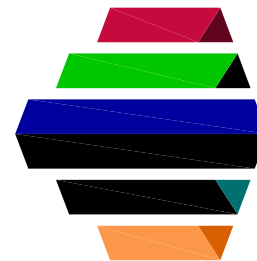
PROPOSED SITE CONDITIONS
SCALE 1:60

This document is released for
INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
03-29-22

ARCH/ENG SEAL

LYNN ENGINEERING

1221 AVENUE F
BAY CITY, TEXAS 77414
PH: (979) 245-8900
FAX: (979) 245-5345



ANCIENT OAKS RV PARK

ROCKPORT, TEXAS

PROPOSED SITE

PROJECT NAME:

CUSTOMER NAME:

PROJECT NO.:	NMC
NAME	
DRAWN BY:	NMC
CHECKED BY:	XXX
DESIGNED BY:	NMC
JOB NO.	36823

PRINTED

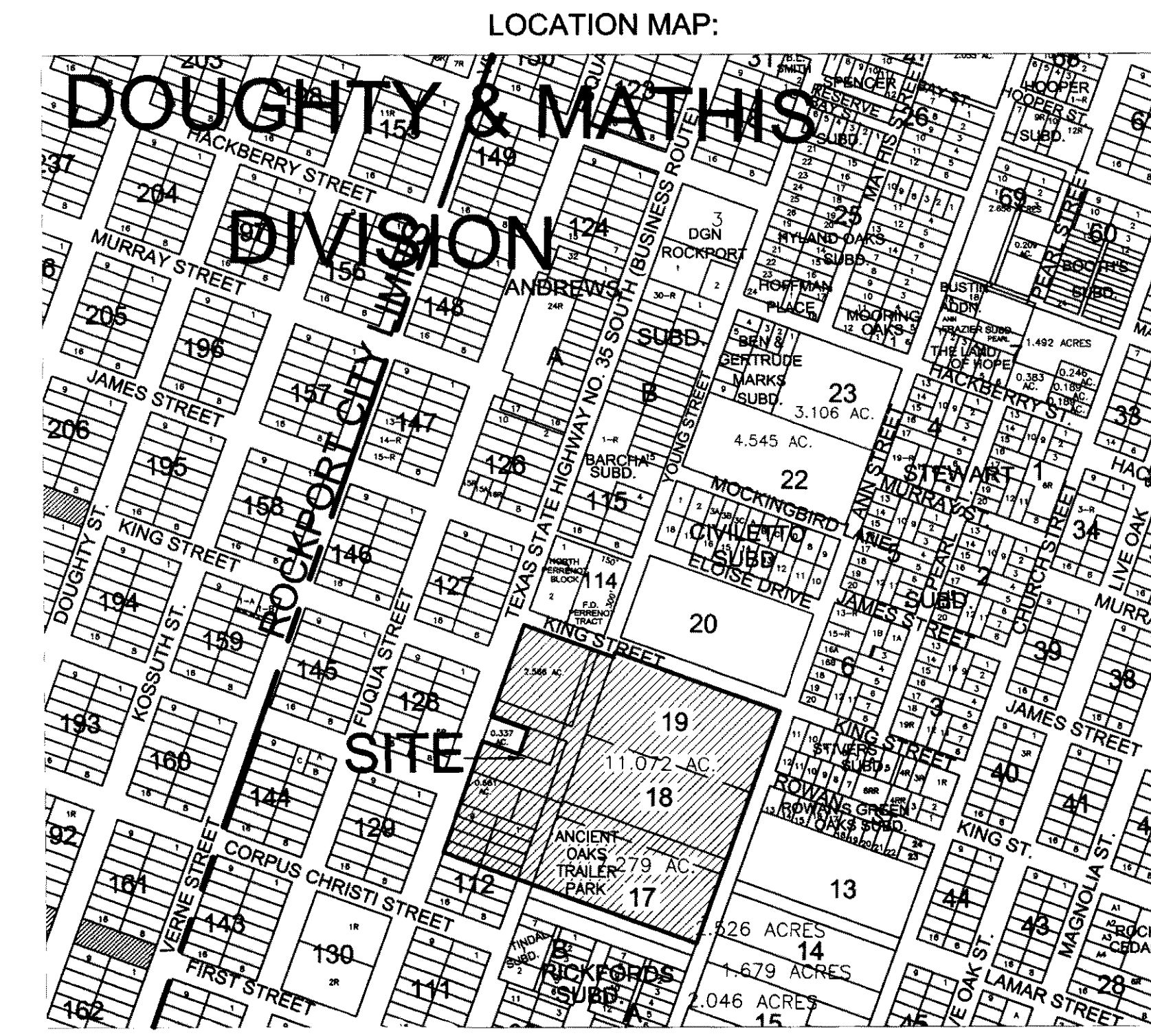
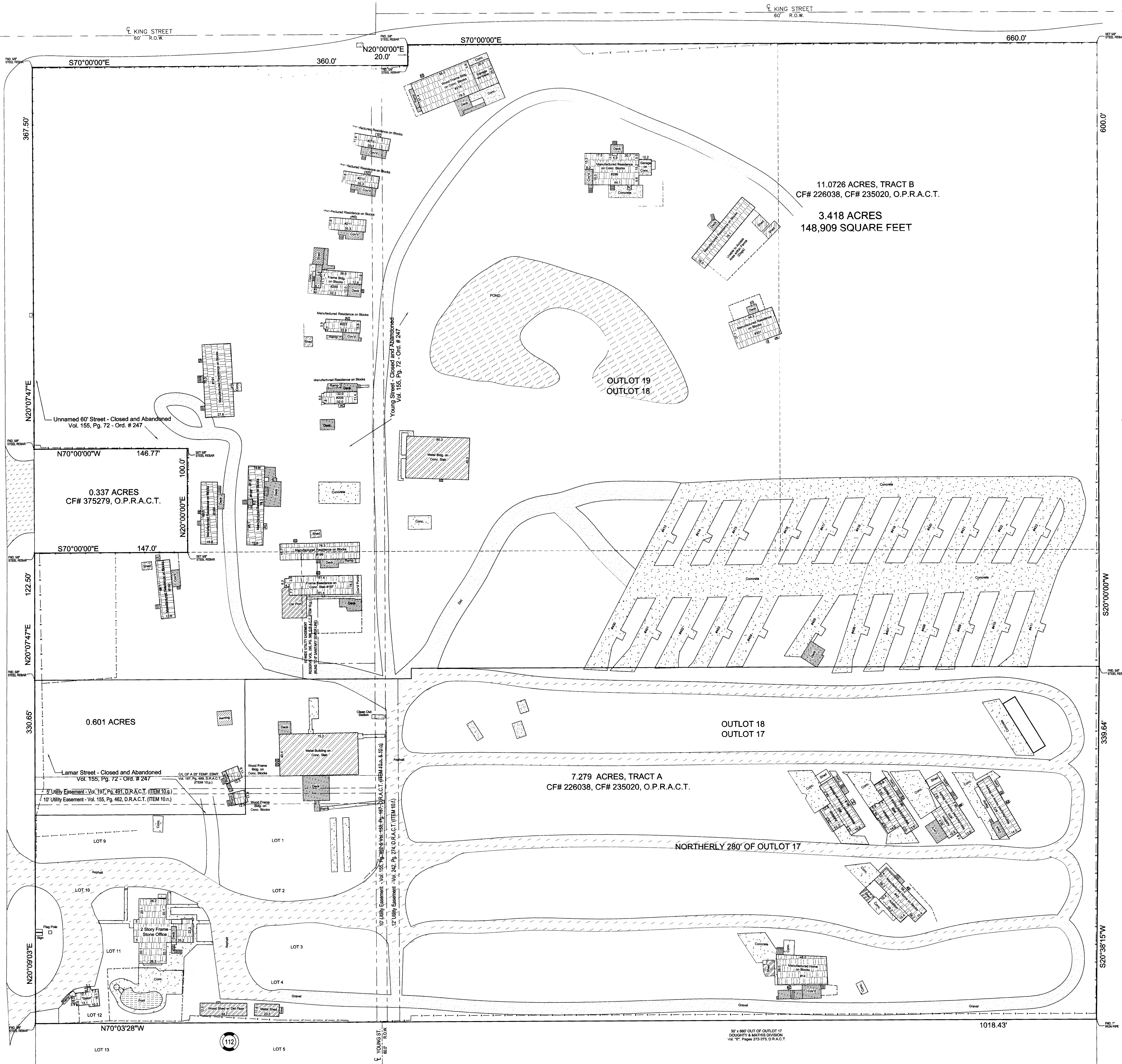
DATE	REMARKS
00/00/00	PRELIMINARY
03/29/22	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

C1.1



TITLE COMMITMENT EXCEPTIONS ON SCHEDULE B

This survey does not constitute a title search by the surveyor. All information regarding record easements, encumbrances, and other documents that might affect the quality of title in subject tract shown hereon was gained from Title Commitment prepared by:

Stewart Title Guaranty Company
CIP No. 901045
Effective Date: September 4, 2020. Issued: October 2, 2020. 1:49 PM

15-1	Utility easement dated June 29, 1978, recorded in Volume 242, Page 274, D.R.A.C.T. SHOWN ON SURVEY - DOES APPLY	3	Surveyor has made no investigation or independent search for encumbrances, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.
15-2	Utility easement dated July 30, 1982, recorded in Volume 296, Page 388, D.R.A.C.T. SHOWN ON SURVEY - DOES APPLY		
15-3	Easement & E.O.W. dated December 17, 2008, recorded in CF#205447, O.P.R.A.C.T. BLANKET EASEMENT - DOES APPLY		
15-4	Easement & E.O.W. dated November 17, 2011, recorded in CF#205447, O.P.R.A.C.T. BLANKET EASEMENT - DOES APPLY		
15-5	Easement & E.O.W. dated March 28, 2023, recorded in CF#205447, O.P.R.A.C.T. BLANKET EASEMENT - DOES APPLY		
15-6	Easement & E.O.W. dated May 3, 1981, recorded in Volume 307, Page 61, D.R.A.C.T. BLANKET EASEMENT - DOES APPLY		
15-7	Easement & E.O.W. recorded in Volume 314, Page 311, D.R.A.C.T. BLANKET EASEMENT - DOES APPLY		
15-8	Easement & E.O.W. dated May 24, 1983, recorded in Volume 163, Page 310, D.R.A.C.T. BLANKET EASEMENT - DOES APPLY		
15-9	Utility easement recorded in Volume 105, Page 402, D.R.A.C.T. SHOWN ON SURVEY - DOES APPLY		
15-10	Utility easement recorded in Volume 105, Page 107, D.R.A.C.T. SHOWN ON SURVEY - DOES APPLY		
15-11	Utility easement recorded in Volume 197, Page 489, D.R.A.C.T. SHOWN ON SURVEY - DOES APPLY		
15-12	Utility easement recorded in Volume 197, Page 491, D.R.A.C.T. SHOWN ON SURVEY - DOES APPLY		

NO OTHER TITLE INFORMATION TO SURVEYOR

LEGEND

DL	=	Centerline
D.R.A.C.T.	=	Dead Records of Arkansas County, Texas
O.P.R.A.C.T.	=	Official Public Records of Arkansas County, Texas
P.R.A.C.T.	=	Plat Records of Arkansas County, Texas

LEGAL DESCRIPTION

ALTANSPLS LAND TITLE SURVEY

PLAT SHOWING SURVEY AND IMPROVEMENTS

21.519 ACRES OF LAND

EMBRACING A PORTION OF OUTLOT 17, AND ALL OF OUTLOTS 18 AND 19, LOTS 1 TO 4 AND LOTS 9 TO 12, BLOCK 112, DOUGHTY & MATHIS DIVISION, AND A PORTION OF THE SOUTH PERENNIAL BLOCK, ALONG WITH YOUNG STREET AND LAMAR STREET, CLOSED AND ABANDONED BY ORDINANCE #247.

CITY OF ROCKPORT, ARKANSAS COUNTY, TEXAS.

ACCORDING TO THE PLAT RECORDED IN VOLUME 15, PAGES 272-273, DEED RECORDS OF ARKANSAS COUNTY, TEXAS.

OCTOBER 9, 2020

SCALE 1" = 30'

CURRENT PARTY

BAEHRE REAL ESTATE
C/O PETER FORREST

COPYRIGHT NOTICE

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK ON THE DRAWING OR AN UNLAWFUL REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map Dated 2-17-16 and found that the property described herein is in Flood Zone X, located in a "Special Flood Hazard Area" Zone X.

Base Elevation: 100

Community No.: 45550

Panel No.: 02450

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

NOTES

1. Plat bearing used for directional control unless otherwise shown.
2. This survey is in violation of "Copyright Laws" if not accompanied by original seal and signature.
3. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.

SURVEYOR CERTIFICATION

To: PETER FORREST, JR.
PETER FORREST, SR.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 5(a), 7(a), 8 and 20 of Table A, thereof.

The fieldwork was completed on September 30, 2020. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

J. L. Brundrett, Jr., P.L.S.
Reg. No. 218

FIRM NAME & ADDRESS

Brundrett & Brundrett
Surveying & Engineering, P.C.

111 S. Main St., P.O. Box 2323
Rockport, Texas 78086

361-722-6475
361-722-7022
jbrundrett@brundrettsurveying.com
jbrundrett@brundrettsurveying.com

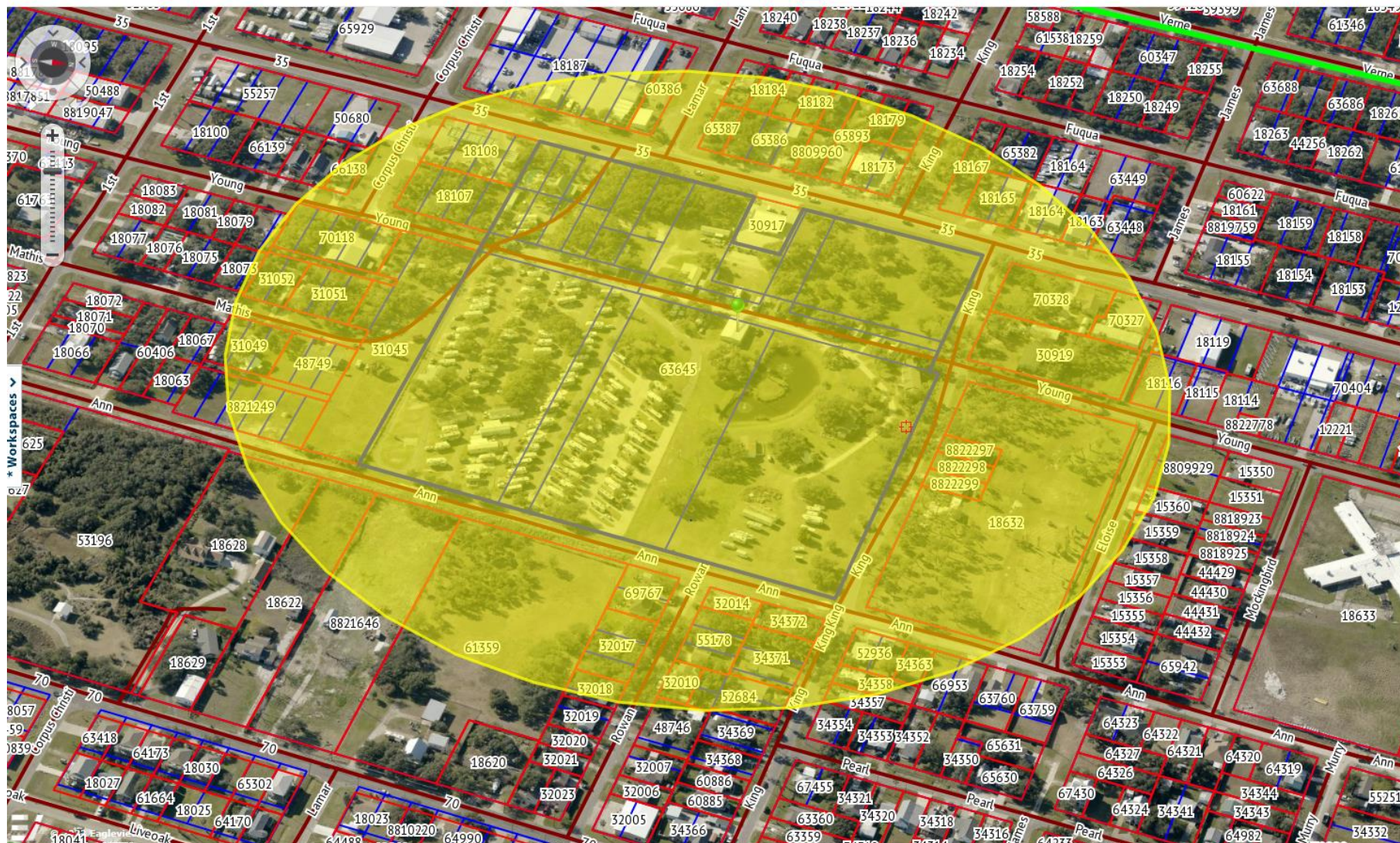
TBPELS FIRM NO. 10004800

FILE NAME: 201009081 ALTA

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
60386	TEXAS PARKS & WILDLIFE DEPT	1311 HWY 35 S	4200 SMITH SCHOOL ROAD	AUSTIN	TX	78744-3292
65387	BELAIRE ENVIRONMENTAL INC	1223 HWY 35 S	1217 HWY 35 S	ROCKPORT	TX	78382-3913
18184	ELVORD INVESTMENTS LLC	728 S FUQUA ST	14439 COMPAS ST UNIT F	CORPUS CHRISTI	TX	78418-6064
18182	OSGOOD HEATHER	720 S FUQUA ST	720 S FUQUA ST	ROCKPORT	TX	78382-4622
18179	LANE BETTY ESTATE % BRITAN MARY IND EXECUTRIX	708 S FUQUA ST	2403 S CROCKETT	AMARILLO	TX	79109-2128
65893	CROWLEY CHRISTOPHER J & KARRA A	1213 HWY 35 S	P O BOX 296	ROCKPORT	TX	78381-0296
8809960	SARGENT BARTON SARGENT CANDACE	1215 HWY 35 S	2007 PONDEROSA TRAIL P O BOX 2656	SACHSE ROCKPORT	TX TX	75048-3631 78381-2656
18173	ALEMAN NANCY B	1203 HWY 35 S	114 MAPLE DR	PORTLAND	TX	78374-1432
18167	KAHANEK ALAN	1131 HWY 35 S	410 W GONZALES ST	YOAKUM	TX	77995-2724
18165	HOFF DEE GINA	1111 HWY 35 S	P O BOX 1962	ROCKPORT	TX	78381-1962
18164	PARKER COASTAL MARINE LLC	1107 HWY 35 S	1107 HWY 35 S	ROCKPORT	TX	78381-3911
18163	LOPEZ CHARLES ETUX DIANA O	1105 HWY 35 S	1105 HWY 35 S	ROCKPORT	TX	78382-3911
63448	BOHN ENTERPRISES INC	105 W JAMES ST APT A-C	1798 BAY SHORE DR	ROCKPORT	TX	78382-3410
30917	SPECTRAL LLC	1210 HWY 35 S	600 W JAMES ST #T	ROCKPORT	TX	78382-4754
70328	ROCKPORT EMERALD PROPERTIES LLC % NGUYEN TOMMY T & BUI VY THAO	1112 HWY 35 S	1112 HWY 35 S	ROCKPORT	TX	78382-3912
70327	DOWNUM ANTHONY ETUX MARJORIE	1106 HWY 35 S	229 SPANISH WOOD DR	ROCKPORT	TX	78382-9659
30919	WOODS STEPHANIE D & RANGEL SIMON G	324 E KING ST	324 E KING ST	ROCKPORT	TX	78382-3955
18119	BJ'S HEATING & AIR INC	1028 HWY 35 S	1028 HWY 35 S	ROCKPORT	TX	78382-3910
18632	CROWLEY CHRISTOPHER J & KARRA A	500 E KING ST	P O BOX 296	ROCKPORT	TX	78381-0296
8822297	WILLIAMS GLENDA	510 E KING ST	1025 MOHICAN	ROUND ROCK	TX	78665-1340
8822298	CROWLEY CHRISTOPHER J & KARRA A	514 E KING ST	P O BOX 296	ROCKPORT	TX	78381-0296
8822299	CROWLEY CHRISTOPHER J & KARRA A	518 E KING ST	P O BOX 296	ROCKPORT	TX	78381-0296
34363	LONGORIA JAIME G ETUX CRYSTAL L	1124 S ANN ST	1124 S ANN ST	ROCKPORT	TX	78382-2352
34358	PRICE VIRGINIA G	614 E KING ST	PO BOX 1573	ROCKPORT	TX	78381-1573
52936	BYRD CHRISTI H	604 E KING ST	2971 E US HWY 175	KAUFMAN	TX	75142-8844
52684	FISHER PATRICK ETUX JODY	625 E KING ST	4851 HWY 35 N #69	ROCKPORT	TX	78382-9603
34371	ANDERSON PAMELA J	615 E KING ST	615 E KING ST	ROCKPORT	TX	78382-2217

34372	DANCING GIRL LLC	611 E KING ST	501 THORNTON LN	GEORGETOWN	TX	78628-3354
32014	WALLER JAMES D ETUX DEBRA K	602 ROWAN ST	P O BOX 597	ROCKPORT,	TX	78381-0597
55178	REQUENA PAULA	610 ROWAN ST	610 ROWAN ST	ROCKPORT,	TX	78382-2244
32010	CAPALETY ROBERT M ETUX CHRISTINE E	624 ROWAN ST	624 ROWAN ST	ROCKPORT,	TX	78382-2200
32018	SCHUCHERT CODY & DIANA	701 ROWAN ST	4586 RIVER PARK DR	CORPUS CHRISTI	TX	78410-5685
32017	PFEIFFER JAMES R & SANDRA L	615 ROWAN ST	615 ROWAN ST	ROCKPORT,	TX	78382-2200
69767	DRIVER BILLIE M LIFE ESTATE % DRIVER GAIL & MITCHELL SUE & DRIVER EDWARD	605 ROWAN ST	605 ROWAN ST	ROCKPORT,	TX	78382-2243
32018	SCHUCHERT CODY & DIANA	701 ROWAN ST	4586 RIVER PARK DR	CORPUS CHRISTI	TX	78410-5685
61359	ECKERDT MARY LOU ETVIR GARY DEL JTWROS	1229 S CHURCH ST	1229 S CHURCH ST	ROCKPORT,	TX	78382-2205
8821249	HIDI HO INVESTMENTS LTD	1331 S ANN ST	100 WINDING WAY	ROCKPORT,	TX	78382-7040
48749	CADY III CHARLIE JAMES	1336 MATHIS ST	P O BOX 216	ROCKPORT,	TX	78381-0216
31049	TURNIPSEED SHANE	1410 MATHIS ST	1410 MATHIS ST	ROCKPORT,	TX	78382-3927
31045	HIDI-HO INVESTMENTS, LTD	1324 YOUNG ST	100 WINDING WAY	ROCKPORT,	TX	78382-7040
31051	JORDAN TINDAL L	1417 MATHIS ST	P O BOX 2247	ROCKPORT,	TX	78381-2247
31052	DURON REUBEN ETUX DEBORAH	1419 MATHIS ST	11750 BLUE WING RD	SAN ANTONIO	TX	78223-5200
70118	JORDAN TINDAL L	1340 YOUNG ST	P O BOX 2247	ROCKPORT,	TX	78381-2247
66138	KARAM REAL ESTATE LLC	1403 YOUNG ST	P O BOX 1003	CIBOLO	TX	78108-1003
18107	REDD NADEZDA	324 E CORPUS CHRISTI ST	324 E CORPUS CHRISTI ST	ROCKPORT,	TX	78382-3920
18108	BIG DIAMOND INC	1328 HWY 35 S	P O BOX 690110	SAN ANTONIO	TX	78249-0110

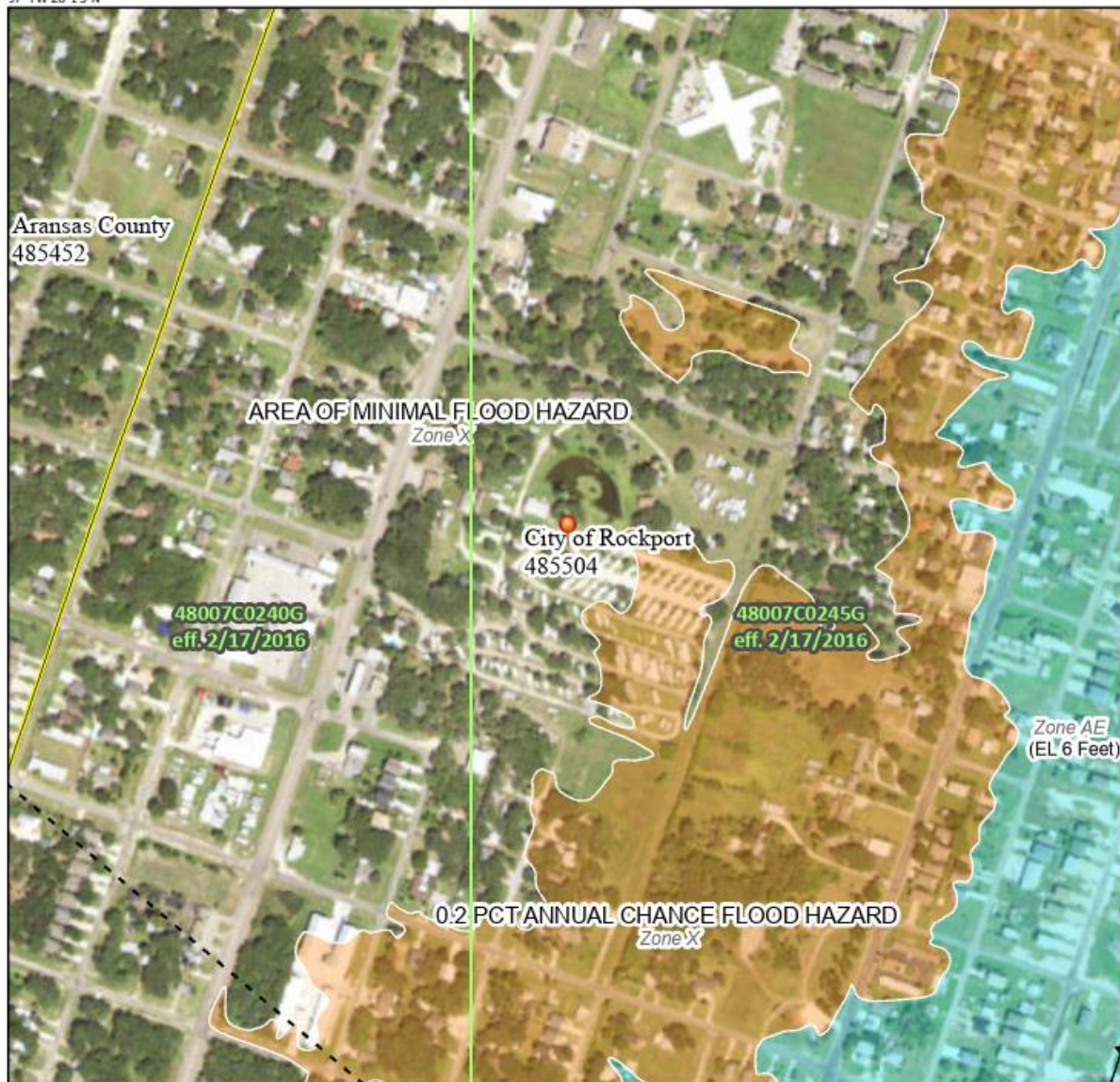
CONNECTEXPLORER™



National Flood Hazard Layer FIRMette



97°4'W 28°1'3"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

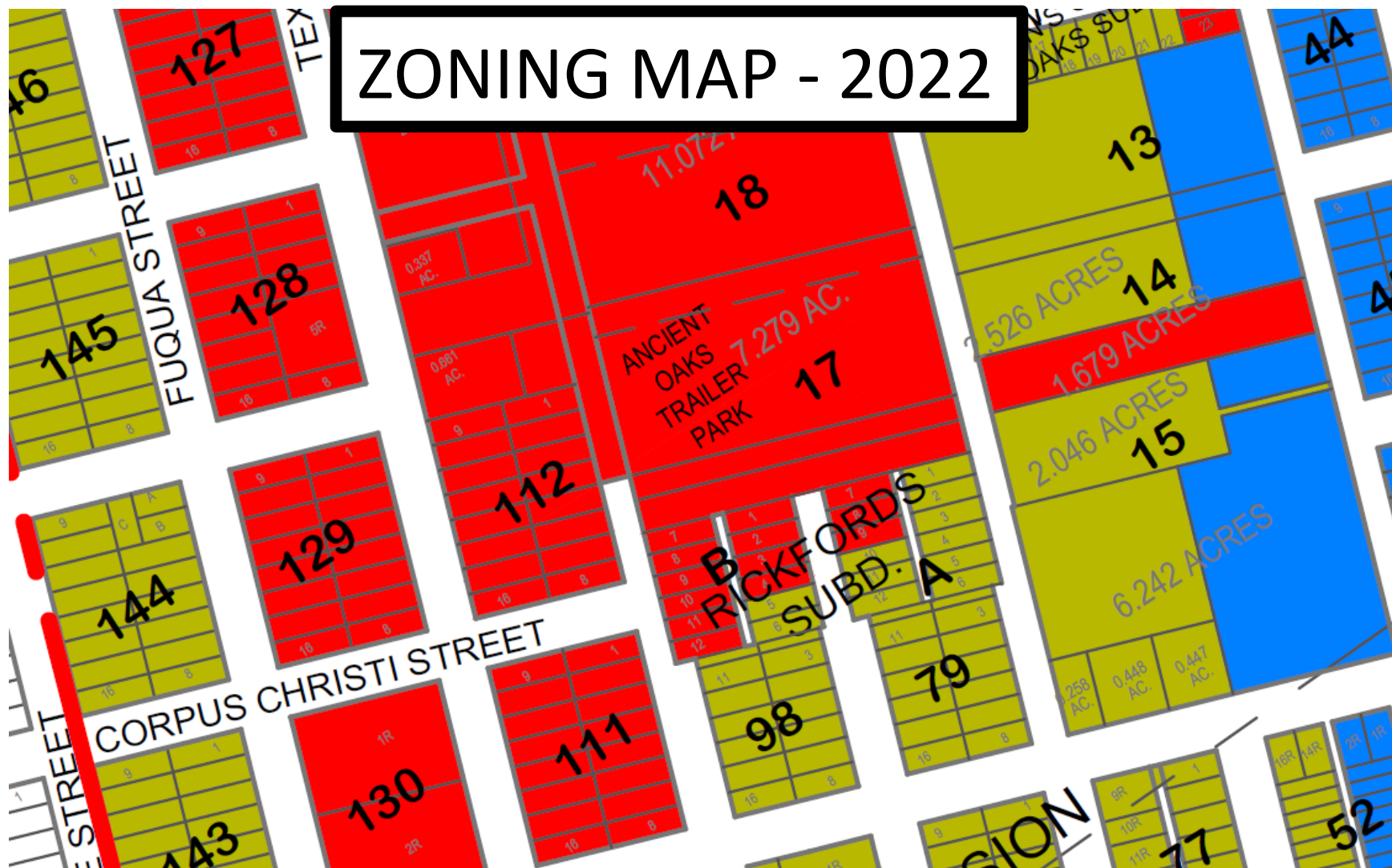
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		Zone A, V, AE
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

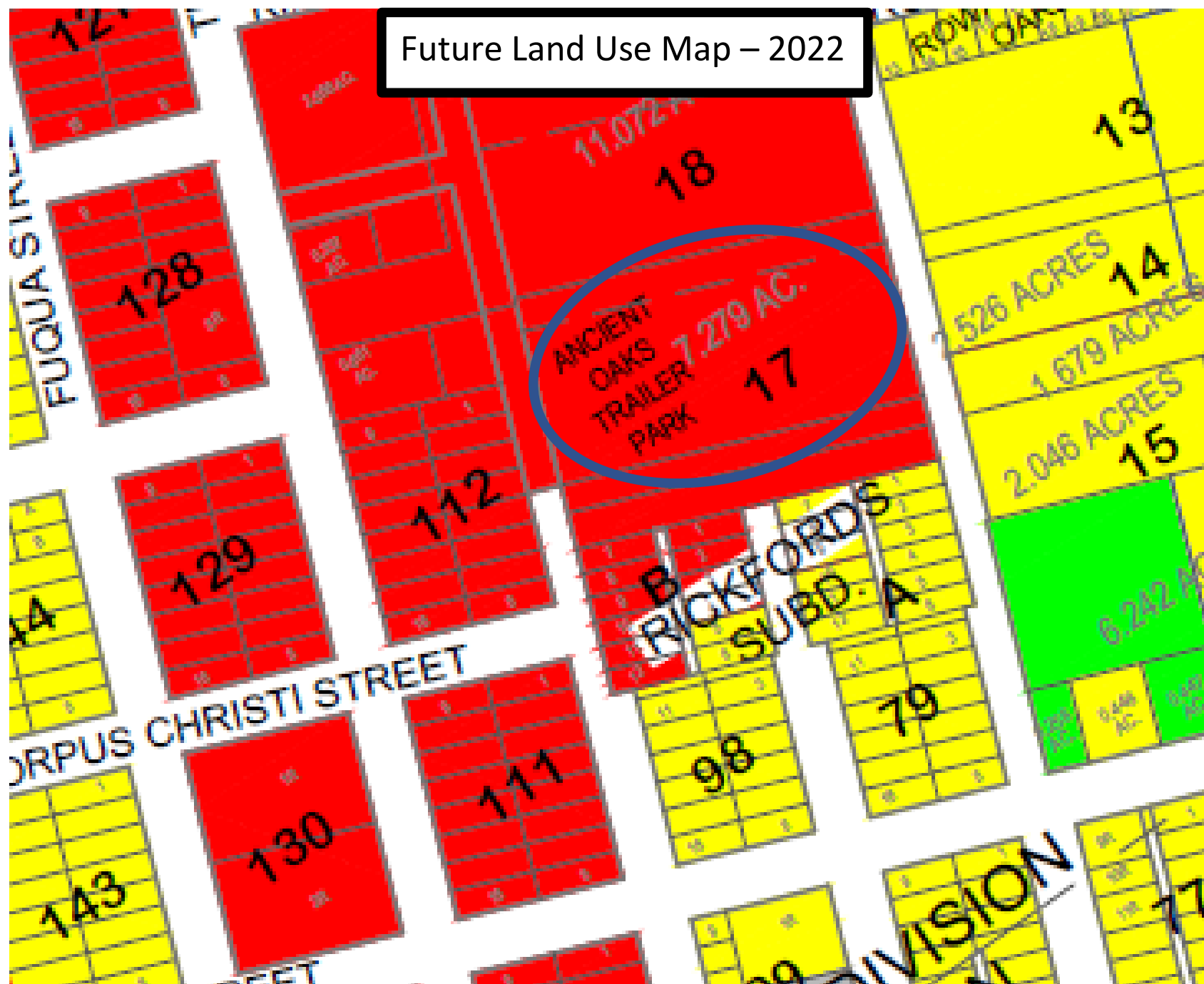
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/3/2022 at 10:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.







JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

86

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, May 10, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for a Conditional Use Permit for seventy eight (78) additional RV spaces and to bring the existing RV Park into zoning compliance located at 1222 Hwy 35 S; also known as S1950 Forrest Oaks Blk 1 Lot 1 & 2, City of Rockport, Aransas County, Texas, currently zoned B-1 (General Business District).

The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting.

Public participation is valued and citizens wishing to express their views during the Joint Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City 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.

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: Barton D Sargent

Address: 2007 PONDYNOVA TRAIL

City/State: SACHSE, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 214 546-1919

REASON:

[Signature]
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

87

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Printed Name: CANDACE SARGENT - KIM JOHNSON
Address: ~~214 PORTA VUE~~ / 1215 HWY 35 S. City/State: ROCKPORT, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 972.742.1877

REASON:

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

88

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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: Rockport Emerald Properties LLC % Nguyen Tommy & Bui Vy Thao
Address: 1112 Hwy 35 S. City/State: Rockport, TX

() IN FAVOR (✓) IN OPPOSITION

Phone: 832-231-4110

REASON:

This change will lead
to more people, traffic, safety issue,
and noise to the neighborhood.

See map on reverse side.

Thus decreasing the value
of the area.

Signature

CITY COUNCIL AGENDA

Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 18

Deliberate and act on first reading of an Ordinance amending Chapter 118 of the Code of Ordinances, City of Rockport, Texas, separating RV park regulations from manufactured home park regulations, revising non-conforming use regulations, and providing regulations for recreational vehicle parks; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA: RNM

BACKGROUND: During the January 2018 planning retreat, there was discussion about land use planning, numerous complaints from the community about the number and development standards of RV parks, and the balance of associated issues. A moratorium on the submission, acceptance, processing, and approval necessary for the creation of development plats, construction or facilities related to recreational vehicle (RV) parks for land within the City of Rockport was adopted on August 14, 2018, extended multiple times, and expired on October 30, 2021. Over the course of the moratorium, the Building and Development Department continued to receive a large number of development applications for recreational vehicle (RV) parks, primarily along the Highway 35 Bypass corridor. The temporary moratorium allowed for the completion of the comprehensive plan update, consultation with stakeholders, and the recommendation of a revised RV Park Ordinance.

Staff had been working with a planning consultant to revise the RV park regulations, and the revised Ordinance was presented at the April 13, 2021, Council meeting for review and discussion. After the April 13th meeting, staff was instructed to meet with the local RV park owners via the Chamber of Commerce's RV Park Council to solicit input on the revised Ordinance. Staff has met with and received recommendations from the RV Park Council and other concerned citizens. Staff has reviewed the recommendations, met with the planning consultant to make acceptable revisions, distributed the final draft to the RV Park Council, and toured RV parks at the invitation of the RV Council on November 3, 2021.

The revised Ordinance was submitted at the Joint Public Hearing with Council and the Planning & Zoning Commission on November 9, 2021, at which time the Planning & Zoning Commission recommended to postpone first reading until staff could meet with the RV Park Council to review current changes; Council took no action on first reading. Staff met with the RV Park Council on May 12, 2022, who stated the current revisions are acceptable.

Please see the accompanying proposed ordinance for more information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of first reading of an Ordinance amending Chapter 118 of the Code of Ordinances, City of Rockport, Texas, separating RV park regulations

from manufactured home park regulations, revising non-conforming use regulations, and providing regulations for recreational vehicle parks; repealing all ordinances to the extent they are in conflict; providing for severability; and providing an effective date.

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 118 OF THE CODE OF ORDINANCES, CITY OF ROCKPORT, TEXAS, SEPARATING RV PARK REGULATIONS FROM MANUFACTURED HOME PARK REGULATIONS, REVISING NON-CONFORMING USE REGULATIONS, AND PROVIDING REGULATIONS FOR RECREATIONAL VEHICLE PARKS; REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockport (City) is a Texas Home Rule Municipality and the Texas Local Government Code authorizes the City of Rockport to exercise jurisdiction over City zoning as deemed appropriate by the City; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City's zoning regulations, boundaries, or classifications; and

WHEREAS, City Staff has reviewed the current zoning regulations and have recommended certain revisions and updates to the current zoning regulations; and

WHEREAS, on October 2, 2021, notice of the joint public hearing was published in *The Rockport Pilot*; and

WHEREAS, on November 9, 2021, the Planning and Zoning Commission conducted a joint public hearing with City Council and after consideration, made a recommendation to postpone a vote on the item until a workshop could be held with the RV Council; and

WHEREAS, on May 12, 2022, City Staff conducted a meeting with the RV Council who agreed the revisions of the ordinance were acceptable; and

WHEREAS, on May 24, 2022, the City Council after consideration and recommendation by the Planning and Zoning Commission determined that the ordinance amendment be approved as provided herein.

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

Section 1. Chapter 118 of the Code of Ordinances of the City of Rockport, Texas is hereby amended as set forth in the attached Exhibit A, incorporated herein.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 5. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 6. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 7. This Ordinance shall become effective upon adoption by second and final reading.

APPROVED and **PASSED** on first reading the 24th day of May 2022.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary

APPROVED, PASSED and ADOPTED on second reading the ____ day of _____ 2022.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Teresa Valdez, City Secretary

EXHIBIT "A"

Chapter 118 – ZONING

Article I. Zoning Ordinance*

Sec. 118-1. Title.

This Ordinance shall be known as the Rockport Zoning Ordinance.

(Ord. No. 1027, art. 1, 4-9-96)

Sec. 118-2. Purpose.

The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health, safety and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district and its particular suitability for certain uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

(Ord. No. 1027, art. 2, 4-9-96)

Sec. 118-3. Definitions.

3.1 Tense, Gender and Number. Words used in the present tense include the future, words in the singular include the plural, and words in the plural include the singular. Words used in the masculine include the feminine and words in the feminine include the masculine. The word "building" includes the word "structure". The word "shall" or the word "must" is mandatory and not discretionary. The word "lot" may also be construed to mean "lots" where appropriate.

3.2 Words Defined.

Accessory. Incidental to another use of a structure on the same lot or lots.

Accessory Building. A subordinate building customarily incidental to and located on the same lot occupied by the main use or building. Accessory buildings may include, but not limited to, an attached or detached garage, garage apartment, wash house, hobby room, servants quarter/guest quarter, storage/utility shed, covered patio, well/well house and gazebo to name a few.

Accessory Living Quarters. An accessory use or building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling not rented or otherwise used as an independent dwelling unit.

Accessory Use. A use conducted on the same lot as the primary use of the structure to which it is related; a use that is clearly incidental to and customarily found in connection with such primary use.

Adult. As defined herein, a person who has attained a legal age of majority (i.e. 18 years of age).

Adult Entertainment. Adult entertainment uses are those uses providing sexually oriented entertainment for on-site consumption. Uses may include, but are not limited to, adult motion picture theaters, massage parlors, nude studios, modeling studios, nude photography studios, sex parlor, love parlor, adult movie/video arcade/store, adult motel. This definition also includes liquor-by-the-drink establishments and restaurant establishments where sexually orientated entertainment is offered.

Adult Stores. A retail establishment offering items for off-site consumption intended to provide sexual stimulation or sexual gratification or purporting to enhance sexual activity.

Agriculture. The raising or growing of crops, fowl and/or livestock, providing such use does not constitute a nuisance or health hazard.

Alley. A public space or thoroughfare which affords only secondary means of access to property abutting thereon.

Apartment. A dwelling unit part of, or within an apartment building.

Apartment Building. A building containing three or more apartments.

Area of the Lot. The net area of the lot, not including portions of streets and alleys.

Bed & Breakfast. A lodging house, other than a hotel/motel, where for compensation and pre-arrangement for definite periods, meals and lodging are provided.

Block. A piece or parcel of land entirely surrounded by natural or man-made barriers such as public streets, streams, parks, etc. or a combination thereof.

Build. To erect, convert, enlarge, reconstruct, or structurally alter a building or structure.

Building. Any structure used or intended for supporting or sheltering any use or occupancy. (Reference: The International Building Code.)

Building Line. The line established by law, beyond which a building shall not extend, except as specifically provided by law (Reference: The International Building Code).

Child Care Center. A child-care facility that provides care at a location other than the residence of the director, owner, or operator of the child-care facility for seven or more children under 14 years of age for less than 24 hours a day, but at least two hours a day, three or more days a week. (Reference: Tex. Human Resources Code § 42.002(7))

Child Care Home. A home that provides regular care in the caretaker's own residence for not more than six children under 14 years of age, excluding children who are related to the caretaker, and that provides care after school hours for not more than six additional elementary school children, but the total number of children, including children who are related to the caretaker, does not exceed 12 at any given time. The term does not include a home that provides care exclusively for any number of children who are related to the caretaker. (Reference: Tex. Human Resources Code § 42.002(9))

City. The City of Rockport, Texas.

Civic Club. A building, or portion thereof, used primarily by an association of persons to promote special purpose activities, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

Clinic. A place where psychological or physiological care is furnished to persons on an out-patient basis by licensed providers.

Commission. The Planning and Zoning Commission of the City of Rockport, Texas.

Common Open Area. Private property owned in common by and designed for the private use of, the owners or occupants of residences in a particular project or subdivision. Common open area uses include, but are not limited to, recreation areas, parks and plazas, ornamental areas open to the general view within the project or subdivisions, and building setbacks not otherwise required by ordinance. The common area does not include public streets, alleys, required building setbacks or utility easements.

Condominium. Shall have the same meaning as defined by Sec. 82.003 of the Texas Property Code.

Council. The City Council of the City of Rockport, Texas.

District. A part of the city wherein regulations of this ordinance are uniform.

Dwelling. A building or portion thereof designed or used for residential occupancy by not more than two families.

Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Efficiency Apartment. An apartment having a combination living room and bedroom (No separate bedroom).

Family. A person or persons, occupying a dwelling, living together and maintaining a common household.

Fence. A structure serving as an enclosure or barrier usually found near or around the boundary of property. The term fence may also include such structures as decorative lattice work, trellises, fence gates or projections of building walls.

Foster Group Home. A child-care facility that provides care for seven (7) to twelve (12) children for 24 hours a day. (Reference: Tex. Human Resources Code § 42.002(5))

Foster Home. A child-care facility that provides care for not more than six (6) children for 24 hours a day.

Hazardous Material. Any substance required by the U.S. Dept. of Transportation to have a Hazardous Material ID placard for transport.

Height of Building. The vertical distance from the grade to (a) the highest point on a flat roof, (b) the deck line of a mansard roof, or (c) the mean height between the eaves and the ridge of a gable, hip or gambrel roof.

Home Occupation. An occupation or activity that is incidental and secondary to the primary use of a dwelling as a residence, not involving the conduct of a retail business, and conducted solely by an occupant of the residence. (See article 24 [\[section 118-24\]](#) regarding Regulation of Home Occupations).

Hotel. Any building containing six (6) or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied for sleeping purposes by guests. Ingress and egress to and from all rooms is usually made through an inside lobby or office supervised by a person in charge at all hours. A hotel may include restaurants, taverns or club rooms, banquet halls, ballrooms, and meeting rooms which are physically part of and incidental to the main use.

HUD-Code Manufactured Home. A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8') body feet or more in width or forty (40') body feet or more in length, or when erected on site, is three hundred twenty (320 sq.ft.) or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

Industrialized Housing/Buildings. A residential structure or commercial structure which is manufactured, constructed and erected in accordance with the regulations governing Industrialized Housing and Buildings, as published by the Texas Department of Licensing & Regulation, Manufactured Housing Division. See Modular Construction.

Living Area. The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of courts, porches and garages.

Lot. Any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is occupied or intended to be occupied by one building or a group of buildings, and accessory buildings and uses, including such open spaces as required by this ordinance and other laws or ordinances, and having its principal frontage on a public street.

Lot Area. The area of land within the boundary of a lot, excluding any part under water.

Lot Lines. The lines marking the legally recorded boundary of a lot.

Manufactured Housing or Manufactured Home. This means a HUD-Code Manufactured Home or a Mobile Home and collectively means and refers to both.

Manufactured Home Park. A parcel or contiguous parcels of land divided into two or more manufactured home spaces and available on a rental basis. ~~May coexist with a Recreational Vehicle Park.~~

Manufactured Home Subdivision. A parcel or contiguous parcels of land divided into two or more manufactured home lots and available for rent or for sale, with each manufactured home being located on a separate lot.

Mobile Home. A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in traveling mode, is eight (8') body feet or more in width or forty (40') body feet or more in length, or, when erected on site, is three hundred twenty (320 sq. ft.) or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities which includes the plumbing, heating, air-conditioning, and electrical system.

Modular Construction. A structure or building module that is manufactured at a location other than the location where it is installed and used by a consumer, transportable in one or more sections on a temporary chassis or other conveyance device, and designed to be used as a permanent dwelling or permanent structure when installed and placed upon a permanent foundation system. See Industrialized

Motel. Same as hotel, except that the building or buildings are designed primarily to serve tourists traveling by automobile and that ingress and egress to rooms need not be through a lobby or office.

Multi-Family Dwelling. A building designed or used for the residential occupancy of three or more families living independently of one another.

Nonconforming Uses. A building, structure or use of land lawfully occupied at the time of the effective date of this ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated.

Nursing Care. Services provided by nursing personnel which include but are not limited to: observation; promotion and maintenance of health; prevention of illness and disability; management of health care during acute and chronic phases of illness; guidance and counseling of individuals and families; and referral to physicians, other health care providers, and community resources when appropriate.

Nursing Facility/Home. An institution or establishment that provides organized and structured nursing care and service and is subject to licensure as a nursing home under Health and Safety Code, Chapter 242, and/or certified to participate in the Medicaid Title XIX program. Nursing home is also referred to as Nursing Facility. Depending on context, these terms are used to represent the management, administrator, or other persons or groups involved in the provision of care to the residents; or to represent physical building, which may consist of one or more floors or one or more units, or which may be a distinct part of a licensed hospital.

Plat. A map or drawing detailing the specifics of the division of land for the purposes of development. (Reference: Rockport Platting & Subdivision Regulations);

* *Concept Plan.* A map of proposed land development showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed development.

* *Final plat.* A map of proposed land development prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lots and blocks, streets, alleys, public areas and other necessary or required information.

Portable Building. A moveable or portable building constructed to be towed by a motor vehicle, on its own frame or on a trucking device, which may be connected to utilities after mounting on a permanent foundation, or adequately anchored to the ground, and to be used as accessory for residential, business or commercial purposes.

Premises. Land together with all buildings and structures thereon.

Recreational Vehicle. Abbr. RV. ~~A vehicle which is built on a single chassis; is four hundred (400) square feet or less when measured at the largest horizontal projection; is designed to be self-propelled or permanently towable by a light duty vehicle; and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.~~ A vehicular unit, which is designed for living or sleeping and/or recreational purposes and equipped with wheels which is either self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, pop-up camper, truck camper, fifth-wheel trailer, class A motor home, class B motor home, or class C motor home.

Recreational Vehicle Park. Abbr. RV park. A parcel or contiguous parcels of land divided into two or more recreational vehicle spaces and available on a rental basis. ~~May coexist with a Manufactured Home Park.~~

Screening Fence. A fence constructed of sufficient solid material to screen a premise effectively from view of the traveling public.

Setback. The required distance between every structure and building, and any lot line on the lot or lots upon which the structure or building is located.

Sexually Orientated Entertainment. Sexually orientated entertainment is the offering of a service or the selling, renting or exhibiting of devices, or any other items or services intended to provide sexual stimulation or sexual gratification to the customer.

Shipping Container. A containment receptacle which is used or designed to be used in intermodal or over-the-road shipping that consists of a truck trailer body that may be detached from the chassis for loading onto a ship or other vessel, a rail car, or stacked in a container depot; and does not exceed 40 feet in

length, 9 feet in height and 9 feet in width. Such container when used for industrialized buildings shall comply with the State of Texas Industrialized Housing and Building Act.

Single-Family Dwelling. A building designed and arranged exclusively for the use and occupancy of one family.

Street. An improved public thoroughfare, which affords the principal means of access between various land use activities. (Reference: Rockport Platting & Subdivision Regulations);

a) *Arterial.* Streets which are principal traffic arteries more or less continuous across the city which are intended to connect remote parts of the city and which are used primarily for fast or heavy volume traffic.

b) *Collector.* Streets which collect and carry traffic from residential streets to major systems of streets and highways, including the principal entrance streets of residential or nonresidential development and similar streets for circulation within such a development.

c) *Residential.* Streets which are used primarily for access to abutting properties and which are intended to serve traffic within a limited district or area.

d) *Marginal access.* A street (frontage or service road) that may be parallel to and adjacent to all streets, which provide access to abutting properties and protection from through traffic.

e) *Alley.* A public passage or public right-of-way affording a secondary means of vehicular access to abutting property but not intended for through traffic.

Structure. Anything constructed or erected, which requires a location on the ground, or attached to something having a location on the ground.

Subdivision. A subdivision is the division of any lot, tract or parcel of land into two or more parts, lots or sites, for the purpose, whether immediate or future, of sale or division of ownership. This definition also includes the re-subdivision of land or lots which are a part of a previously recorded subdivision. An addition is a subdivision as is defined herein.

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its condition before damaged would equal or exceed 50 percent of the value of the structure before the damage occurred. Value of the structure shall be determined by the most recent Aransas County Appraisal District tax appraised value or independent property appraisal submitted by the property owner, whichever is greater.

Townhouse. One of a series of single-family dwelling units which are either structurally connected, or which are constructed immediately adjacent to each other without side yard between the units, and with property lines separating such units. The term "townhouse" and "townhomes" may be interchangeable.

Trailer. See Recreational Vehicle.

Two-Family Dwelling. A building designed and arranged exclusively for the use and occupancy of two families living independently of each other. A duplex dwelling.

Motor Vehicle Sales Lot. A lot or portion thereof to be used only for the display and sale of titled motor vehicles that are in condition to be driven on or off the lot. A motor vehicle sales lot shall not be used for the storage of wrecked motor vehicles, or the dismantling of motor vehicles, or the storage of motor vehicle parts.

Vision Triangle. That area created by a straight line from the points of the two intersecting right-of-way lines 20 feet back from their common intersection.

Yard. An open, unoccupied space on a lot, other than a court, which is unobstructed from the ground upward by buildings or structures, except as otherwise provided in these regulations.

Yard, Front. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto. Projections of the usual uncovered steps, terraces, decks, porches, entranceways or roof eaves as addressed within these regulations, are allowed. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension, except that if the lot is square, i.e., has dimensions where the shorter side is at least 90% or more of the longer side, then the front yard may face either street. Lots with double frontage (through lots) must have the required front yard on both streets. This requirement shall not apply to existing lots of

Yard, Rear. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto. Projections of the usual uncovered steps, terraces, decks, porches, entranceways or roof eaves, as addressed within these regulations, are allowed (see Article 21 [\[section 118-21\]](#) for accessory uses).

Yard, Side. A yard between the main building and the side line of the lot, extending from the front yard to the rear yard and being the minimum horizontal distance between the side lot line and a line parallel thereto. Projections of the usual uncovered steps, terraces, decks, porches, entranceways or roof eaves, as addressed within these regulations, are allowed (see Article 21 [\[section 118-21\]](#) for accessory uses).

Zero Lot Line. A lot on which there is no minimum side yard on one side, but not less than 10 (10) feet on the opposite side.

Zoning Administrator. The city employee designated to be responsible for the administration of the Zoning Ordinance regulations.

Sec. 118-4. Districts and general provisions. [No amendment](#)

Sec. 118-5. Newly annexed territory. [No amendment](#)

Sec. 118-6. R-1 1st Single-Family Dwelling District. [No amendment](#)

Sec. 118-7. R-2 2nd Single-Family Dwelling District. [No amendment](#)

Sec. 118-8. R-2B Zero Lot Line Single-Family Dwelling District. [No amendment](#)

Sec. 118-9. R-2M Manufactured Housing District. [No amendment](#)

Sec. 118-10. R-3 Duplex Dwelling District. [No amendment](#)

Sec. 118-11. R-4 1st Multi-Family Dwelling District. [No amendment](#)

Sec. 118-12. R-5 2nd Multi-Family Dwelling District. [No amendment](#)

Sec. 118-13. R-6 Hotel/Motel District. [No amendment](#)

Sec. 118-14. R-7 Residential and Office District. [No amendment](#)

Sec. 118-15. B-1 General Business District. [No amendment](#)

Sec. 118-16. B-2 Central Business District. [No amendment](#)

Sec. 118-17. I-1 Light Industrial District. [No amendment](#)

Sec. 118-18. I-2 Heavy Industrial District. [No amendment](#)

Sec. 118-19. Planned Unit Development District (PUD). [No amendment](#)

Sec. 118-20. District area, yard and height regulations. [No amendment](#)

Sec. 118-21. Parking regulations. [No amendment](#)

Sec. 118-22. Accessory use regulations. [No amendment](#)

Sec. 118-23. Conditional use permit.

23.1 General. A Conditional-Use Permit (CUP) shall be obtained for certain uses, which would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions and located in specific locations within a zone but shall not be allowed under the

general conditions of the zone as stated in this Code. The granting of a CUP has no effect on the ~~uses~~ permitted as of right and does not waive the regulations of the underlying zoning district. The CUP requirement for a use in a district does not constitute an authorization or an assurance that the use will be permitted. Uses requiring a CUP are listed within a zoning district and in subsection 23.10 of this article. Uses not listed within a zoning district that may be eligible for a CUP shall be administered through this article.

23.2 Applications. All CUP applications shall be submitted to the code official on a form provided by the city consistent with the provisions herein. All applications shall be accompanied by maps, drawings, statements or other documents in support of the request. An application fee shall be collected at the time of submittal. Said fee shall be: One Hundred Dollars and no cents (\$100.00) for the first acre of land or fraction thereof, plus Ten Dollars and no cents (\$10.00) per acre or fraction thereof over the first acre.

23.3 Public Hearing. Prior to the approval, approval with conditions or denial of a CUP, public hearings shall be held in accordance with the provisions of Article 26 of this ordinance [section 118-26 of this Code]. Upon the completion of said proceedings, the Commission shall render a recommendation(s) to the City Council. Decisions of the City Council shall be final.

23.4 Review Criteria. An application for a CUP shall be permitted to be approved, approved with conditions or denied. Each application for a CUP shall be submitted with enough data and information to be consistent with the criteria listed below:

1. That such use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area.
2. That such use shall not adversely affect adjacent properties.
3. That such use is compatible with the existing or allowable uses of adjacent properties.
4. That such use can demonstrate that adequate public facilities, including roads, drainage, potable water and sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.
5. That such use can demonstrate adequate provision for maintenance of the use in question along with any associated structures.
6. That such use has minimized, to the degree possible, adverse effects on the natural environment.
7. That such use will not create undue traffic congestion.
8. That such use will not adversely affect the public health, safety or welfare.
9. That such use conforms to all applicable provisions of this Code.
10. That such use is consistent with all applicable provisions of the comprehensive plan.

23.5 Expiration. A CUP shall be considered exercised when the use has been established. When such CUP is not exercised, or is abandoned, or is discontinued for a period of 1 year from the date of granting thereof, it shall be considered expired and shall not be reestablished unless authorized by the City Council with recommendation(s) from the Planning & Zoning Commission.

23.6 Annual Review. Subsequent to the issuance of a CUP, a review shall be conducted annually by the Code Official to determine that the terms of the CUP are being met.

23.7 Revocation. A CUP shall be revoked when the applicant fails to comply with conditions imposed by the permit. Said CUP shall not be reestablished unless authorized by the City Council with recommendation(s) from the Planning & Zoning Commission.

23.8 Existing Conditional-Use Permit. Any amendment sought to an existing CUP shall be considered as a new application and shall comply with this article.

23.9 Existing Special Permit. Any amendment sought to an existing Special Permit existing prior to (date of amending ordinance inserted here), shall be considered as a new application and shall comply with this article as a CUP. Such amendment(s) may not preclude or nullify the conditions to any Special Permit previously issued unless requested by the applicant. Annual review shall be in accordance with subsection 23.6.

23.10 Specific uses requiring a CUP. The following listed uses will require a CUP approval prior to

issuance of a building permit. These uses are also listed within their respective zoning district. 100

1. Permanent or long term (more than 30 days) public entertainment facilities or uses. Such facilities or uses shall include, but not be limited to, amusement parks, carnivals, animal shows, marine life shows, dance/theatrical productions or natatoriums. This provision is listed in a B-1 district).
2. Private, child nurseries or pre-kindergarten schools in R-1 through R-7 districts.
3. Retail shops, restaurants, clubs and lounges in R-6 and R-7 districts when not built within a hotel or office building.
4. Meat, fish or shellfish processing plant in a B-1 district.
5. Penal institutions and detention centers in R-7 districts only. A listed use out-right in a B-1 district.
6. Bed and Breakfast accommodations in R-1 through R-3 districts.
7. The keeping and raising of farm animals in all districts pursuant to the city's animal control ordinance. Agricultural land annexed into the city as R-1 zoning is exempt where such uses are existing uses.
8. Radio, television or communications tower in an R-7 district, provided Federal Communications Commission and Federal Aviation Administration permit requirements are met (refer to Article 24 [section 118-24] for Special Conditions).
9. Outdoor welding operations when located in a B district only.
10. ~~Recreational Vehicle/~~Manufactured Housing Parks in any district when complying with ~~recreational vehicle/~~manufactured housing park standards addressed in Article 24 of this ordinance [section 118-24 of this Code].
11. Recreational Vehicle Parks in any district with complying with the recreational vehicle park standards described in Article 24 of this ordinance [section 118-24 of this Code].

~~11~~ 12. Adult entertainment in B and I districts.

Sec. 118-24. Special conditions. ~~No Amendments Sec 24.1 through 24.2.12.10~~

24.2.13 Regulation of ~~Recreational Vehicle/~~Manufactured Housing Parks.

1. *General Provisions.* The following general provisions are required for the development or the expansion of ~~RV/~~Manufactured Housing Parks ~~within the R-1 up through and including the R-7 zoning districts.~~
2. Mobile Homes, as defined, are prohibited within ~~RV/~~Manufactured Housing Parks inside the city limits of the City of Rockport unless such mobile home existed prior to annexation. Replacement of an existing mobile home shall be with a HUD-Code Manufactured Home. Replacement of an existing HUD-Code Manufactured Home shall be with a HUD-Code Manufactured Home of equal size, but not less than 320 square feet, or larger, and be a newer model.*

* NOTE: Newer model is defined as a manufactured home with a manufactured date being not more than ten (10) years prior to the calendar year it is to be placed on the property.
3. Upon application, the installation of a ~~Recreational Vehicle/~~Manufactured Home Park shall be permitted as determined appropriate by the City through a conditional-use permit (CUP), including a Planned Unit Development (PUD) that may contain a ~~RV/~~Manufactured Home Park. An application to install a HUD ~~CODE~~ Code Manufactured Home for use and occupancy as a residential dwelling is deemed approved and granted unless the City denies the application in writing within forty-five (45) days from receipt of the application setting forth the reason. An application for installation of a HUD-Code Manufactured Home in a Manufactured Home Park may only be made after a CUP has been granted for the Park.
4. This section shall not affect the applicability of any deed restriction that is otherwise valid.
5. *Specific Provisions.* In addition to CUP approval, land used as a ~~RV/~~Manufactured Home Park shall be developed according to the following criteria.

6. The above-described park may include Manufactured Homes, ~~RV's/Travel Trailers and Campgrounds or any combination thereof~~. Other uses, in addition to the uses described herein, shall be conditioned or amended, as the case may be, by Special Permit. 101

~~7. Parks containing a combination of Manufactured Homes, RV's/Travel Trailers or Campgrounds must designate separate areas for each classification. No mixture of Manufactured Homes, RV's/Travel Trailers, campgrounds or other approved uses is permitted in any designated area (Density control).~~

~~7 8.~~ The manufactured housing park area shall consist of at least four (4) acres in size. The number and location of external access drives shall be approved by the Zoning Administrator and the Director of Public Works.

~~8 9.~~ Scaled plans and specifications showing details of the proposed park layout shall be submitted and reviewed by city staff prior to any zoning approval and/or building permit activity. Future additions to the park shall be processed in the same manner as an original proposal.

~~9 10.~~ There shall be no minimum lot/space area except that each ~~RV~~/Manufactured Housing unit shall be located on each space so that there is at least twenty (20) feet unobstructed clearance between units, side-to-side and end-to-end and ten (10) feet unobstructed clearance between units and adjacent permanent structures or lots. No unit shall be closer than ten (10) feet from any internal road and no closer than twenty (20) feet from any external access road.

~~10 11.~~ Manufactured Housing ~~and RV's/Travel Trailers~~ located in the park shall be connected to city water and wastewater systems if available.

~~11 12.~~ Interior access drives shall be maintained with a hard surface, with approved drainage and be of sufficient width in each area to conform with the type of unit to be assigned to the area, as determined by the Zoning Administrator. Parking on interior access drives shall be permitted only if sufficient clearance exists for one (1) car passage in addition to parking.

~~13. A service building to provide necessary sanitation and laundry facilities shall be provided. Such building(s) shall be conveniently located and shall provide fixtures as required by the Plumbing Code.~~

~~12 14.~~ The park shall conform to all other City of Rockport regulations and codes ~~relating to planning and zoning, building, gas, mechanical, plumbing, electrical installations and tie-downs for windstorm compliance~~. All manufactured housing units unoccupied during hurricane season (June 1 to November 30) must be tied down (see Building Code) ~~or removed from the park~~. Lot spaces shall be labeled with numbers to augment identification by 911 operations. Fire hydrants shall be required as specified by the ~~Director of Public Works~~ City Manager or his/her designee and shall be included in the park layout plans submitted for approval.

~~13 15.~~ Out-side lighting shall be in accordance with the city's Light Nuisance Ordinance.

~~14 16.~~ Storage, collection and disposal of refuse shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazard or air pollution. Pets shall be leashed (Animal Control Ordinance).

~~15 17.~~ The property owner/operator shall at all times operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean, sanitary and orderly condition at all times.

~~16 18.~~ There shall be at least one (1) recreation area which shall be accessible from all spaces. The site or sites of such recreation area or areas shall total not less than eight percent (8%) of the gross site area of the park.

~~17 19.~~ The park shall be screened from a public place or public right-of-way and adjacent occupied property by a solid screening fence in accordance with subsection 22.2 of this ordinance. Planted vegetation may be allowed as an alternate screening device by the Tree and Landscape Regulations in Chapter 106, Rockport Code of Ordinances.

24.2.14 Regulation of Recreational Vehicle (RV) Parks.

1. General Provisions. The following general provisions are required for the development or the expansion of Recreational Vehicle Parks.

2. Upon application, the installation of a Recreational Vehicle Park shall be permitted as determined appropriate by the City through a conditional-use permit (CUP), including a Planned Unit Development (PUD) that may contain a Recreational Vehicle Park.

3. This section shall not affect the applicability of any deed restriction that is otherwise valid.

4. Specific Provisions. In addition to CUP approval, land used as a Recreational Vehicle Park shall be developed according to the following criteria.

5. The above-described park may include RV's/Travel Trailers and Campgrounds or any combination thereof. Other uses, in addition to the uses described herein, shall be conditioned or amended, as the case may be, by Special Permit.

6. Parks containing a combination of RV's/Travel Trailers and Campgrounds must designate separate areas for each classification. No mixture of RV's/Travel Trailers, campgrounds, or other approved uses is permitted in any designated area (Density control).

7. Slips/spaces shall be labeled and maintained with numbers to augment identification by emergency service operations. Identification numbering shall be a minimum of three (3) inches tall, in a contrasting color with the background with a reflective finish, placed in a way to be plainly seen from the access road and protected from vehicular damage.

8. To assist response by emergency services, the park shall provide a map of the park with each slip/space clearly labeled with its number. The map shall be provided to the Public Safety Communications Department and the park shall provide the Department with an updated map in a timely manner whenever changes are made. The map shall be in black and white and in whatever size necessary to render a legible image but in no case shall be smaller than 8 ½ inches by 11 inches. The lower right corner shall include a title block noting the name of the park, the park's address, a contact phone number, and the revision date. The upper left corner shall include a compass.

9. The park area shall consist of at least four (4) acres in size. The number and location of external access drives shall be approved by the Zoning Administrator and the Director of Public Works.

10. Scaled plans and specifications showing details of the proposed park layout shall be submitted and reviewed by city staff prior to any zoning approval and/or building permit activity. Future additions to the park shall be processed in the same manner as an original proposal.

11. There shall be no minimum lot/space area except that each RV unit shall be located on each space so that there is at least twenty (20) feet unobstructed clearance between units, side-to-side and end-to-end and ten (10) feet unobstructed clearance between units and adjacent permanent structures or lots. No unit shall be closer than ten (10) feet from any internal road and no closer than twenty (20) feet from any external access road.

12. RV's/Travel Trailers located in the park shall be connected to city water and wastewater systems if available.

13. Interior access drives shall be maintained with a hard surface, with approved drainage and be of sufficient width in each area to conform with the type of unit to be assigned to the area, as determined by the Zoning Administrator. Parking on interior access drives shall be permitted only if sufficient clearance exists for one (1) car passage in addition to parking.

14. A service building to provide necessary sanitation and laundry facilities shall be provided. Such building(s) shall be conveniently located and shall provide fixtures as required by the Plumbing Code.

15. The park shall conform to all other City of Rockport regulations and codes. Fire hydrants shall be required as specified by the City Manager or his/her designee and shall be included in the park layout plans submitted for approval.

17. Storage, collection and disposal of refuse shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazard or air pollution. Pets shall be leashed (Animal Control Ordinance).

18. The property owner/operator shall at all times operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean, sanitary and orderly condition at all times.

19. There shall be at least one (1) recreation area which shall be accessible from all spaces. The site or sites of such recreation area or areas shall total not less than eight percent (8%) of the gross site area of the park.

20. The park shall be screened from a public place or public right-of-way and adjacent occupied property by a solid screening fence in accordance with subsection 22.2 of this ordinance. Planted vegetation may be allowed as an alternate screening device by the Tree and Landscape Regulations in Chapter 106, Rockport Code of Ordinances.

21. All RV/travel trailers must be within three (3) years of license/registration expiration and ready for highway use; and

a. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

b. All recreational vehicles shall be capable of evacuation under its own power or if dependent on external power, the vehicle proposed for external power shall be in running condition.

Sec. 118-25. Non-conforming use regulations.

25.1 *Non-Conforming Uses Regulated.* The purpose of this section is to make the Ordinance more workable, legal and not impose unnecessary hardships on individuals who have established certain uses before the enactment of the Zoning Ordinance. Certain privileges are accorded such uses. It is the long-range objective, however, that such uses will ultimately be eliminated by attrition or other means.

25.1.1 *Non-Conforming Uses Established.* The lawful use of land or a building existing at the time of passage of this Ordinance or any amendment thereto may be continued, although such use does not conform to all the provisions of this Ordinance, except as hereinafter provided. Non-conforming lots of record existing at the time of the adoption of this ordinance and lots or parcels created as a result of condemnation or involuntary sale by owner to a government entity with the power of eminent domain shall be exempt, unless indicated, from the minimum lot area and width requirements provided they are developed in accordance with all minimum yard areas as required in Article 20 [section 118-20] of this document.

25.1.2 *Non-Conforming Uses May be Changed.* A non-conforming use of a building, structure or premises may be changed to another non-conforming use of the same or of a higher classification provided no structural alterations are made in the building. If the use is changed to a higher classification or to a conforming use, it cannot be changed back to the original non-conforming use. For the purposes of this paragraph, the "same classification" means uses permitted in the same district; a "higher classification" means uses in a district with a prior listing (lower density) in this Ordinance.

25.1.3 *Discontinuance of a Non-Conforming Use.*

1. If a non-conforming use of a building or premises is discontinued, the use of such building or premises then must conform to the use regulation of the District in which it is located.

2. A non-conforming use shall be deemed "discontinued" in the following circumstances:

- a. The use ceases to operate for a continuous period of 180 calendar days and the use is not temporarily discontinued in conformance with Sec.118.25.1.3.3.;
- b. Any non-conforming use that does not involve a permanent type of structure or operation and that is moved from the premises

3. A non-conforming use which is temporarily discontinued due to substantial damage to the building or structure in which the non-conforming use is operating, will be allowed to continue and shall not be deemed discontinued provided that building permits have been issued and building repair or reconstruction work has started within eighteen (18) months of the date of such damage. In the event of a delay in repair or reconstruction, a property owner may submit a request for a six (6) month extension to the Planning & Zoning Commission. A maximum of two (2) extensions, for a total of twelve (12) months, may be granted.

25.1.4 *Damage to Non-Conforming Use Buildings and Structures.* No building or structure which has been damaged by any cause whatsoever to the extent of more than ~~sixty fifty~~ percent (~~60-50~~%) of the appraised value of the building immediately prior to the damage, shall be restored except in conformity with the regulations of this ordinance, ~~and all rights as a non-conforming use are terminated~~. If a building or structure is damaged by less than ~~sixty fifty~~ percent (~~60-50~~%) of appraised value, it may be repaired or reconstructed and used as before the time of damage, provided that such repairs or reconstruction be substantially completed within six (6) months of the date of such damage.

25.1.5 *Enlargement Expansion of Non-Conforming Use, Buildings, and Structures.*

1. A non-conforming use cannot be enlarged, extended or structurally altered unless changed to a conforming use.

2. Expansion of Non-Conforming Buildings or Structures with Conforming Uses , or Non-Conforming Sites:

- a. Buildings or structures that do not conform to the regulations or development standards in this ordinance but where the uses are deemed conforming shall not increase the gross floor area greater than ten percent (10%) from the date when the building or structure became non-conforming. The expansion of non-conforming buildings or structures may be done in a similar fashion to the existing building or structure and deviate from current design standards of this zoning ordinance without the need for a zoning variance provided that compliance with Sec 25.1.5.2.b.i, .ii, .iii, and .iv is attained, and
- b. Sites with existing contiguous land that do not conform to the regulations or development standards in this ordinance shall not increase the gross site area greater than ten percent (10%) of developed site area established from the date when the site became non-conforming. The expansion of non-conforming sites may be done in a similar fashion to the existing site and deviate from current design standards of this zoning ordinance without the need for a zoning variance provided that:
 - i. The expansion is not detrimental to the public health, safety, and general welfare;
 - ii. The expansion does not increase the risk to life safety, fires, or other dangers;
 - iii. The expansion does not violate any provisions of Chapter 50 Floods; and
 - iv. The expansion meets currently adopted building codes and International Fire Code requirements
- c. The City Manager or his/her designee shall have the authority to administratively determine if a proposed expansion of a non-conforming structure or site complies with the above provisions.

25.1.6 ~~Existing Special Uses Not Non-Conforming.~~ Existing uses of the types eligible for Special

~~Permits under Article 23 shall be conforming uses and shall receive a Special Permit for the existing use from the Zoning Administrator upon request. A Special Permit shall be required for any enlargement or addition. Reserved~~

25.1.7 *Intermittent and Illegal Uses.* The occasional, intermittent, temporary or illegal use of land or buildings shall not be sufficient to establish the existence of a non-conforming use and the existence of a non-conforming use on the part of a lot or tract shall not be construed to establish a non-conforming use on the entire lot. Passage of this ordinance in no way legalizes uses existing at the time of its adoption.

25.1.8 *Discontinuance of Certain Non-Conforming Uses in R Districts.* Where a premise in an R District is used for open storage, such uses must be discontinued and the stored material removed within one (1) year after the effective date of this Ordinance. Open storage in an R district existing beyond one (1) year after the effective date of this ordinance shall be abated pursuant to Chapter 42, Rockport Code of Ordinances. Open storage existing within newly annexed territory shall be deemed non-conforming and shall therefore be regulated pursuant to this article.

Sec. 118-26. Amendment of the ordinance. No Amendment

Sec. 118-27. Administrative procedures. No Amendment

Sec. 118-28. Penalty for violation. No Amendment

Sec. 118-29. Administrative liability. No Amendment

Sec. 118-30. Validity. No Amendment

Secs. 118-31—118-199. Reserved. No Amendment

CITY COUNCIL AGENDA

Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 19

Har and deliberate with the Communications Board on a back-up Communication Center to be located at the Rockport Service Center.

SUBMITTED BY: Communications Director Lee Brown

APPROVED FOR AGENDA: RNM

BACKGROUND: On April 26, 2022, the City Council discussed and deliberated on the approval of purchasing equipment and implementation services for a back-up Communications Center to be located at the Rockport Service Center. No action was taken until further discussion could be held with the Communication Board and other entities.

Communications Director Lee Brown informed the Council the idea of a back-up communications center has been a plan since after Hurricane Harvey. Ms. Brown explained if they had to leave the downtown Public Safety Center for a period of time due to any major damage, they would be able to physically continue operations, and everything would remain live; there would be no flipping switches by information technology and emergency services would continue 24-7.

Public Safety Communications dispatches the following agencies:

- Rockport Police Department
- Aransas County Sheriff's Office
- Fulton Police Department
- Aransas County ISD Police Department
- Texas Department of Public Safety
- Texas Parks & Wildlife
- Allegiance Mobile Health
- Rockport Volunteer Fire Department
- Fulton Volunteer Fire Department
- Lamar Volunteer Fire Department
- Aransas County Animal Control
- Aransas County Constables

At the Communications Center, there are currently four consoles and two non-emergency consoles. Of those six consoles, three are operational during daytime hours, peak hours, holiday periods with two other traffic overflow workstations available during extra busy periods or major long-lasting events.

Comms. operates on both a digital P25 VHF Motorola radio system and a Harris 800 MHz Trunked system. The VHF and 800 MHz systems can be patched together to provide seamless communication to help improve interoperability during multi-agency events. Our Law

Enforcement agencies work on either of the two systems described above and our EMS and Fire Services operate on conventional VHF radio systems.

The Enhanced 911 system is Intrado and maintained by the Coastal Bend Council of Governments. The recording system is Eventide, provided by Vista Com. In the event the 911 system fails, emergency calls can be forwarded to the administrative telephone lines.

The current administrative telephone system is a VOIP system by Polycom supported by the Aransas County IT Department. The City Service Center operates on the same system; therefore, phone service would be operational, and we would simply unplug and take the admin phones to the backup location.

Both locations, the Public Safety Center and the City Service Center maintain generators for use during power failures.

Below is an updated estimated cost for the purchase and installation of two 911 workstations and necessary associated equipment:

2 9-1-1 A9C Workstations	\$ 40,000
Radio Equipment/Console Furniture	\$348,594
Network Equipment	\$100,000
Recording Equipment	\$ 28,611
Hardware, Software Configs & Licensing	\$ 80,000
TLETS & DPS Audit Preparation	\$ 50,000
Security System/Door and Cameras	\$ 20,000
4 Telephones	\$ 3,000
Electrical Grounding	\$100,000
2 800 MHz Radios - InterOP w/ RPD	\$ 5,000
Estimated cost	\$775,205

FISCAL ANALYSIS: 2022 Tax Note

RECOMMENDATION: Staff recommends Council approve the purchase of Equipment and Implementation Services for the Back-up Communications Center from Motorola (DIR Contract DIR-TSO-4101) and Intrado 911 Life and Safety Solutions (HGAC Contract EC07-20), authorizing the Interim City Manager to negotiate and execute all necessary documents

CITY COUNCIL AGENDA

Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 20

Deliberate and act on approval to purchase equipment and implementation services for the back-up Communications Center from Motorola (DIR Contract DIR-TSO-4101) and Intrado 911 Life and Safety Solutions (HGAC Contract EC07-20), authorizing the Interim City Manager to negotiate and execute all necessary documents.

SUBMITTED BY: Communications Director Lee Brown

APPROVED FOR AGENDA: RNM

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Comms. operates on both a digital P25 VHF Motorola radio system and a Harris 800 MHz Trunked system. The VHF and 800 MHz systems can be patched together to provide seamless communication to help improve interoperability during multi-agency events. Our Law Enforcement agencies work on either of the two systems described above and our EMS and Fire Services operate on conventional VHF radio systems. The Enhanced 911 system is Intrado and maintained by the Coastal Bend Council of Governments. The recording system is Eventide, provided by Vista Com. In the event the 911 system fails, emergency calls can be forwarded to the administrative telephone lines.

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Estimated cost	\$775,205

FISCAL ANALYSIS: 2022 Tax Note

RECOMMENDATION: Staff recommends Council approve the purchase of Equipment and Implementation Services for the Back-up Communications Center from Motorola (DIR Contract DIR-TSO-4101) and Intrado 911 Life and Safety Solutions (HGAC Contract EC07-20), authorizing the Interim City Manager to negotiate and execute all necessary documents

CITY COUNCIL AGENDA
Regular Meeting: Tuesday, May 24, 2022

AGENDA ITEM: 21

Hear and deliberate on hurricane season preparedness.

SUBMITTED BY: Mike Donoho, Public Works and Building & Development Services Director

APPROVED FOR AGENDA: RNM

BACKGROUND: Mr. Donoho will provide Council an update on the City's preparedness for hurricane season.

FISCAL ANALYSIS: N/A

RECOMMENDATION: N/A