



PLANNING AND ZONING PACKET

APRIL 19, 2021

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, April 19, 2021, at 5:30 p.m. The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Members of the public are entitled to participate remotely via Zoom at <https://us02web.zoom.us/j/88423060875> or scan the QR code to the right.



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



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

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of March 22, 2021.
3. **POSTPONED FROM 3/22/21 MEETING:** Deliberate and act on a Final Plat submitted by Staudt Investment Properties, LLC, for development of a single-family dwelling and commercial development subdivision to be known as Kokomo Subdivision, Phase II—located at 2202 FM 3036.
4. Deliberate and act on a Final Plat submitted by Morey & Pamela Harper/Griffith & Brundrett Surveying for development of a new single-family residential subdivision in the City’s Extraterritorial Jurisdiction to be known as Harper’s Landing—located at 3601-3699 Loop 1781.

5. Deliberate and act on a request to rezone property located at 3361 Loop 1781; also known as 1.628 acres out of 23.462 acres, out of the northerly portion of a 258.53 acre tract, lying West of Loop 1781 and South of Copano Ridge Road, South of and adjacent to Copano Campsite Subdivision, according to the plat recorded in Volume 2, Page 50, plat records of Aransas County, Texas, and being out of the westerly portion of the Old Modessett Ranch, Joseph Hollis Survey, A-76, City of Rockport, Aransas County, Texas; said 23.462 acres being the same tract described in a deed of record under Clerks File Number 369271, Official Public Records of Aransas County, Texas, to B-1 (General Business District) to build a family-friendly restaurant with a bar and other entertainment amenities, currently zoned R-2 (2nd Single Family Dwelling District).
6. **APPLICATION WITHDRAWN:** Deliberate and act on a request for a Planned Unit Development located at 417 South Fulton Beach Road; also known as 14.10 acres out of a portion of Block 1, a portion of Block 2, and all of Gibbs Street lying between Blocks 1 and 2, Gibbs Addition, City of Rockport, Aransas County, Texas, to develop property as a high-density single family residential subdivision to be sold as a condo regime; currently zoned R-6 (Hotel/Motel District).
7. Deliberate and act on creating a subcommittee for policy development and review.
8. 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 e-mail citysec@cityofrockport.com for further information. Braille is not available.

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, April 16, 2021, by 5:00 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

PLANNING & ZONING COMMISSION MINUTES

On this the 22nd of March 2021, the Planning and Zoning Commission of the City of Rockport held a meeting at 5:30 p.m. The meeting was held using the video conferencing application ZOOM. No in-person meeting was held at the Rockport Service Center. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members Present

Ruth Davis – Chair
Maynard Green – Vice Chairman
Kim Hesley
Warren Hassinger

Members Absent

Kent Howard – (EX)
Diana Severino-Saxon – (EX)
Ric Young – (EX)

Staff Members Present

Mike Donoho, Director Building and Development
Amanda Torres, Community Planner
Mary Bellinger, Assistant to Director
J D Villa – Liaison

Guest(s) Present

Ten (10)

Call to Order

1. Called meeting to order at approximately 5:35 p.m.
2. Deliberate and act on approval of the regular meeting minutes of March 1, 2021.

Chair Davis asked for a motion to accept the March 1, 2021 regular meeting minutes. Commissioner Hassinger moved to accept the March 1, 2021 minutes as presented. Commissioner Young seconded the motion. All voted in favor- motion carried unanimously.

3. Deliberate and act on a Final Plat submitted by Staudt Investment Properties, LLC., for development of a single-family dwelling and commercial development subdivision to be known as Kokomo Subdivision, Phase II – located at 2202 FM 3036, City of Rockport, Aransas County, Texas.

Community Planner Amanda Torres indicated that there is some information missing from the Final Plat, specifically Tree and Landscape plan.

After a brief discussion Chair Davis asked for a postponement of the Final Plat until the next Planning and Zoning Committee meeting, allowing for corrections. Chair Davis asked for a motion.

MOTION:

Commissioner Hassinger moved to recommend for postponement of the Final Plat until the next Planning and Zoning Committee meeting. Commissioner Hensley seconded the motion. A roll call vote was taken; Chair Davis voted for postponement, Vice Chairman Green voted for postponement, Commissioner Hesley voted for postponement, Commissioner Hassinger voted for postponement, with all Commissioners voting in favor of postponement and none opposed - motion carried unanimously.

4. Deliberate possible changes or updates to Section 118-15 of the Code of Ordinances, B-1 (General Business District).

Community Planner Amanda Torres spoke indicating the need to update Section 118-15 and update the entire Zoning Code Ordinances. Conversion only, no action taken.

Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 6:05 p.m.

Prepared By:

Mary Bellinger, Assistant to Director

Approved By:

Ruth Davis, Chair

PLANNING & ZONING AGENDA

Regular Meeting: Monday, April 19, 2021

AGENDA ITEM: 3

POSTPONED FROM 3/22/21 MEETING: Deliberate and act on a Final Plat submitted by Staudt Investment Properties, LLC, for development of a single-family dwelling and commercial development subdivision to be known as Kokomo Subdivision, Phase II—located at 2202 FM 3036.

SUBMITTED BY: Building & Development Department

BACKGROUND: Staudt Investment Properties, LLC, as represented by Griffith & Brundrett Surveyors, has submitted a Final Plat for a single-family dwelling and commercial development subdivision to be known as Kokomo Subdivision, Phase II—located at 2202 FM 3036. The applicant proposes to build 28 single-family residential lots, 4 commercial lots, and 1 open space lot. The concept plan was approved in August 2020.

Please see the attached notes on the proposed final plat along with the concept plan. Staff has reviewed and approved the proposed final plat. It was found that the tree survey required from the concept plan/preliminary plat stage was missing and therefore Planning & Zoning Commission postponed acting on this item at the March 22nd meeting. The applicant has since submitted a tree survey that fulfills the following requirement:

Sec. 90-22. Items to be shown on plats.

- (7) *Vegetation:* Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.

The final plat mirrors the approved concept plan and meets City subdivision regulations.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat.

STAFF PLAT REVIEW COMMENTS

The following plats were reviewed by the city staff. The following items to be completed prior to the plat being approved by City officials and being recorded.

KOKOMO SUBDIVISION, PHASE II (FINAL PLAT - 18.181 ACRES)

Located south of FM 3036 and east of State Highway 35 Bypass

Applicant: Staudt Investment Properties, LLC

Surveyor: Griffith & Brundrett

The applicant proposes to build 28 single-family residential lots, 4 commercial lots, and 1 open space lot.

1. Four commercial lots are zoned B-1 General Business. Remaining lots are zoned R-1 1st Single Family Residential District.
2. Lot 1, Block 3 (zoned R-1) will be an open space/landscape lot.
3. All buildable lots are 7,000 square feet or larger.
4. Lots exceed 50-foot lot width minimum.
5. Property is outside of the Special Flood Hazard Area.
6. There will be a 30-foot access and utility easement across the commercial tracts in Phase II.
7. Kokomo Drive will be a 60' right-of-way (ROW) providing access out of the subdivision onto FM 3036 while Aruba Drive will be a 50' residential ROW.
8. Water lines will be looped into line on Olympic Drive.
9. Sanitary sewer will go to Olympic Drive lift station, which will need to be upgrade. Sewer for Phase I will tie to existing line on FM 3036 but will be abandoned in Phase II.
10. Residential drainage will flow through the subdivision to the detention pond at the south end of the property.
11. Commercial tracts will be sloped to encourage drainage toward the highway. Tracts are marked explaining that on-site detention will be required.
12. Subdivision requirements are met.

Surveyor Certification

State of Texas
County of Aransas

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

This the ____ day of _____, A.D. 2021.

SEAL OF THE
SOCIETY OF
LAND SURVEYORS
FOR ANY PURPOSE
J. L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

Owner Certification

State of Texas
County of _____

STAUDT INVESTMENT PROPERTIES, LLC

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

This the ____ day of _____, A.D. 2021.

JASON A. STAUDT, Managing Member

JASON A. STAUDT, Managing Member of
STAUDT INVESTMENT PROPERTIES, LLC

State of Texas
County of Aransas

This instrument was acknowledged before me by:

JASON A. STAUDT, Managing Member of
STAUDT INVESTMENT PROPERTIES, LLC

This the ____ day of _____, A.D. 2021.

Notary Public in and for the State of Texas

Lienholder Certification

State of Texas
County of _____

FIRST UNITED BANK

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

This the ____ day of _____, A.D. 2021.

PRINT NAME & TITLE

SIGNATURE

State of Texas
County of _____

This instrument was acknowledged before me by:

This the ____ day of _____, A.D. 2021.

Notary Public in and for the State of Texas

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

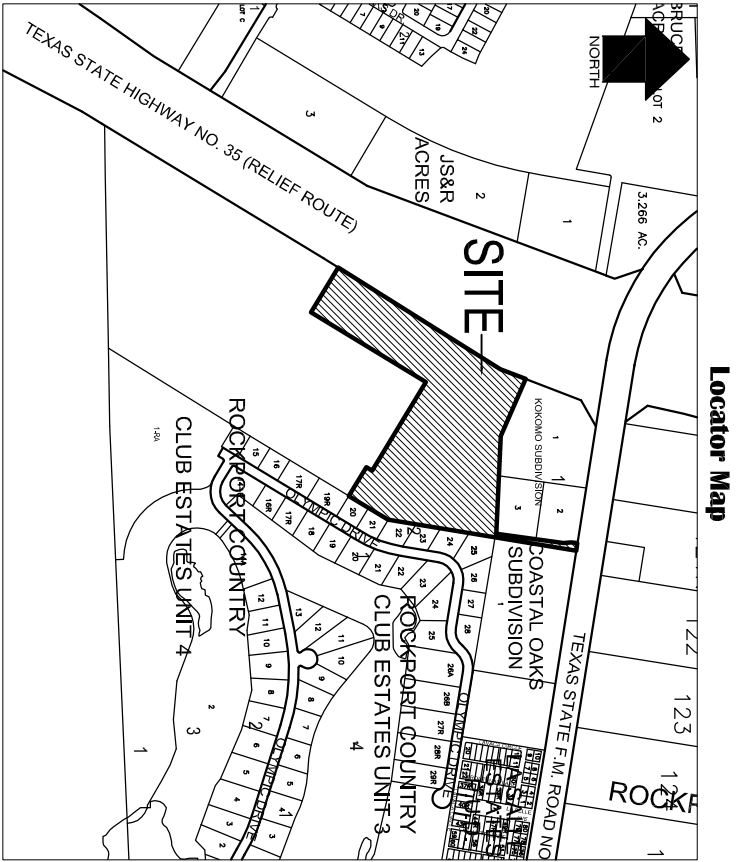
Final Plat of:

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

KOKOMO SUBDIVISION, PHASE II

BEING A FINAL PLAT OF 18.181 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

FEBRUARY 8, 2021



Metes and Bounds Description

BEING THE DESCRIPTION OF 18.181 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 18.181 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5.8" steel rebar found in the South R.O.W. line of Texas F.M. 3036, and being the Northeast corner of Lot 2, Block 1, Kokomo Subdivision, according to the plat recorded in Volume 7, Page 123, Plat Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 89°57'38" East along and with the South R.O.W. line of Texas State F.M. Road 3036, a distance of 82.0 feet to a 5.8" steel rebar found for the Southeast corner of said 62.86-acre tract, and being the Southeast corner of said 62.86-acre tract, and being the Southeast corner of the plat recorded in Volume 6, Page 101, Plat Records of Aransas County, Texas, and being the NORTHEAST corner of this survey;

THENCE, South 69°23'27" West, along and with the common boundary line of said 62.86-acre tract, said Lot 1, Block 1, Coastal Oaks Subdivision, and Rockport Country Club Estates, Unit 3, according to the plat recorded in Volume 4, Page 57, Plat Records of Aransas County, Texas, and being an angle point and EXTERIOR corner of this survey;

THENCE, South 31°16'27" West, along and with the common boundary line of said 62.86-acre tract, said and Rockport Country Club Estates, Unit 3, a distance of 249.0 feet to a 5.8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE, North 58°43'39" West, crossing said 62.86-acre tract, a distance of 175.02 feet to a 5.8" steel rebar set for an EXTERIOR corner of this survey;

THENCE, North 51°16'27" East, a distance of 39.08 feet to a 5.8" steel rebar set for an INTERIOR corner of this survey;

THENCE, North 69°15'37" West, a distance of 539.82 feet to a 5.8" steel rebar set for an INTERIOR corner of this survey;

THENCE, South 29°44'17" West, a distance of 669.83 feet to a 5.8" steel rebar set for an EXTERIOR corner of this survey;

THENCE, North 69°15'37" West, a distance of 210.02 feet to a 5.8" steel rebar set for an angle point; THENCE, North 46°13'27" West, a distance of 41.23 feet to a 5.8" steel rebar set for an angle point; THENCE, North 69°15'37" West, a distance of 49.99 feet to a 5.8" steel rebar set in the Easely R.O.W. line of Texas State Highway No. 35 Relief Route, and being the SOUTHWEST corner of this survey;

THENCE, North 29°44'23" East along and with the Easely R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 1017.97 feet to a concrete monument found for an angle point and EXTERIOR corner of this survey;

THENCE, North 18°39'30" East along and with the Easely R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 119.98 feet to a 5.8" steel rebar found for the Southwest corner of Lot 1, Block 1, of said Kokomo Subdivision, and being an EXTERIOR corner of this survey;

THENCE, South 65°09'38" East, crossing and 62.86-acre tract and with the north boundary line of said Lot 1 and 3, Block 1, of said Kokomo Subdivision, a distance of 509.12 feet to a 5.8" steel rebar found for the Southwest corner of said Lot 3, Block 1, and being an EXTERIOR corner of this survey;

THENCE, North 69°22'22" East, along and with the East boundary line of said Lot 3 and 2, of said Kokomo Subdivision, a distance of 352.49 feet to a 5.8" steel rebar found for an angle point and INTERIOR corner of this survey;

THENCE, North 44°39'48" West, along and with the East boundary line of said Lot 2, Block 1, a distance of 41.23 feet to a 5.8" steel rebar set for an angle point and EXTERIOR corner of this survey;

Planning & Zoning Commission

State of Texas
County of Aransas

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

This the ____ day of _____, A.D. 2021.

Chair

Secretary

Firm Name and Address

Briffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361-729-6429
F: 361-729-7933
E: jbriffith@brsurvey.com
B: www.brsurvey.com
TBEFIS FIRN NO. 10004800

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

Flood Zone X*, Base Elevation N/A, Panel No. 0295G0245G, Community No. 485504

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

SUBJECT TO CHANGE BY FEMA.

Notes

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

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

3) Total platted area contains **18.181** acres or **791,949** square feet of land.

PUBLIC ROADWAYS = **123,793** square feet of land.

TOTAL PLATTED LOTS = **668,156** square feet of land.

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

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

5) Lot 1, Block 3 - Open Space (Non-buildable)

6) Lots 54, 55, 56 & 57, Block 1, shall drain to S.H. 35 R.O.W.

On-site detention will be required to limit runoff to match existing.

County Clerk's Certification

State of Texas
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2021, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2021, at _____ o'clock _____, a.m. and duly recorded the ____ day of _____, A.D. 2021, at _____ o'clock _____, in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

Witness my hand and seal of the County Court in and for Aransas County, Texas, at Office in Rockport, Texas, this day and year first written above.

CARRIE ARRINGTON

By: _____ Deputy

Clerk's File No. _____

Flood Data

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

Flood Zone X*, Base Elevation N/A, Panel No. 0295G0245G, Community No. 485504

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SUBJECT TO CHANGE BY FEMA.

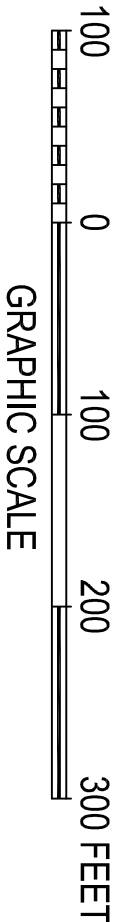
KOKOMO SUBDIVISION, PHASE II

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 18.181 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CERKS FILE
NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

FEBRUARY 8, 2021

SCALE 1" = 100'



Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffin & Brundett".
- Pat Bearing of Kokomo Subdivision, Vol. 7, Pg. 123, P.R.A.C.T., used for directional control.
- Total platted area contains **18.181** acres or **791,349** square feet of land.
PUBLIC ROADWAYS = **123.793** square feet of land.
TOTAL PLATTED LOTS = **668,156** square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard and 15' Street Side Yard
- Lot 1, Block 3 - Open Space (Non-buildable)
- Lots 54, 55, 56 & 57, Block 1, shall drain to S.H. 35 R.O.W. On-site detention will be required to divert runoff to match existing.

Flood Data

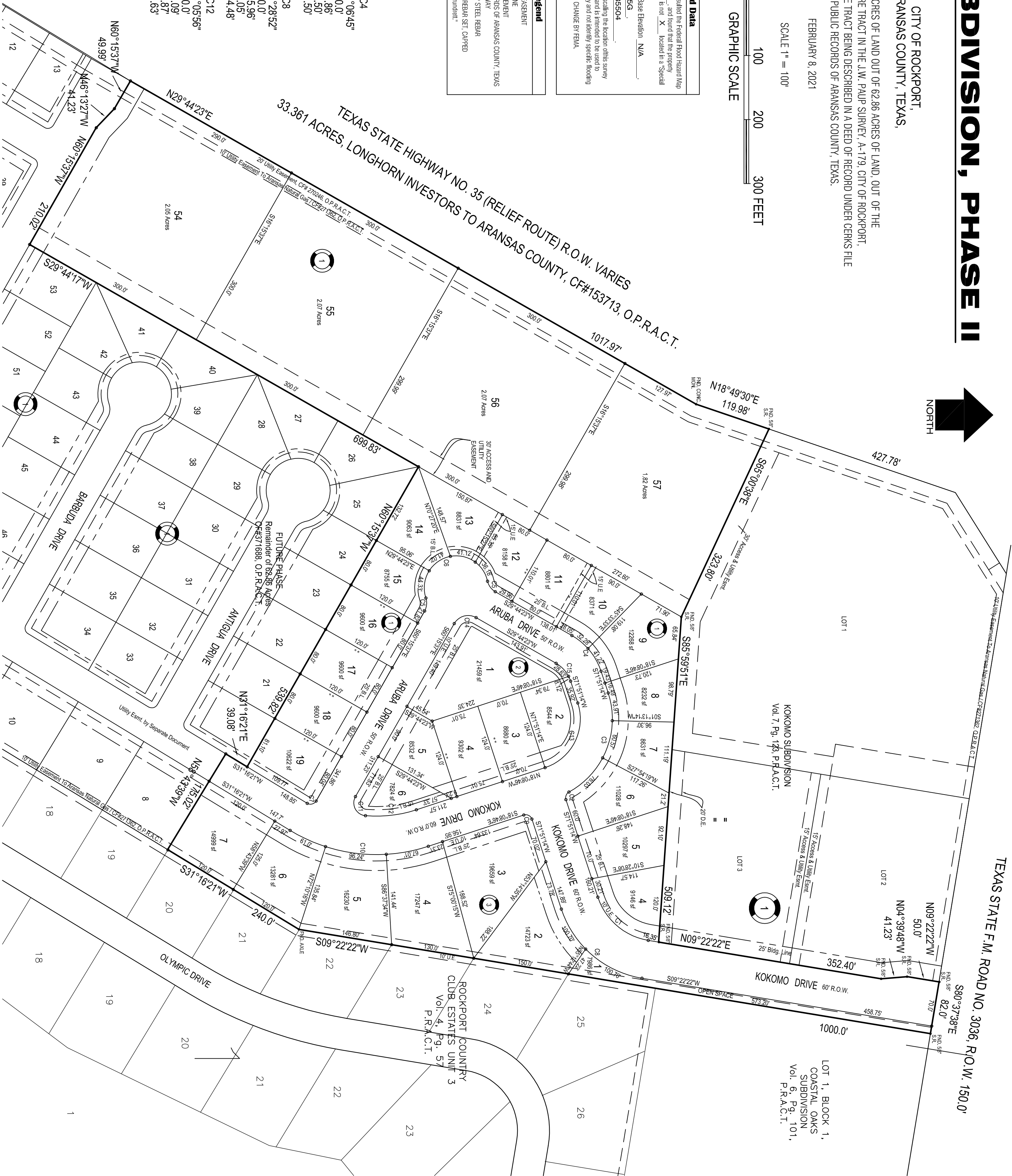
This is to certify that I have consulted the Federal Flood Hazard Map dated **2-17-16**, and found that the property described herein is (or) is not X located in a Special Flood Hazard Area.
Flood Zone "X", Base Elevation N/A
Panel No. 023560245G,
Community No. 485504
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.
SUBJECT TO CHANGE BY FEMA.

Legend

D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.R.A.C.T. = PLAT RECORDS OF ARANSAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
FND, 5/8" S.R. = FOUND 5/8" STEEL REBAR
○ = 5/8" STEEL REBAR SET, CAPPED "Griffin & Brundett"

CURVE DATA

C1	C2	C3	C4
D = 62°28'52"	D = 79°35'02"	D = 79°33'27"	D = 42°06'45"
R = 100.0'	R = 10.0'	R = 130.0'	R = 100.0'
CH = 103.73'	CH = 12.80'	CH = 166.35'	CH = 71.86'
T = 60.66'	T = 8.33'	T = 108.23'	T = 38.50'
L = 109.05'	L = 13.89'	L = 180.51'	L = 73.50'
C5	C6	C7	C8
D = 48°11'50"	D = 186°22'59"	D = 91°33'31"	D = 62°28'52"
R = 25.0'	R = 50.0'	R = 10.0'	R = 160.0'
CH = 20.42'	CH = --	CH = 14.33'	CH = 165.96'
T = 11.18'	T = --	T = 10.28'	T = 97.05'
L = 21.03'	L = 162.65'	L = 15.98'	L = 174.48'
C9	C10	C11	C12
D = 90°00'42"	D = 49°25'03"	D = 114°47'32"	D = 23°05'56"
R = 10.0'	R = 260.0'	R = 20.0'	R = 200.0'
CH = 14.14'	CH = 217.36'	CH = 33.70'	CH = 80.09'
T = 10.0'	T = 119.64'	T = 31.27'	T = 40.87'
L = 15.71'	L = 224.25'	L = 40.07'	L = 80.63'
C13	C14	C15	
D = 89°59'50"	D = 90°00'00"	D = 42°06'45"	
R = 80.0'	R = 25.0'	R = 50.0'	
CH = 113.13'	CH = 35.36'	CH = 35.93'	
T = 80.0'	T = 25.0'	T = 19.25'	
L = 125.66'	L = 39.27'	L = 36.15'	



YES NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	18.181 AC	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	18.181 AC	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	28	7.11 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	4	8.01 AC	
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	1	7986 sq. ft.	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W	2	2.84 AC	
TOTAL	35	18.181 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

FILING FEE: (Make check payable to the City of Rockport)**Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00**

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

SIGNED _____

(Owner or Developer)

*Signed on behalf of customer***FOR CITY USE**

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

CONCEPT PLAN PROCEDURE:

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

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.
- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)

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

HELPFUL DEFINITIONS:

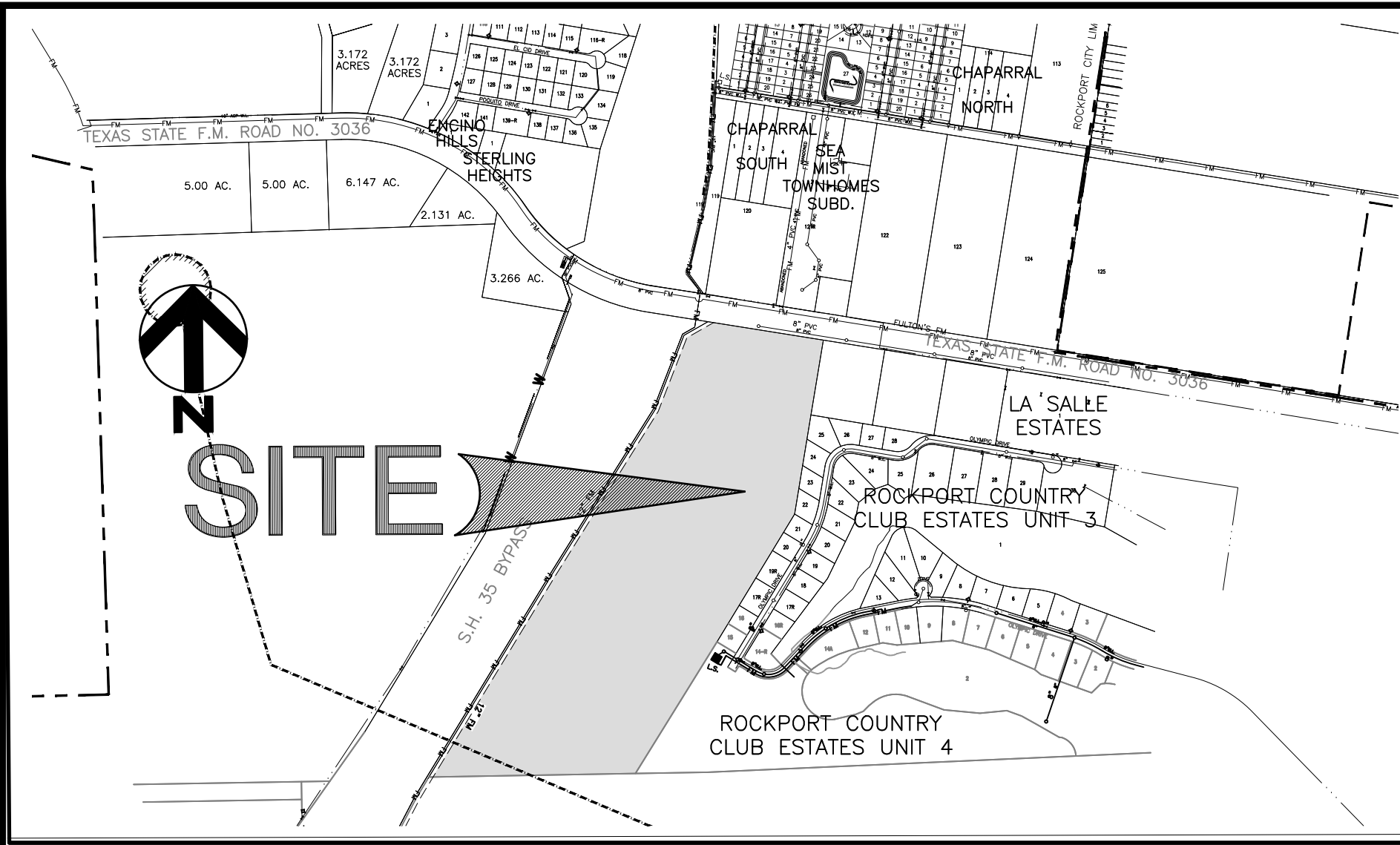
Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

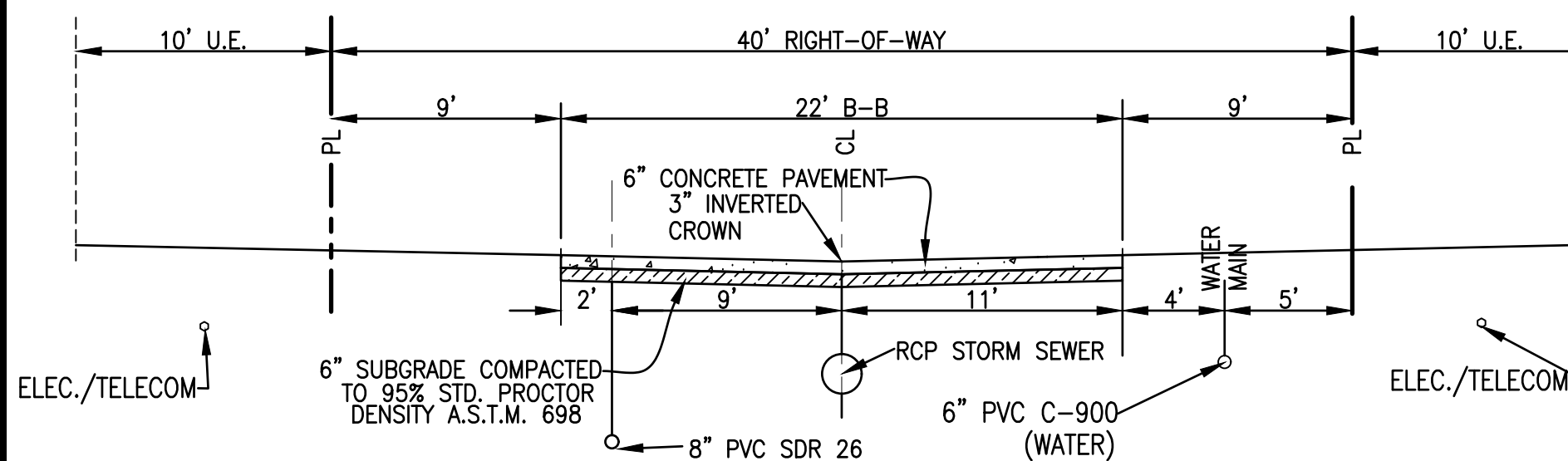
- (1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:
- (2) *Administrative plat*: A plat in which:
 - a. Adjustments to platted lots are needed that meet the criteria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

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

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



LOCATION MAP 1"=800'



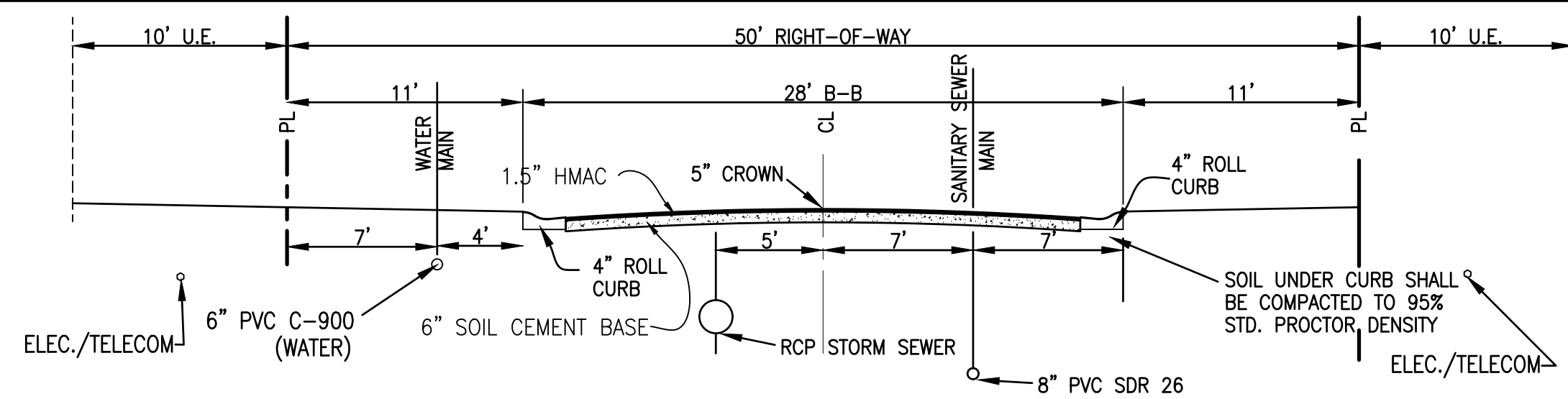
SECTION B-B: 40' RIGHT-OF-WAY STREET SECTION

Not to Scale
SPECIFICATIONS:

1. CONCRETE PAVEMENT SHALL BE CLASS A, 3000 P.S.I. 5-1/4 SK. MIN REINFORCED WITH NOT LESS THAN 1.5 LBS/CY OF SYNTHETIC FIBER ADMIXTURE, ACCORDING TO ASTM C1116, "STANDARD SPECIFICATION FOR FIBER-REINFORCED CONCRETE AND SHOTCRETE" AND STANDARD ACI 302, (OR) #4 STEEL BARS SPACED AT 18" O.C. B.W.
2. EXPANSION JOINT FILLER SHALL BE REDWOOD AS SHOWN IN DETAIL. JOINT SEAL COMPOUND SHALL BE GREENSTREAK PAVING CAP SEAL OR APPROVED EQUAL MEETING THE REQUIREMENTS SHOWN IN THE DETAIL.
3. REINFORCING STEEL SHALL BE SUPPORTED DURING CONSTRUCTION TO MAINTAIN NOT LESS THAN 3 INCHES AND NOT GREATER THAN 4 INCHES COVER FROM TOP OF SLAB.

Notes:

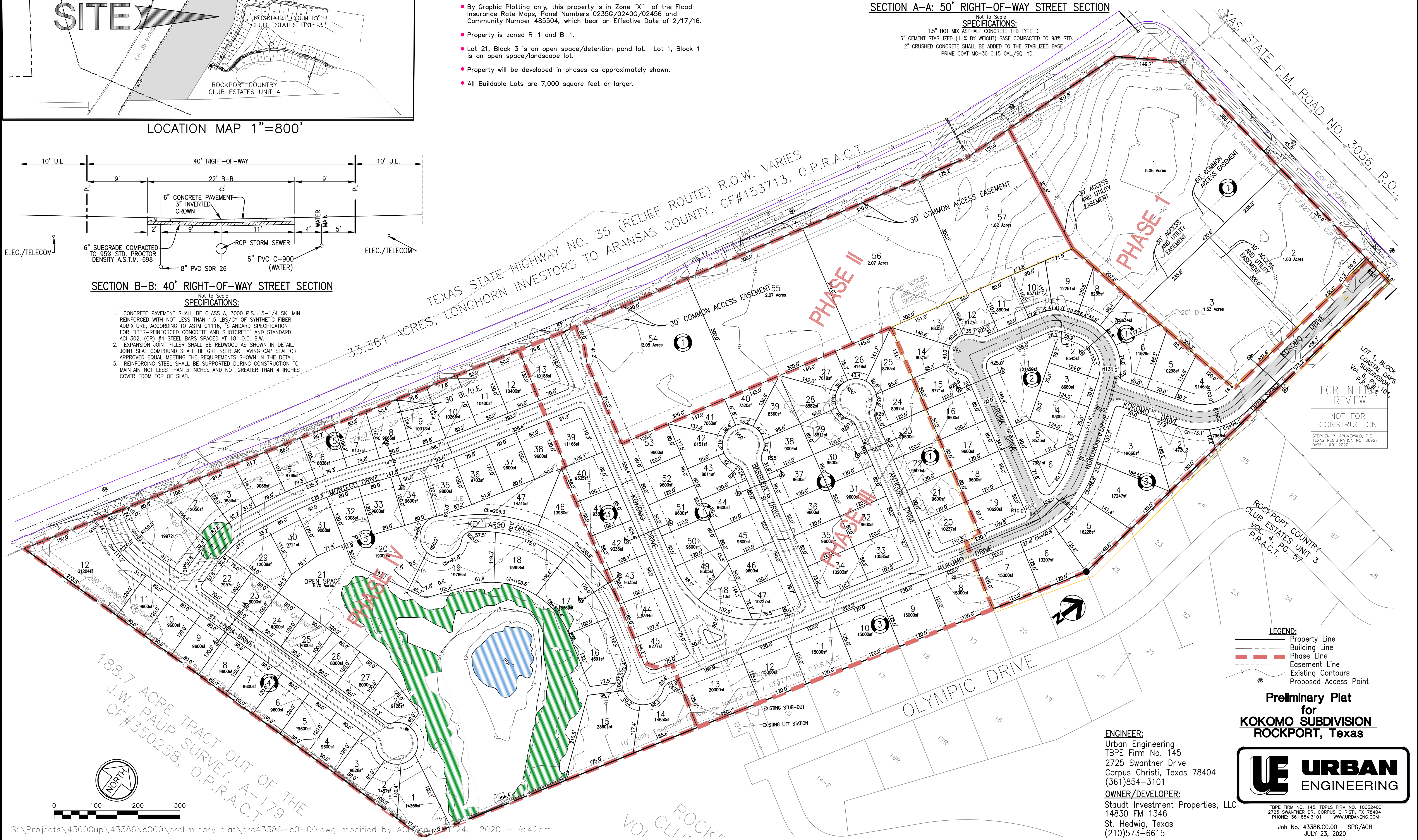
- Total platted area contains 62.86 Acres of Land out of the J.W. Paup Survey, A-179, also being described as Tract Two in a Deed Recorded under Clerk's File No. 271686 out of George P. Taggart, III, Trustee 1108.79 Acre Tract as described in Vol. 248, Pages 363-426, D.R.A.C.T.
- Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.
- 25' front building line, 20' minimum rear yard setback.
- 5' Side yard setback, 15' street side yard setbacks.
- Electric, Telephone and Cable lines will be located in a 10' U.E. along the front of the Lots as shown in the typical lot plan views.
- By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Maps, Panel Numbers 0235G/0240G/02456 and Community Number 485504, which bear an Effective Date of 2/17/16.
- Property is zoned R-1 and B-1.
- Lot 21, Block 3 is an open space/detention pond lot. Lot 1, Block 1 is an open space/landscape lot.
- Property will be developed in phases as approximately shown.
- All Buildable Lots are 7,000 square feet or larger.



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

Not to Scale
SPECIFICATIONS:

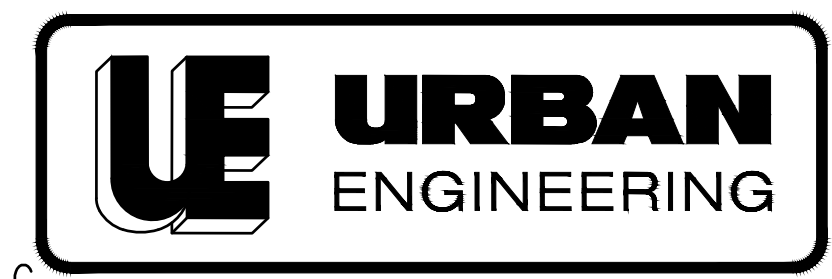
- 1.5" HOT MIX ASPHALT CONCRETE THD TYPE D
- 6" CEMENT STABILIZED (11% BY WEIGHT) BASE COMPACTED TO 98% STD.
- 2" CRUSHED CONCRETE SHALL BE ADDED TO THE STABILIZED BASE
- PRIME COAT MC-30 0.15 GAL/SQ. YD.



FOR INTERVIEW
REVIEW
NOT FOR
CONSTRUCTION
STEPHEN P. GRUNEWALD, P.E.
TEXAS REGISTRATION NO. 86927
DATE: JULY, 2020

- LEGEND:
- Property Line
 - Building Line
 - Phase Line
 - Easement Line
 - Existing Contours
 - Proposed Access Point

Preliminary Plat
for
KOKOMO SUBDIVISION
ROCKPORT, Texas



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

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM
Job No. 43386.C0.00 SPG/ACH
JULY 23, 2020

STAFF PLAT REVIEW COMMENTS

The following plats were reviewed by the city staff. The following items to be completed prior to the plat being approved by City officials and being recorded.

KOKOMO SUBDIVISION (PRELIMINARY PLAT - 16.683 ACRES)

Located south of FM 3036 and east of State Highway 35 Bypass

Applicant: Staudt Investment Properties, LLC

Engineer: Urban Engineering

The applicant proposes to build 126 single-family residential lots, 6 commercial lots, and 2 open space lots.

1. Seven commercial lots are zoned B-1 General Business. Remaining lots are zoned R-1 1st Single Family Residential District.
2. Lot 21, Block 3 (zoned R-1) will be dedicated for open space and a detention pond. Lot 1, Block 1 (zoned B-1) will be an open space/landscape lot.
3. All buildable lots are 7,000 square feet or larger.
4. Lots exceed 50-foot lot width minimum.
5. Property is outside of the Special Flood Hazard Area.
6. There will be a 30-foot access and utility easement across the commercial tracts in Phases I and II.
7. Barbuda, Antigua, Key Largo, and St. Lucia Drives are all dead-end cul-de-sacs with a 50-foot radius.
8. Residential roads will be 50-foot hot mix asphalt ROWs with the exception of Kokomo Drive from FM 3036 to Aruba Drive (60-foot ROW) and Key Largo Drive (40-foot concrete private ROW).
9. Water lines will be looped into line on Olympic Drive.
10. Sanitary sewer will go to Olympic Drive lift station, which will need to be upgraded. Sewer for Phase I will tie to existing line on FM 3036 but will be abandoned in Phase II.
11. Residential drainage will flow through the subdivision to the detention pond at the south end of the property.
12. Commercial tracts will be sloped to encourage drainage toward the highway. Tracts are marked explaining that on-site detention will be required.
13. Need written confirmation from County E-911 (Communications Center) and/or County Appraisal District that the proposed street names will meet addressing requirements.



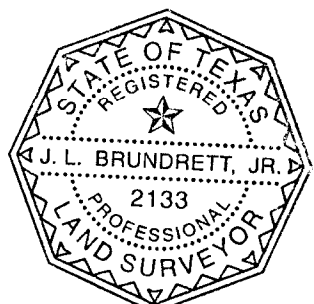
NOTE: T14 = 14" OAK TREE

188.7 ACRE TRACT OUT OF THE
J.W. PAUP SURVEY, A-179
CF#350258, O.P.R.A.C.T.

PARTIAL TREE SURVEY
10-INCHES OR GREATER
LOCATED WITHIN THE APPROXIMATE RIGHT-OF-WAYS OF
PROPOSED KOKOMO SUBDIVISION

BEING OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K. TAGGART, III, TRUSTEE
1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CERKS FILE
NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

J. L. BRUNDRETT, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS A
TREE SURVEY ON THE GROUND OF THE FOREGOING PROPERTY.
J. L. BRUNDRETT, JR.
2133
ROCKPORT, TEXAS
FROM REG. NO. 000000



Griffith & Brundrett
Surveying & Engineering, INC.

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

361-729-6479
361-729-7933
jerry@gbssurveyor.com
www.gbssurveyor.com

DATE: APRIL 15, 2021
SCALE: 1" = 100'
FILE NAME: 210415883
REVISED DATE:

PREPARED FOR
JASON STAUDT

PLANNING & ZONING AGENDA
Regular Meeting: Monday, April 19, 2021

AGENDA ITEM: 4

Deliberate and act on a Final Plat submitted by Morey & Pamela Harper/Griffith & Brundrett Surveying for development of a new single-family residential subdivision in the City's Extraterritorial Jurisdiction to be known as Harper's Landing—located at 3601-3699 Loop 1781.

SUBMITTED BY: Building & Development Department

BACKGROUND: Griffith & Brundrett Surveying, on behalf of Morey & Pamela Harper, has submitted a Concept Plan/Preliminary Plat for a new subdivision to include eight single-family residential lots to be known as Harper's Landing, located at 3601-3699 Loop 1781. This property is located south of Copano Drive and north of Loop 1781.

City staff as well as Aransas County staff have reviewed the presented concept plan. Since it is outside of the city limits but within the city's extraterritorial jurisdiction, it will require review and approval from both the City of Rockport and Aransas County. The presented concept plan meets all City and County subdivision regulations.

STAFF RECOMMENDATION: Staff recommends approval of the Concept Plan.

Owner Certification

State of Texas
County of Bexars

MOREY M. HARPER

PAMELA H. HARPER

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

By signing below, the Property Owner verifies that he/she/they understand that this property may be subject to subdivision deed restrictions, that this report cannot be used to circumvent any such restriction, and that if such a violation occurs, as a result of this action, the Property Owner agrees to indemnify, hold harmless, and defend Aransas County, its elected and/or agents, from any and all related lawsuits, claims, demands, liabilities, losses and expenses.

MOREY M. HARPER

PAMELA H. HARPER

State of Texas
County of Aransas

This instrument was acknowledged before me by:

MOREY M. HARPER

PAMELA H. HARPER

This the ____ day of _____, A.D., 2021.

Notary Public in and for the State of Texas

Locator Map



Flood Data

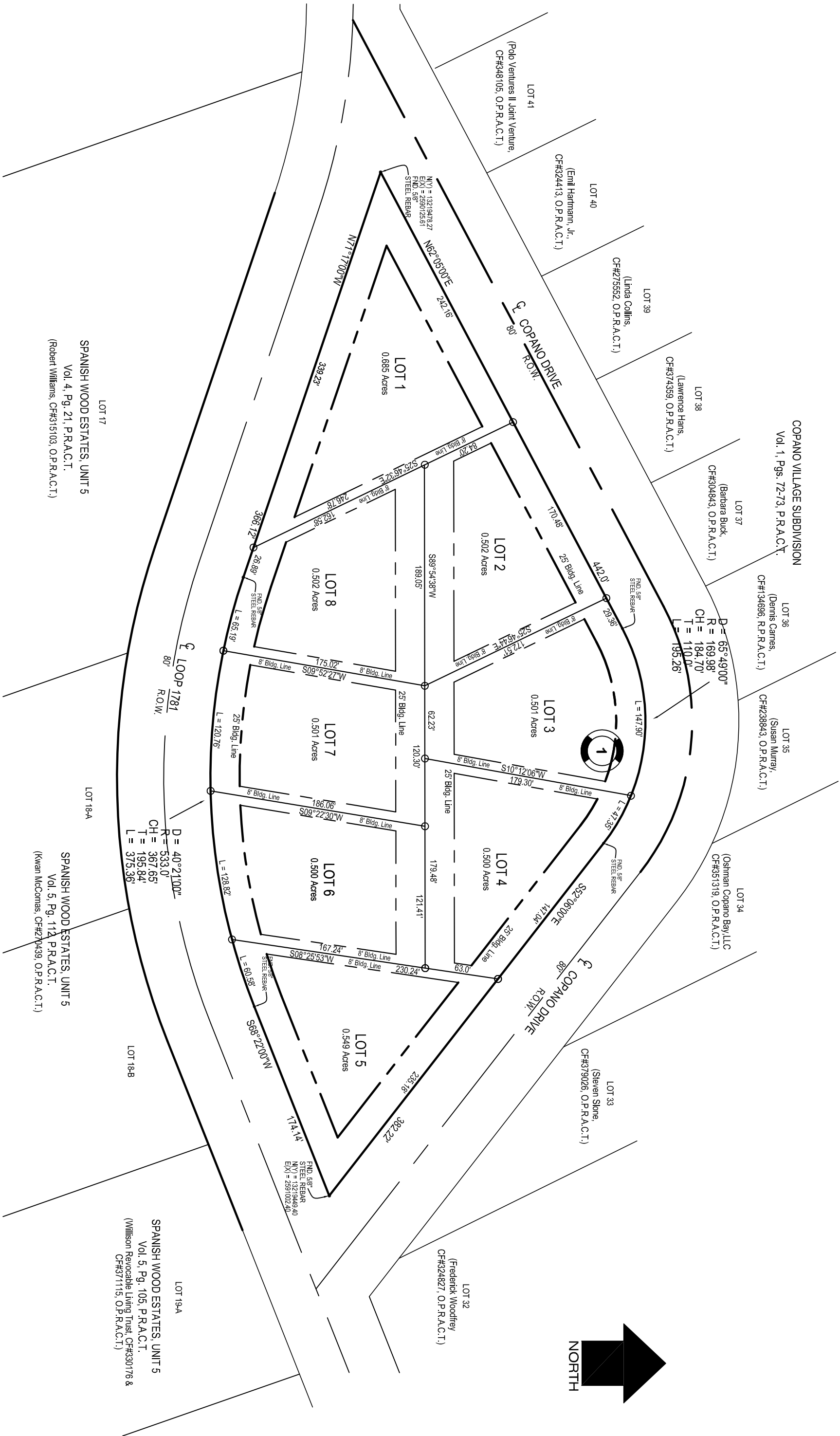
This is to certify that I have consulted the Federal Flood Hazard Map dated **2-17-16**, and found that the property described herein is _____ (y) is not **X** located in a Special Flood Hazard Area.
Flood Zone _____ "X" _____ Base Elevation **N/A**
Panel No. **0230G** _____
Community No. **485452** _____
This information is based on scaling the location off this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.
SUBJECT TO CHANGE BY FEMA.

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S Pearl St., PO. Box 2322
Rockport, Texas 78381
P: 361-729-6479
F: 361-729-7933
E: jbrundrett@griffithsurvey.com
W: www.griffithsurvey.com

TPEL'S FIRM NO. 10004800

FILE NAME: REPLAT-ROCKPORT E.T.HARPER'S LANDING ON COPANO, LOTS 1-8



Final Plat of:

LOTS 1-8, BLOCK 1,

HARPER'S LANDING ON COPANO

DAVID LOCKARD SURVEY, A-97, CITY OF ROCKPORT, E.T.J., ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 4.242 ACRES OF LAND OUT OF THE DAVID LOCKARD SURVEY, A-97, CITY OF ROCKPORT, E.T.J.,

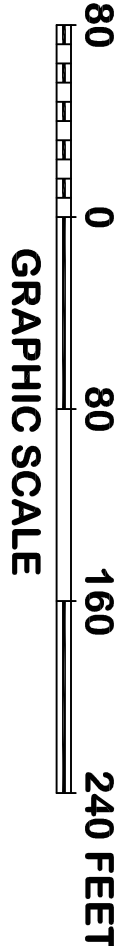
ARANSAS COUNTY, TEXAS, BEING BOUND ON THE NORTH BY COPANO DRIVE AND ON THE SOUTH BY LOOP 1781,

AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 377825,

OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 80'

MARCH 31, 2021



Surveyor Certification

State of Texas
County of Aransas

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

This the ____ day of _____, A.D., 2020.



Planning & Zoning Commission

State of Texas
County of Aransas

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

This the ____ day of _____, A.D., 2021.

Chair

Secretary

Commissioner's Court

State of Texas
County of Aransas

This plat of the herein described property is approved by the Commissioner's Court of Aransas County, Texas.

This the ____ day of _____, A.D., 2021.

By: C. H. (Burr) Mills, Jr., County Judge

Environmental Health

State of Texas
County of Aransas

This plat of the herein described property is approved by the Director of Environmental Health of Aransas County, Texas.

This the ____ day of _____, A.D., 2021.

Director of Environmental Health

County Clerk's Certification

State of Texas
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D., 2021, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D., 2021, at _____ o'clock _____, in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

Witness my hand and seal of the County Court in and for Aransas County, Texas, at Office in Rockport, Texas, this day and year last written above.

CARRIE ARRINGTON

By: Deputy

Clerk's File No. _____

STAFF PLAT REVIEW COMMENTS

The following plats were reviewed by the city staff. The following items to be completed prior to the plat being approved by City officials and being recorded.

HARPER'S LANDING (FINAL PLAT – 4.242 ACRES)

Located south of Copano Drive and north of Loop 1781.

Applicant: Morey & Pamela Harper

Surveyor: Griffith & Brundrett Surveying

The applicant proposes to build eight single-family residential homes.

1. Property is located within the extraterritorial jurisdiction.
2. Property is served by Copano Cove Water District.
3. Environmental Health has reviewed the plat for septic requirements.
4. All proposed lots have access to existing public streets.
5. Drainage will be in compliance with Aransas County Stormwater Regulations. Notation is on plat restricting impervious cover to 20% of lot.
6. Land and adjacent ownership for all land within 200 feet of the outer boundary of the subdivision are shown.
7. Required County side yard setbacks are shown.
8. Topography is shown per City of Rockport Subdivision Regulations Section 90-22(a)(8) and as per AC Subdivision Order, Article II, Section F(1)(h).
9. No regulated trees exist on property.
10. Outside of the Special Flood Hazard Area. All development needs to meet Aransas County Floodplain Management Regulations.
11. Lots meet or exceed 50-foot lot width minimum for both City and County subdivision regulations.

STAFF PLAT REVIEW COMMENTS

The following plats were reviewed by the city staff. The following items to be completed prior to the plat being approved by City officials and being recorded.

HARPER'S LANDING (PRELIMINARY PLAT – 4.242 ACRES)

Located south of Copano Drive and north of Loop 1781.

Applicant: Morey & Pamela Harper

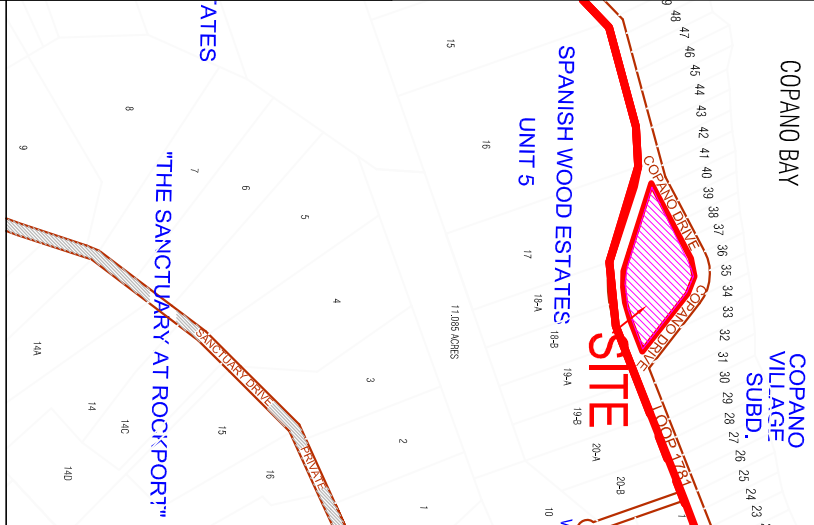
Surveyor: Griffith & Brundrett Surveying

The applicant proposes to build eight single-family residential homes.

1. Property is located within the extraterritorial jurisdiction.
2. Property is served by Copano Cove Water District.
3. Environmental Health needs to review for septic.
4. All proposed lots have access to existing public streets.
5. Drainage will be in compliance with Aransas County Stormwater Regulations. Notation is on plat restricting impervious cover to 20% of lot.
6. Include land and adjacent ownership for all land within 200 feet of the outer boundary of the subdivision.
7. Required County side yard setbacks need to be added. Lots 1 and 5 need eight-foot setback on interior lot line. (AC Subdivision Order, Article I, Section G(4))
8. Topography needs to be shown per City of Rockport Subdivision Regulations Section 90-22(a)(8) and...as per AC Subdivision Order, Article II, Section F(1)(h).
9. No regulated trees exist on property.
10. Outside of the Special Flood Hazard Area. All development needs to meet Aransas County Floodplain Management Regulations.
11. Provide verification that no other lien holders exist.
12. Show location and size of existing utility lines within the tract and immediately adjacent, including electrical utilities. City of Rockport Subdivision Regulations Section 90-22(a)(9).
13. Remove check from City Engineer signature plate off City plat application.
14. Need proof that all past & current taxes have been paid on property being platted.
15. Need copy of warranty deed.
16. Fire hydrants needed?
17. Lots meet or exceed 50-foot lot width minimum for both City and County subdivision regulations.

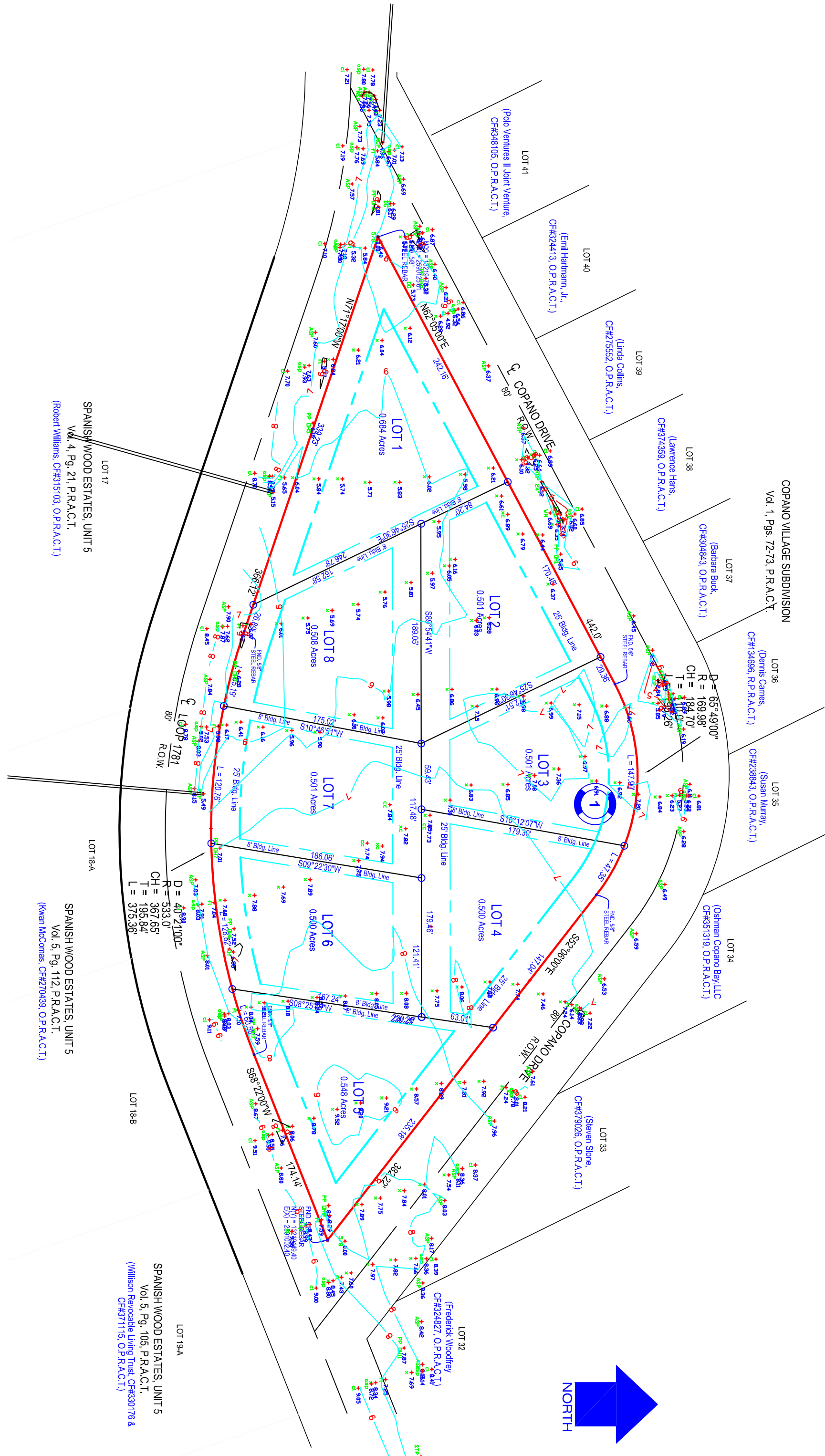
Owner Certification

State of Texas County of Bexars	MOREY M. HARPER
	PAMELA H. HARPER
does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and dedicated as shown hereon; that easements (if any) as shown are placed to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.	
By signing below, the Property Owner verifies that he/she/they understand that this property may be subject to subdivision deed restrictions, that this report cannot be used to circumvent any such restriction, and that if such a violation occurs, as a result of this action, the Property Owner agrees to indemnify, hold harmless, and defend Aransas County, its elected and/or agents, from any and all related lawsuits, claims, demands, liabilities, losses and expenses.	
	MOREY M. HARPER
	PAMELA H. HARPER
State of Texas County of Aransas	This instrument was acknowledged before me by: MOREY M. HARPER PAMELA H. HARPER
	This the _____ day of _____, A.D. 2020.
Notary Public in and for the State of Texas	
Locator Map	



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 <u> X </u> (or is not <u> X </u>) located in a Special Flood Hazard Area.	
Flood Zone <u> X^c </u> Base Elevation <u> N/A </u>	
Panel No. <u> 0230G </u>	
Community No. <u> 485452 </u>	
This information is based on scaling the location off this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.	
SUBJECT TO CHANGE BY FEMA.	

Griffith & Brundrett Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322 Rockport, Texas 78381
☎ 361-729-6479 ✉ jbrundrett@griffithsurvey.com 🌐 www.griffithsurvey.com



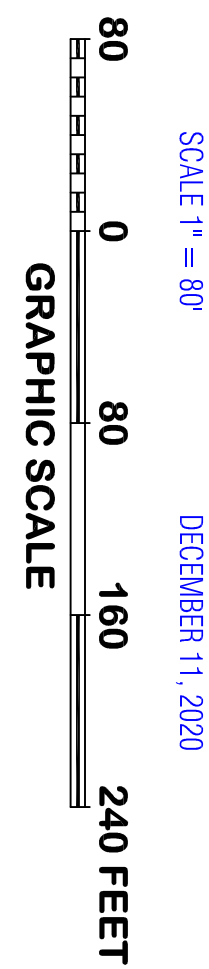
- LEGEND**
- X = GROUND ELEVATION
 - FL = FLOWLINE
 - ASP = ASPHALT
 - CL = CENTERLINE
 - WM = WATER METER
 - RCP = REINFORCED CONC. PIPE
 - PROHE = POWER POLE OVERHEAD ELECTRIC
 - CC = CONCRETE
- ELEVATIONS BASED ON NAVD 88

PRELIMINARY Plat of:

LOTS 1-8, BLOCK 1,

HARPER'S LANDING ON COPANO

DAVID LOCKARD SURVEY, A-97, CITY OF ROCKPORT, E.T.J., ARANSAS COUNTY, TEXAS,
BEING A FINAL PLAT OF 4.242 ACRES OF LAND OUT OF THE DAVID LOCKARD SURVEY, A-97, CITY OF ROCKPORT, E.T.J.,
ARANSAS COUNTY, TEXAS, BEING BOUND ON THE NORTH BY COPANO DRIVE AND ON THE SOUTH BY LOOP 1781,
AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 377825,
OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.



- NOTICE:**
- 1.) THERE MAY NOT BE ACCESS TO PUBLIC WATER OR WASTEWATER SERVICES.
 - 2.) EACH PLATTED LOT IS LIMITED TO ONE (1) RESIDENTIAL OR COMMERCIAL UNIT.
 - 3.) ANY INSTALLATION OF AN ON-SITE SEWER FACILITY (OSSF) AND/OR WATER WELL MUST BE PERMITTED THROUGH THE ARANSAS COUNTY ENGINEERING DEPARTMENT AND MUST BE INSTALLED ACCORDING TO TCEQ REQUIREMENTS.
 - 4.) BUILDING SETBACKS SHALL BE AS PRESCRIBED IN CURRENT SUBDIVISION REGULATIONS AT THE TIME OF CONSTRUCTION.
 - 5.) THESE LOTS ARE RESTRICTED BY ARANSAS COUNTY TO ONLY ALLOW 20% W/REVENUE COVER PER LOT.

Notes

- 1) 5/8" Steel Rebar found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett" O.S.O. = Set 5/8" Steel Rebar
- 2) Dead Bearing of along the North R.O.W. line of Loop 1781, used for directional control. Coordinates shown on M4D 83, Texas State Plane South Central Zone.
- 3) Total platted area contains **4.242** acres or **184,784** square feet of land.
- 4) Property falls within the E.T.J. of the City Limits of Rockport, and may have to comply with city codes, regulations and/or setbacks. Consult with Aransas County and the City of Rockport Building Department prior to construction.

Surveyor Certification

State of Texas County of Aransas	J.L. BRUNDETT, Jr. R.P.L.S. Reg. No. 2133
I, J.L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.	
This the _____ day of _____, A.D. 2020.	
NOT RECORDED	
PLANNING & ZONING COMMISSION	
State of Texas County of Aransas	This plat of the herein described property is approved for filing of record in Aransas County, Texas by the Planning and Zoning Commission of Rockport, Texas in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.
This the _____ day of _____, A.D. 2021.	
Chair	
Secretary	
Commissioner's Court	
State of Texas County of Aransas	This plat of the herein described property is approved by the Commissioner's Court of Aransas County, Texas.
This the _____ day of _____, A.D. 2021.	
By: C. H. (Burt) MILLS, Jr., County Judge	

Environmental Health

State of Texas County of Aransas	This plat of the herein described property is approved by the Director of Environmental Health of Aransas County, Texas.
This the _____ day of _____, A.D. 2021.	
Director of Environmental Health	
County Clerk's Certification	

State of Texas County of Aransas	I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 2021, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2021, at _____ o'clock _____, in the Plat Records of Aransas County.
Taxes in Volume _____ Page _____	
Witness my hand and seal of the County Court in and for Aransas County, Texas, at Office in Rockport, Texas, the day and year last written above.	
CARRIE ARRINGTON	
By: _____ Deputy	
Clerk's File No. _____	



Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

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

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

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

GENERAL INFORMATION:

Address: 3601-3699 LOOP 1781 ACAD Property ID: 26650

Subdivision: DAVID LOCKARD SURVEY A-97 Block: Lot: 4.242 ACRES

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: MITCH & PAMELA HARPER

Company: _____

Mailing Address: 18405 KIOWA COVE
COLLEGE STATION, TX 77845

Phone: 979.777.5365

Email: _____

ENGINEER/PLANNER/SURVEYOR:

Name: J.L. BRUNDRETT, JR.

Company: Griffith & Brundrett Surveying & Engineering

Mailing Address: PO BOX 2322
ROCKPORT TX 78381-2322

Phone: 361-729-6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 1-8, BLOCK 1, HARPER'S LANDING ON COPANO

- Present Zoning District: ETJ Are you requesting a zoning change?
- If yes, which Zoning District is requested? _____
- Do all proposed lots have access to existing public streets?
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.?
- Is the existing lot in compliance with the Storm Drainage Master Plan?

YES ☒ NO

YES ☒ NO

YES ☒ NO

YES ☒ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	4.242 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	4.242 AC	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	8	4.242 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	8	4.242 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

FILING FEE: (Make check payable to the City of Rockport)**Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00**

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

SIGNED _____

(Owner or Developer)

*Elizabeth Brundrett, VP***FOR CITY USE**

Received By _____ Date _____ Fees Paid \$ _____

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

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

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

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.
- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)

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

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

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

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF092029

WARRANTY DEED

DATE:
October 12, 2020

GRANTOR:
MARTIN BANKS and MARGARET BANKS

GRANTOR'S MAILING ADDRESS:
8440 Burkhart Rd.
Houston, TX 77055-7526
Harris County

GRANTEE:
MOREY M. HARPER and PAMELA H. HARPER

GRANTEE'S MAILING ADDRESS:
18405 Kiowa Cove
College Station, TX 77845
Brazos County

CONSIDERATION:
TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

PROPERTY (INCLUDING ANY IMPROVEMENTS):
Being 4.242 acres of land out of the David Lockhard Survey A-97, Aransas County, Texas, and being out of a 1126.13 acre tract as conveyed by Ken Oil Corporation to F & S Land & Cattle Company, Inc., by deed of record in Volume 226, Page 484, Deed Records of Aransas County, Texas, and being bound on the north by Copano Drive and on the south by Texas State F.M. Road No. 1781, and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof. Being the same property conveyed to the insured herein by deed dated July 23, 2009, executed by MARGARET M. BUESCHER, reference to which instrument is hereby made.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Waiver of Surface Use dated June 15, 1977, executed by KENOIL COMPANY and F & S LAND & CATTLE COMPANY recorded in Volume 226, Page 487, Deed Records, Aransas County, Texas. TITLE to said interest not checked subsequent to date of aforesaid instrument.
2. Mineral and/or royalty interests, the royalties, bonuses, rentals and all other rights in connection with said mineral and/or royalty rights, bonuses and rentals described in instruments from WILLIAM KENT, JR., et al to F. G. HUFFMAN, recorded in Volume Y-2, Page 207 and Volume Y-2, Page 210, Deed Records, Aransas County, Texas, reference to which instruments is here made for all purposes.

3. Mineral and/or royalty interest, the royalties, bonuses, rentals and all other rights in connection with said mineral and/or royalty rights, bonuses and rentals described in instrument from C. B. NEEL, TRUSTEE to JACK MODESETT, dated December 23, 1958, recorded in Volume Y-3, Page 598, of the Deed Records, Aransas County, Texas.
4. Mineral and/or royalty interest, the royalties, bonuses, rentals and all other rights in connection with said mineral and/or royalty rights, bonuses and rentals described in instrument from JACK MODESETT to JOSEPH P. KENNEDY and MOKEENOIL COMPANY dated December 23, 1958, recorded in Volume Y-3, Page 600, of the Deed Records, Aransas County, Texas.
5. Non-participating royalty interests in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instruments recorded in Volume 17, Page 389, Volume 17, Page 390 and Volume 23, Page 8, of the Oil and Gas Lease Records of Aransas County, Texas, reference to which instruments is here made for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the right and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee, and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

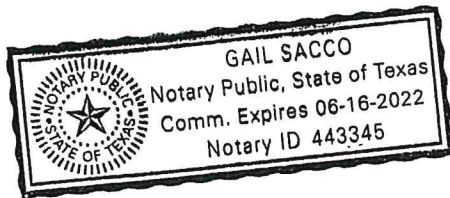

MARTIN BANKS


MARGARET BANKS

File No. 377825
County Clerk, Aransas County, Texas

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 12th day of October, 2020 by MARTIN BANKS and MARGARET BANKS.



Gail Sacco
Notary Public, State of Texas
My Commission Expires: June 16, 2022
Gail Sacco
Printed Name of Notary

3/29
WELW

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 4:45p M.

SCANNED

OCT 15 2020

INDEXED

STATE OF TEXAS-COUNTY OF ARANSAS I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS

Aransas CAD

Property Search Results > 26650

Tax Year: 2021 - Values not available

HARPER MOREY M ETUX PAMELA H for Year 2021

Property

Account

Property ID:	26650	Legal Description:	A97 DAVID LOCKHARD SURVEY, ACRES 4.242, BOUNDED BY COPANO DRIVE & FM 1781, SOUTH OF COPANO VILLAGE LT 33-41
Geographic ID:	3675-000-097-035	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	3601-3699 LOOP 1781 ROCKPORT, TX 78382	Mapsco:	
Neighborhood:		Map ID:	A-7
Neighborhood CD:			

Owner

Name:	HARPER MOREY M ETUX PAMELA H	Owner ID:	68721
Mailing Address:	18405 KIOWA CV COLLEGE STATION, TX 77845-8663	% Ownership:	100.0000000000%
		Exemptions:	

Tax Due

There is currently No Amount Due on this property.

Questions Please Call (361) 729-9733

This year is not certified and ALL values will be represented with "N/A".

PLANNING & ZONING AGENDA

Regular Meeting: Monday, April 19, 2021

AGENDA ITEM:

Deliberate and act on a request to rezone property located at 3361 Loop 1781; also known as 1.628 acres out of 23.462 acres, out of the northerly portion of a 258.53 acre tract, lying West of Loop 1781 and South of Copano Ridge Road, South of and adjacent to Copano Campsite Subdivision, according to the plat recorded in Volume 2, Page 50, plat records of Aransas County, Texas, and being out of the westerly portion of the Old Modessett Ranch, Joseph Hollis Survey, A-76, City of Rockport, Aransas County, Texas; said 23.462 acres being the same tract described in a deed of record under Clerks File Number 369271, Official Public Records of Aransas County, Texas, to B-1 (General Business District) to build a family-friendly restaurant with a bar and other entertainment amenities, currently zoned R-2 (2nd Single Family Dwelling District).

SUBMITTED BY: Community Planner Amanda Torres

BACKGROUND: Developer Bradley Blanton has submitted an application seeking a request to rezone property located at 3361 Loop 1781; also known as 1.628 acres out of 23.462 acres, out of the northerly portion of a 258.53 acre tract, lying West of Loop 1781 and South of Copano Ridge Road, South of and adjacent to Copano Campsite Subdivision, according to the plat recorded in Volume 2, Page 50, plat records of Aransas County, Texas, and being out of the westerly portion of the Old Modessett Ranch, Joseph Hollis Survey, A-76, City of Rockport, Aransas County, Texas; said 23.462 acres being the same tract described in a deed of record under Clerks File Number 369271, Official Public Records of Aransas County, Texas, to B-1 (General Business District) to build a family-friendly restaurant with a bar and other entertainment amenities, currently zoned R-2 (2nd Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 27, 2021 edition and mailed out to forty-five property owners within a 200-foot radius of the property. Two letters for and twenty-three letters against the request have been received. A Joint Public Hearing was held on Tuesday, April 13. The applicant spoke in favor of the request and one person submitted online public comment in favor. Seven people spoke against the request at the meeting or via online public comment.

Overall, the owners of 25% of the area of land within the 200-foot notification area have indicated opposition to the project. Section 118-26.2 of the Zoning Ordinance states:

26.2 *Twenty Percent Rule.* If a protest against such proposed amendment, supplement, change or modification shall be presented to the City Secretary, duly signed and acknowledged by the owners of twenty percent or more, either of the area of lots or land immediately adjoining the same extending 200 feet therefrom, such amendment, supplement, change or modification shall not become effective except by favorable vote of three-fourths of the members of the City Council.

Concerns brought up by the public include not being compatible to adjacent land uses, noise, impact on habitat, and traffic safety issues at that location. All immediate adjacent land uses are single-family residential, and the 2008 Future Land Use Map indicates this area as low-density residential.

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

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Given the reasons above, staff recommends **denial** of a request to rezone property located at 3361 Loop 1781; also known as 1.628 acres out of 23.462 acres, out of the northerly portion of a 258.53 acre tract, lying West of Loop 1781 and South of Copano Ridge Road, South of and adjacent to Copano Campsite Subdivision, according to the plat recorded in Volume 2, Page 50, plat records of Aransas County, Texas, and being out of the westerly portion of the Old Modessett Ranch, Joseph Hollis Survey, A-76, City of Rockport, Aransas County, Texas; said 23.462 acres being the same tract described in a deed of record under Clerks File Number 369271, Official Public Records of Aransas County, Texas, to B-1 (General Business District) to build a family-friendly restaurant with a bar and other entertainment amenities, currently zoned R-2 (2nd Single Family Dwelling District).

STAFF REPORT

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



PROPERTY ADDRESS/LOCATION

3361 Loop 1781

APPLICANT/PROPERTY OWNER

Bradley Blanton/J.S.A. Engineering

PUBLIC HEARING DATE

Tuesday, April 13, 2021

P&Z DATE

Monday, April 19, 2021

CITY COUNCIL DATE(S)

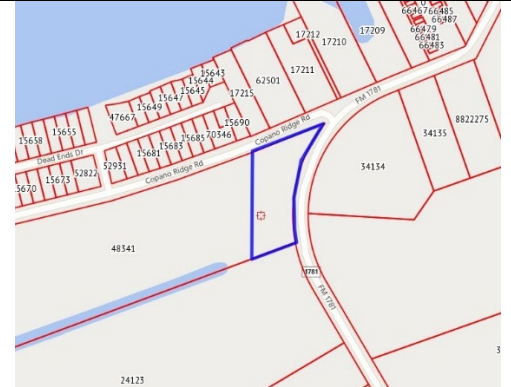
1st Reading - Tuesday, April 27, 2021

2nd Reading – Tuesday, May 11, 2021

BRIEF SUMMARY OF REQUEST

Developer Bradley Blanton has submitted an application seeking a request to rezone property located at 3361 Loop 1781; also known as 1.628 acres out of 23.462 acres, out of the northerly portion of a 258.53 acre tract, lying West of Loop 1781 and South of Copano Ridge Road, South of and adjacent to Copano Campsite Subdivision, according to the plat recorded in Volume 2, Page 50, plat records of Aransas County, Texas, and being out of the westerly portion of the Old Modessett Ranch, Joseph Hollis Survey, A-76, City of Rockport, Aransas County, Texas; said 23.462 acres being the same tract described in a deed of record under Clerks File Number 369271, Official Public Records of Aransas County, Texas, to B-1 (General Business District) to build a family-friendly restaurant with a bar and other entertainment amenities, currently zoned R-2 (2nd Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 27, 2021 edition and mailed out to forty-five property owners within a 200-foot radius of the property. No letters for and thirteen letters against the request have been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2 2 nd Single Family Dwelling District	Undeveloped	North: Outside city limits, single-family homes South: R-1 1 st Single-Family Dwelling, undeveloped East: R-1 1 st Single-Family Dwelling, single-family homes West: R-1 1 st Single-Family Dwelling, undeveloped, single-family homes	Developer currently working on water/sewer/drainage improvements.	1.628 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP

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

The 2008 Future Land Use Map indicated this area as low-density residential.

PROPERTY HISTORY

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

The property is partially within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

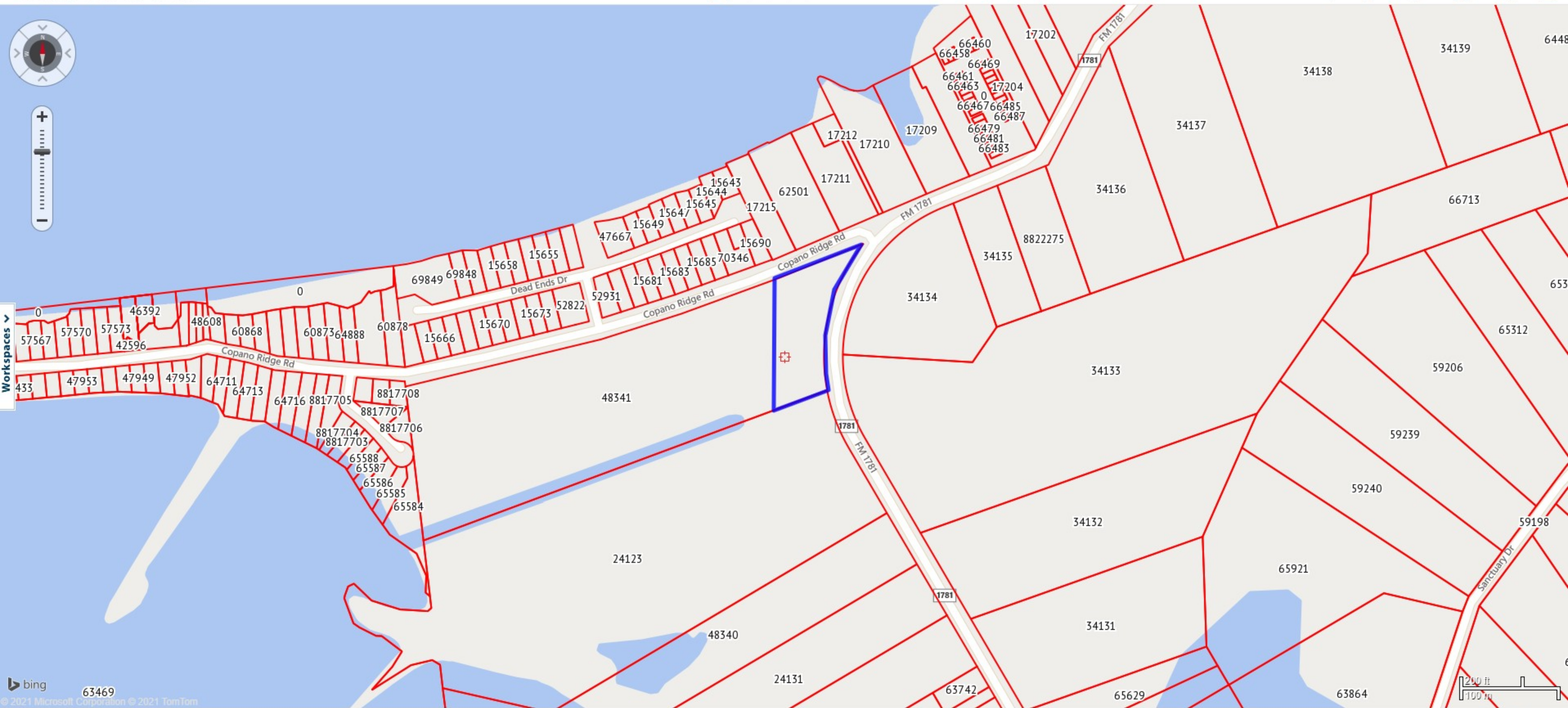
AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



Workspaces ▾



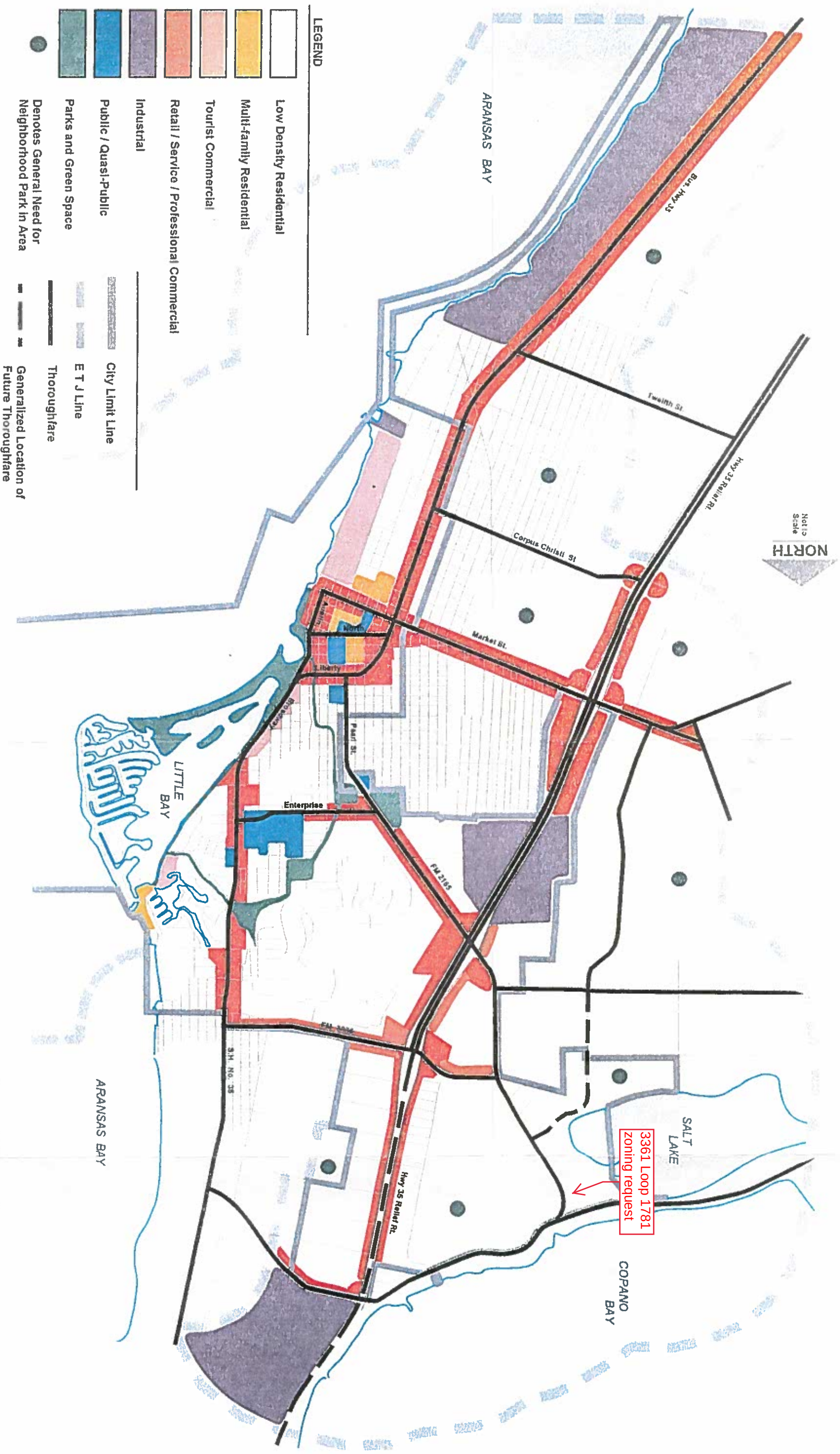


Workspaces



Workspaces ▾

Note: A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries



Article I. Zoning Ordinance*

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

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

1. Restaurants, cafes, food catering services.
2. Offices, banks, libraries, museums, etc.
3. Service stations, car washes, laundromats.
4. Malls, shopping centers, retail stores.
5. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).
6. Grocery stores, convenience stores, markets.
7. Retail markets (seafood/meat) and bait stands.
8. Entertainment facilities (theaters, bowling alleys, pool halls, clubs and lounges, etc.
9. Sales, service and repair shops (radio, television, shoe repair, tool repair and rental, lawn mower repair, auto and boat repair shops, etc).
10. Personal service shops (beauty salons, barber shops, tailoring and dressmaking shops, etc).
11. Storage buildings, auto storage yards.
12. Animal hospitals, boarding kennels and grooming shops.
13. Mortuaries and funeral homes.
14. Agricultural services, greenhouses and landscaping services.
15. Outdoor welding, fabricating operations, by CUP.
16. Permanent or long term (more than 30 days) public entertainment facilities or uses, by CUP. Such uses may include, but not be limited to, amusement parks, carnivals, circuses, marine life shows, dance/theatrical productions and natatoriums.
17. Fish houses, seafood processing plants, by CUP.
18. Adult entertainment, by CUP.

15.2 *Area and Yard Regulations.*

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

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

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

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

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

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

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

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



CITY OF ROCKPORT
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 3361 LOOP 1781,
ROCKPORT, TEXAS
- C. CURRENT ZONING OF PROPERTY: R-2
- D. PRESENT USE OF PROPERTY: Newly Constructed Subdivision
- E. ZONING DISTRICT REQUESTED: B-1
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract _____ Block _____
 - Tract _____ of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
Sunset Shores Subdivision
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 1.628 Acres out of the 23.462
acres proposed as Sunset Shores Subdivision
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- The developer would like to build a family-friendly restaurant with bar, with
entertainment areas such as sand volleyball courts, cornhole courts, a
swimming pool, and a small stage.

K. OWNER'S NAME: (Please print) Bradley Blanton, SOTE, LLC
ADDRESS: 529 Oliver Road
CITY, STATE, ZIP CODE: Victoria, TX 77904
PHONE NO 361-649-8328

L. REPRESENTATIVE: (If Other Than Owner) Brandi Karl / J. Schwarz & Assoc
ADDRESS: 411 S. Pearl St.
CITY, STATE, ZIP CODE: Rockport, TX 78382
PHONE NO 361-774-4534

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

M. FILING FEE:

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

(Make check payable to the City of Rockport)

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

Signed: 
(Owner or Representative)

(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____

EXHIBIT "A"

MARCH 19, 2021

BEING THE DESCRIPTION OF 1.628 ACRES OF LAND OUT OF 23.462 ACRES OF LAND OUT OF THE NORTHERLY PORTION OF A 258.53 ACRE TRACT, LYING WEST OF LOOP 1781 AND SOUTH OF COPANO RIDGE ROAD, SOUTH OF AND ADJACENT TO COPANO CAMPSITE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 50, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING OUT OF THE WESTERLY PORTION OF THE OLD MODESSETT RANCH, JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 23.462 ACRES BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 369271, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 1.628 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found at the point of intersection of the South R.O.W. line of Copano Ridge Road, and the Westerly R.O.W. line of Loop 1781, and being the Northeast corner of said 23.462 acre tract, and being the NORTHEAST corner and PLACE OF BEGINNING of this survey;

THENCE, along and with the Westerly R.O.W. line of Loop 1781, along a circular curve to the left with a central angle of $30^{\circ}23'40''$, a radius of 756.35 feet, a chord of 396.54 feet, a tangent of 205.46 feet, for an arc length of 401.23 feet to a 5/8" steel rebar set in the North R.O.W. line of Proposed Tiki Drive, and being the SOUTHEAST corner of this survey;

THENCE, North $86^{\circ}26'22''$ West, crossing said 23.462 acre tract, along and with the North R.O.W. line of Proposed Tiki Drive, a distance of 39.05 feet to a 5/8" steel rebar set at the point of curvature of a circular curve to the left with a central angle of $20^{\circ}04'25''$, a radius of 400.0 feet, a tangent of 70.80 feet, a chord of 139.42 feet, and an arc length of 140.14 feet to a 5/8" steel rebar set at the point of tangency and being an INTERIOR corner of this survey;

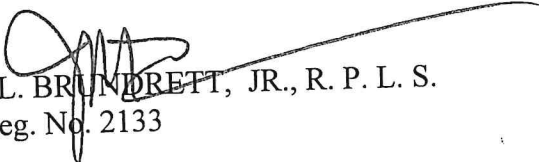
THENCE, South $73^{\circ}29'09''$ West, along and with the North R.O.W. line of Proposed Tiki Drive, a distance of 4.89 feet to a 5/8" steel rebar set for the SOUTHWEST corner of this survey;

THENCE, North $16^{\circ}30'51''$ West, crossing said 23.462 acre tract, a distance of 218.78 feet to a 5/8" steel rebar set in the South R.O.W. line of Copano Ridge Road, and being the NORTHWEST corner of this survey;

THENCE, North $69^{\circ}03'21''$ East, along and with the South R.O.W. line of Copano Ridge Road, a distance of 54.84 feet to a 5/8" steel rebar found for an angle point and INTERIOR corner of this survey;

THENCE, North $67^{\circ}00'51''$ East, along and with the South R.O.W. line of Copano Ridge Road, a distance of 381.54 feet to the PLACE OF BEGINNING of this survey, and containing 1.628 acres or 70,895 square feet of land, more or less.

Unless this Field Note description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.


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



SEE ACCOMPANYING FIELD NOTES EXHIBIT "B"
FILENAME: 210319BB1

210319BB1FN

LEGAL DESCRIPTION

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1.628 ACRES OF LAND

OUT OF 23.462 ACRES OF LAND OUT OF THE NORTHERLY PORTION OF A 258.53 ACRE TRACT, LYING WEST OF LOOP 1781 AND SOUTH OF COPANO RIDGE ROAD, SOUTH OF AND ADJACENT TO COPANO CAMPSITE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 50, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING OUT OF THE WESTERLY PORTION OF THE OLD MODESETT RANCH, JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 23.462 ACRES OF LAND BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 369271, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

PREPARED FOR:
BRADLEY BLANTON
C/O BRANDI KARL

DATE: MARCH 19, 2021 FILE NAME: 210319BB1
SCALE: 1" = 60' REVISED DATE:

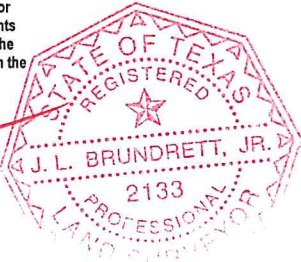
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP DATED 2-17-16, AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS X (OR) IS NOT X LOCATED IN A "SPECIAL FLOOD HAZARD AREA".
ZONE "X" & AE, BASE ELEVATION N/A & 7', PANEL NO. 0230G, COMMUNITY NO. 485504
THIS INFORMATION IS BASED ON SCALING THE LOCATION OF THIS SURVEY ON THE FEMA MAP AND IS INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

PLAT BEARING USED FOR DIRECTIONAL CONTROL UNLESS OTHERWISE SHOWN.
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.

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

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 drawing 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).¹

J.L. BRUNDRETT, JR., R.P.L.S. REG. NO. 2133
TEPELS FIRM NO. 10004800



Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
361-729-6479
361-729-7933
jerryb@gsurveyor.com
www.gsurveyor.com

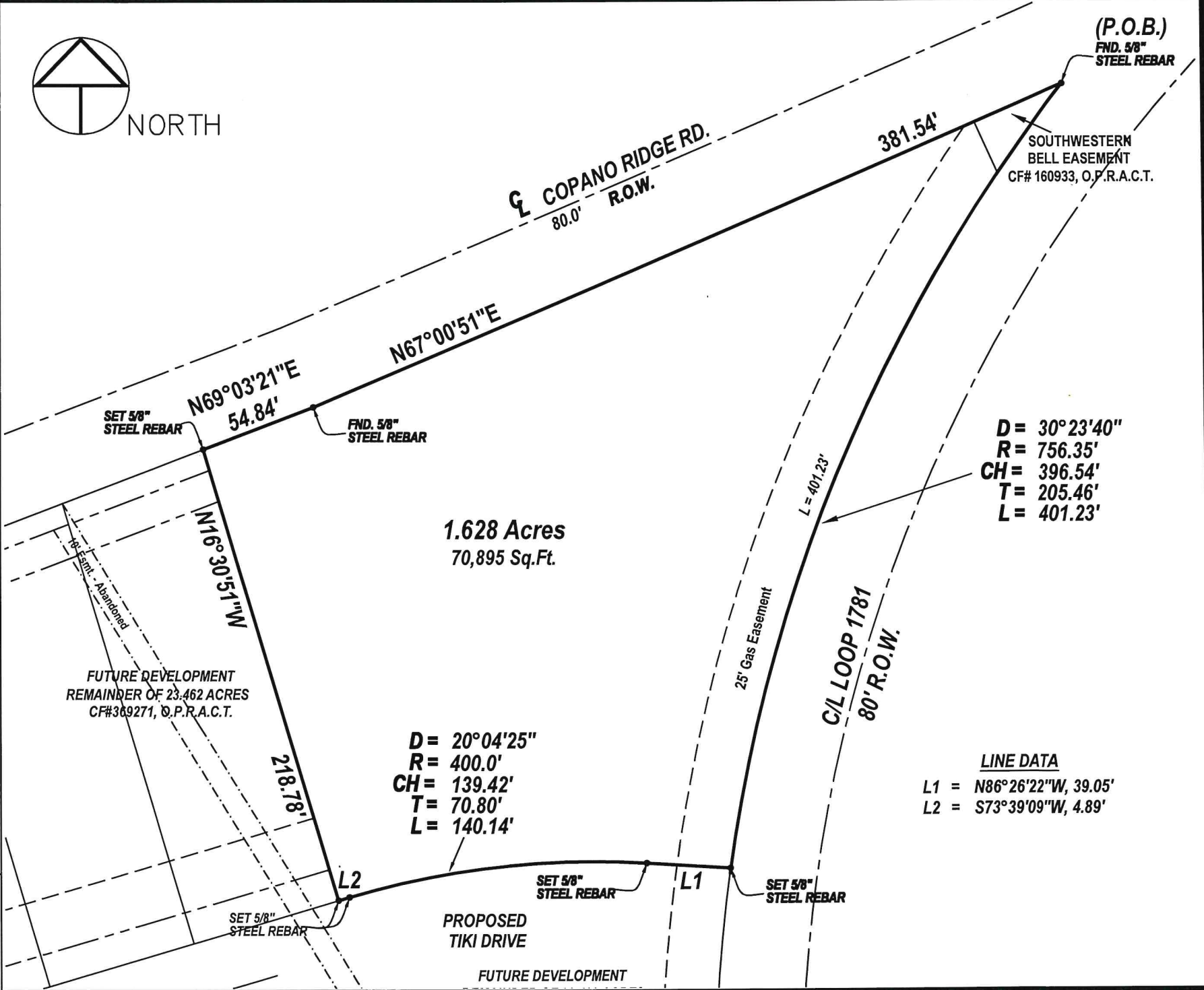


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SEE ACCOMPANYING FIELD NOTES EXHIBIT "B"
FILENAME: 210319BB1

210319BB1FN

LEGAL DESCRIPTION

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PREPARED FOR:
BRADLEY BLANTON
C/O BRANDI KARL

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DATE:

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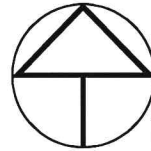
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TBPELS FIRM NO. 10004800



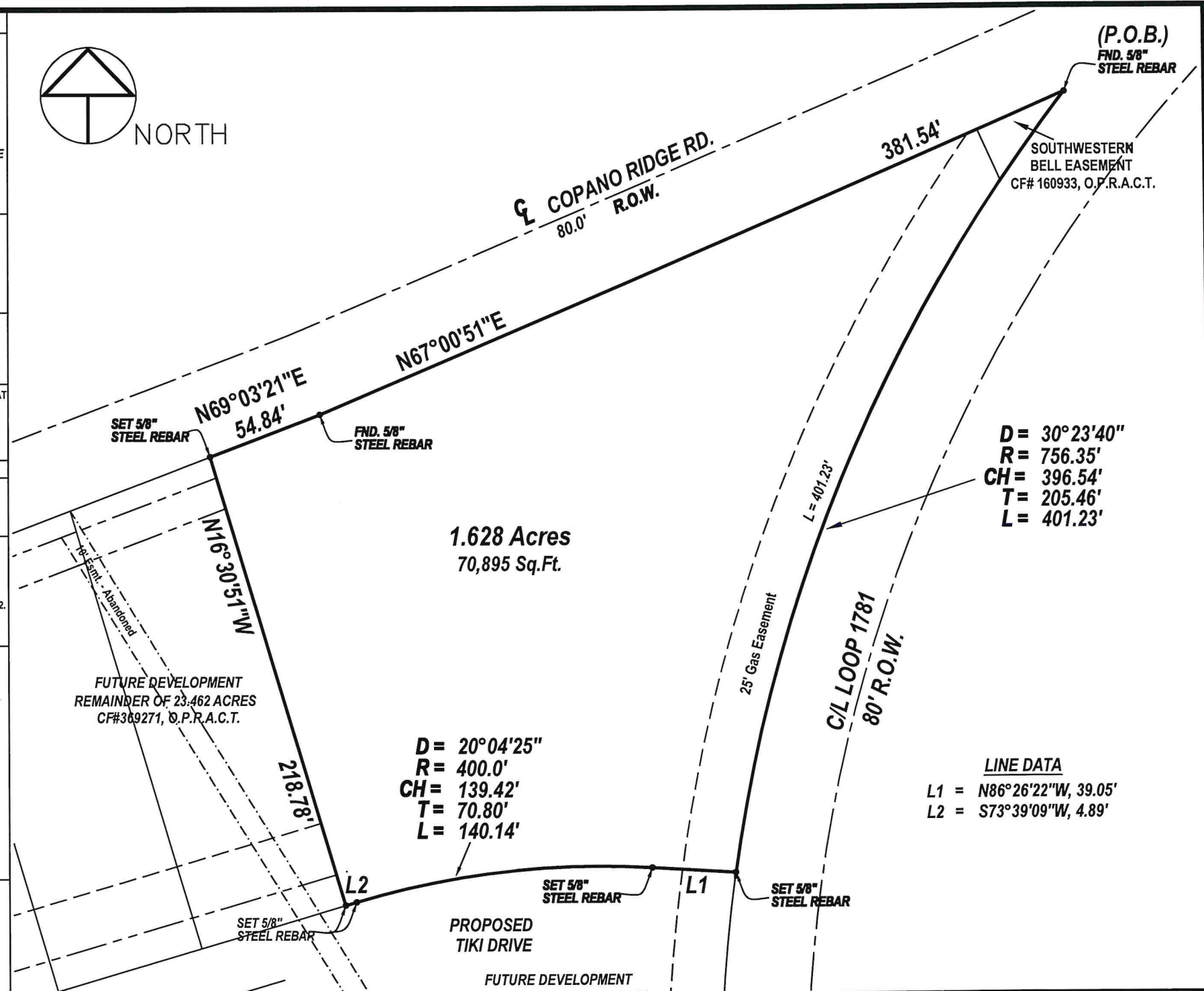
Griffith & Brundrett
Surveying & Engineering, Inc.

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

☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gbssurveyor.com
🌐: www.gbssurveyor.com



NORTH





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, April 13, 2021, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone property to B-1 (General Business), located at 3361 Loop 1781; also known as 1.628 acres out of 23.462 acres, out of the northerly portion of a 258.53 acre tract, lying West of Loop 1781 and South of Copano Ridge Road, South of and adjacent to Copano Campsite Subdivision, according to the plat recorded in Volume 2, Page 50, plat records of Aransas County, Texas, and being out of the westerly portion of the Old Modessett Ranch, Joseph Hollis Survey, A-76, City of Rockport, Aransas County, Texas; said 23.462 acres being the same tract described in a deed of record under Clerks File Number 369271, Official Public Records of Aransas County, Texas, to build a family-friendly restaurant with a bar and other entertainment amenities; currently zoned R-2 (2nd Single Family Dwelling District).

The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. **Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Members of the public can participate in the meeting remotely by using the ZOOM address that will be provided on the City Council Agenda of April 13, 2021, and posted on the City's website www.cityofrockport.com.**

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POSTED the 22nd day of March 2021, 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, March 27, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

<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>
17210	Helen Jean Nelson	3401 Loop 1781	PO Box 134	Pettus	Tx	78146
17212	James D Jr & Robbie Ward	4-R Copano Ridge Rd	361 Copano Ridge Rd	Rockport	Tx	78382
17211	James Dr Jr & Robbie Ward	4 Copano Ridge Rd	361 Copano Ridge Rd	Rockport	Tx	78382
62501	Gary & Michael Coffen	8 Copano Ridge Rd	8 Copano Ridge Rd	Rockport	Tx	78382
17215	Brenda & Johnny Rodriguez	10 Copano Ridge Rd	26343 Monring Cypress Ln	Cypress	Tx	77433
15690	Arnold & Jane Sivek	12 Copano Ridge Rd	785 Mary Blvd	New Braunfels	Tx	78130
15688	Arnold & Jane Sivek	105 Dead Ends Dr	785 Mary Blvd	New Braunfels	Tx	78130
70346	Linda & Emil Ploch	16 Copano Ridge Rd	16 Copano Ridge Rd	Rockport	Tx	78382
15686	Linda & Emil Ploch	18 Copano Ridge Rd	16 Copano Ridge Rd	Rockport	Tx	78382
15685	Roger & Jeanne Borlinghaus	120 Copano Ridge Rd	101 N Sierra Woods Dr	Rockport	Tx	78382
15684	Felicia & Jeffery Saenz	22 Copano Ridge Rd	3135 Sable Crk	San Antonio	Tx	78259
15683	Cary & Kelle Buresh	24 Copano Ridge Rd	8539 Santa Clara Dr	Dallas	Tx	75218
15682	Arnold & Jane Sivek	26 Copano Ridge Rd	785 Mary Blvd	New Braunfels	Tx	78130
15681	David Tyner	28 Copano Ridge Rd	1323 Water St	Rockport	Tx	78382
15680	Henri & Pauline Knipper	30 Copano Ridge Rd	710 E 8th St	Georgetown	Tx	78626
15679	Robert Eller	32 Copano Ridge Rd	1020 Desert Rose Cv	Kyle	Tx	78640
52931	Cary & Kelle Buresh	34 Copano Ridge Rd	8539 Santa Clara Dr	Dallas	Tx	75218
52822	Magda Augustine	101 Copano Parkway	101 Copano Parkway	Rockport	Tx	78382
15675	Glenn & Jeannine Pytlik	209 Dead Ends Dr	209 Dead Ends Dr	Rockport	Tx	78382
15673	Wayne & Zarchy Granata	213 R Dead Ends Dr	619 W Petaluma Blvd	San Antonio	Tx	78221
15672	Karl & Sharon Mihalski	217 Dead Ends Dr	2245 Pecan Orchard Rd	League City	Tx	77573
15671	Henry & Joyce Manger	221 Dead Ends Dr	1309 E Street	Floreville	Tx	78114
15670	Kenneth & Jenine Ortega	225 Dead Ends Dr	319 Killarney Dr	San Antonio	Tx	78223
15669	Michael & Sandy Lee	229 Dead Ends Dr	1018 Clydeville	San Antonio	Tx	78216
15668	Duane & Paula Lyssy	52 Copano Ridge Rd	PO Box 473	Falls City	Tx	78113
15667	Carol Stumpf	54 Copano Ridge Rd	54 Copano Ridge Rd	Rockport	Tx	78382
15666	Michael & Debra Roland	56 Copano Ridge Rd	2581 Canyon Hts	Spring Branch	Tx	78070
15665	Michael Curry	58 Copana Ridge Rd	PO Box 695	Ingleside	Tx	78362
15664	Dain Waters	60 Copano Ridge Rd	116 Barbie Ct	Lakeway	Tx	78734
60878	Chad Stinson & Kelly Hirsch	62-A Copano Ridge Rd	PO Box 2561	Rockport	Tx	78382
60877	Roxann Day	64-A Copano Ridge Rd	PO Box 2510	Rockport	Tx	78382
8817708	Inc Cschuco	41 Copano Ridge Rd	13703 Pebble Oak Dr	San Antonio	Tx	78231

8817709	Inc Cschuco	43 Copano Ridge Rd	13703 Pebble Oak Dr	San Antonio	Tx	78231
8817710	Twala Eller & Keith Redburn	45 Copano Ridge Rd	902 W. Stayton Ave	Victoria	Tx	77901
8817707	KT Kat Mar LLC	104 Linda Ln	PO Box 1204	Rockport	Tx	78381
8817706	Melissa Pittman	106 Linda Ln	PO Box 552	Rockport	Tx	78381
65584	Chad & Kelly Stinson Wayne & Celesta Kir	119 Linda Ln	PO Box 2561	Rockport	Tx	78381
65585	Melissa Myers	117 Linda Ln	PO Box 552	Rockport	Tx	78381
65586	Melissa Myers	115 Linda Ln	PO Box 552	Rockport	Tx	78381
65587	Melissa Pittman	113 Linda Ln	PO Box 552	Rockport	Tx	78381
65588	Melissa Pittman	111 Linda Ln	PO Box 552	Rockport	Tx	78381
65589	Karen Bordovsky	109 Linda Ln	135 Evening View Pt	Ingram	Tx	78025
8817703	Kristen Young	107 Linda Ln	6330 Waltway Dr	Houston	Tx	77008
34134	Jefrey Steckler	3352 Loop 1781	3352 FM 1781	Rockport	Tx	78382
34133	Capital Fagan INC	3282 Loop 1781	PO Box 366698	Bonita Spring	FL	34136



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Planning & Zoning Commission

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

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Printed Name: Roxann Day
Address: 64A Copano Ridge Rd.

City/State: Rockport, TX

() IN FAVOR (X) IN OPPOSITION

Phone: 512/423-3344

REASON: NOT the highest and best use for this property! Stay residential!

Roxann Day
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 provided 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

Agenda Item to be addressed:

(If not speaking under Citizens to be heard.)

If Applicable

☐ In Support

☒ In Opposition

Statement to be read into record:

The area around this address is a quiet and peaceful area but that is close enough to businesses and restaurants in the main Rockport area. The negative change that would result to the intersection of Copano Ridge Road and Loop 1781 as well as the noise that inevitably surrounds a restaurant/bar would be detrimental to that area. The existing homes in the area as well as the new homes planned in the property of 3361 Loop 1781 want to enjoy the quiet bay / fishing atmosphere that this community has always enjoyed. For those of us that want to maintain the quiet integrity of this area of Rockport, I hope that the City Council votes in opposition of this zoning request.

(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

smihalski@comcast.net

This field is not part of the form submission.

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Printed Name: Glenn + Jeannine Pytlík

Address: 209 Dead Ends Drive

City/State: Rockport, Texas 78382

() IN FAVOR ☒ IN OPPOSITION

Phone: 203-214-3347

REASON: We do not want
the zoning to be
Changed to a
business zone

Jeannine Pytlík
Signature

See map on reverse side.



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Printed Name: Jeffrey Stecker
Address: 3352 Loop 1781 City/State: Rockport, Tx 78382
() IN FAVOR ☒ IN OPPOSITION Phone: 361-319-0465

REASON: I have lived on my property for 20 years. I did not move here to live across from a bar with live music. This site is also on a curve. People drive through our fence all the time.

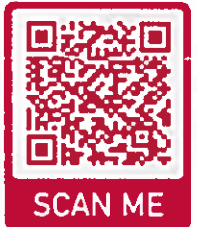
[Signature]
Signature
See map on reverse side.



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SCAN ME

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SCAN ME

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Printed Name: Robert L. Eller
Address: 32 Copano Ridge Rd

City/State: Rockport, Texas

() IN FAVOR (X) IN OPPOSITION

Phone: 512-825-9847

REASON: This area is already a high traffic area with no enforcement. Area has a lot of visitors with kids running around.

All we need is someone drinking too much and killing one of the kids.

Signature

See map on reverse side.

Don't say it will not happen, you read it in the news all the time. There are more suitable places in town for a venue like this. Not a neighborhood with one way in and one way out.

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Printed Name: Wayne M Kirkpatrick

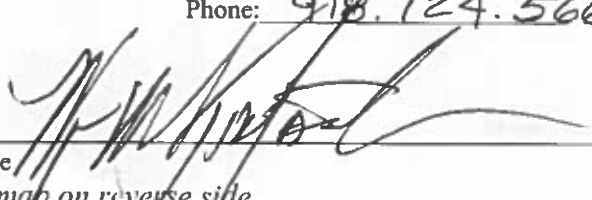
Address: 119 Linda Lane

City/State: Rockport, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 918.724.5662

REASON:

Signature 

See map on reverse side.



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Printed Name: GARY COFFEN MICHAEL COFFEN
Address: 3 Copano Ridge Road City/State: Rockport TX 78382

() IN FAVOR ☒ IN OPPOSITION

Phone: 361.386.0366

REASON:

*** See Attached**

Signature

See map on reverse side.

March 31, 2021

Attn: Building Department – City of Rockport, Texas – Planning and Zoning Commission

From: Gary Coffen / Michael Coffen – 8 Copano Ridge Road, Rockport, Texas 78382

Re: Proposed Change of Zoning Request – Corner Loop 1781 and Copano Ridge Road

Dear Planning and Zoning Commission and fellow Citizens of Rockport, Texas:

Please consider this letter our official notice of opposition regarding the request for a zoning change for the property (1.628 acres out of 23.462 acres) located at the corner of Loop 1781 and Copano Ridge Road.

Our residence is located at 8 Copano Ridge Road. We watched from start to finish the subdivision development that is now occupying the 23.462 acres. The request for the zoning change is for a 1.628-acre breakout that will be utilized by a "Family-Friendly Restaurant with a Bar and Other Entertainment Amenities". In looking at the survey for the individual lots on the 23.462 acres, the survey stops short of the corner of Loop 1781 and Copano Ridge Road. This leads us to believe this is where the "Family Friendly Restaurant/Bar/Entertainment Amenities" will be located. It was not designated as such on the official City Notice so we have no way to be sure but simple speculation and survey markers lead us to this conclusion. Our residence Front Door will be almost exactly 200 feet from the start of this "Family Friendly Restaurant/Bar/Entertainment Amenities" facility. The fact that the developer put in the request for a "Family Friendly Restaurant /Bar/Entertainment Amenities" leaves the door open for future interpretation of a Bar serving Bar Cuisine and the "Family Friendly" part gets left behind. There is no such thing as a Family Friendly Bar.

Our major concerns other than our front door will be 200 feet from a fully functioning Bar, are as follows:

1. The infrastructure of the intersection of Loop 1701 and Copano Ridge Road is already stretched with the continuous overbuilding on Copano Ridge Road. We have witnessed several accidents and many more "close calls" at this intersection. It will only get worse with the addition of the many houses coming from just this neighborhood alone, much less a "Family Friendly Restaurant/Bar/Entertainment Amenities".
2. What exactly are Entertainment Amenities? With our residence 200 feet away, Bar/Entertainment Amenities can only end in Noise complaints for outside entertainment as it will eventually evolve into. It has happened all over Rockport with the start of a simple sandwich shop to a full-on Bar/Entertainment Amenities. Once the zoning change is made, there is no going back.
3. Our property consists of right at 2 acres. We finally completed upgrades after 3 years since the Hurricane demolished our previous residence located on the same 2 acres. The cost has been several hundred thousand dollars in rebuilding and renovations to the land itself in addition to the new home. We purposely had the architect lay the house out on a North/South pattern which allows the prevailing South Wind to blow through the property and allow us to occasionally open windows to allow the breeze inside. With a fully functioning "Family Restaurant/Bar" 200 feet from our door, we will now be able to allow the waft of unattended dumpsters from both holiday weekends as well as weekdays and weekends.
4. A Fully functioning "Family Restaurant/Bar" will require a commercial lighting package for the outside parking. This lighting will again be 200 feet from our front door resulting in a guaranteed nuisance.
5. Our property was purchased in 1992. We are full time residents fully contributing to the economy of Rockport and Aransas County. Our contributions have not only been the regular support of local business but through a 5-figure tax payment that has never been delinquent.

Please take all of our above concerns serious when it comes time to make your decision and we hope you will be able to see this project from our point of view.

Respectfully Submitted,


Gary Coffen


Michael Coffen

8 Copano Ridge Road – Rockport, Texas 78382



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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

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

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Printed Name: KARL & SHARON MIHALSKI

Address: 217 DEAD ENDS DR.

City/State: ROCKPORT TX

() IN FAVOR (X) IN OPPOSITION

Phone: 281.853.4132

REASON: WISH FOR THIS AREA TO REMAIN 100% RESIDENTIAL. THIS AREA OF ROCKPORT IS QUIET. THERE IS NO NEED FOR A RESTAURANT IN THIS AREA.

Signature

[Handwritten Signature]
See map on reverse side.



JOINT PUBLIC HEARING

Rockport City Council and Planning & Zoning Commission

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CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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Printed Name: Melissa Pittman

Address: 111 Linda Lane

City/State: Rockport, TX

() IN FAVOR (X) IN OPPOSITION

Phone: 361-463-1786

REASON:

Very large area
zoned business

Melissa J Pittman
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: Melissa Pittman
Address: 117 Linda Lane

City/State: Rockport Tx

() IN FAVOR (X) IN OPPOSITION

Phone: 361-463-1786

REASON:

Too close to a residential area

Melissa Pittman
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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SCAN ME

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Printed Name:

Address:

City/State:

() IN FAVOR (X) IN OPPOSITION

Phone:

REASON:

Very large
area rezoned
to Business

Signature

See map on reverse side.



JOINT PUBLIC HEARING

Rockport City Council and Planning & Zoning Commission

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Printed Name: Melissa Pittman

Address: 115 Linda Lane

City/State: Rockport TX

() IN FAVOR (☒) IN OPPOSITION

Phone: 361-463-1786

REASON:

*Bar too close
to housing
neighborhood*

Melissa Pittman
Signature

See map on reverse side.



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Rockport City Council and
Planning & Zoning Commission

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Printed Name: Melissa Pittman

Address: 113 Linda Lane

City/State: Rockport / TX

() IN FAVOR (☒) IN OPPOSITION

Phone: 361-463-1786

REASON:

Do not want businesses that close to houses

Melissa Pittman
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 provided 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

Agenda Item to be addressed:

(If not speaking under Citizens to be heard.)

If Applicable

☒ In Support

☐ In Opposition

Statement to be read into record:

I own 43 acres adjacent to the property owned by Bradley Blanton and I am in favor of the zoning changes he is requesting. Mr Blanton's proposal has merit from a number of perspectives. The neighborhood he is building is first class and rivals many of the properties in Rockport. It will increase the property values of everyone in the area. The restaurant he is planning to build will also be first class and will provide a convenient and family-friendly venue for local residents to get a bite to eat..

I see no reason to not approve his proposal.

Bradley Fluitt

(Statements are limited to 2,000 Characters.)

☐ Receive an email copy of this form.

Email Address:

This field is not part of the form submission.



JOINT PUBLIC HEARING Rockport City Council and Planning & Zoning Commission

112

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SCAN ME

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

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See attached

See attached

Bradley Flutt
3291 Loop 1781
Rockport, Tx 78282

in favor 210-867-9725

Reason:

signature: Bradley Flutt

I own the 43 acres to the south
of Mr. Blanton's property and I
am in favor of ^{the} zoning change.

Mr. Blanton's proposal has merit
~~in~~ from a number of perspectives. He
has built a neighbor hood that is
first class and will increase the
value of everyone's property in the area.
* This restaurant will also be first class
and I have no doubt. It will also provide
a convenient venue for local residents
to have a family oriented place to
get a bite to eat.

I see no reason to not approve his
proposal

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Printed Name: Johnny Rodriguez Brenda Rodriguez
Address: 10 Copano Ridge Rd City/State: Rockport, TX

() IN FAVOR (X) IN OPPOSITION

Phone: 281-793-8872

REASON:

See Letter

Johnny Rodriguez Brenda Rodriguez
Signature
See map on reverse side.

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Printed Name: Michael V Lee
Address: 229 Deadend Ln. Rockport TX 78382 City/State: _____

() IN FAVOR (X) IN OPPOSITION

Phone: 210-621-4124

REASON:

No BARS.

Michael V Lee
Signature
See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
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Printed Name: Lou Menendez
Address: 631 Copano Ridge Road City/State: Rockport, TX
() IN FAVOR ☒ IN OPPOSITION Phone: (361) 463-8971

REASON:

Signature
See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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

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Printed Name: Lawrence Mahan

Address: 627 Copano Ridge Rd

City/State: Rockport TX

Phone: 361-318-0563

() IN FAVOR ☒ IN OPPOSITION

REASON:

Bars belong in town - Road already too dangerous -

Signature [Signature]

See map on reverse side.



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SCAN ME

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Printed Name: Billy R. Sijansky
Address: 111 Copano Ridge Road City/State: Rockport TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361 205 5512

REASON:

It's bad enough
with weekend rentals
AND B+B'S IN OUR
neighborhood. This will make it worse.

Signature

See map on reverse side.



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Printed Name: Pamela Sijansky

Address: 111 Copano Ridge

City/State: Rockport, TX 78382

Phone: 361-205-5512

() IN FAVOR (X) IN OPPOSITION

REASON:

This is a family residential area.

Pamela Sijansky
Signature
See map on reverse side.

We do not need this. It is bad enough we have turned into a week-end vacation housing & we who have lived here since 1994 have to put up with parties and drunks every week ends!



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Printed Name: Magda Augustine
Address: 101 Copano Pkwy Drive City/State: Rockport TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361-450-0520

REASON:

Magda Augustine
Signature

See map on reverse side.

Johnny & Brenda Rodriguez
10 Copano Ridge Rd.
Rockport, TX 78382

We strongly voice our Opposition to the proposed rezoning to B-1 at location 3361 Loop 1781 for the following reasons.

- 1) The proposed business would be located around 200' from our property generating noise, traffic, potentially outdoor music and lights late into the night for an area that is normally a quiet and tranquil residential environment. Other entertainment amenities is so broad that a "Gentleman's Club" or a Carnival type atmosphere can open up in a residential neighborhood. As you well know, there is a new subdivision about to be built in that general area which will dramatically affect its property values once this business turns out to be just a BAR or any other type of business. The prevailing winds will drive all of the Kitchen smoke day and night right into our properties resulting in an undesirable situation for us living there. Not to mention, the smell from the dumpsters where food will be discarded and the noise from dump trucks picking up the dumpsters during their pickup times. Liquor consumption on the premises where it is a primarily quite residential area and where families come and vacation can lead an array of problems.
- 2). The proposed location is at a rather sharp curb that can be dangerous for normal ingress to Copano Ridge Rd, not to mention ingress and egress from the proposed business specially after liquor consumptions.
- 3). The property being located in the county the restrictions are even less than being in the city limits.
- 4). There are no other like businesses or other retail business in this residential area. Businesses rely on other commercial businesses to drive traffic to their business. Once rezoned its done and can allow any type business that falls into the B-1 General Business classification to open.
- 5). If B-1 General Business is approved it will change the landscape of the residential community of which families once came to enjoy.

Please consider what we have spent to improve our properties and the potential of a downside effect of such a business to our Home Values. We are already dealing with a Trailer Park that was allowed to be built right next to our property which has resulted in some undesirable and uncomfortable encounters some involving drugs.



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 provided 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

Agenda Item to be addressed:

(If not speaking under Citizens to be heard.)

If Applicable

☐ In Support

☒ In Opposition

Statement to be read into record:

As full time residents, we have been concerned by the increasing traffic on 1781 & Copano Ridge Road over the last few years, as well as the traffic, noise and lights from the short term rentals in the area. Adding a restaurant and bar with an outdoor entertainment venue will further exacerbate these issues in our residential community, in addition to creating new problems. No one would want to spend \$200k on a lot and \$500k to build a new home to be next to a restaurant & bar with all of the parking, noise, traffic, lighting and other problems that go along with commercial properties, not to mention decreased house values for those families who currently own and live adjacent or proximate to the proposed venue site.

With all of the new RV parks and storage facilities, in addition to all the new single and multi-family housing developments going in around town and in Aransas County, we are losing what makes Rockport and Aransas County a unique place to live. There's enough property zoned for business and Tourist/Commercial in town. It should be in the Downtown Entertainment district, not in a residential neighborhood.

Thank you for your consideration.

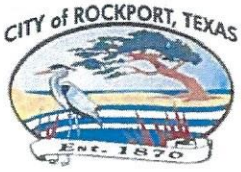
(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

mckainmail@gmail.com

This field is not part of the form submission.



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Printed Name:

Address:

City/State:

Phone:

() IN FAVOR

(X) IN OPPOSITION

REASON:

We drove in from San Antonio TX. & were told at the door it was full to capacity. We could not enter. We are not in favor of the change

Signature

See map on reverse side.



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Printed Name: Thomas Powell
Address: 633 Copano Ridge Rd

City/State: Rockport, Tx 78043

() IN FAVOR ☒ IN OPPOSITION

Phone: 210-305-3548

REASON:

ATTACHED

Thomas Powell
Signature

See map on reverse side.

Vote no on the proposed rezoning.

This is a residential area. Everyone bought this property in this area knowing it was residential. Because it was zoned residential we built or bought our homes here knowing the entrance to the area would be residential and reflect the quality of the neighborhood. This should not change.....

As head of a zoning commission for several years I have seen this before. I'm sure some of you on this board have also seen it before. A request to rezone always comes with all kinds of reasons, promises and assurances that everyone's concerns will be taken care of. SOME MUCH B,S,

The only reason to rezone the area like this is for the owner to make a fast dollar by selling the property for any business that will pay the price or using it themselves without regard to their neighbors. This will usually be second rate auto repair or collision repair shops with old, dismantled or wrecked cars around the property or equally undesirable businesses at the entrance drive to our homes.

A family restaurant is another favorite hidden agenda item. This will shortly need a liquor license to serve drinks to the customers with their meals. Well, now we have a bar and grill. This will soon become a beer joint. Parking all over the place. Drunks on the local roads, Lost 2:00 AM drunks driving through our neighborhood streets raising hell.

We already have a couple unsightly residential lots being used for non-residential profit purposes on our entrance drive. We don't need any more.

The bottom line is these properties we bought as residential properties [not business properties] and should remain so. We are depending on you as members of the zoning board to protect our properties as you would your property.

Thomas J. Powell

ZONING CASE: 3361 LOOP 1781 (B-1)
JOINT PUBLIC HEARING SUMMARY
APRIL 13, 2021

1. **Brenda Rodriguez, 10 Copano Ridge:** Mrs. Rodriguez stated she was strongly opposed to the request. This is a residential area and this is a business where there is no other like it around. If the business fails, the land can be sold to someone else to develop for example, public entertainment facilities, such as a carnival. This is such an upscale community that it would be unfair to people buying the lots to not know that they were adjacent to a property zoned General Business.
2. **Bradley Blanton, applicant:** Mr. Blanton stated he was the developer of the thirty-nine lots and had a lot of investment there. He planned on putting on a family-friendly restaurant that will not have any obnoxious sounds or concert intentions. He is promoting ICF construction and would be ready to serve the community. The corner needs a City light and plans on putting one there as well. He has a partner that is experienced in the restaurant industry. He said he was at 67 Copano Ridge if anyone had any questions.
3. **Pam Sijansky, 111 Copano Ridge:** Mrs. Sijansky said she was against the re-zoning. She has been at her location since 1995 and agreed with Mrs. Rodriguez. The whole neighborhood should stay a neighborhood.
4. **Sharon Mihalski, 217 Dead Ends:** Online letter was read into the record. (See attached letters.)
5. **Victoria Johnson, 230 Sparks Colony:** Online comment stated she was against the request.
6. **Bradley Fluitt, 3291 Loop 1781:** Online letter was read into the record. (See attached letters.)
7. **Mike Lee, 229 Dead Ends:** Mr. Lee said he paid taxes but had no representation. He bought his property with lots of birds and habitat. He said ponds on that property were filled, and he hadn't seen any new infrastructure put on the subdivision property. He is concerned about heavy rains and flooding. Builders have come back for zoning and abused it. His vote is no.
8. **Shelly Steckler, 3352 Loop 1781:** Mrs. Steckler said she lived directly across the street from the proposed bar/restaurant. People going to the proposed business would be coming out on the curb. She states that they are always issues on this intersection. A bar would exacerbate that problem.
9. **Rebecca Bagby, 218 Dead Ends:** Mrs. Bagby says she has been a resident since 1993. She stated that Ms. Steckler had a point and that a bar was a recipe for disaster.

<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>	<u>Acreage</u>	<u>Percentage</u>
17210	Helen Jean Nelson	3401 Loop 1781	PO Box 134	Pettus	Tx	78146	2.5941	4.47%
17212	James D Jr & Robbie Ward	4-R Copano Ridge Rd	361 Copano Ridge Rd	Rockport	Tx	78382	0.3744	0.64%
17211	James Dr Jr & Robbie Ward	4 Copano Ridge Rd	361 Copano Ridge Rd	Rockport	Tx	78382	1.6883	2.91%
62501	Gary & Michael Coffen	8 Copano Ridge Rd	8 Copano Ridge Rd	Rockport	Tx	78382	1.9652	3.38%
17215	Brenda & Johnny Rodriguez	10 Copano Ridge Rd	26343 Monring Cypress Ln	Cypress	Tx	77433	0.9528	1.64%
15690	Arnold & Jane Sivek	12 Copano Ridge Rd	785 Mary Blvd	New Braunfels	Tx	78130	0.2962	0.51%
15688	Arnold & Jane Sivek	105 Dead Ends Dr	785 Mary Blvd	New Braunfels	Tx	78130	0.1267	0.22%
70346	Linda & Emil Ploch	16 Copano Ridge Rd	16 Copano Ridge Rd	Rockport	Tx	78382	0.3801	0.65%
15686	Linda & Emil Ploch	18 Copano Ridge Rd	16 Copano Ridge Rd	Rockport	Tx	78382	0.2534	0.44%
15685	Roger & Jeanne Borlinghaus	120 Copano Ridge Rd	101 N Sierra Woods Dr	Rockport	Tx	78382	0.2534	0.44%
15684	Felicia & Jeffery Saenz	22 Copano Ridge Rd	3135 Sable Crk	San Antonio	Tx	78259	0.2534	0.44%
15683	Cary & Kelle Buresh	24 Copano Ridge Rd	8539 Santa Clara Dr	Dallas	Tx	75218	0.2534	0.44%
15682	Arnold & Jane Sivek	26 Copano Ridge Rd	785 Mary Blvd	New Braunfels	Tx	78130	0.2493	0.43%
15681	David Tyner	28 Copano Ridge Rd	1323 Water St	Rockport	Tx	78382	0.2438	0.42%
15680	Henri & Pauline Knipper	30 Copano Ridge Rd	710 E 8th St	Georgetown	Tx	78626	0.2383	0.41%
15679	Robert Eller	32 Copano Ridge Rd	1020 Desert Rose Cv	Kyle	Tx	78640	0.2328	0.40%
52931	Cary & Kelle Buresh	34 Copano Ridge Rd	8539 Santa Clara Dr	Dallas	Tx	75218	0.2703	0.47%
52822	Magda Augustine	101 Copano Parkway	101 Copano Parkway	Rockport	Tx	78382	0.4601	0.79%
15675	Glenn & Jeannine Pytlik	209 Dead Ends Dr	209 Dead Ends Dr	Rockport	Tx	78382	0.23	0.40%
15673	Wayne & Zarchy Granata	213 R Dead Ends Dr	619 W Petaluma Blvd	San Antonio	Tx	78221	0.23	0.40%
15672	Karl & Sharon Mihalski	217 Dead Ends Dr	2245 Pecan Orchard Rd	League City	Tx	77573	0.23	0.40%
15671	Henry & Joyce Manger	221 Dead Ends Dr	1309 E Street	Floreville	Tx	78114	0.23	0.40%
15670	Kenneth & Jenine Ortega	225 Dead Ends Dr	319 Killarney Dr	San Antonio	Tx	78223	0.23	0.40%
15669	Michael & Sandy Lee	229 Dead Ends Dr	1018 Clydeville	San Antonio	Tx	78216	0.23	0.40%
15668	Duane & Paula Lyssy	52 Copano Ridge Rd	PO Box 473	Falls City	Tx	78113	0.23	0.40%
15667	Carol Stumpf	54 Copano Ridge Rd	54 Copano Ridge Rd	Rockport	Tx	78382	0.23	0.40%
15666	Michael & Debra Roland	56 Copano Ridge Rd	2581 Canyon Hts	Spring Branch	Tx	78070	0.23	0.40%
15665	Michael Curry	58 Copano Ridge Rd	PO Box 695	Ingleside	Tx	78362	0.23	0.40%
15664	Dain Waters	60 Copano Ridge Rd	116 Barbie Ct	Lakeway	Tx	78734	0.3212	0.55%
60878	Chad Stinson & Kelly Hirsch	62-A Copano Ridge Rd	PO Box 2561	Rockport	Tx	78382	0.534	0.92%
60877	Roxann Day	64-A Copano Ridge Rd	PO Box 2510	Rockport	Tx	78382	0.3816	0.66%
8817708	Inc Cschuco	41 Copano Ridge Rd	13703 Pebble Oak Dr	San Antonio	Tx	78231	0.1642	0.28%

8817709	Inc Cschuco	43 Copano Ridge Rd	13703 Pebble Oak Dr	San Antonio	Tx	78231	0.1642	0.28%
8817710	Twala Eller & Keith Redburn	45 Copano Ridge Rd	902 W. Stayton Ave	Victoria	Tx	77901	0.1642	0.28%
8817707	KT Kat Mar LLC	104 Linda Ln	PO Box 1204	Rockport	Tx	78381	0.2423	0.42%
8817706	Melissa Pittman	106 Linda Ln	PO Box 552	Rockport	Tx	78381	0.2461	0.42%
65584	Chad & Kelly Stinson Wayne & Co	119 Linda Ln	PO Box 2561	Rockport	Tx	78381	0.9344	1.61%
65585	Melissa Myers	117 Linda Ln	PO Box 552	Rockport	Tx	78381	0.5084	0.88%
65586	Melissa Myers	115 Linda Ln	PO Box 552	Rockport	Tx	78381	0.5596	0.96%
65587	Melissa Pittman	113 Linda Ln	PO Box 552	Rockport	Tx	78381	0.2184	0.38%
65588	Melissa Pittman	111 Linda Ln	PO Box 552	Rockport	Tx	78381	0.2126	0.37%
65589	Karen Bordovsky	109 Linda Ln	135 Evening View Pt	Ingram	Tx	78025	0.2106	0.36%
8817703	Kristen Young	107 Linda Ln	6330 Waltway Dr	Houston	Tx	77008	0.2186	0.38%
34134	Jefrey Steckler	3352 Loop 1781	3352 FM 1781	Rockport	Tx	78382	6.665	11.48%
34133	Capital Fagan INC	3282 Loop 1781	PO Box 366698	Bonita Spring	FL	34136	32.933	56.72%

TOTAL ACREAGE OF ADJACENT PROPERTY: **58.0644**

TOTAL ACREAGE FROM PROPERTY OWNERS IN OPPOSITION: **14.257**

PERCENTAGE OF LAND OF PROPERTY OWNERS IN OPPOSITION: **25%**

PLANNING & ZONING AGENDA
Regular Meeting: Monday, April 19, 2021

AGENDA ITEM: 6

APPLICATION WITHDRAWN. Deliberate and act on a request for a Planned Unit Development located at 417 South Fulton Beach Road; also known as 14.10 acres out of a portion of Block 1, a portion of Block 2, and all of Gibbs Street lying between Blocks 1 and 2, Gibbs Addition, City of Rockport, Aransas County, Texas, to develop property as a high-density single family residential subdivision to be sold as a condo regime; currently zoned R-6 (Hotel/Motel District).

SUBMITTED BY: Community Planner Amanda Torres

BACKGROUND: Developer Gary Sweetman has **WITHDRAWN** an application seeking a request for a Planned Unit Development located at 417 South Fulton Beach Road; also known as 14.10 acres out of a portion of Block 1, a portion of Block 2, and all of Gibbs Street lying between Blocks 1 and 2, Gibbs Addition, City of Rockport, Aransas County, Texas, to develop property as a high-density single family residential subdivision to be sold as a condo regime; currently zoned R-6 (Hotel/Motel District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 27, 2021 edition and mailed out to nineteen property owners within a 200-foot radius of the property. A Joint Public Hearing on this item was heard on Tuesday, April 13.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required.

From: [Brandi Karl](#)
To: [Amanda Torres](#)
Cc: [Gary Sweetman \(gary.sman61@gmail.com\)](#)
Subject: Fulton Shores, PUD
Date: Thursday, April 15, 2021 3:41:05 PM
Attachments: [image001.png](#)

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Amanda,

Please pull the PUD application off of the P&Z Agenda for Monday. Mr. Sweetman is going to make revisions to his development plan using the current zoning designation.

Thanks,

Brandi B. Karl, P.E.

Project Engineer

m: 361.774.4534



J. Schwarz & Associates, Inc.

PO Box 60733, Corpus Christi, TX 78466

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PLANNING & ZONING AGENDA
Regular Meeting: Monday, April 19, 2021

AGENDA ITEM: 7

Deliberate and act on creating a subcommittee for policy development and review.

SUBMITTED BY: Community Planner Amanda Torres

BACKGROUND: As previously discussed with the Planning & Zoning Commission, City staff has identified several areas within development codes in need of updating. Most recently, staff brought proposed changes to the RV park regulations at the April 13th Council meeting.

Planning & Zoning Commission members have expressed forming a subcommittee that would help guide policy development and review before items are discussed during a formal Planning & Zoning Commission and/or City Council meeting. If this is the wish of the Commission, staff recommends appointing three members of the Commission so as not to violate Open Meetings Act requirements. Meetings should happen at City offices with a staff member facilitating.

RECOMMENDATION: Staff will take direction from Planning & Zoning Commission on next steps. If forming a subcommittee, a motion should be made designating the three members of the Commission who will serve on the subcommittee.