

CITY of ROCKPORT, TEXAS



**PLANNING AND ZONING
PACKET**

MARCH 1, 2021

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, March 1, 2021, at 5:30 p.m. The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public 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/88294337277> or scan the QR code to the right.



SCAN ME

Due to the COVID-19 pandemic, the attorney general has said: “statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials.” Public participation is valued and citizens wishing to express their views on 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.



SCAN ME

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 February 15, 2021.
3. Deliberate and act on a request to rezone property located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk’s File Number 339130, Official Public Records of Aransas County, Texas; to B-1 (General Business District) to serve as a buffer between housing development, known as Pearl Street Square, currently zoned R-1 (1st Single Family Dwelling District).
4. Deliberate and act on a request to rezone property located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of

record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to R-2 (2nd Single Family Dwelling District) to develop an over 55-years-of-age gated community, currently zoned R-1 (1st Single Family Dwelling District).

5. Deliberate and act on a Concept Plan/Preliminary 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.
6. Discuss updating or changing sections of the zoning ordinance regarding manufactured homes (Section 118-9) and recreational vehicle/manufactured housing parks (Section 24.2.13).
7. 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 XX February XX, 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 15th day of February 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
Diana Severino-Saxon – Secretary
Warren Hassinger

Members Absent

Kent Howard – (EX)
Kim Hesley – (EX)
Ric Young – (EX)

Staff Members Present

Mike Donoho, Director Building and Development
Amanda Torres, Community Planner

Guest(s) Present

One (1)

Call to Order

1. Called meeting to order at approximately 5:30 p.m.
2. Deliberate and act on approval of the regular meeting minutes of January 18, 2021.

Vice Chairman Green asked for a motion to accept the January 18, 2021 regular meeting minutes. Secretary Severino-Saxon moved to accept the January 18, 2021 minutes as presented. Member Hassinger seconded the motion. All voted in favor.

3. Deliberate and act on a request to rezone property located at 345 SH 35 Bypass; also known as 28.071 acres of land out of Farm Lots 1, 2 And 3, Land Block 22, T.P. McCampbell Subdivision: a portion of the Northeast one-half of a 40.0 foot wide platted, unimproved roadway, adjacent to Farm Lots 1, 2, And 3, Land Block 21; and a portion of a 40.0 foot wide platted, unimproved roadway adjacent to Farm Lot 1, 2, And 3 Land Block 22, T.P. McCampbell Subdivision, City Of Rockport, Aransas County, Texas, according to the plat recorded in Volume 1, Pages 3 And 4, Plat Records Of Aransas County, Texas, and being out of a called 7.311 acre tract (Tract 3) and a called 56.463 acre tract (Tract 2), as described

in a deed of record under Clerks File Number 368317, Official Public Records Of Aransas County, Texas, with said 28.071 acres of land; to B-1 (General Business District) to develop warehouse/office space currently zoned R-6 (Hotel/Motel Dwelling District).

Property owner's representative Brandi Karl spoke.

After a brief discussion Vice Chairman Green asked if there were any other questions or comments. Hearing none, Vice Chairman Green asked for a motion.

MOTION:

Chair Davis moved to accept the request to rezone property located at 345 SH 35 Bypass to B-1 (General Business District). Secretary Severino-Saxon seconded the motion. With all members voting in favor and no one opposed - motion carried unanimously.

4. Discuss updating or changing Section 118-15 of the Code of Ordinances, B-1 (General Business District).

Amanda Torres spoke and stated: Due to the "Winter Storm Uri," we will postpone Item 4 until the next Planning and Zoning meeting some time in the future.

Adjournment

There being no further business, Vice Chairman Green adjourned the meeting at approximately 5:55 p.m.

Prepared By:

Mary Bellinger, Assistant to Director

Approved By:

Maynard Green, Vice Chairman

Diana Severino-Saxon, Secretary

PLANNING & ZONING AGENDA
Regular Meeting: Monday, March 1, 2021

AGENDA ITEM:

Deliberate and act on a request to rezone property located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to B-1 (General Business District) to serve as a buffer between housing development, known as Pearl Street Square, currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner Amanda Torres

APPROVED FOR AGENDA:

BACKGROUND: Property representative Donnie Garcia has submitted an application seeking a request to rezone property located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to B-1 (General Business District) to serve as a buffer between housing development, known as Pearl Street Square, currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, February 6, 2021 edition and mailed out to eight property owners within a 200-foot radius of the property. Four letters against the request have been received. A Joint Public Hearing was held on Tuesday, February 23. The applicant's engineer was the only speaker for that item, providing clarification on a question received about elevation of the property. In total, only 4% of adjacent property owners have presented opposition to the project at this time, and therefore a super-majority vote from City Council would not be required to approve this.

Concerns from the public included concerns about increased traffic, infrastructure capacity, and illegal tree removal. Staff recommends asking the applicant to explain or provide more information on these things. If the applicant's response is satisfactory to the Commission, then staff would recommend the Commission to recommend approval to City Council.

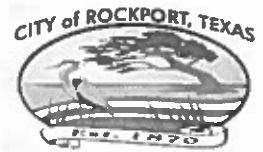
Please see the accompanying zoning change request application and Section 118-15 of Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: If the applicant's response about increased traffic, infrastructure capacity, and illegal tree removal is satisfactory to the Commission, then staff would recommend the Commission to recommend approval to City Council.

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
 1802 FM 2165

APPLICANT/PROPERTY OWNER
 Donnie Garcia

PUBLIC HEARING DATE
 Tuesday, February 23, 2021

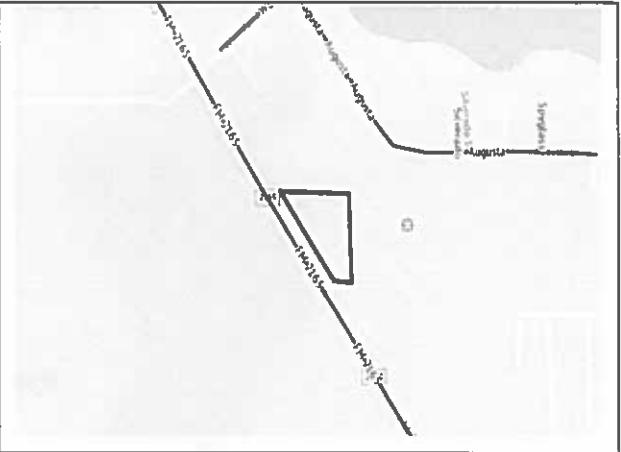
P&Z DATE
 Monday, March 1, 2021

CITY COUNCIL DATE(S)
 1st Reading - Tuesday, March 9, 2021
 2nd Reading - Tuesday, March 23, 2021

BRIEF SUMMARY OF REQUEST

Property representative Donnie Garcia has submitted an application seeking a request to rezone property located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to B-1 (General Business District) to serve as a buffer between housing development, known as Pearl Street Square, currently zoned R-1 (1st Single Family Dwelling District).

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MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Undeveloped	North: R-1 1 st Single-Family Dwelling, businesses, single-family homes South: B-1 General Business, under construction East: R-1 1 st Single-Family Dwelling, undeveloped West: R-1 1 st Single-Family Dwelling/B-1 General Business, undeveloped	Will need water/sewer/drainage	1.343 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP	PROPERTY HISTORY
Any future development will meet all setback requirements of the B-1 General Business District if approved. The 2011 Future Land Use Map indicated the east side frontage of FM 2165 as Commercial.	Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design The property is not within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

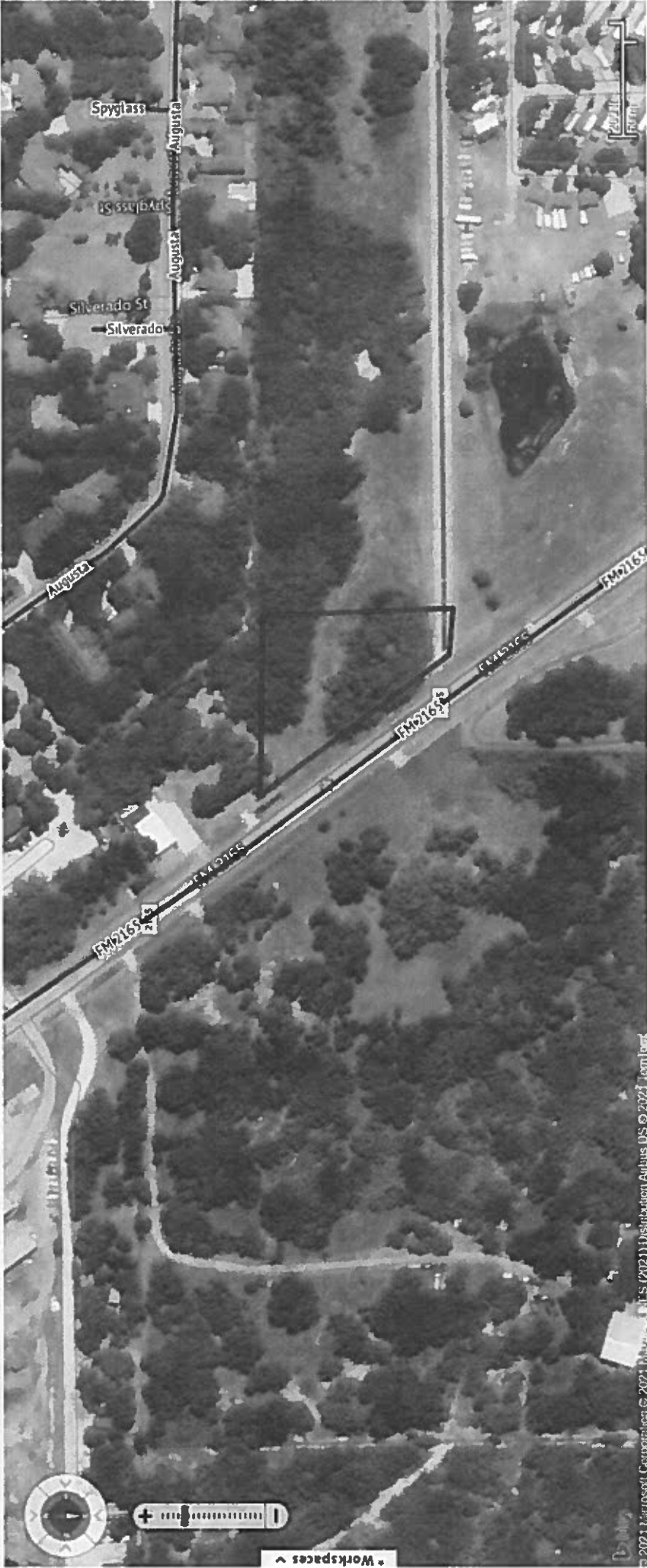
PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)









City of Rockport, Texas
Future Land Use Plan w/ ETJ

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.

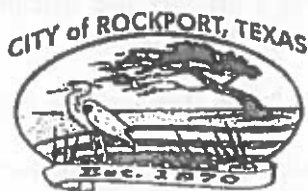
15.2.4 *Yard Area and Building Setbacks.* See [section 118-20] Table 20

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 1802 FM 2165
Rockport, TX 78382
- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: UNDEVELOPED
- E. ZONING DISTRICT REQUESTED: B-1
- F. CONDITIONAL USE REQUESTED:
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract _____ Block _____
 - Tract See Attached 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) PEARL ST. SQUARE
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): _____
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
B-1 to be a buffer between housing
development and Pearl St

K. OWNER'S NAME: (Please print) DIANE TUCKER
ADDRESS: 1622 CHERRY ST.
CITY, STATE, ZIP CODE: ROCKPORT, TX 78382
PHONE NO 361-229-2682

L. REPRESENTATIVE: (If Other Than Owner) DONNIE GARCIA, THE OAKS LLC
ADDRESS: 2808 TRAYLOR
CITY, STATE, ZIP CODE: ROCKPORT, TX 78382
PHONE NO 512-801-6201

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) CK # 2015

- 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"

JANUARY 13, 2021

BEING THE DESCRIPTION OF 1.343 ACRES OF LAND OUT OF A 10.345 ACRE TRACT, OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 339130, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXA, WITH SAID 1.343 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the Northeasterly R.O.W. line of Texas State F.M. 2165, from whence the Southwest corner of said 10.345 acre tract bears South 37°33'13" East, a distance of 74.34 feet, with said point being the SOUTHWEST corner and PLACE OF BEGINNING of this description;

THENCE, North 37°33'13" West, along and with the Northeasterly R.O.W. line of Texas State F.M. 2165, a distance of 351.44 feet to a 5/8" steel rebar for the Northwest corner of said 10.345 acre tract, and being the Southwest corner of a 1.51 acre tract, as described in a deed of record under Clerks File Number 201461, Official Public Records of Aransas County, Texas, and being the NORTHWEST corner of this description;

THENCE, North 89°11'36" East, along and with the common boundary line of said 1.51 acre tract and said 10.345 acre tract, a distance of 287.34 feet to a 5/8" steel rebar for the Southeast corner of said 1.51 acre tract and being the Southwest corner of Lot 35, Block 21, Rockport Country Club Estates, Unit 2, according to the plat recorded in Volume 4, Page 31, Plat Records of Aransas County, Texas, and being an angle point and EXTERIOR corner of this description;

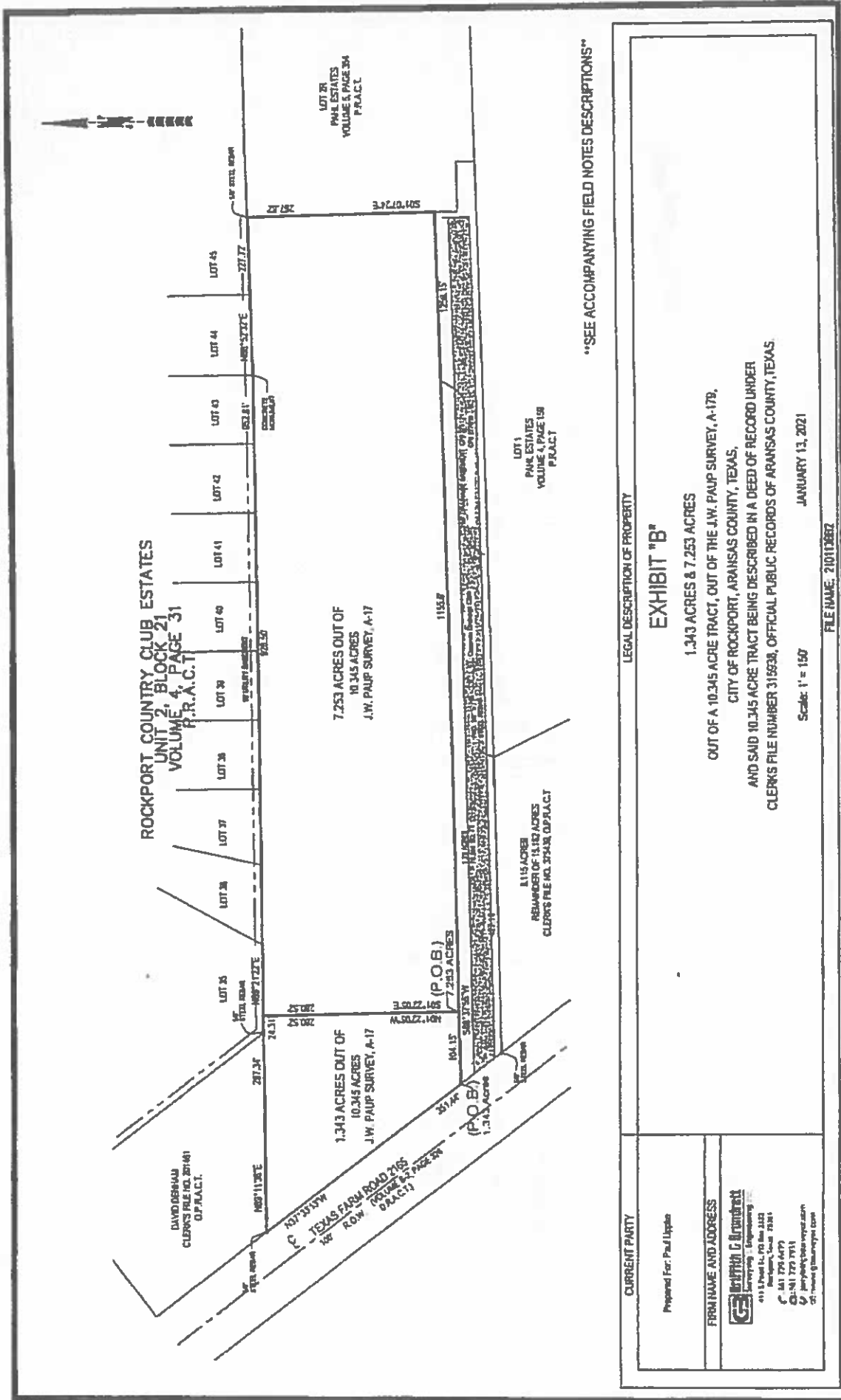
THENCE, North 89°21'22" East, along and with the common boundary line of said 10.345 acre tract, and said Block 21, a distance of 24.31 feet to a point for the NORTHEAST corner of this description;

THENCE, South 01°22'05" East, crossing said 10.345 acre tract, a distance of 280.52 feet to a point in the North line of a 60.0 foot wide drainage easement, as described in documents of record under Clerks File Number 275121 and 277050, Official Public Records of Aransas County, Texas, and being the SOUTHEAST corner of this survey;

THENCE, South 88°37'55" West, along and with the North line of said 60.0 foot wide drainage easement, a distance of 104.15 feet to the PLACE OF BEGINNING of this description and containing 1.343 acres or 58,489 square feet of land, more or less.

SEE ACCOMPANYING EXHIBIT
FILENAME: 210113BB2

210113BB1FN



SEE ACCOMPANYING FIELD NOTES DESCRIPTIONS

LEGAL DESCRIPTION OF PROPERTY	
EXHIBIT "B"	
1.343 ACRES & 7.253 ACRES	
OUT OF A 10.345 ACRE TRACT, OUT OF THE J.W. PAUP SURVEY, A-17B,	
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,	
AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER	
CLERKS FILE NUMBER 315938, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS,	
JANUARY 13, 2021	
Scale: 1" = 150'	
FILE NAME: 210112822	
CURRENT PARTY	
Prepared For: Paul Updeon	
FIRM NAME AND ADDRESS	
Geotechnical Engineering, Inc. 4111 Fossil Rd., Box 2222 Rockport, Texas 75086 P: 409.775.6477 F: 409.775.7511 E: paul@geotechnicalinc.com C: 10000 Glenhurst Dr.	



THE DAKES, LLC
PEARL ST. COMMONS

SCALE 1" = 80'

Aug 15, 20220

[illegible]

10.345 ACRES
J.W. PAUP SURVEY, A-17

6115 ACRES
REMANANCE OF 15,162 ACRES
CLERK'S FILE NO. 157816
HPRAC

LOT 1
PAUL ESTATES
VOLUME 4, PAGE 159
GRACE

J. L. BLANCHETT, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS A BLVD. ON THE CLOSING OF THE FOREGOING PROPERTY AND THAT THERE ARE NO OTHER EASEMENTS, ENCUMBRANCES OR INTERESTS AFFECTING SAID PROPERTY.



11 SEP 1972 17 11 1000 1000 1000

10.346 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-17,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS.

AND BEING THAT SAME TRACT CONVEYED BY ELVA MULLINAX TO MILORIO SPENCER, ET AL, UNDER CLERK'S FILE NUMBER 130087, REAL PROPERTY RECORDS OF
OF ARAPAHOE COUNTY, TEXAS

On the other hand, the fact that the study was conducted in a relatively small, homogeneous population may be a limitation. The study was conducted in a relatively small, homogeneous population, and the results may not be generalizable to other populations. The study was conducted in a relatively small, homogeneous population, and the results may not be generalizable to other populations.

For the 1992-93 budget, officials say the department will have a 10 percent increase in funding. The department will have a 10 percent increase in funding, but the state will have a 10 percent increase in funding. The state will have a 10 percent increase in funding, but the state will have a 10 percent increase in funding.

[illegible]



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, February 23, 2021, at 6:30 p.m., to consider a request to rezone property to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District), located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under clerks file number 339130, Official Public Records of Aransas County, Texas; to serve as a buffer between housing development and to be known as Pearl Street Square.

The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. 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 February 23, 2021, and posted on the City's website www.cityofrockport.com.

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 during the Joint Public Hearing can either electronically submit a Citizen Participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation> or emailing written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 2nd day of February 2021 at 1:00 p.m., on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, February 6, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

[illegible]



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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

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

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

Printed Name: Reveries LLC

Address: 483 Augusta Dr.

City/State: Rockport, TX 78382

() IN FAVOR (x) IN OPPOSITION

Phone: 361-463-6954

REASON: I enjoy the
wild life

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, February 23, 2021, at 6:30 p.m., to consider a request to rezone property to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District), located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to serve as a buffer between housing development and to be known as Pearl Street Square.

The meeting will be held using the video conferencing application ZOOM. No in-person meeting will be conducted at the Rockport Service Center. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. 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 February 23, 2021 and posted on the City's website www.cityofrockport.com.

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 during the Joint Public Hearing can either electronically submit a Citizen Participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation> or emailing written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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Printed Name: Albert A Godinich Jr.
Address: 485 Augusta Dr.

City/State: Rockport, TX 78382

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-463-6954

REASON: I enjoy the
wildlife

Signature
See map on reverse side.



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Printed Name: Louis ~~Andrew~~ & Erin Oliver

Address: 479 Augusta Drive City/State: Rockport, TX

() IN FAVOR (✓) IN OPPOSITION

Phone: 512-589-1247

REASON:

- disrupts character of neighborhood
- 2165 cannot support so many additional homesites without massive infrastructure changes or commercial traffic


Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, February 23, 2021, at 6:30 p.m., to consider a request to rezone property to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District), located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Raup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under clerks file number 339130, Official Public Records of Aransas County, Texas; to develop an over 55-years of age gated community.

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CITY OF ROCKPORT, TEXAS
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Printed Name: Louis & Erin Oliver

Address: 479 Augusta Drive

City/State: Rockport, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 512-589-1247

REASON:

• disrupts character of neighborhood

• 2165 cannot support

so many additional homesites without massive infrastructure changes


Signature

See map on reverse side.

From: [Teresa Valdez](#)
To: [Amanda Torres](#); [Pat Rios](#)
Subject: FW: Construction on Pearl St behind Augusta Dr
Date: Tuesday, February 23, 2021 4:25:20 PM
Attachments: [Video.mov](#)

Teresa Valdez, TRMC, CMC, MMC
City Secretary
City of Rockport
361-729-2213 ext 225
Fax: 361-790-5966

Please note that any correspondence, such as email or letters, sent to City staff or City officials may become a public record and made available for public/media review.

ATTENTION PUBLIC OFFICIALS

A "Reply to All" of this email could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Courtney Casey Uhr <courtneyuhr@gmail.com>
Sent: Tuesday, February 23, 2021 4:24 PM
To: Teresa Valdez <tvaldez@cityofrockport.com>
Subject: Fwd: Construction on Pearl St behind Augusta Dr

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 _____ for assistance.

Respectfully,

Courtney Casey Uhr

Begin forwarded message:

From: Courtney Casey Uhr <courtneyuhr@gmail.com>
Date: January 16, 2021 at 1:26:58 PM CST
To: mdonoho@cityofrockport.com
Cc: Courtney Uhr <courtneyuhr@gmail.com>
Subject: Re: Construction on Pearl St behind Augusta Dr

Here is another one..

Respectfully,

Courtney Casey Uhr

On Jan 16, 2021, at 1:25 PM, Courtney Casey Uhr
<courtnevuhr@gmail.com> wrote:

I have called your office multiple times and left a voicemail with no response .

I have had this going on for a week. I work from home and as you can see the noise is absolutely ridiculous from 7AM to at least 7 PM everyday.

They have bumped into my fence multiple times, they are tearing down trees as you can see in my video .

I just got a notice on Friday that they are clearing the underbrush for a planned new residential community they are building .

I'm furious about my fence , about the late notice , and then tearing down trees without a permit.

Please let me know what their permit # is, something needs to be done to control the noise . My whole house shakes on 491 Augusta Drive . I'm not able to make one phone call .

<Video.mov>

Respectfully,

Courtney Casey Uhr
512-434-9733

ZONING CASE: 1802 FM 2165 (B-1)
JOINT PUBLIC HEARING SUMMARY
FEBRUARY 23, 2021

1. **Paul Lippke (applicant's engineer):** Mr. Lippke addressed the question posed by Ms. Hattman and agreed on the elevation difference. He said the intention was to fill the property to bring it up to grade.

PLANNING & ZONING AGENDA
Regular Meeting: Monday, March 1, 2021

AGENDA ITEM:

Deliberate and act on a request to rezone property located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to R-2 (2nd Single Family Dwelling District) to develop an over 55-years-of-age gated community, currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner Amanda Torres

APPROVED FOR AGENDA:

BACKGROUND: Property representative Donnie Garcia has submitted an application seeking a request to rezone property located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to R-2 (2nd Single Family Dwelling District) to develop an over 55-years-of-age gated community, currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, February 6, 2021 edition and mailed out to twenty-nine property owners within a 200-foot radius of the property. Twelve letters against the request have been received. A Joint Public Hearing was held on Tuesday, February 23. Two people spoke against the request and one resident had questions about the project. In total, only 8% of adjacent property owners have presented opposition to the project at this time, and therefore a super-majority vote from City Council would not be required to approve this.

Concerns from the public included concerns about increased traffic, infrastructure capacity, and illegal tree removal. Staff recommends asking the applicant to explain or provide more information on these things. If the applicant's response is satisfactory to the Commission, then staff would recommend the Commission to recommend approval to City Council.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION: If the applicant's response about increased traffic, infrastructure capacity, and illegal tree removal is satisfactory to the Commission, then staff would recommend the Commission to recommend approval to City Council.

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
1802 FM 2165

APPLICANT/PROPERTY OWNER
Donnie Garcia

PUBLIC HEARING DATE
Tuesday, February 23, 2021

P&Z DATE
Monday, March 1, 2021

CITY COUNCIL DATE(S)
1st Reading - Tuesday, March 9, 2021
2nd Reading - Tuesday, March 23, 2021

BRIEF SUMMARY OF REQUEST

Property representative Donnie Garcia has submitted an application seeking a request to rezone property located at 1802 FM 2165, also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to R-2 (2nd Single Family Dwelling District) to develop an over 55-years-of-age gated community, currently zoned R-1 (1st Single Family Dwelling District).

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MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Undeveloped	North: R-1 1 st Single-Family Dwelling, businesses, single-family homes South: B-1 General Business, under construction East: R-5 2 nd Multi-Family Dwelling, undeveloped West: R-1 1 st Single-Family Dwelling/B-1 General Business, undeveloped	Will need water/sewer/drainage	7.253 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE & FUTURE LAND USE MAP	PROPERTY HISTORY
Any future development will meet all setback requirements of the R-2 2 nd Single Family Dwelling District if approved. The 2011 Future Land Use Map indicated the east side interior of FM 2165 as Low Density Residential.	Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/sail; building code/fire or design The property is not within the Special Flood Hazard Area. Commercial plans including parking, drainage, building design, etc. will need to conform to the approved zoning district, if zoning is approved.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

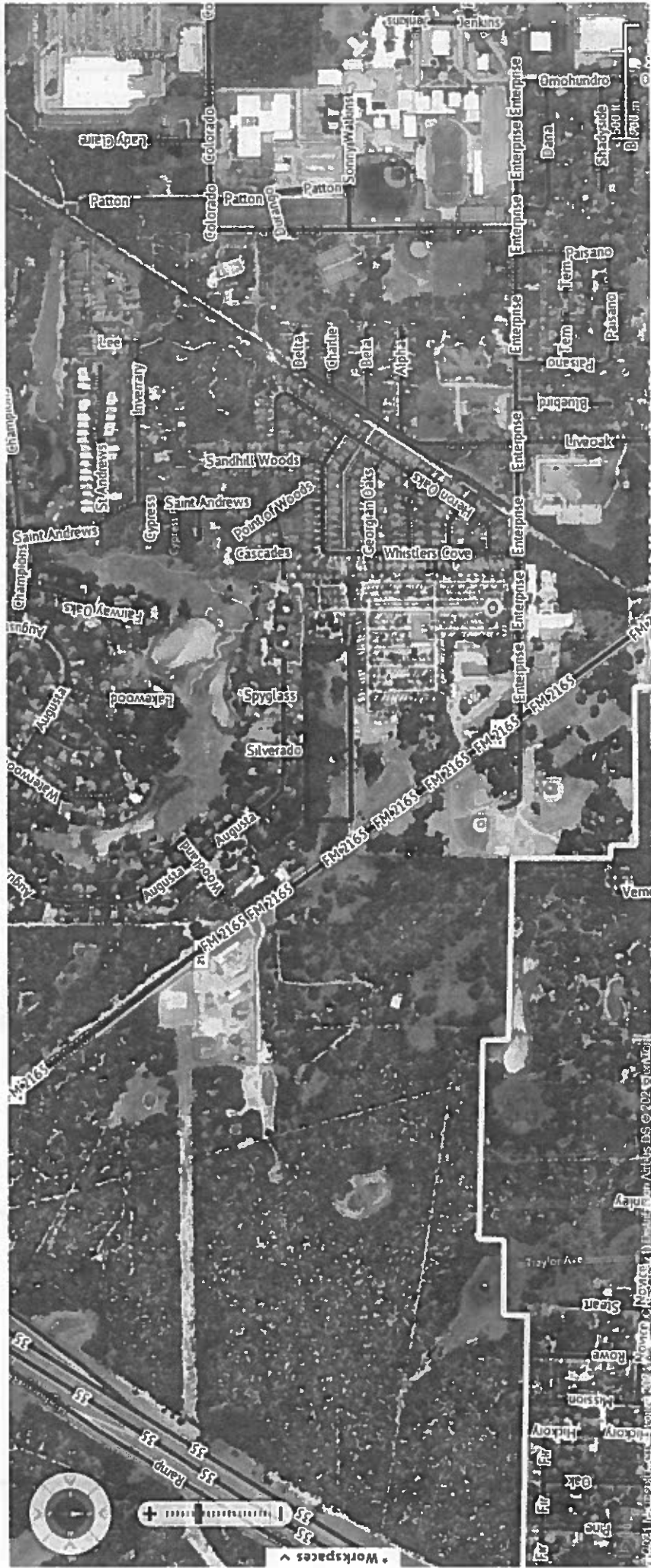
PUBLIC
COMMENTS

AGENCY COMMENTS

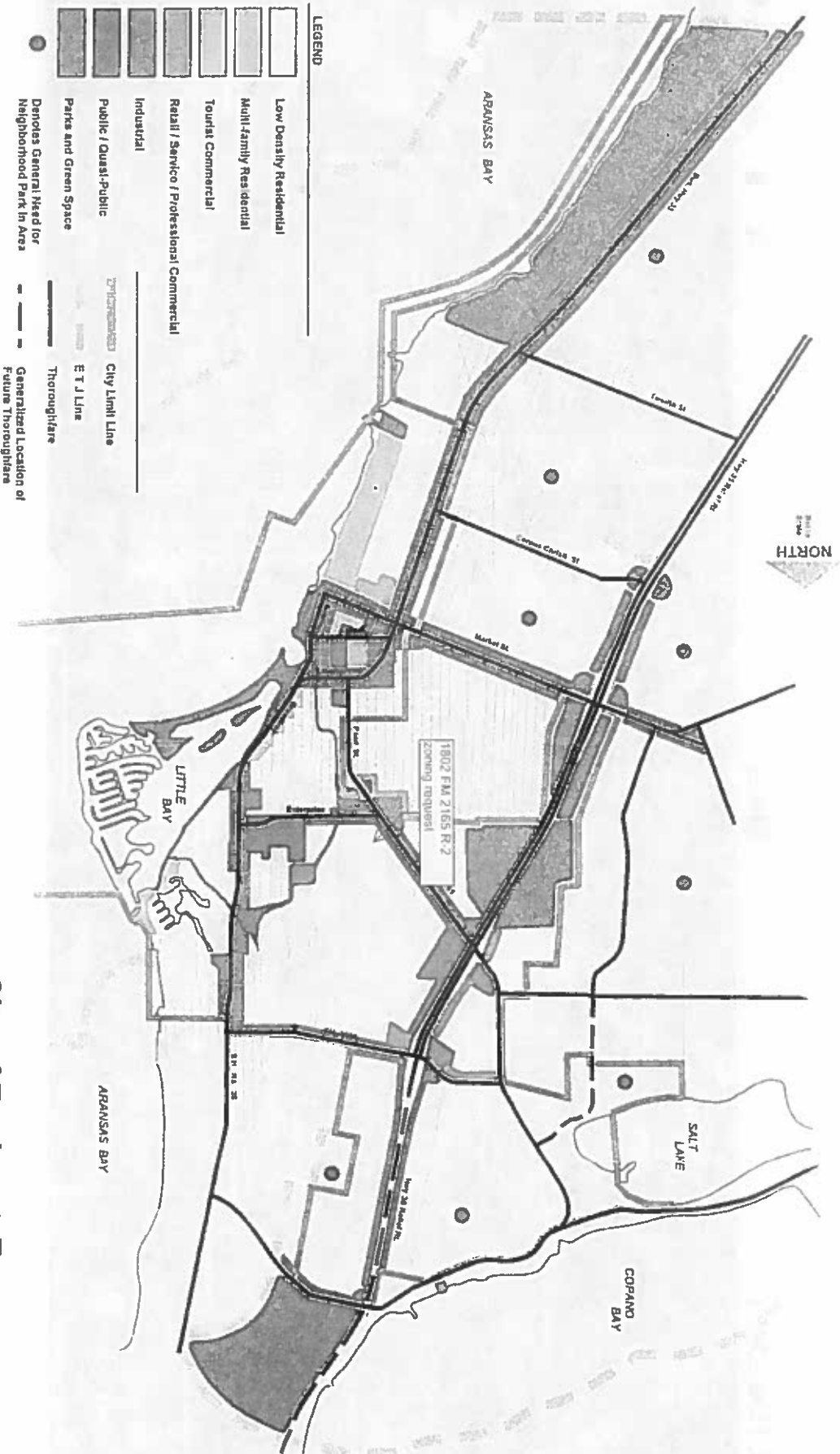
RESPONSE TO STANDARDS

OTHER (DESCRIBE)





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



MPRG inc
Municipal Planning Resources Group, Inc.

City of Rockport, Texas Future Land Use Plan w/ ETJ

Article I. Zoning Ordinance*

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

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

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

7.2 *Area and Yard Regulations.*

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

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

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

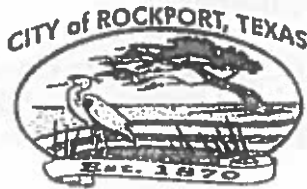
7.2.4 *Yard Area and Building Setbacks.* See [section 118-20] Table 20.

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

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

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

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



CITY OF ROCKPORT
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 1802 FM 2165
ROCKPORT, TX 78382
- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: UNDEVELOPED
- E. ZONING DISTRICT REQUESTED: R-2
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract _____ Block _____
 - Tract See Attached 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) _____
PEARL ST. SQUARE
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): _____
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- The proposed development is an over 55
aged community. The typical buyer is
a retired couple.

K. OWNER'S NAME: (Please print) DIANE TUCKER
ADDRESS: 1622 CHERRY ST
CITY, STATE, ZIP CODE: ROCKPORT, TX 78382
PHONE NO 361-227-2682

L. REPRESENTATIVE: (If Other Than Owner) DONNIE GARCIA, THE DAKS LLC
ADDRESS: 2808 TRAYLOR BLVD
CITY, STATE, ZIP CODE: ROCKPORT, TX 78382
PHONE NO 512-801-6201

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) C/K # 2014

- 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"

JANUARY 13, 2021

BEING THE DESCRIPTION OF 7.253 ACRES OF LAND OUT OF A 10.345 ACRE TRACT, OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 339130, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXA, WITH SAID 7.253 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE, at a point in the Northeasterly R.O.W. line of Texas State F.M. 2165, and being the Southwest corner of said 10.345 acre tract; THENCE, North 37°33'13" West, a distance of 74.34 feet to a point for the Northwest corner of a 60.0 foot wide drainage easement, described in documents of record under Clerks File Number 275121 and 277050, Official Public Records of Aransas County, Texas; THENCE, North 88°37'55" East, along and with the North line of said 60.0 foot wide drainage easement, a distance of 104.15 feet to a point for the SOUTHWEST corner and PLACE OF BEGINNING of this description;

THENCE, North 01°22'05" West, crossing said 10.345 acre tract, a distance of 280.52 feet to a point in the common boundary line of said 10.345 acre tract and Lot 35, Block 21, Rockport Country Club Estates, Unit 2, according to the plat recorded in Volume 4, Page 31, Plat Records of Aransas County, Texas, and being the NORTHWEST corner of this description;

THENCE, North 89°21'22" East, along and with the common boundary line of said 10.345 acre tract, and said Block 21, a distance of 928.50 feet to an angle point and EXTERIOR corner of this description;

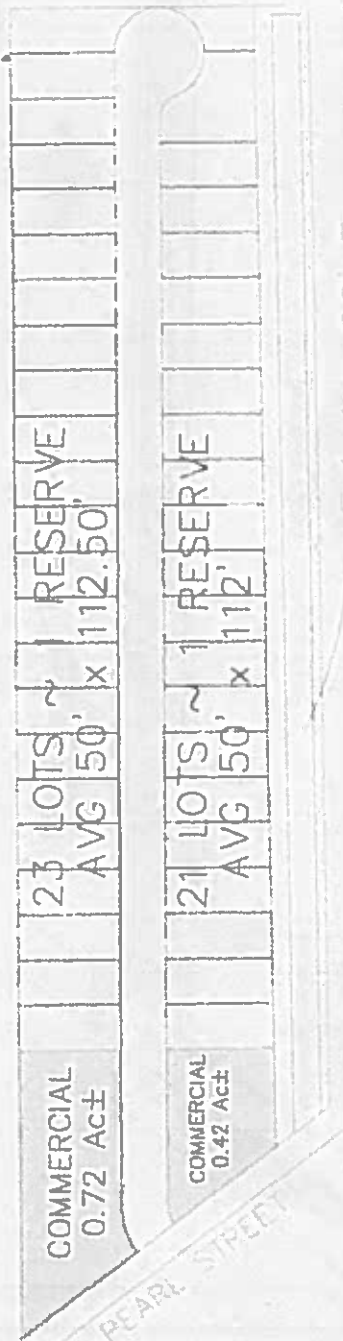
THENCE, North 88°52'32" East, continuing along and with the common boundary line of said 10.345 acre tract and said Block 21, a distance of 227.72 feet to a point for the Northeast corner of said 10.345 acre tract and being the NORTHEAST corner of this description;

THENCE, South 01°07'24" East, along and with the common boundary line of said 10.345 acre tract and Lot 2-R, Pahl Estates, according to the plat recorded in Volume 5, Page 354, Plat Records of Aransas County, Texas, a distance of 267.82 feet to a point for the SOUTHEAST corner of this description;

THENCE, South 88°37'55" West, along and with the North line of said 60.0 foot wide drainage easement, a distance of 1155.0 feet to the PLACE OF BEGINNING of this description and containing 7.253 acres or 315,938 square feet of land, more or less.

SEE ACCOMPANYING EXHIBIT
FILENAME: 210113BB2

210113BB2FN



Existing 60' Easement for
drainage. Land to be dedicated
to City of Rockport on plat

LAND PLAN # 8

PREPARED BY THE DANKS LLC 1000 Highway 101 Rockport, Texas 78244	CHECKED BY [Signature] DATE 10/15/2019
SCALE 1" = 80'	

[illegible]

J. L. BRACCHETTI, JR., A REPUTED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, CONFIRMS THAT THIS PLAT CORRECTLY SHOWS A SURVEY OF THE GRADING OF THE FOREGOING PROPERTY AND THAT THERE ARE NO OTHER UNRECORDED EASEMENTS OR INTERESTS EXCEPT AS SHOWN HEREON.



1. **NAME** _____
 2. **ADDRESS** _____
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AND BEING THAT SAME TRACT CONVEYED BY ELVA MULLBAX TO MILDRED SPENCER ET AL. UNDER CLERK FILE NUMBER 130077 REAL PROPERTY RECORDS OF ARKANSAS COUNTY, TEXAS

Students studying abroad should be given the opportunity to participate in the program. The program is designed to provide students with a unique experience and to help them develop a global perspective. The program is open to all students who are interested in international studies and who have a minimum GPA of 3.0. The program is a two-semester program and students will receive credit for the program. The program is a great way for students to gain experience and to develop a global perspective. The program is open to all students who are interested in international studies and who have a minimum GPA of 3.0. The program is a two-semester program and students will receive credit for the program. The program is a great way for students to gain experience and to develop a global perspective.

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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, February 23, 2021, at 6:30 p.m., to consider a request to rezone property to R-2 (2nd Signal Family Dwelling District), currently zoned R-1 (1st Signal Family Dwelling District), located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under clerks file number 339130, Official Public Records of Aransas County, Texas; to develop an over 55-years of age gated community.

The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. 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 February 23, 2021, and posted on the City's website www.cityofrockport.com.

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 during the Joint Public Hearing can either electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation> or emailing written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 2nd day of February 2021 at 1:00 p.m., on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, February 6, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

Property ID	Property Owner	Situs Address	Mailing Address	Acreage
28629	EDWARD L SAMPLE ETUX MISCHELLE Y	1853 FM 2165	P O BOX 6278	2.7455
28628	SCHINDLER LORETTA J	1821 FM 2165	107 SANTA FE DRIVE	2.744
54417	GREEN WING INVESTMENTS LLC	1702 FM 2165	1702 FM 2165	6.115
54416	J & S LAGOONS RV LLC	600 ENTERPRISE BLVD	401 OAKWOOD ST	20
70723	J & S LAGOONS RV LLC	1540 COTTAGE LOOP DR	401 OAKWOOD ST	3.847
55376	MCCANN PAUL ETUX COOK MCCANN TOLLY M	302 ST ANDRWS APT h-103	302 SAINT ANDREWS ST # 103 H	0
31649	KEVIN AND JOANNE FERRALL	501 SPYGLASS	501 SPYGLASS	0.2514
60305	THEODORE C HILTON	504 SPYGLASS	P O BOX 1542	0.9858
51968	KEVIN & JOANNE FERRALL	503 SPYGLASS	505 SPYGLASS	0.2571
31643	Equity Trust Custodian FBO C Michael Couvillion IRA	601 SILVERADO	605 SILVERADO ST	0.2763
31642	Equity Trust Custodian FBO C Michael Couvillion IRA	603 SILVERADO	605 SILVERADO ST	0.2571
31638	DANIEL & MELANIE WINKLES	602 SILVERADO	602 SILVERADO ST	0.2703
31639	MARK & ANGELA HAGEN	604 SILVERADO	604 SILVERADO ST	0.2571
52355	CHARLES & MARGARET GOOLSBE	478 AUGUSTA DR	478 AUGUSTA DR	0.3385
31543	BELVINA KITTLE ETAL	477 AUGUSTA DR	477 AUGUSTA DR	0.4684
31542	BELVINA KITTLE ETAL	475 AUGUSTA DR	477 AUGUSTA DR	0.4684
31541	Corp of the Presiding Bishop Church of Jesus Christ	111 WOODLAND DR	TAX ADM DIV 546-3173 50 E N TEMPLE FLOOR 22	3.5087
30375	DAVID I DENHAM	1842 FM 2165	420 OLYMPIC DR	1.51
57516	LOUIS & ERIN OLVER	479 AUGUSTA DR	479 AUGUSTA DR	0.8954
31546	ROOFUS LLC	483 AUGUSTA DR	P O BOX 1658	0.5208
31547	ALBERTA GODINICH JR	485 AUGUSTA DR	P O BOX 1658	0.3103
31548	ROOFUS LLC	487 AUGUSTA DR	P O BOX 1658	0.2735
31549	RICHARD FLINN	489 AUGUSTA DR	P O BOX 1882	0.2755
31550	COURTNEY & JOHN UHR	491 AUGUSTA DR	491 AUGUSTA DR	0.2755
31551	RICHARD & LAWANA JACKSON TRUSTEES	493 AUGUSTA DR	493 AUGUSTA DR	0.2755
31552	HELEN G GOLDATE	495 AUGUSTA DR	495 AUGUSTA DR	0.2755
31553	SAMUEL C MOSS	497 AUGUSTA DR	1024 N MCCAPBELL ST	0.2755
31554	CHRISTIAN & MARIE SALAS	499 AUGUSTA DR	499 AUGUSTA DR	0.2755
31555	GEORGE & TRUDY CUSACK TRUSTEES	501 AUGUSTA DR	HC 66 BOX 530	0.2882
TOTAL ACREAGE OF ADJACENT PROPERTY:				48.2418
TOTAL ACREAGE OF PROPERTY OWNERS IN OPPOSITION:				4.0388
PERCENTAGE OF ACREAGE OF PROPERTY OWNERS IN OPPOSITION:				8%
Does not require super-majority vote				



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

Printed Name: Louie & Erin Oliver

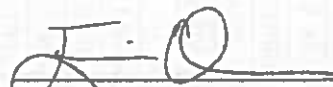
Address: 479 Augusta Drive City/State: Rockport, TX

() IN FAVOR ☒ IN OPPOSITION

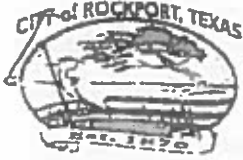
Phone: 512-589-1247

REASON:

- disrupts character of neighborhood
- 2165 cannot support so many additional homesites without massive infrastructure changes


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: Helen G. Goldate

Address: 495 Augusta

City/State: RPT, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-790-9738

REASON:

Helen G. Goldate
Signature

See map on reverse side.

1. Leave trees
2. No privacy
3. 55+ living on major Rd
4. Don't want houses in backyard
5. 55+ living on major Rd
6. Don't want houses in backyard
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AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751
STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES
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members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: Helen G. Goldate

Address: 495 Augusta Dr

City/State: Rpt. TX

() IN FAVOR

☒ IN OPPOSITION

Phone: _____

REASON:

*Cap of house
of house
50 ft
wants
map on reverse side*

Helen G. Goldate
Signature

See map on reverse side.

*See
attached*

don't want house almost in my yard



City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

9000 0569328687



HELEN G GOLDATE
495 AUGUSTA DR
ROCKPORT, TX 78382-6950

SITUS ADDRESS: 495 AUGUSTA DR





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, February 23, 2021, at 6:30 p.m., to consider a request to rezone property to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District), located at 1802 FM 2165; also known as 7.253 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under clerks file number 339130, Official Public Records of Aransas County, Texas; to develop an over 55-years of age gated community.

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Printed Name: Albert A. Godinick, Jr.

Address: 485 Augusta Dr.

City/State: Rockport, TX 78382

() IN FAVOR (X) IN OPPOSITION

Phone: 361-463-6954

REASON: Enjoy the
Wildlife

Signature
See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: Roofus LLC

Address: 487 Augusta Dr.

City/State: Rockport, TX. 78382

() IN FAVOR (X) IN OPPOSITION

Phone: 361-463-6954

REASON: I enjoy the
wildlife

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, February 23, 2021, at 6:30 p.m., to consider a request to rezone property to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling District), located at 1802 FM 2165; also known as 1.343 acres of land out of a 10.345 acre tract, out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345 acre tract being described in a deed of record under Clerk's File Number 339130, Official Public Records of Aransas County, Texas; to serve as a buffer between housing development and to be known as Pearl Street Square.

The meeting will be held using the video conferencing application ZOOM. No in-person meeting will be conducted at the Rockport Service Center. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. 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 February 23, 2021 and posted on the City's website www.cityofrockport.com.

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 during the Joint Public Hearing can either electronically submit a Citizen Participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation> or emailing written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

Printed Name: Reveries LLC

Address: 483 Augusta Dr.

City/State: Rockport, TX 78382

() IN FAVOR (x) IN OPPOSITION

Phone: 361-463-6954

REASON: I enjoy the
wild life

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: Albert A. Godensch Jr.

Address: 485 Augusta Dr.

City/State: Rockport, TX 78382

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-463-6954

REASON: I enjoy the
wildlife

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: JOHN P. WALLACE
Address: 489 AUGUSTA DR.

City/State: ROCKPORT, TX.
Phone: 832 349 0367

() IN FAVOR ☒ IN OPPOSITION

REASON:


Signature
See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: LAWANNA JACKSON

Address: 493 AUGUSTA

City/State: ROCKPORT, TX 78382

() IN FAVOR ☒ IN OPPOSITION

Phone: 361-463-1937

REASON:

TOO MANY HOUSES ON
VERY LITTLE LAND.
DON'T CUT
THE TREES!!

LAWANNA JACKSON
Signature

See map on reverse side.

From: [Teresa Valdez](#)
To: [Amanda Torres](#); [Pat Rios](#)
Subject: FW: Construction on Pearl St behind Augusta Dr
Date: Tuesday, February 23, 2021 4:25:20 PM
Attachments: [Video.mov](#)

Teresa Valdez, TRMC, CMC, MMC
City Secretary
City of Rockport
361-729-2213 ext 225
Fax: 361-790-5966

Please note that any correspondence, such as email or letters, sent to City staff or City officials may become a public record and made available for public/media review.

ATTENTION PUBLIC OFFICIALS

A "Reply to All" of this email could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Courtney Casey Uhr <courtneyuhr@gmail.com>
Sent: Tuesday, February 23, 2021 4:24 PM
To: Teresa Valdez <tvaldez@cityofrockport.com>
Subject: Fwd: Construction on Pearl St behind Augusta Dr

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 _____ for assistance.

Respectfully,

Courtney Casey Uhr

Begin forwarded message:

From: Courtney Casey Uhr <courtneyuhr@gmail.com>
Date: January 16, 2021 at 1:26:58 PM CST
To: mdonoho@cityofrockport.com
Cc: Courtney Uhr <courtneyuhr@gmail.com>
Subject: Re: Construction on Pearl St behind Augusta Dr

Here is another one..

Respectfully,

Courtney Casey Uhr

On Jan 16, 2021, at 1:25 PM, Courtney Casey Uhr
<courtneyuhr@gmail.com> wrote:

I have called your office multiple times and left a voicemail with no response .

I have had this going on for a week. I work from home and as you can see the noise is absolutely ridiculous from 7AM to at least 7 PM everyday.

They have bumped into my fence multiple times, they are tearing down trees as you can see in my video .

I just got a notice on Friday that they are clearing the underbrush for a planned new residential community they are building .

I'm furious about my fence , about the late notice , and then tearing down trees without a permit.

Please let me know what their permit # is, something needs to be done to control the noise . My whole house shakes on 491 Augusta Drive . I'm not able to make one phone call .

<Video.mov>

Respectfully,

Courtney Casey Uhr
512-434-9733

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Printed Name: BEVERLYA KITTLE City/State: ROCKPORT TX
Address: 477 AUGUSTA DR

() IN FAVOR ☒ IN OPPOSITION Phone: 361-729-6890

REASON:

Beverly Kittle
Signature
See map on reverse side.

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: BEVERLYA KITTLE City/State: ROCKPORT TX
Address: 475 AUGUSTA DR

() IN FAVOR () IN OPPOSITION Phone: 361-729-6890

REASON:

Beverly Kittle
Signature
See map on reverse side.

ZONING CASE: 1802 FM 2165 (R-2)
JOINT PUBLIC HEARING SUMMARY
FEBRUARY 23, 2021

1. **Courtney Uhr, 491 Augusta**: Mayor Rios read her comment that the work already done on the property has been sneaky and corrupt. She submitted copies of letters submitted in January about brush clearing being done and trees being cut down without a permit.
2. **Louis Oliver, 479 Augusta**: Mr. Oliver said he was concerned about the infrastructure capacity on FM 2165 given the amount of residential subdivisions coming online in that area. He also commented to consider the necessary improvements to accommodate increased traffic onto FM 2165.
3. **Andrea Hattman**: Ms. Hattman spoke on behalf of a resident, asking if the land would be used as a business and how the contractor planned to deal with the elevation difference from the road to the property, as well as the high water table.

PLANNING & ZONING AGENDA
Regular Meeting: Monday, March 1, 2021

AGENDA ITEM: 5

Deliberate and act on a Concept Plan/Preliminary 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.

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.

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	1. BASIC INFORMATION	YES	NO
☒	☐	☐	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	2. SURVEYING	YES	NO
☒	☐	☐	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	3. INTERIOR DETAILS	YES	NO
☒	☐	☐	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 Plate	☐	☐
☒	☐	☐	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 Hazard Map

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

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

SIGNED _____

(Owner or Developer)

Elizabeth Brundlett, 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.

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

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

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

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

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

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

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

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

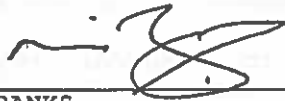
PROPERTY (INCLUDING ANY IMPROVEMENTS):
Being 4.242 acres of land out of the David Lockhard Survey A-97, Aransas County, Texas, and being out of a 1126.13 acre tract as conveyed by Ken Oil Corporation to F & S Land & Cattle Company, Inc., by deed of record in Volume 226, Page 484, Deed Records of Aransas 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.

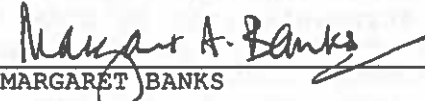
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

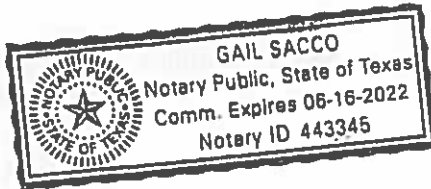

MARGARET BANKS

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
WGW

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 4:45 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

Type: Real

Zoning:

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: 100.000000000000%

Exemptions:

Tax Due

There is currently No Amount Due on this property.

Questions Please Call (361) 729-8733

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

PLANNING & ZONING AGENDA
Called Meeting: Monday, March 1, 2021

AGENDA ITEM:

Discuss updating or changing sections of the zoning ordinance regarding manufactured homes (Section 118-9) and recreational vehicle/manufactured housing parks (Section 24.2.13).

SUBMITTED BY: Building and Development Department Staff

BACKGROUND: The City has hired a planning consultant to assist us with revising zoning regulations regarding manufactured homes and recreational vehicle/manufactured housing parks. The City currently has a moratorium on new RV Park development in the city limits.

City staff has met with the consultant to discuss:

- How to define RV parks as a land use
- Where to place the regulation in the zoning ordinance
- What elements should be regulated (ex. parking, addressing, setbacks, landscaping, screening/buffering, etc.)
- What are allowable auxiliary uses

We will go over what City staff and the consultant have discussed then welcome feedback from the Commission on the topic.

FISCAL ANALYSIS: N/A.

STAFF RECOMMENDATION: Discussion only.

