



PLANNING AND ZONING PACKET

September 20, 2021

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, September 20, 2021, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, with social distancing guidelines and using the video conferencing application ZOOM. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Members of the public can participate remotely via Zoom at <https://us02web.zoom.us/j/88569974669> or scan the QR code to the right.



Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://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 a request to rezone property located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, (recently re-platted to Lot 2, Block 1, Coastal Breeze 4.951 acres) City of Rockport, Aransas County, Texas, to B-1 (General Business District) to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st Single Family Dwelling District).
3. Deliberate and act on a request to rezone property located at 902 West Market Street; also known as Bellevue Addition, Block B, Lots 1-8, East of Steart Street & 30' closing of Liberty Street Adjacent to Lots 1 & 3, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1st Single Family Dwelling District).
4. Deliberate and act on a request for a proposed re-platting or re-subdivision of the 10.345 acres of land 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 315938, Official Public Records of Aransas County, Texas.
5. Adjournment.

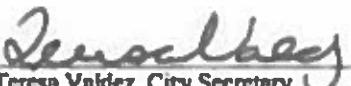
Special Accommodations

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.

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

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, on Thursday, September 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 AGENDA
Regular Meeting: Monday, September 20, 2021

AGENDA ITEM: 2

Deliberate and act on a request to rezone property located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, (recently replatted to Lot 2, Block 1, Coastal Breeze 4.951 acres) City of Rockport, Aransas County, Texas, to B-1 (General Business District) to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA: CD

BACKGROUND: Farnsworth & Associates, on behalf of property owner James Shaw, have submitted an application seeking a request to rezone property located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, (recently replatted to Lot 2, Block 1, Coastal Breeze 4.951 acres) City of Rockport, Aransas County, Texas, to B-1 (General Business District); to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, August 21, 2021, edition and mailed out to ten property owners within a 200-foot radius of the property. No letters For and two (2) Against the request have been received.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval.



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, September 14, 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 located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, City of Rockport, Aransas County, Texas, to B-1 (General Business District); to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st 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 September 14, 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 electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 18th day of August 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, August 21, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

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



PROPERTY ADDRESS/LOCATION
414 Old Salt Lake Road

APPLICANT/PROPERTY OWNER
Farnsworth & Associates, Developer on behalf of
James Shaw, Owner

PUBLIC HEARING DATE
Tuesday, September 14, 2021

P&Z DATE
Monday, September 20, 2021

CITY COUNCIL DATE(S)
1st Reading - Tuesday, September 28, 2021
2nd Reading - Tuesday, October 12, 2021

BRIEF SUMMARY OF REQUEST

Farnsworth & Associates, on behalf of property owner James Shaw, have submitted an application seeking a request to rezone property located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, (recently replatted to Lot 2, Block 1, Coastal Breeze 4.951 acres) City of Rockport, Aransas County, Texas, to B-1 (General Business District); to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, August 21, 2021, edition and mailed out to ten property owners within a 200-foot radius of the property. No letters For and two (2) Against the request have been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Vacant Property	North: B-1 General Business District - established RV Park South: R-1 1 st Single-Family Dwelling with single family dwellings and vacant land East: R-1 1 st Single-Family Dwelling, with single family dwellings and vacant land West: R-1 1 st Single-Family Dwelling, one single-family home and Salt Lake	no improvements planned at this time	4.951 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

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

The 2008 Future Land Use Map does not include this property as it was not annexed at that time

PROPERTY HISTORY

The property is in Zone AE which is a Special Flood Hazard Area.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

LEGAL NOTICE

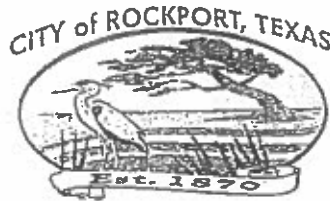
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

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

A. REQUESTING: Rezoning ☒ Conditional Permit ☐

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

B. ADDRESS AND LOCATION OF PROPERTY 414 OLD SALT LAKE

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: undeveloped

E. ZONING DISTRICT REQUESTED: B-1

F. CONDITIONAL USE REQUESTED: NH

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

• Lot or Tract Lot 2 Block 1

• Tract 22 & 23 of the Coleman Fulton
Survey as per metes and bounds (field notes attached) Pasture Company

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

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 4.951 acres

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

K. OWNER'S NAME: (Please print) James Shaw
ADDRESS: 55 Blue Heron
CITY, STATE, ZIP CODE: Rockport, TX. 78382
PHONE NO _____

L. REPRESENTATIVE: (If Other Than Owner) Matt Farnsworth
ADDRESS: 852 Hickory Ave
CITY, STATE, ZIP CODE: Rockport, TX. 78382
PHONE NO 361 - 386 - 0295

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

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE	49.51 + 150.00 =
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE	199.51
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)

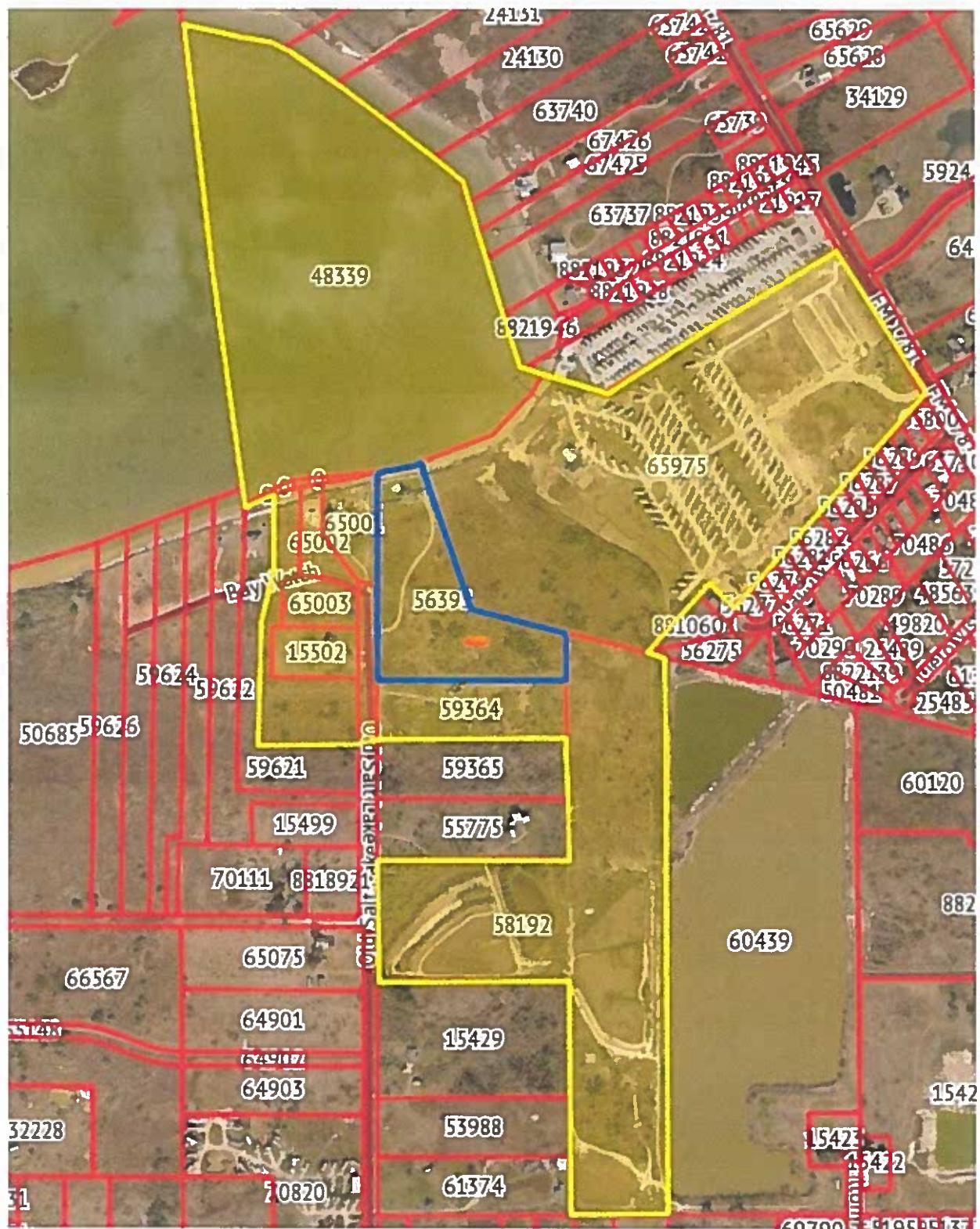
(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____



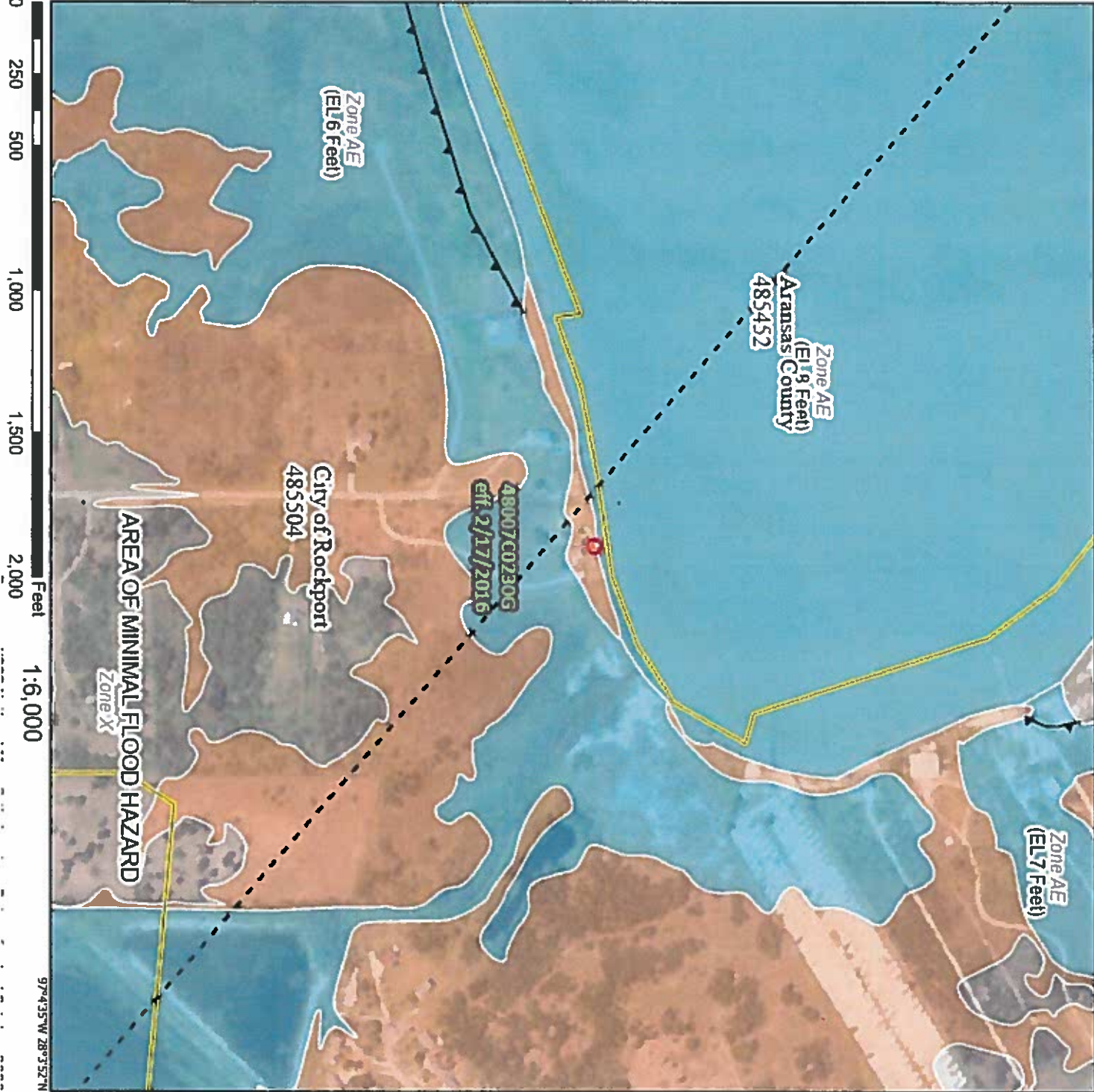
[illegible]



National Flood Hazard Layer FIRMette



97°51'37"W 28°42'24"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE9 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
----------------------------	--

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
Future Conditions 1% Annual Chance Flood Hazard (Zone X)
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee (Zone D)

OTHER AREAS OF FLOOD HAZARD	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs
OTHER AREAS	Area of Undetermined Flood Hazard Zone X
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
----------------	---

MAP PANELS	☐ Digital Data Available ☐ No Digital Data Available ☒ Unmapped
------------	---

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2021 at 12:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, September 14, 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 located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, City of Rockport, Aransas County, Texas, to B-1 (General Business District); to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st 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 September 14, 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 electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

Printed Name:

Address:

City/State:

() IN FAVOR

☒ IN OPPOSITION

Phone:

REASON:

We do not need,
move RV parks!

They look cheap +
take away our Rockport
charm.

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, September 14, 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 located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres - part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, City of Rockport, Aransas County, Texas, to B-1 (General Business District); to allow future development and ingress, egress to existing RV park; currently zoned R-1 (1st 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 September 14, 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 electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

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

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

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

Printed Name: Daniel Parker
Address: 110 Baywatch Drive City/State: Rockport TX 78132

() IN FAVOR (X) IN OPPOSITION

Phone: 210 818 8666

REASON: The county and city do not take care of road maintenance, ditch maintenance as it is right now. More traffic on kept road, ditches will make even a dangerous road even more of a danger. More traffic, more noise, more lights on the lake will become unbearable to live next door to. No more taxes to County or City. See map on reverse side. RV lots bring more transients. Don't have police presents now! We finally got rid of crack houses and tenants I would never RV Park!!!

Signature: [Signature]

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, September 20, 2021

AGENDA ITEM: 3

Deliberate and act on a request to rezone property located at 902 West Market Street; also known as Bellevue Addition, Block B, Lot 1-8, East of Steart Street & 30' closing of Liberty Street adjacent to Lots 1 & 3, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to correct the zoning of the property to reflect current use, as it was automatically zoned R-1 (1st Single Family Dwelling District) after annexation by the City of Rockport.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA: CD

BACKGROUND: Property owners Melvin and Janice Moore have submitted an application seeking a request to rezone property located at 902 W. Market Street; also known as Bellevue, Block B, Lot 1-8, East of Steart Street & 30' Closing of Liberty Street Adjacent to Lot 1 & 3, to B-1 (General Business District) to correct the zoning of the property to reflect current use, as it was automatically zoned R1 (1st Single Family Dwelling District) after annexation by the City of Rockport.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, August 21, 2021 edition and mailed out to seventeen property owners within a 200-foot radius of the property. No letters For or Against the request have been received.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval.



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, September 14, 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 located at 902 West Market Street; also known as Bellevue Addition, Block B, Lots 1-8, East of Steart Street & 30' closing of Liberty Street adjacent to Lots 1 & 3, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1st 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 September 14, 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 electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 18th day of August 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, August 21, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

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



PROPERTY ADDRESS/LOCATION
 902 West Market

APPLICANT/PROPERTY OWNER
 Melvin & Janice Moore, property owners

PUBLIC HEARING DATE
 Tuesday, September 14, 2021

P&Z DATE
 Monday, September 20, 2021

CITY COUNCIL DATE(S)
 1st Reading - Tuesday, September 28, 2021
 2nd Reading - Tuesday, October 12, 2021

BRIEF SUMMARY OF REQUEST

Property owners Melvin and Janice Moore have submitted an application seeking a request to rezone property located at 902 W. Market Street; also known as Bellevue, Block B, Lot 1-8, East of Steart Street & 30' Closing of Liberty Street Adjacent to Lot 1 & 3, to B-1 (General Business District) to correct the zoning of the property to reflect current use, as it was automatically zoned R1 (1st Single Family Dwelling District) after annexation by the City of Rockport

A public notice regarding this item was published in The Rockport Pilot in the Saturday, August 21, 2021 edition and mailed out to seventeen property owners within a 200-foot radius of the property. No letters For or Against the request have been received.



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	Existing Commercial Business – Moore than Feed	North: R-1 1 st Single Family Dwelling, single-family homes South: R-1 1 st Single-Family Dwelling with commercial non-conforming use, and B1 – General Business East: R-1 1 st Single-Family Dwelling, single-family homes West: R-1 1 st Single-Family Dwelling, single-family homes	Existing Commercial Business with structures – no improvements planned at this time	1.54 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 does not include this property as it was not annexed at that time	PROPERTY HISTORY The property is in Zone X and not within the Special Flood Hazard Area.
---	--

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

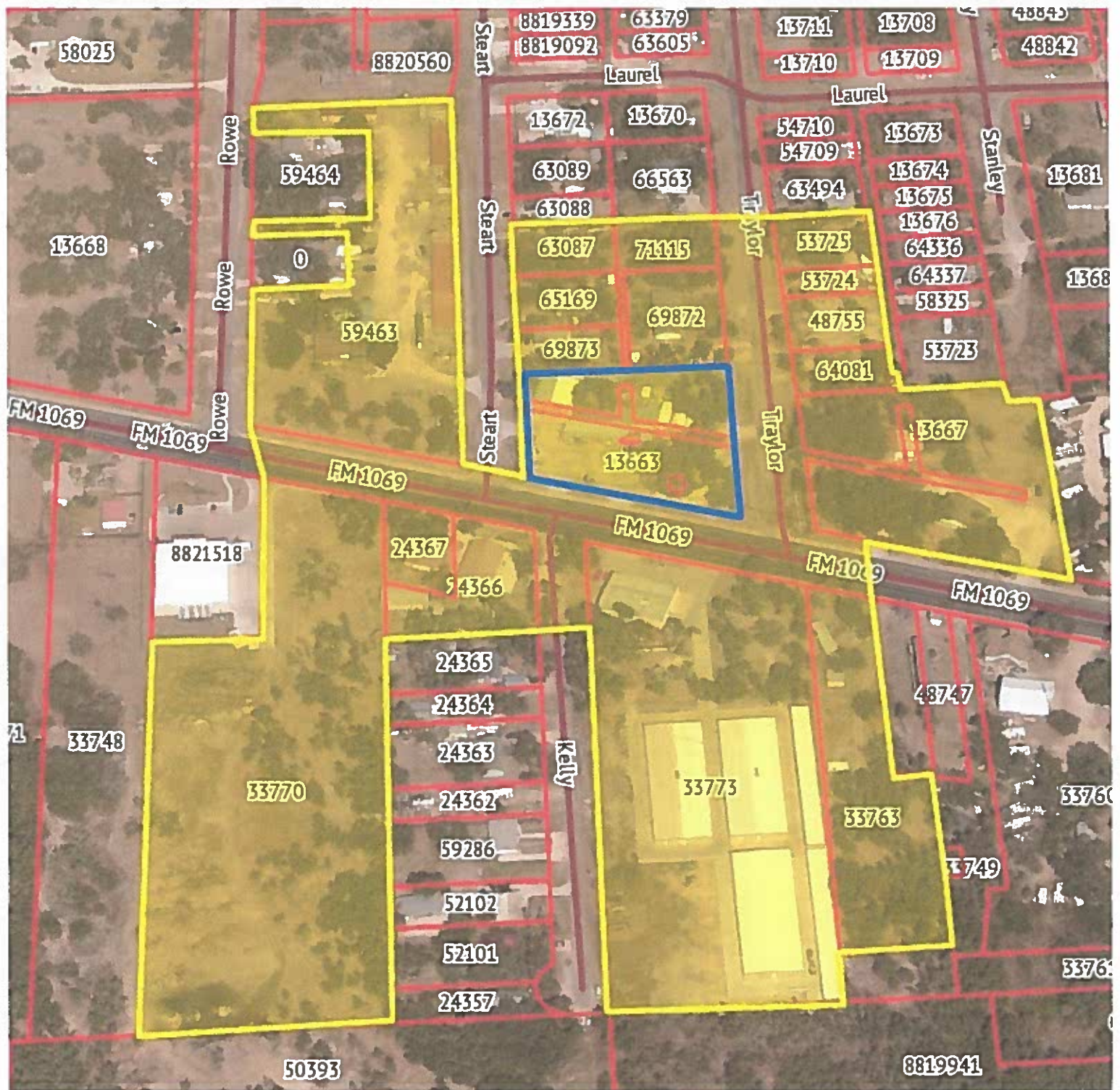


CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

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

- A. REQUESTING: Rezoning ☒ Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY _____
902 W. Market, Rockport, Tx 78382
- C. CURRENT ZONING OF PROPERTY: Residential
- D. PRESENT USE OF PROPERTY: business - Moore Thax Feed
- E. ZONING DISTRICT REQUESTED: business
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies) Bellvue Blk B
- Lot or Tract Lots 1-8 E of Stuart St. Block + closing of
 - Tract Liberty St. Adj. to lot 1 & 3 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) none
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 1.54 ac
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
When annexed into City - defaulted to
residential.

[illegible]



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, September 20, 2021

AGENDA ITEM: 4

Deliberate and act on a Preliminary Plat submitted by The Oaks LLC, for development of a new single family residential subdivision to be known as Pearl Street Square on property located at 1802 FM 2165 otherwise known as 10.345 acres of land out of the J.W. Paup Survey, A-179 described in a Deed of Record under Clerk's file number 315938, Official Public Records of Aransas County

SUBMITTED BY: Building & Development Department

APPROVED FOR AGENDA: CD

BACKGROUND: The Oaks LLC have submitted a Preliminary Plat for development of a 47-lot single family residential subdivision which will be a private, gated community.

Numerous reviews by Urban Engineering and staff have been completed, corrections /amendments have been made, and the Preliminary Plat is deemed administratively complete.

RECOMMENDATION: Staff recommends approval of the Preliminary Plat

August 26, 2021

Paul L. Lippke, PE
Lippke, Cartwright & Roberts
2808 Traylor Blvd
Rockport, TX 78382



SUBJECT: Preliminary Plat Application – Pearl St Square
being an original plat of 10.345 acres of land out of the J.W. Paup Survey, A-179

To whom it may concern:

City of Rockport staff has reviewed your preliminary plat application of Pearl St Square, and has deemed it administratively complete. The preliminary plat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of September 20, 2021, at 5:30 pm, at the Rockport Service Center located at 2751 St Hwy 35 Bypass. You or your representative will need to appear to present the plat to the P & Z Commission.

An approved preliminary plat shall be effective for a period of 12 months, at the end of such time final approval on the subdivision must be obtained from the commission. A one-time extension of six months may be requested, in writing, prior to the expiration of the first 12 months. Any plat not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new plat for preliminary approval, subject to any new subdivision and/or zoning code regulations. (See Section 90-31(d) of the City Code of Ordinances for this reference.)

Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich".

Carey Dietrich, CFM, CBO
Asst. Director of Building & Development
Community Planner | City of Rockport
TSBPE #3262 TDLR #2685
361/790-1125 ext. 226
communityplanner@cityofrockport.com



Engineer's Certification
I, the undersigned, a duly Licensed Professional Engineer, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Texas.

City of Rockport, Texas

County of Bexar, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

PRELIMINARY PLAT OF:

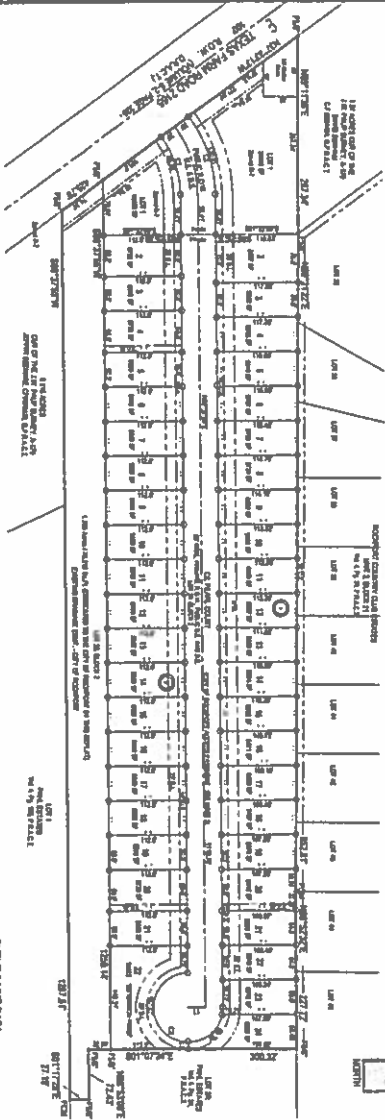
PEARL STREET SQUARE

CITY OF ROCKPORT, BEXAR COUNTY, TEXAS.

BEING A PRELIMINARY PLAT OF 10.345 ACRES OF LAND PART OF THE 1/4 SECTION 1, 17N, CITY OF ROCKPORT, BEXAR COUNTY, TEXAS, AND SAID 10.345 ACRES TRACT BEING DESCRIBED IN A DEED OF RECORD BOOK 100, PAGE 31550, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE 1" = 100' FEBRUARY 22, 2021

100 0 100 200 300 FEET
GRAPHIC SCALE



Notes

1. The area shown on this plat is the same as the area shown on the plat of the City of Rockport, Texas, as recorded in the Public Records of Bexar County, Texas, Book 100, Page 31550.

CURVE DATA

Curve	Station	Radius	Chord	Angle
1	100+00.00	100.00	100.00	90.00
2	100+00.00	100.00	100.00	90.00
3	100+00.00	100.00	100.00	90.00
4	100+00.00	100.00	100.00	90.00
5	100+00.00	100.00	100.00	90.00
6	100+00.00	100.00	100.00	90.00
7	100+00.00	100.00	100.00	90.00
8	100+00.00	100.00	100.00	90.00
9	100+00.00	100.00	100.00	90.00
10	100+00.00	100.00	100.00	90.00

Station	Distance	Angle	Radius	Chord
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00
100+00.00	100.00	90.00	100.00	100.00

Platting & Surveying Commission

Plat No. _____
Date of Issue _____

City of Rockport, Texas

Map No. _____
Date of Issue _____

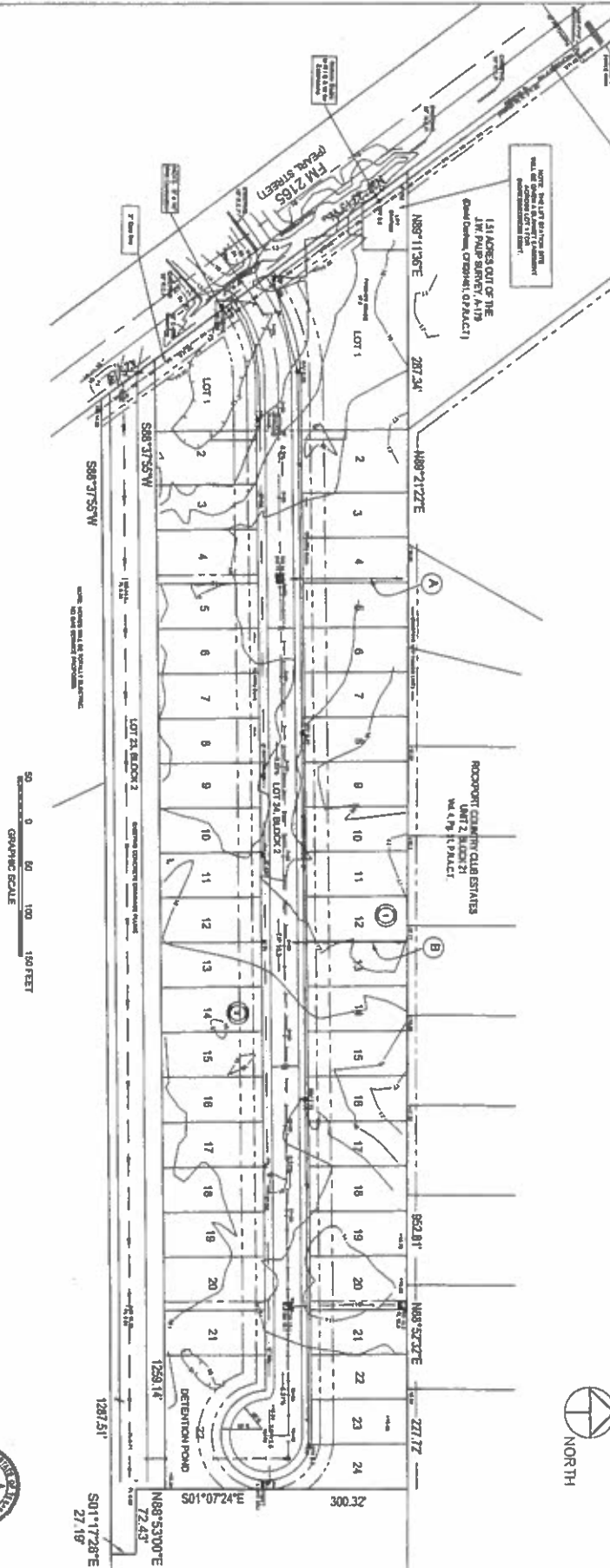
City of Rockport, Texas

[illegible]

NOTE: THE LAY OUT OF THE
WALL AND CEILING IS SUBJECT TO
ARCHITECTS' CHOICE & FEASIBILITY
ANALYSIS.

1.51 ACRES OUT OF THE
J.W. PAUP SURVEY, A-179
GREAT OAKS, COLUMBIA, O.P.A.C.T.)

ROCKPORT COUNTRY CLUB ESTATES
UNIT 2, BLOCK 31
WILMINGTON, DE 19812



50 0 50 100 150 FEET

GRAPHIC SCALE

CALCULATIONS

1000000
 1000000
 1000000

6.0125
 12.11-13.2-1.94
 1-147
 107 12715 04.0004

ALL LOTS WILL BE GRADED A MINIMUM OF 1%.

STREET CROSS-SECTION

1

UPPER CAVALIERY COURT
 100 N. M. L. Y. I. M. D. E. N. G. I. N. E. E. R.
 2000 Taylor Blvd.,
 Suite 100, Suite 1000
 Ft. Worth, TX 76102
 Tel: (817) 778-1111 Fax: (817) 778-1111

PEARL STREET SQUARE

PRELIMINARY ENGINEERING

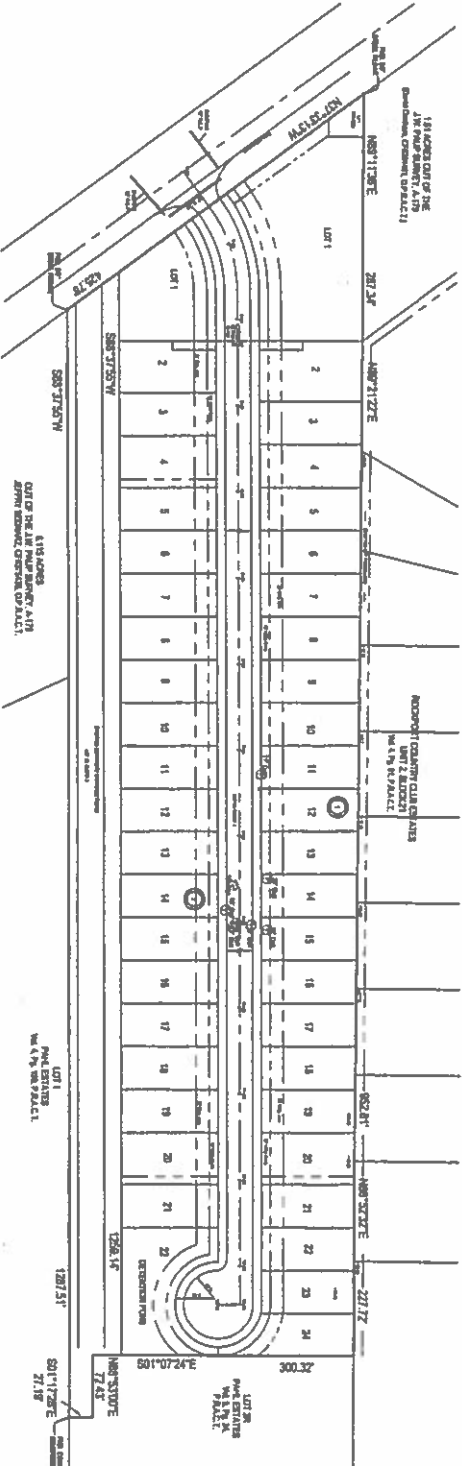
SHEET 2 OF 3

PRELIMINARY PLAT OF:

PEARL STREET SQUARE

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS

BEING A PRELIMINARY PLAT OF 10.345 ACRES OF LAND OUT OF THE 31st TWP. S. 11th N.,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRES TRACT BEING
DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 115524, OFFICIAL
PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.



NOTE: Tracts 10' or greater located within the R.O.W.
Identified by Jeff Stedler.

PROPOSED PEARL STREET SQUARE

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS

BEING A PRELIMINARY PLAT OF 10.345 ACRES OF LAND OUT OF THE 31st TWP. S. 11th N.,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRES TRACT BEING
DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 115524, OFFICIAL
PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

PREPARED BY:

JEFF STEDLER

JEFF STEDLER & ASSOCIATES, P.C.

1111 South 10th Street, Suite 100
Rockport, Texas 78281
Phone: 361-291-1111
Fax: 361-291-1112
Email: jeff@stedlerpc.com

1.1.1. PREPARED BY:

JEFF STEDLER

JEFF STEDLER & ASSOCIATES, P.C.

1111 South 10th Street, Suite 100
Rockport, Texas 78281
Phone: 361-291-1111
Fax: 361-291-1112
Email: jeff@stedlerpc.com

1.1.1. PREPARED BY:

JEFF STEDLER

JEFF STEDLER & ASSOCIATES, P.C.

1111 South 10th Street, Suite 100
Rockport, Texas 78281
Phone: 361-291-1111
Fax: 361-291-1112
Email: jeff@stedlerpc.com

1.1.1. PREPARED BY:

JEFF STEDLER

JEFF STEDLER & ASSOCIATES, P.C.

1111 South 10th Street, Suite 100
Rockport, Texas 78281
Phone: 361-291-1111
Fax: 361-291-1112
Email: jeff@stedlerpc.com