



ZONING & PLATTING PACKET

January 24, 2022

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, January 24, 2022, 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/83430187663> 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 proposed re-platting and re-subdivision of 25.733 acres out of Lots 1, 2, 3, Block 230, Burton & Danforth Subdivision, including all of the Mobile Estates Unit 1, City of Rockport, Aransas County, Texas, being the same tract described in a Deed recorded in Document No. 346934, Deed Records, Aransas County Texas.
3. Deliberate and act on a Conceptual Plan/ Preliminary Plat submitted by Gary Sweetman of Fulton Shores, LLC of 14.10 acres out of Portion of Block 1, a Portion of Block 2, and all of Gibbs Street, lying between Blocks 1 and 2, closed and abandoned by Order of the Commissioners Court of Aransas County, Texas, and being the same tract recorded in Vol. 8, Pg 187, minutes of the Commissioners Court, all being in Gibbs Addition, City of Rockport, Aransas County, Texas and being the same tract recorded in Vol. 1, Pg 64, Plat Records of Aransas County, Texas.
4. Staff Reports
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 Tuesday, January 18, 2022, 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 AGENDA
Regular Meeting: Monday, January 17, 2022

AGENDA ITEM: 22

Deliberate and act on a proposed re-platting or re-subdivision of 25.733 acres out of Lots 1,2,3, Block 230, Burton & Danforth Subdivision, including all of the Mobile Estates Unit 1, City of Rockport, Aransas County, Texas, being the same tract described in a Deed recorded in Document No. 346934, Deed Records, Aransas County, Texas.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: A portion of this property is a 135 lot Mobile Home Park known as Mobile Estates Unit 1. Property owner, Ryan Ayers, wishes to replat the property into 5 large tracts. There is no development planned at this time and no Public Infrastructure within the property boundaries.

Review by Staff has been completed, corrections / amendments have been made and the Final Plat is deemed administratively complete.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of this Final Plat



PLAT APPLICATION & CHECKLIST

INSTRUCITONS: Please fill out completely for Concept Plan and Plat. For re-plats, fill out A - G. If more space is needed, attach additional pages. **Please print or use typewriter**

A. REQUESTING: [] CONCEPT PLAN [] PLAT [X] REPLAT

- **Concept Plan:** Submit two (2) copies of the concept plan drawn to a scale of not less than 1" = 100' plus ten (10) reduce copies (no smaller than 11 X 17).
- **Plat:** Submit one (1) original "Vellum", plus three (3) full size copies, and one (1) 11 X 17 reduce copy.
- **Administrative Plats/Re-Plats:** Only a final plat required. Submit in accordance with "Plat" above.

B. NAME OF PROPOSED SUBDIVISION: (If Applicable) Ayers Acres

C. LOCATION AND ADDRESS OF PROPERTY: Lots 1,2,3, Block 230, Burton & Danforth - Known as 121 Lamar & Mobile Estates Sub Unit

D. PROPERTY OWNER OF RECORD: Ryan David Ayers

ADDRESS: 11281 126th St., Oskaloosa, Kansas PHONE: 816-260-3156
66066-5216

E. NAME OF DEVELOPER: (If Not Property Owner) _____

ADDRESS: _____ PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR: Ronald E. Brister

ADDRESS: 4435 SPID, Suite 51 PHONE: 361-850-1800

What is the present Zoning District? R1 - Single family residential

Are you requesting any zoning change? YES [] NO [X]

If yes, zoning district requested? _____

Please list by Volume and Page the most recent filed plat on the subject property (If requesting a replat):

Vol 4 page 96 Map records Garansas County

G. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

<u>Land Use</u>	<u>No. of lots or units</u>	<u>Acres (for each use)</u>
Single Family	<u>5</u>	<u>25.733</u>
Zero-lot line	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>
Townhouses	<u> </u>	<u> </u>
Multi-Family	<u> </u>	<u> </u>
Manufactured Housing	<u> </u>	<u> </u>
Office	<u> </u>	<u> </u>
Commercial/Retail	<u> </u>	<u> </u>
Warehouse	<u> </u>	<u> </u>
Industrial	<u> </u>	<u> </u>
Public/Private Street R.O.W	<u> </u>	<u> </u>
Park/Open Spaces	<u> </u>	<u> </u>
Public Facilities (School, churches, etc.)	<u> </u>	<u> </u>
Other Land Uses	<u> </u>	<u> </u>
Total:	<u>5</u>	<u>25.733</u>

H. 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.

PLAT CHECK LIST
(Per Article IV & VI, Rockport Platting & Subdivision Regulations)

INDICATE IF ON PLAT	N/A	1. BASIC INFORMATION	CITY VERIFICATION
☒ YES ☐ NO	<u> </u>	A. Subdivision name	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	B. Name & address of owner	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	C. Title: "Replat" "Concept Plan" or "Plat"	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	D. Name & address of engineer, planner, and/or surveyor responsible for design	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	E. Date	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	F. Scale	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	G. North arrow	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	H. Small scale location map	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	I. Names of adjacent subdivisions	☐ YES ☐ NO
2. SURVEYING			
☒ YES ☐ NO	<u> </u>	A. Boundary Survey of plat (bearing & distances)	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	B. Reference to original survey or previous subdivision	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	C. Monuments shown on plat	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	D. Monuments set in field	☐ YES ☐ NO
3. INTERIOR DETAILS			
☒ YES ☐ NO	<u> </u>	A. Dimension & Location of all lots, streets, easements, park, etc.	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	B. Names of Streets (new & old)	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	C. Lot & Block numbers	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	D. Location, names, widths of streets, alleys, easements	☐ YES ☐ NO
☒ YES ☐ NO	<u> </u>	E. Detail curve information	☐ YES ☐ NO
☐ YES ☐ NO	<u> </u>	F. Building lines, exterior & interior	☐ YES ☐ NO

☐ YES	☐ NO	—	G. Existing Natural and other physical features	☐ YES	☐ NO
☐ YES	☐ NO	—	H. Zoning District Designation	☐ YES	☐ NO
☐ YES	☐ NO	—	I. Tree plan (showing significant trees in proposed R-O-Ws)	☐ YES	☐ NO

4. CERTIFICATION

☒ YES	☐ NO	—	A. Licensed surveyor's signature plate	☐ YES	☐ NO
☒ YES	☐ NO	—	B. Planning & Zoning Commission Signature plate	☐ YES	☐ NO
☒ YES	☐ NO	—	C. Owners signature(s) plate	☐ YES	☐ NO
☒ YES	☐ NO	—	D. Lien Holder(s) or others, if any	☐ YES	☐ NO

5. TAXES

☐ YES	☒ NO	—	A. Certificates of all past & current taxes paid on property being platted.	☐ YES	☐ NO
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6. LEGAL STIPULATIONS

☐ YES	☒ NO	—	A. Copy of all deed restrictions pertaining to the subject property	☐ YES	☐ NO
☐ YES	☐ NO	—	B. Copy of Condominium Regime	☐ YES	☐ NO
☐ YES	☐ NO	—	C. Copy of Warranty Deed	☐ YES	☐ NO

NOTE: Construction plans showing: A. Utility distribution system(s) (off-site & on-site)
(2 Sets to be submitted with plat.) B. Streets, sidewalks & drive approaches & dimensions
 C. Drainage plan (off-site & on-site)
 D. Topographic Map (contours: 2' intervals & Flood Hazard Maps)

K. FILING FEE: (Make check payable to the City of Rockport)

- Concept Plan - \$100.00
- Plat - \$100.00 + \$10.00 per acre
- Minor Plat/Replat - \$100.00
- Submit application and filing fee to the Department of Building & Development, City of Rockport, Annex, 901 East Main Street, Rockport, TX 78382
- After official approval the applicant is responsible for recording all plats at the Aransas County Court House and must then submit one (1) signed copy for the City files.

SIGNED _____
 (Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____
 Submitted information: ☐ Accepted ☐ Rejected By _____
 If rejected, reasons why: _____

 Receipt No. _____

January 7, 2022



Ryan Ayers
JE Dunn Construction
1001 Locust St
Kansas City, Mo 64106

SUBJECT: Plat Application – Ayers Acres
being a plat of 25.733 acres out of Lots 1,2,3, Block 230, Burton and Danforth Subdivision

To whom it may concern:

City of Rockport staff have reviewed your replat application of 25.733 acres out of Lots 1,2,3, Block 230, Burton and Danforth Subdivision, and has deemed it **administratively complete**. The replat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of January 17, 2022, 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.

If you have any questions, please feel free to contact our office.

Thank you,

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

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



REQUEST FOR UTILITIES AVAILABILITY

REQUIRES UPDATE IF NOT COMPLETED WITHIN 30 DAYS

DATE OF REQUEST 09/22/2021 CLERK _____

CUSTOMER NAME City of Rockport

PROPERTY ADDRESS 121 Lamar

LEGAL DESCRIPTION _____

PHONE NUMBER _____ EMAIL cdietrich@cityofrockport.com

CIRCLE UTILITY TO BE VERIFIED ☒ WATER ☒ SEWER ☒ GAS

PLEASE SUPPLY LOCATION OF EXISTING WATER / SEWER LINE _____

	**REQUIRES STANDARD FEES	** NON-STANDARD FEES APPLY	** REQUIRES ENGINEERING
<i>1 - 3/4" meter on EAST SIDE PROPERTY PIN only</i> WATER	☒	☐	☐
SEWER	☐	☐	☒
GAS	☐	☐	☒

****Standard Fees:** See attached form for standard utility fees. Additional fees may apply, those fees may be obtained by contacting the City of Rockport Utilities Dept. at 402 E. Laurel St., or 361-729-2213 Ext. 234

****Non Standard Fees Apply:** It will be necessary to pay a \$50.00 estimate fee at City of Rockport Utilities Department, 402 E. Laurel St, prior to continuing research. Estimate good for 30 days.

****Requires Engineering:** It is the customer's responsibility and expense to speak with a civil engineer of their choice to determine the feasibility of connecting to city services.

Costs are based on current fee schedule

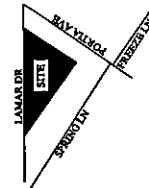
REFUND DEPOSIT

SIGNATURE _____

DATE _____



SITE MAP
PART 1004



PLAT OF AYRES ACRES

A PLAT OF 25.73 ACRES TRACT OUT OF LOTS 1, 2 AND 3, BLOCK 230, BURTON AND DANFORTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 61-63, MAP RECORDS, ARKANSAS COUNTY, TEXAS, SAID 25.73 ACRES TRACT INCLUDES ALL OF THE MOBILE ESTATES SUBDIVISION UNIT 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 96, MAP RECORDS, ARKANSAS COUNTY, TEXAS, SAID 25.73 ACRES TRACT ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 34694, DEED RECORDS, ARKANSAS COUNTY, TEXAS.

NOTES:

1. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON PANEL NUMBER 48007C 0350 G, CITY OF ROCKPORT, TEXAS, AND DATED FEBRUARY 17, 2016.
2. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4225.
3. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. SET 56" REBAR WITH CAPS STAMPED "BRISTLER SURVEYING" UNLESS NOTED OTHERWISE.
5. THE TOTAL PLATTED AREA IS 25.73 ACRES INCLUDING STREET DEDICATION.

STATE OF TEXAS
COUNTY OF ARKANSAS

I, RYAN AYRES, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF THE LAND HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED, THAT ALL EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

RYAN AYRES, OWNER

STATE OF TEXAS
COUNTY OF ARKANSAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RYAN AYRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____, 202_.

NOTARY PUBLIC - ARKANSAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ARKANSAS

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED FOR FILING OF RECORD IN ARKANSAS COUNTY, TEXAS, BY THE PLANNING AND ZONING COMMISSION OF ROCKPORT, TEXAS, IN ACCORDANCE WITH THE LAND SUBDIVISION ORDINANCE OF ROCKPORT, TEXAS AND VERNON'S ANN COV. STATUTE, ARTICLE 91A.

THIS THE _____ DAY OF _____, 202_.

CHAIR

VICE CHAIRMAN

STATE OF TEXAS
COUNTY OF ARKANSAS

I, _____, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF BELL STATES DATED THE _____ DAY OF _____, 202_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 202_, AT _____ O'CLOCK, MIN THE MAP RECORDS OF SAID COUNTY IN COUNTY INSTRUMENT NO. _____ ENVELOPE _____, TUBE _____.

WITNESS MY HAND AND SEAL OF OFFICE AT SINTON, TEXAS, THE DAY THE DATE LAST ABOVE WRITTEN.

COUNTY CLERK - ARKANSAS COUNTY, TEXAS

DEPUTY CLERK - ARKANSAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ARKANSAS

I, RONALD E. BRISTLER, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT WE HAVE PLATTED THE ABOVE SUBDIVISION TITLED, FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THIS MAP CORRECTLY REPRESENTS THAT SURVEY MADE BY ME THIS _____ DAY OF _____, 202_.

REGISTERED PROFESSIONAL LAND SURVEYOR - TEXAS REGISTRATION NO. 5407





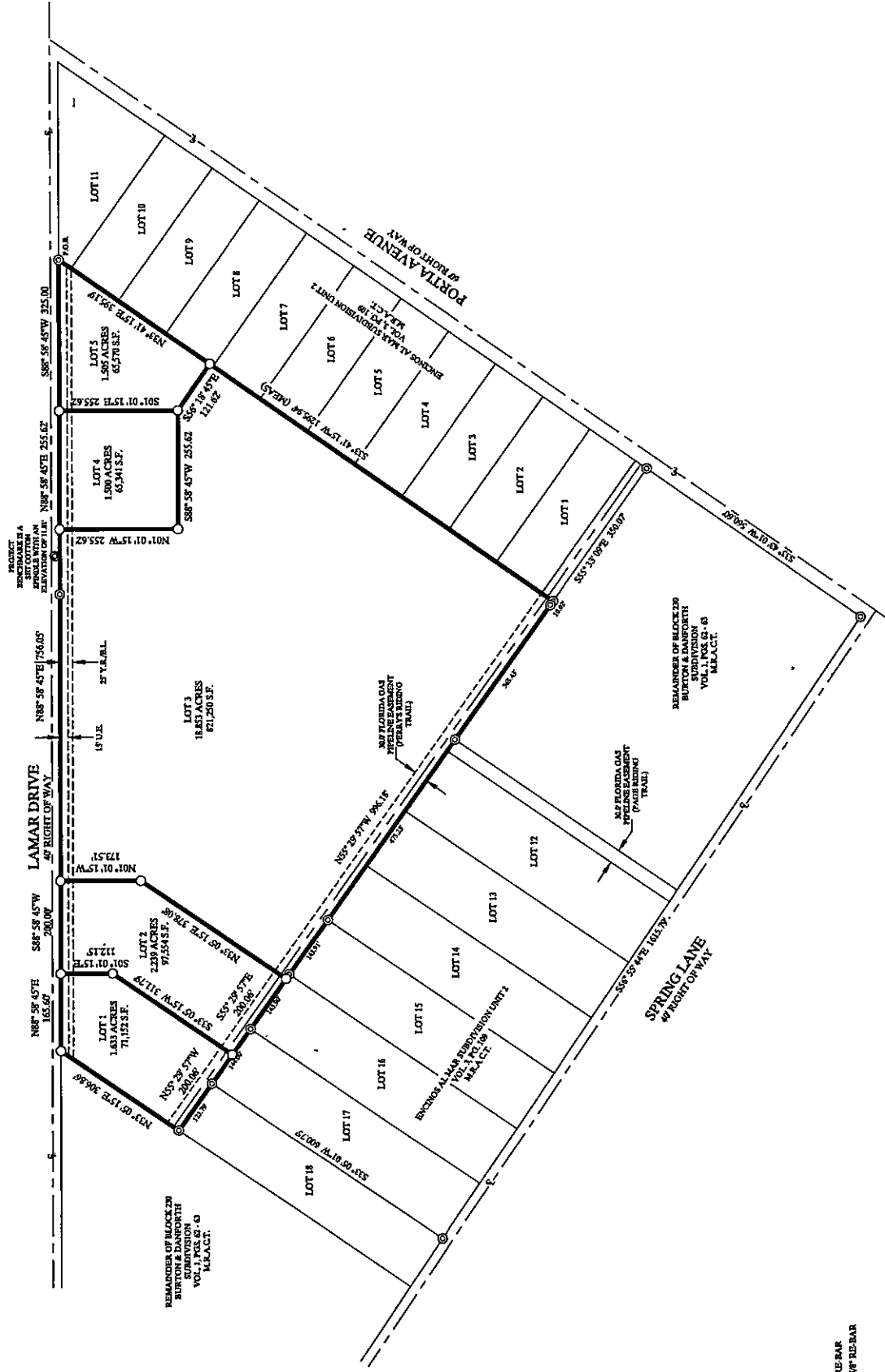
Bristle Surveying
Surveyors
Coryn Clark, T. Lynn Hall
Office: 401-850-1880
Mobile: 401-850-1880
Email: coryn@bristle.com
www.bristlesurveying.com



GRAPHIC SCALE
1" = 100'

PLAT OF AYRES ACRES

A PLAT OF 25.73 ACRE TRACT OUT OF LOTS 1, 2 AND 3, BLOCK 204, BURTON AND DANFORTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 62-63, MAP RECORDS, ARANSAS COUNTY, TEXAS, AND A 1.500 ACRES TRACT OUT OF LOTS 1, 2 AND 3, BLOCK 204, BURTON AND DANFORTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 62-63, MAP RECORDS, ARANSAS COUNTY, TEXAS, SAID 25.73 ACRE TRACT ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 34694, DEED RECORDS, ARANSAS COUNTY, TEXAS.



○ = SET 5/8" RE BAR
⊗ = FOUND 5/8" RE BAR

DATE OF MAP: 18 AUGUST 2021

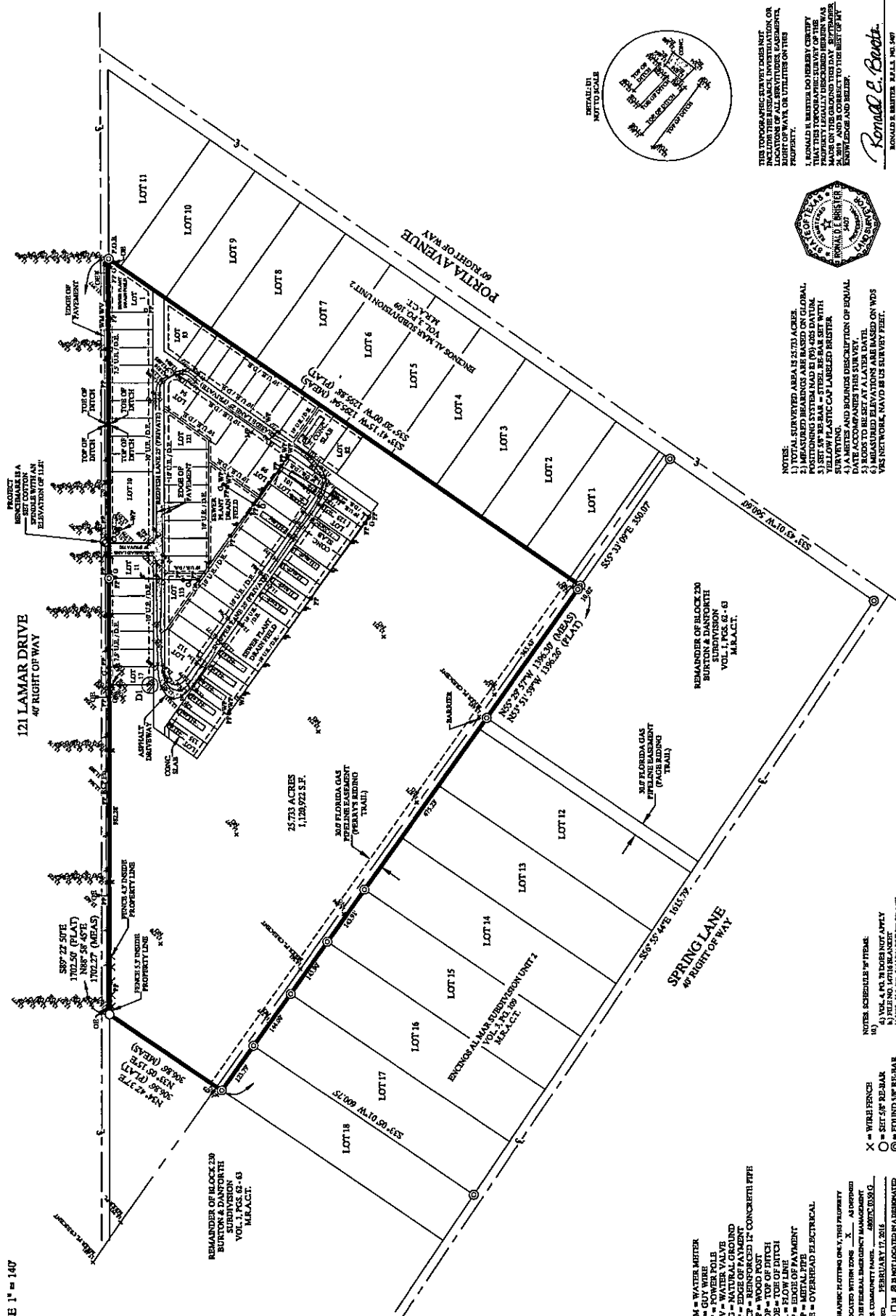


Brister Surveying
4453 South Padre Island Drive, Suite 21
Corpus Christi, Texas 78411
Office 361-650-1800
Fax 361-650-1802
bristersurveying@corpusweb.com
Firm Registration No. 19072806

TOPOGRAPHIC SURVEY OF
A 2.573 ACRE TRACT OUT OF LOTS 1, 2 AND 1, BLOCK 30, BURTON AND DANFORTH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 62 - 63, MAP RECORDS ARKANSAS COUNTY, TEXAS, SAID 2.573 ACRE TRACT INCLUDES ALL OF THE MOBILE ESTATES SUBDIVISION UNIT 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4 PAGE 96, MAP RECORDS ARKANSAS COUNTY, TEXAS, SAID 2.573 ACRE TRACT ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 146954, DEED RECORDS ARKANSAS COUNTY, TEXAS,

BUYER: RYAN DAVID AYRES
GPN NO.: 516631 (09-11-2019)

SCALE 1" = 140'



WM = WATER METER
G = GUY WIRE
P = POWER POLE
WV = WATER VALVE
NG = NATURAL GROUND
EP = EDGE OF PAVEMENT
RCF = REINFORCED 12" CONCRETE PIPE
WP = WOOD POST
TOP = TOP OF DITCH
TOE = TOE OF DITCH
FL = FLOW LINE
EP = EDGE OF PAVEMENT
MB = METAL PIPE
OF = OVERHEAD ELECTRICAL

BY GRANTING PLOTTING ONLY, THIS PROPERTY
IS LOCATED WITHIN ZONE X AS DEFINED
BY THE FEDERAL EMBROIDERY MANAGEMENT
MADE COMMUNITY PANEL. 4807C 03.50 Q
DATED FEBRUARY 17, 2016
AND ☐ IS NOT LOCATED IN A DISHONORATED
108 YEAR PLANNED ZONE

NOTES: SCHEDULE "B" ITEMS:
10.) d) VOL. 4, PG. 78 DOES NOT APPLY
b) FILE NO. 147116 BLANKET
l) VOL. V-3, PG. 564 UNABLE TO TRACE

X = WIRE FENCE
O = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR

NOTES:

- 1) TOTAL SURVEYED AREA IS 21,713 ACRES
- 2) MEASURED BOUNDARY AREAS ARE BASED ON GLOBAL POSITIONING SYSTEM DATA (GPS) DATA
- 3) SET 1ST IN "BLANK - STEEL" BEAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING
- 4) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY
- 5) RODS TO BE SET AT A LATER DATE
- 6) MEASURED ELEVATIONS ARE BASED ON WGS 1984 NORTH NAVD83 SURVEY EFFECT

THIS TOPOGRAPHIC SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAY, OR UTILITIES ON THIS

I, RONALD H. REUTHER DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 24, 2019 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Butts
RONALD E. BUTTS R.F.L. NO. 547

JOB NO. 191766



PLANNING & ZONING AGENDA
Regular Meeting: Monday, January 17, 2022

AGENDA ITEM: # 3

Deliberate and act on a Conceptual Plan / Preliminary Plat submitted by Gary Sweetman of Fulton Shores, LLC, of 14.10 acres out of a Portion of Block 1, a Portion of Block 2, and all of Gibbs Street, lying between Blocks 1 and 2, closed and abandoned by Order of the Commissioner's Court of Aransas County, Texas, 2/18/39 and recorded in Vol. 8, Pg 187, minutes of the Commissioners Court, all being in Gibbs Addition, City of Rockport, Aransas County, Texas, and being the same tract recorded in Vol. 1, Pg 64, Plat Records of Aransas County, Texas..

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Gary Sweetman of Fulton Shores, LLC has submitted a Conceptual Plan / Preliminary Plat for development of a 63-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.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of this Conceptual Plan / Preliminary Plat



Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

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

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

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

GENERAL INFORMATION:

Address: 417 S. FULTON BEACH ROAD ACAD Property ID: 70843

Subdivision: _____ Block: _____ Lot: _____

Other Legal Description: 14.1 ACRES OUT OF BLOCKS 1 & 2, GIBBS ADDITION

PROPERTY OWNER OF RECORD:

Name: GARY SWEETMAN

Company: FULTON SHORES, LLC

Mailing Address: 226 AUGUSTA DRIVE

PORTLAND, TX 78374

Phone: 361-994-1123

Email: gary.sman61@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL

Company: J. SCHWARZ & ASSOCIATES, INC

Mailing Address: 411 S. PEARL ST

ROCKPORT, TX 78382

Phone: 361-774-4534

Email: brandi@jsatx.com

BACKGROUND

Project Name: FULTON SHORES

- Present Zoning District: R-6 Are you requesting a zoning change? YES ☒ NO
- If yes, which Zoning District is requested? _____ YES ☒ NO
- Do all proposed lots have access to existing public streets? YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☒ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☒ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	12.14 AC	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure	1	1.96 AC	
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL		14.1 AC	

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

The layout of the subdivision was designed to avoid the largest trees on the property, so that they would be in either a common area or between the street and building line on a residential lot. The wetlands area adjacent to Fulton Beach Road was delineated by Coastal Environments for submission to the U.S.A.C.E. This wetlands preserve will be avoided in compliance with Corps regulations. A boardwalk will be constructed upland from the wetlands as an amenity for the residents.

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	57	7.64 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office	1	0.4 AC	
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	3	1.09 AC	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure	1	1.96 AC	
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W	1	3.015 AC	
TOTAL	63	14.1 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

SIGNED

(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

January 13, 2022

Brandi B. Karl
J. Schwartz & Associates
411 S Pearl St
Rockport, Texas 78382



SUBJECT: Preliminary Plat – Fulton Shores
being a replat of 14.1 acres out of Blocks 1 & 2, Gibbs Addition

To whom it may concern:

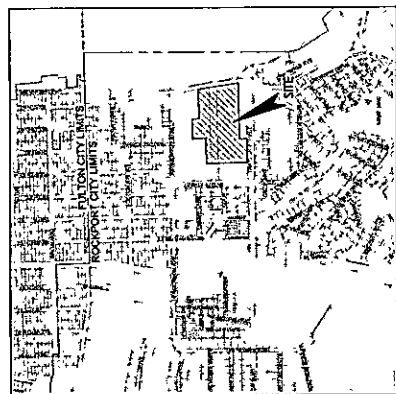
City of Rockport staff have reviewed your replat application of 14.1 acres out of Blocks 1 & 2, Gibbs Addition, and has deemed it **administratively complete**. The replat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of January 17, 2022, at 5:30 pm, at the Rockport Service Center located at 2751 St Hwy 35 Bypass. You or your representative will need to appear to present the plat to the P & Z Commission.

If you have any questions, please feel free to contact our office.

Thank you,

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

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



NOTES:

1. STREETS WILL BE PRIVATE ROADWAYS WITH PUBLIC UTILITY EASEMENTS.
2. SIDE YARDS WILL BE 10' AND 8' AS SHOWN OTHERWISE.
3. THE WIDTH OF THE STREET WITH A MINIMUM OF TWO SPACES PER RESIDENCE IN FRONT OF THE HOUSE.
4. THE SUBDIVISION WAS DESIGNED TO PRESERVE THE EXISTING TREES AND PLANTINGS AND BE PLACED INTO FRONT YARDS AND/OR COMMON AREAS.
5. WETLANDS DELINEATION FOR USAGE COMPLIANCE PERFORMED BY COASTAL ENVIRONMENTS, INC.
6. PRIVATE DRIVEWAY ACCESS TO THE BEACH FROM THE BEACH ROAD.
7. SUBDIVISION TO BE CONSTRUCTED IN A SINGLE PHASE.

NOTES:

1. ALL LOTS LIMITED TO TWO-STORY HOMES WITH THE EXCEPTION OF LOTS 23, 24, 31, & 32, WHICH WILL BE LIMITED TO ONE-STORY HOMES.
2. ALL LOTS.
3. 500' OF MINIMUM LYING AREA IS REQUIRED ON ALL LOTS.
- 3.35' MAXIMUM HEIGHT IS REQUIRED ON ALL LOTS.

PRELIMINARY PLAT
FULTON SHORES

LEGAL DESCRIPTION

14.10 ACRES OUT OF A PORTION OF BLOCK 1, A PORTION OF BLOCK 2, AND ALL OF GIBBS STREET, LYING BETWEEN BLOCKS 1 AND 2, CLOSED AND ABANDONED BY ORDER OF THE COMMISSIONERS COURT OF ARKANSAS COUNTY, TEXAS, 2/18/39 AND RECORDED IN VOL. 8, PG 187, MINUTES OF THE COMMISSIONERS COURT, ALL BEING IN GIBBS ADDITION IN THE CITY OF ROCKPORT, ARKANSAS COUNTY, TEXAS, AS RECORDED IN VOL. 1, PG 64, PLAT RECORDS OF ARKANSAS COUNTY, TEXAS.

OWNER:
BULTON SHERMAN, LLC
CARY SHERMAN & RON PARK
225 AUGUSTA
PORTLAND, TX 78374
gary.sherman1@gmail.com

ENGINEER:
J. SCHWAB & ASSOC., INC.
BRANDI R. KARL, P.E.
P.O. BOX 60733
CORPUS CHRISTI, TX 78466
brandi@jstc.com

SURVEYOR:
GRAFFITH & IRUNDIETT
SURVEYING & ENGINEERING
411 S. PEARL ST.
ROCKPORT, TX 78382
(361) 729-6479

USA J. SCHWARZ & ASSOCIATES, INC.

PRELIMINARY PLAT

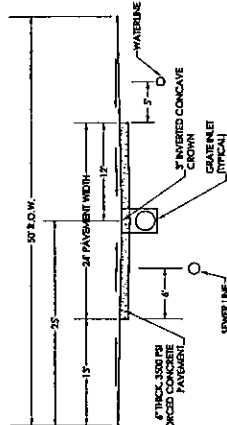
[illegible]

CONCEPTUAL PLAN IS FOR PRELIMINARY REVIEW AND APPROVAL ONLY.
PLAN IS NOT AUTHORIZED TO BE RECORDED IN THE PLAT RECORDS
OF A PUBLIC GROUND.

SURVEY
BASED ON SURVEY BY AMAYA SURVEYING CO., LLC
DATED NOVEMBER 21, 2018

FLOOD DATA:
It is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is: X (or) is not X located in a "Special Flood Hazard Area," Flood Zone: AE/X, Base Elevation 7N/A, Panel No. 48007/C02450, Community No. 465304, APPROXIMATE FEMA FLOOD ZONE LINES SHOWN ON

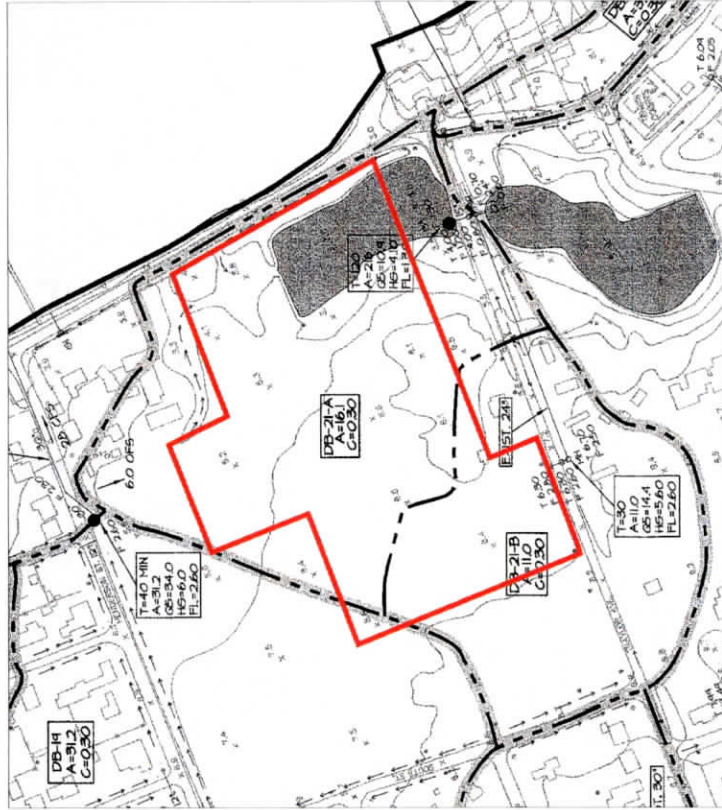
PROPERTY ADDRESS
117 S. FULTON BEACH ROAD, ROCKPORT, TX



TYPICAL 24" CONCRETE ROAD IN 50' R.O.W.
N.T.S.



- TREE EXHIBIT:**
1. PRELIMINARY PLAT CHECKLIST CALLS FOR LOCATION OF ANY TREES SIX INCHES OR LARGER WHICH WOULD BE LOCATED IN PROPOSED RIGHTS-OF-WAY.
 2. CITY ORDINANCE CHANGED TO 10" OR LARGER, SO THIS EXHIBIT IS BASED ON 10". THE STREETS AND LOTS WERE DESIGNED TO ACCOMMODATE THE EXISTING TREES OR BETWEEN THE STREET AND FRONT BUILDING LINE. MANY OF THE NICER TREES ARE ON LOT B AND C COMMON AREAS AND ON THE FRONT OF LOT 42.
 3. TREE SURVEY WAS PERFORMED BY AMAYA SURVEYING IN 2018.



- DRAINAGE MASTER PLAN EXHIBIT:**
1. PROPERTY GENERALLY SLOPES FROM THE WEST TOWARDS THE LOW AREA ALONG THE EAST SIDE.
 2. AS MUCH OF THE POST-DEVELOPMENT WATER AS POSSIBLE WILL BE COLLECTED IN THE WETLANDS AND DISCHARGED TO THE SOUTH IN A DRAINAGE PIPE TO THE WETLANDS CURRENTLY OVERLOOKS TO THE SOUTH IN A DRAINAGE PIPE TO THE WATERBODY ON THE SOUTH SIDE OF TRAYLOR. THE POST-DEVELOPMENT RUNOFF WILL CROSS FULTON BEACH ROAD VIA A NEW OUTFALL CULVERT AND DISCHARGE TO ARKANSAS BAY.
 3. THIS PROJECT COMPLIES WITH THE ASSOCIATED DISCHARGE DRAINAGE MASTER PLAN. DISCHARGE OF THE PROJECT TO THE WETLANDS IS NOT REQUIRED ON THIS PROJECT DUE TO THE PROXIMITY OF THE SITE IN RELATION TO ARKANSAS BAY.
 4. PRE-DEVELOPMENT RUNOFF: Q (8) = 7.77 CFS
 5. POST-DEVELOPMENT RUNOFF: Q (8) = 27.1 CFS

NOT TO SCALE



JSA J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

REFERENCE EXHIBITS

REVISION	DATE	CITY COMMENTS
1	1/13/22	
2	11/22/2021	
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