



PLANNING AND ZONING PACKET

March 7, 2022

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, March 7, 2022, at 5:30 p.m. The meeting will be held at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas

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 Revised Preliminary Plat submitted by Staudt Investment Properties, LLC, for a revision of the Preliminary Plat originally approved by Planning & Zoning on August 10, 2020, on property located at 2202 FM 3036 otherwise known as 62.86 acres of land out of the J.W. Paup Survey, A-179, being Tract II, Deed Record No. 271686 out of George W. Taggart III Trustee 1108.79 acres, Volume 248, Pages 363-426, City of Rockport, Aransas County, Texas.
3. Deliberate and act on a Revised Phase II Final Plat submitted by Staudt Investment Properties, LLC, for a revision of the Phase II Final Plat originally approved by Planning & Zoning on April 19, 2021, on property located at 2202 FM 3036 otherwise known as 11.999 acres of land out of the George K. Taggart, III, Trustee, 1108.79 acres tract in the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas.
4. Staff Report:
 - a) Update on Comprehensive Plan discussion.
 - b) Discuss upcoming ordinance revisions:
 - 1) Tree & Landscape Ordinance
 - 2) RV Ordinance
 - 3) Short Term Rental Ordinance
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. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

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

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, March 4, 2022, at 4:20 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, March 7, 2022

AGENDA ITEM: 2

Deliberate and act on a Revised Preliminary Plat submitted by Staudt Investment Properties, LLC, for a revision of the Preliminary Plat originally approved by Planning & Zoning on August 10, 2020, on property located at 2202 FM 3036 otherwise known as 62086 Acres of land out of the J.W.Paup Survey, A-179 being Tract II, Deed Record No. 271686 out of George W. Taggart III Trustee 1108.79 acres Vol 248, Pg 363-426, City of Rockport, Aransas County, Texas.

SUBMITTED BY: Community Planner – Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Staudt Investment Properties, LLC have submitted a Revised Preliminary Plat which modifies the original Preliminary Plat by removing Lots 54, 55, and 56 from Phase II and including Lots 54, 55, and 56 in Phase III

The Revision of the preliminary Plat was reviewed by staff and determined to be Administratively Complete.

RECOMMENDATION: Staff recommends approval of the Revised Preliminary Plat

- Present Zoning District: B-1 / R-1 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____
- 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	11.999 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	11.999 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	28	7.11 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	1	1.82 AC	
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	1	7986 SQ FT	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W	1	123,793 SQ FT	
TOTAL	31	11.9 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
X			A. Subdivision/ Project Name		
X			B. Name & Address of Owner		
X			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
X			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
X			E. Date		
X			F. Scale		
X			G. North Arrow		
X			H. Small Scale Location Map		
X			I. Names of Adjacent Subdivisions		

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	5. TAXES	YES	NO
X			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
		X	A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		X	B. Copy of Condominium Regime		
X			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)

Signed on behalf of customer

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

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

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

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

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

HELPFUL DEFINITIONS:

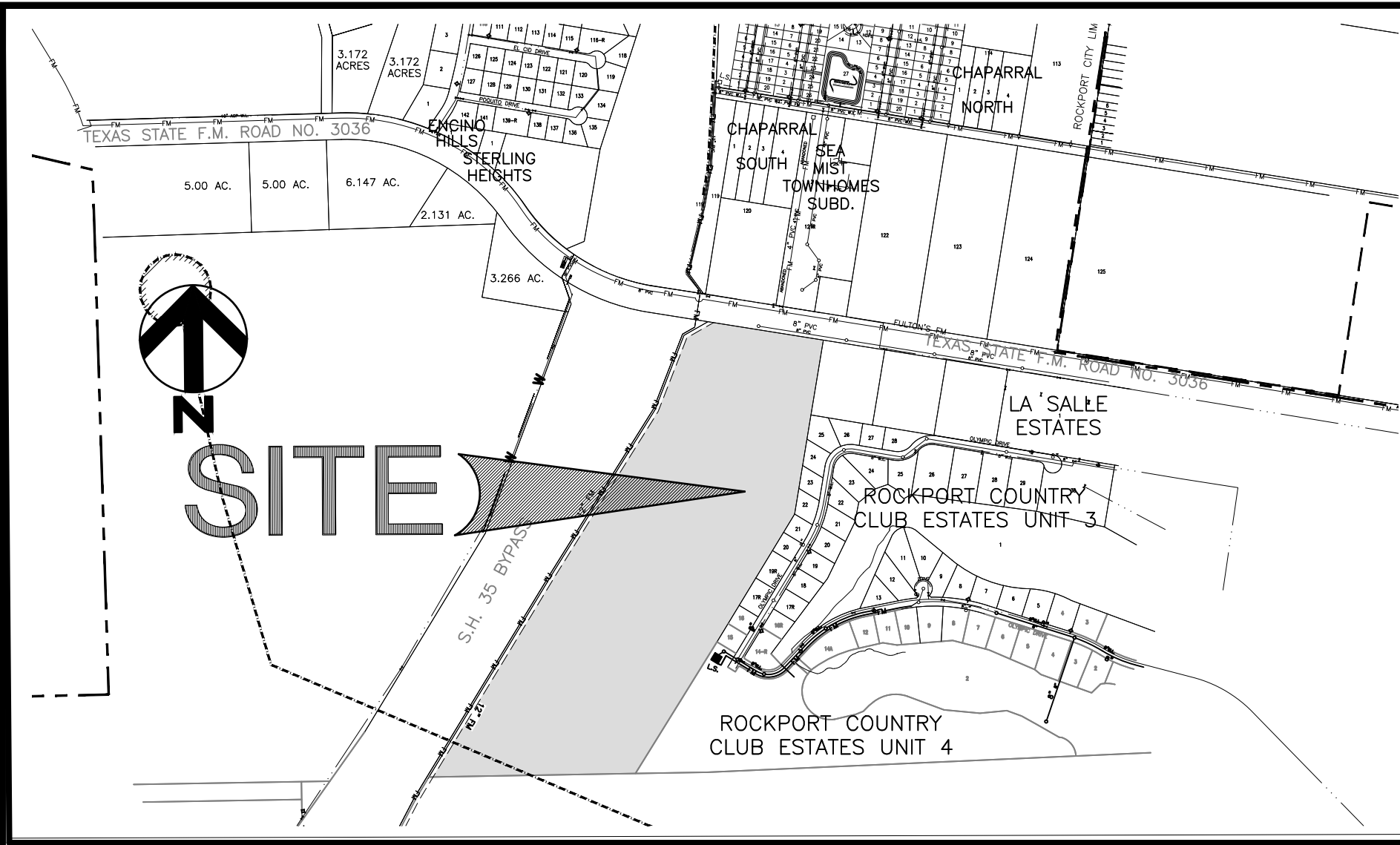
Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

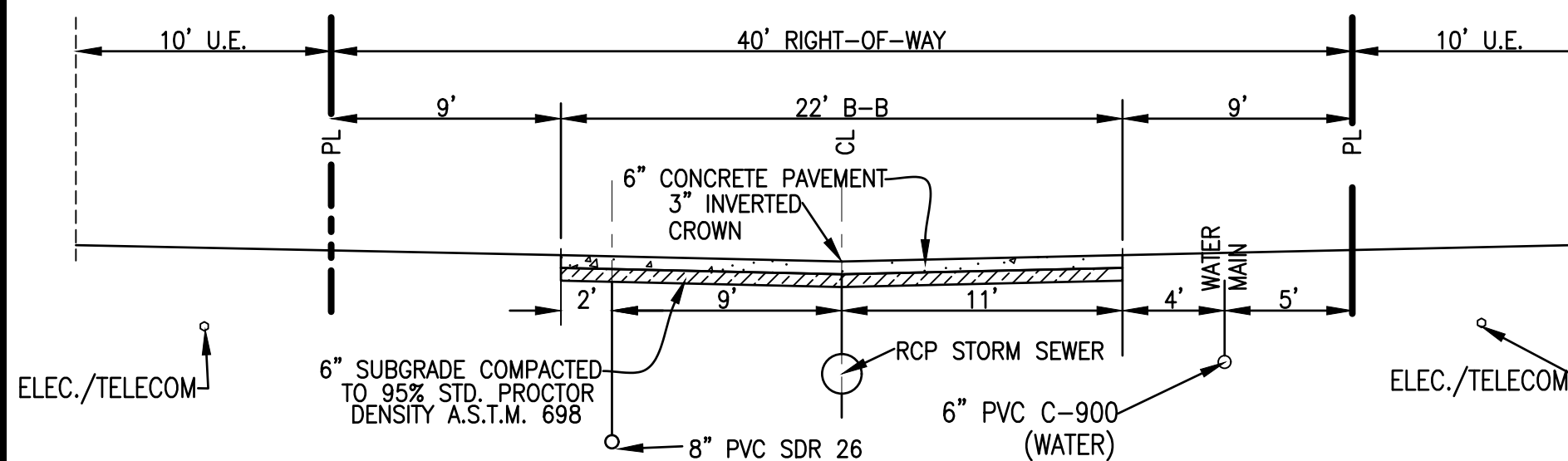
- (1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:
- (2) *Administrative plat*: A plat in which:
 - a. Adjustments to platted lots are needed that meet the criteria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

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

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



LOCATION MAP 1"=800'



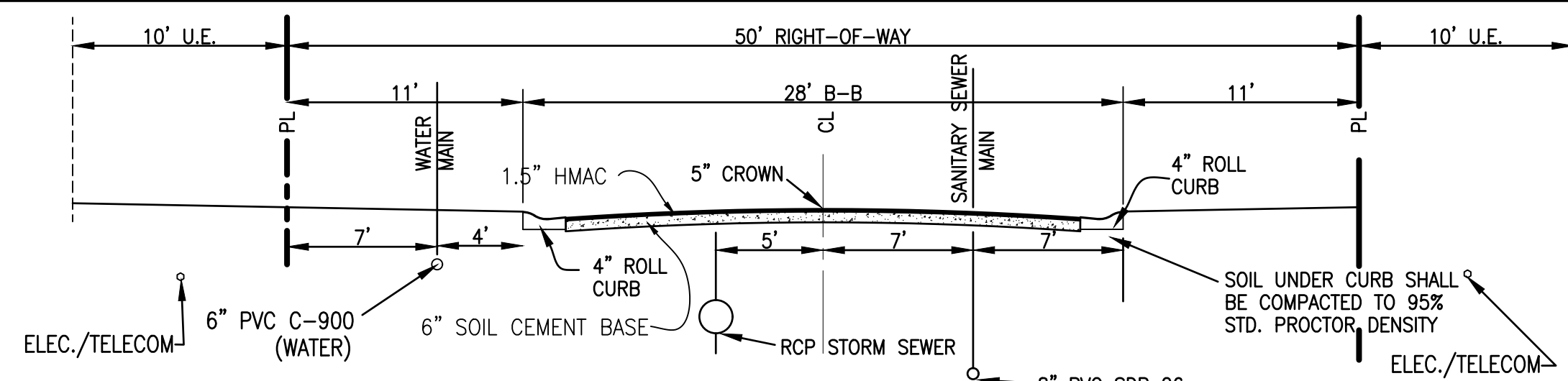
SECTION B-B: 40' RIGHT-OF-WAY STREET SECTION

Not to Scale
SPECIFICATIONS:

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

Notes:

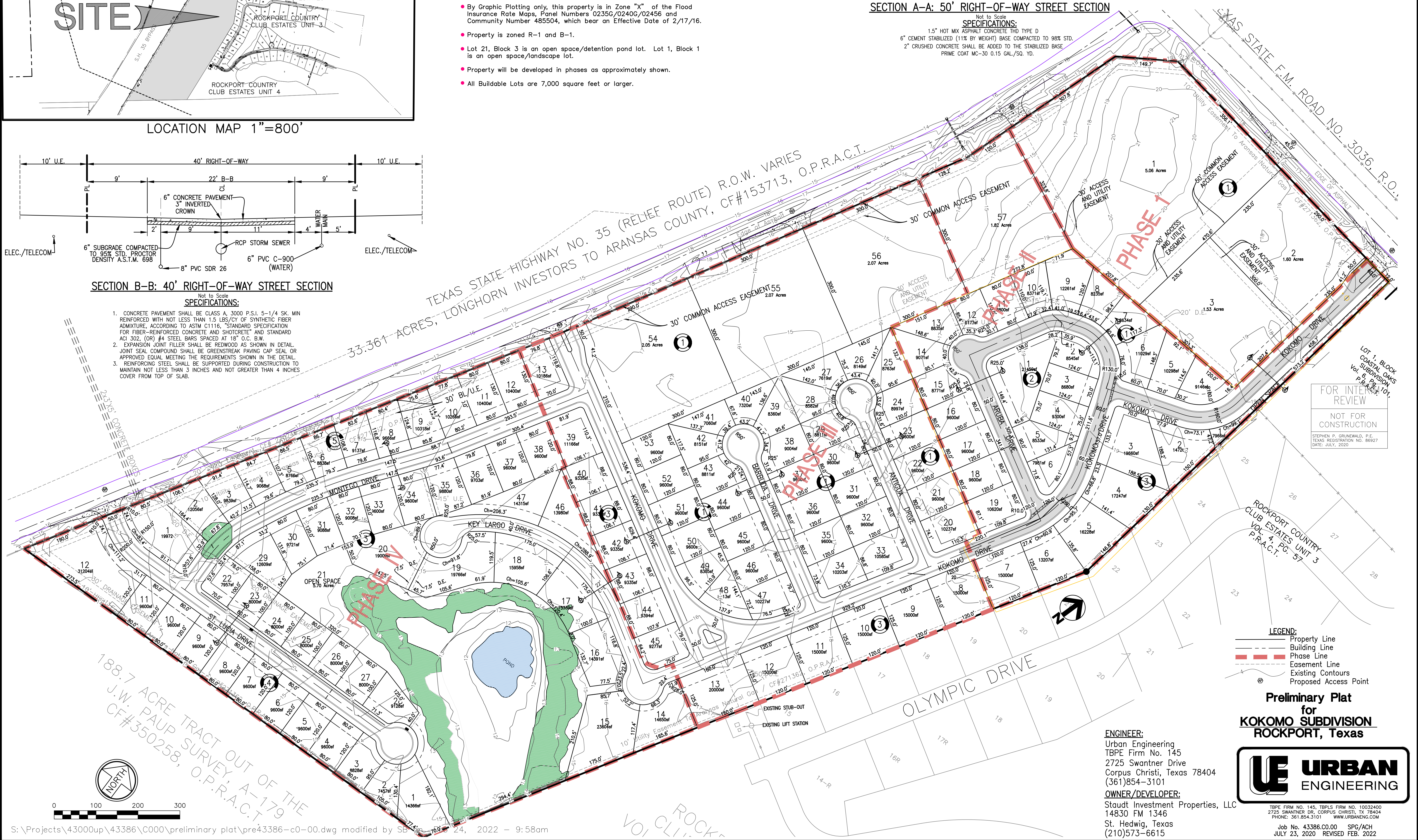
- Total platted area contains 62.86 Acres of Land out of the J.W. Paup Survey, A-179, also being described as Tract Two in a Deed Recorded under Clerk's File No. 271686 out of George P. Taggart, III, Trustee 1108.79 Acre Tract as described in Vol. 248, Pages 363-426, D.R.A.C.T.
- Bearings are based on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



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

Not to Scale
SPECIFICATIONS:

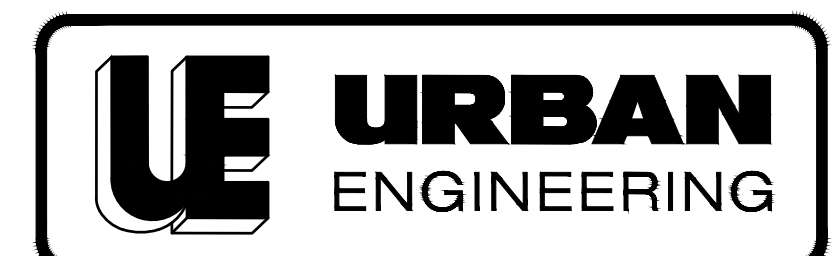
- 1.5" HOT MIX ASPHALT CONCRETE THD TYPE D
- 6" CEMENT STABILIZED (11% BY WEIGHT) BASE COMPACTED TO 98% STD.
- 2" CRUSHED CONCRETE SHALL BE ADDED TO THE STABILIZED BASE
- PRIME COAT MC-30 0.15 GAL./SQ. YD.



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

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

Preliminary Plat
for
KOKOMO SUBDIVISION
ROCKPORT, Texas



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

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM
Job No. 43386.C0.00 SPG/ACH
JULY 23, 2020 REVISED FEB. 2022

March 1, 2022

Staudt Investment Properties, LLC
14830 FM 1346
St. Hedwig, Texas 78152

Attn: Stephen P. Grunewald, P.E.
Urban Engineering



SUBJECT: Revised Preliminary Plat and Phase II Final Plat
Kokomo Subdivision

To whom it may concern:

City of Rockport staff have reviewed your Revised Preliminary Plat and Revised Phase II Final Plat of Kokomo Subdivision and has deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, March 7, 2022, at 5:30 pm.

Should the developer request that the final plat be released for recording prior to installation of all improvements, said developer shall submit to the city an acceptable surety bond, cashier's check or letter of credit in the amount to cover 100 percent of the costs of improvements or remaining improvements for the subdivision. (See Section 90-32 of the City Code of Ordinances for this reference.)

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

Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich". The signature is fluid and cursive, with the first name "Carey" being more prominent than the last name "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

Planning & Zoning AGENDA
Regular Meeting: Monday, March 7, 2022

AGENDA ITEM: 3

Deliberate and act on a Revised Phase II Final Plat submitted by Staudt Investment Properties, LLC, for a revision of the Phase II Final Plat originally approved by Planning & Zoning on April 19, 2021, on property located at 2202 FM 3036 otherwise known as 11.999 acres of land out of the George K. Taggart, III, Trustee, 1108.79 Acre Tract in the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas,

SUBMITTED BY: Community Planner – Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Staudt Investment Properties, LLC have submitted a Revised Phase II Final Plat which modifies the original Final Plat by removing Lots 54, 55, and 56 from Phase II Final Plat.

The Revision was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the Revised Preliminary Plat

- Present Zoning District: B-1 / R-1 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____
- 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)

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Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
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Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	1	1.82 AC	
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Industrial			
RV Park/ Pads (only through approved CUP)			
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INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	5. TAXES	YES	NO
X			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
		X	A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		X	B. Copy of Condominium Regime		
X			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)

Signed on behalf of customer

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

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

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

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

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

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

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

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

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

Surveyor Certification

State of Texas
County of Aransas

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

This the ____ day of _____, A.D. 2022.

PRELIMINARY NOT RECORDABLE
FOR ANY PURPOSE

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
J. L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

Owner Certification

State of Texas
County of _____

STAUDT INVESTMENT PROPERTIES, LLC

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

This the ____ day of _____, A.D., 2022.

JASON A. STAUDT, Managing Member

State of Texas
County of Aransas

This instrument was acknowledged before me by:

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

This the ____ day of _____, A.D., 2022.

Notary Public in and for the State of Texas

Lienholder Certification

State of Texas
County of _____

FIRST UNITED BANK

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

This the ____ day of _____, A.D., 2022.

PRINT NAME & TITLE

SIGNATURE

State of Texas
County of _____

This instrument was acknowledged before me by:

This the ____ day of _____, A.D., 2022.

Notary Public in and for the State of Texas

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

Final Plat of:

KOKOMO SUBDIVISION, PHASE II

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 11.999 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CERKS FILE
NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

Locator Map

Metes and Bounds Description

BEING THE DESCRIPTION OF 11.999 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 11.999 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found in the South R.O.W. line of Texas F.M. 3036, and being the Northeast corner of Lot 2, Block 1, Kokomo Subdivision, according to the plat recorded in Volume 7, Page 123, Plat Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 80°37'38" East, along and with the South R.O.W. line of Texas State F.M. Road 3036, a distance of 82.0 feet to a 5/8" steel rebar found for the Northeast corner of said 62.86 acre tract and being the Northwest corner of Lot 1, Block 1, Coastal Oaks Subdivision, according to the plat recorded in Volume 6, Page 101, Plat Records of Aransas County, Texas, and being the NORTHEAST corner of this survey;

THENCE, South 09°22'22" West, along and with the common boundary line of said 62.86 acre tract, said Lot 1, Block 1, Coastal Oaks Subdivision, and Rockport Country Club Estates, Unit 3, according to the plat recorded in Volume 4, Page 57, Plat Records of Aransas County, Texas, a distance of 1000.0 feet to an axle found for an angle point and EXTERIOR corner of this survey;

THENCE, South 31°16'21" West, along and with the common boundary line of said 62.86 acre tract and said Rockport Country Club Estates, Unit 3, a distance of 240.0 feet to a 5/8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE, North 58°43'39" West, crossing said 62.86 acre tract, a distance of 175.02 feet to a 5/8" steel rebar set for an EXTERIOR corner of this survey;

THENCE, North 31°16'21" East, a distance of 39.08 feet to a 5/8" steel rebar set for an INTERIOR corner of this survey;

THENCE, North 60°15'37" West, a distance of 539.82 feet to a 5/8" steel rebar set for the SOUTHWEST corner of this survey;

THENCE, North 29°44'17" East, a distance of 200.17 feet to a 5/8" steel rebar set for an INTERIOR corner of this survey;

THENCE, North 60°15'37" West, a distance of 299.98 feet to a 5/8" steel rebar set in the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, and being an EXTERIOR corner of this survey;

THENCE, North 29°44'23" East, along and with the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 127.97 feet to a concrete monument found for an angle point and INTERIOR corner of this survey;

THENCE, North 18°49'30" East, along and with the Easterly R.O.W. line of Texas State Highway No. 35 Relief Route, a distance of 119.98 feet to a 5/8" steel rebar found for the Southwest corner of Lot 1, Block 1, of said Kokomo Subdivision, and being an EXTERIOR corner of this survey;

THENCE, South 65°00'38" East, crossing said 62.86 acre tract and with the South boundary line of said Lot 1, Block 1, of said Kokomo Subdivision, a distance of 323.80 feet to a 5/8" steel rebar found for an Exterior corner of said Lot 1 and being an INTERIOR corner of this survey;

THENCE, South 85°09'51" East, crossing said 62.86 acre tract and with the South boundary line of said Lot 1 and 3, Block 1, of said Kokomo Subdivision, a distance of 509.12 feet to a 5/8" steel rebar found for the Southeast corner of said Lot 3, Block 1, and being an INTERIOR corner of this survey;

THENCE, North 09°22'22" East, along and with the East boundary line of said Lots 3 and 2, of said Block 1, a distance of 352.40 feet to a 5/8" steel rebar found for an angle point and INTERIOR corner of this survey;

THENCE, North 04°39'48" West, along and with the East boundary line of said Lot 2, Block 1, a distance of 41.23 feet to a 5/8" steel rebar set for an angle point and EXTERIOR corner of this survey;

THENCE, North 09°22'22" West, along and with the East boundary line of said Lot 2, Block 1, a distance of 50.0 feet to the PLACE OF BEGINNING of this survey and containing 11.999 acres of land, more or less.

Legend

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

Flood Data

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

Flood Zone "X", Base Elevation N/A,
Panel No. 0235G/0245G,
Community No. 485504.

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

SUBJECT TO CHANGE BY FEMA.

Planning & Zoning Commission

State of Texas
County of Aransas

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

This the ____ day of _____, A.D. 2022.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett

Surveying & Engineering, Inc.

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

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

TBPELS FIRM NO. 10004800

Flood Data

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

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Panel No. 0235G/0245G,
Community No. 485504.

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

SUBJECT TO CHANGE BY FEMA.

Notes

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

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

3) Total platted area contains **11.999** acres or **522,656** square feet of land.
PUBLIC ROADWAYS = **123,793** square feet of land.
TOTAL PLATTED LOTS = **398,863** square feet of land.

4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard, and 15' Street Side Yard

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

6) Lot 65, Block 1, shall drain to S.H. 35 R.O.W.
On-site detention will be required to limit runoff to match existing.

County Clerk's Certification

State of Texas
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2022, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2022, at ____ o'clock _____ m. and duly recorded the ____ day of _____, A.D. 2022, at ____ o'clock _____ in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

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

CARRIE ARRINGTON

By: _____ Deputy

Clerk's File No. _____

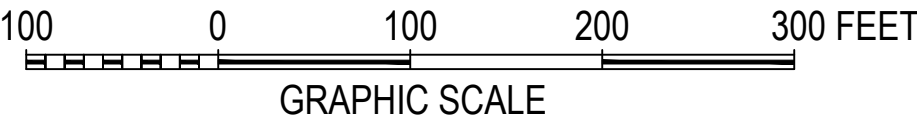
KOKOMO SUBDIVISION, PHASE II

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 11.999 ACRES OF LAND OUT OF 62.86 ACRES OF LAND, OUT OF THE
GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, AND SAID 62.86 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CERKS FILE
NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

FEBRUARY 10, 2022

SCALE 1" = 100'



Notes

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- TOTAL PLATTED LOTS = **398,863** square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
- 25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard, and 15' Street Side Yard
- 5) Lot 1, Block 3- Open Space (Non-buildable)
- 6) Lot 65, Block 1, shall drain to S.H. 35 R.O.W.
- On-site detention will be required to limit runoff to match existing.

Flood Data

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

Flood Zone **"X"**, Base Elevation **N/A**.

Panel No. **0235G/0245G**.

Community No. **485504**.

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

SUBJECT TO CHANGE BY FEMA.

Legend

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

CURVE DATA

C1	C2	C3	C4
D = 62°28'52"	D = 79°35'02"	D = 79°33'27"	D = 42°06'45"
R = 100.0'	R = 10.0'	R = 130.0'	R = 100.0'
CH = 103.73'	CH = 12.80'	CH = 166.35'	CH = 71.86'
T = 60.66'	T = 8.33'	T = 108.23'	T = 38.50'
L = 109.05'	L = 13.89'	L = 180.51'	L = 73.50'

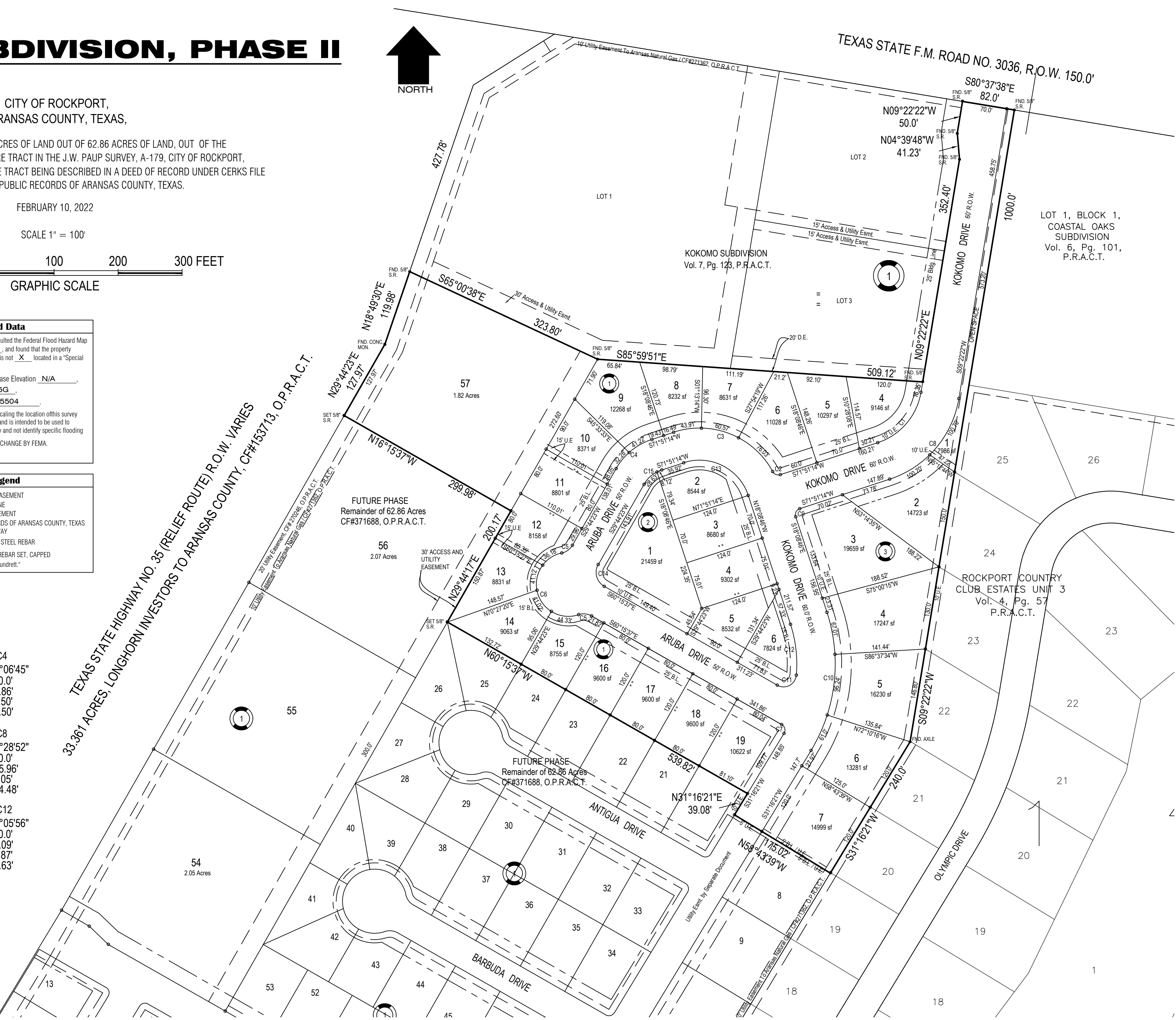
C5	C6	C7	C8
D = 48°11'50"	D = 186°22'59"	D = 91°33'31"	D = 62°28'52"
R = 25.0'	R = 50.0'	R = 10.0'	R = 160.0'
CH = 20.42'	CH = ---	CH = 14.33'	CH = 165.96'
T = 11.18'	T = ---	T = 10.28'	T = 97.05'
L = 21.03'	L = 162.65'	L = 15.98'	L = 174.48'

C9	C10	C11	C12
D = 90°00'42"	D = 49°25'03"	D = 114°47'32"	D = 23°05'56"
R = 10.0'	R = 260.0'	R = 20.0'	R = 200.0'
CH = 14.14'	CH = 217.36'	CH = 33.70'	CH = 80.09'
T = 10.0'	T = 119.64'	T = 31.27'	T = 40.87'
L = 15.71'	L = 224.25'	L = 40.07'	L = 80.63'

C13	C14	C15
D = 89°59'50"	D = 90°00'00"	D = 42°06'45"
R = 80.0'	R = 25.0'	R = 50.0'
CH = 113.13'	CH = 35.36'	CH = 35.93'
T = 80.0'	T = 25.0'	T = 19.25'
L = 125.66'	L = 39.27'	L = 36.75'



TEXAS STATE HIGHWAY NO. 35 (RELIEF ROUTE) R.O.W. VARIES
33.301 ACRES, LONGHORN INVESTORS TO ARANSAS COUNTY, CF#153713, O.P.R.A.C.T.



March 1, 2022

Staudt Investment Properties, LLC
14830 FM 1346
St. Hedwig, Texas 78152

Attn: Stephen P. Grunewald, P.E.
Urban Engineering



SUBJECT: Revised Preliminary Plat and Phase II Final Plat
Kokomo Subdivision

To whom it may concern:

City of Rockport staff have reviewed your Revised Preliminary Plat and Revised Phase II Final Plat of Kokomo Subdivision and has deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, March 7, 2022, at 5:30 pm.

Should the developer request that the final plat be released for recording prior to installation of all improvements, said developer shall submit to the city an acceptable surety bond, cashier's check or letter of credit in the amount to cover 100 percent of the costs of improvements or remaining improvements for the subdivision. (See Section 90-32 of the City Code of Ordinances for this reference.)

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

Thank you,

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