



PLANNING AND ZONING PACKET

April 4, 2022

AMENDED PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, April 4, 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. **Members of the public can view the meeting via live stream at <https://www.youtube.com/watch?v=zSQJY5CoS6c>.**

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>. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



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

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of August 2, 2021, September 20, 2021, January 17, 2022, January 24, 2022, February 7, 2022, and March 7, 2022.
3. Deliberate and act on a request to rezone property located at 520 West Market Street; also known as Smith and Wood Division, Block 73, Lot 8R, City of Rockport, Aransas County, Texas, to B-1 (General Business District); to develop an office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).
4. Deliberate and act on a request to rezone property located at 1702 18th Street; also known as Swickheimer, Block 250, Lot 103, City of Rockport, Aransas County, Texas, to R-5 (2nd Multi Family Dwelling District); to develop approximately six (6) long-term single-family home rentals; currently zoned R-1 (1st Single Family Dwelling District).
5. Staff Report:
 - a) Review and discuss Planning & Zoning Member handbooks.
6. 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 ~~Wednesday, March 30~~ **Thursday, March 31, 2022, at 9:20 a.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 AND ZONING COMMISSION MINUTES

On this the 2nd day of August 2021, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Warren Hassinger – Vice Chairman (Via ZOOM)
Kim Hesley – Secretary
Jim Rester
Kent Howard

Members Absent

Ric Young (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison (Via ZOOM)

Guest(s) Present

Nine (9)

Open Meeting

1. Meeting called to order at 5:32 p.m.

Regular Agenda

2. Deliberate and act on a request to rezone property located at 1906 Mallard Drive: also known as 0.153 acres of land remining out of Lot No. 38, Block No. 1, West Terrace Acres Subdivision Unit 1, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).

Property owner Travis Kelley spoke.
Karen Lee Rystad spoke against.
Paul Beard spoke against.
Jim Clark spoke against.
Rose Davion – spoke against.

After a brief discussion Chair Davis asked if there were any other questions or comments?

Hearing none, Chair Davis asked for a motion.

MOTION:

Member Rester moved deny the request to rezone property located at 1906 Mallard Drive, B-1 (General Business District). Secretary Hesley seconded the motion. A roll call vote was taken. Chair Davis voted to deny, Secretary Hesley voted to deny, Member Howard voted to deny, Member Rester voted to deny, and Vice-Chairman Hassinger voted to deny with all voting to deny motion carried unanimously.

3. Deliberate and act on a request to rezone property located 1502 Sixteenth Street; also known as Lot 53, Block 251, Swickheimer Subdivision, being 10.014 acres, City of Rockport, Aransas County, Texas, to R-2M (Manufactured Housing District); to allow for placement of manufactured homes, currently zoned R-1 (1st Single Family Dwelling District).

Director Mike Donoho spoke.

Property owner Les Selensky spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Vice Chairman Hassinger moved accept the request to rezone property located at 1502 Sixteenth Street, B-1 (General Business District). Member Hesley seconded the motion. A roll call vote was taken. Chair Davis voted for, Secretary Hesley voted for, Member Young voted for, Member Rester voted against, Member Blazek voted for, with four (4) voting for and one (1) voting against- motion carries.

4. Adjournment.

There being no further business, Chair Davis adjourned the meeting at approximately 6:20 pm.

Prepared by:

Mary Bellinger, Assistant to Director

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 20th day of September 2021, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Kim Hesley – Secretary
Ric Young
Jim Rester
Tom Blazek

Members Absent

W Kent Howard (EX)
Warren Hassinger – Vice Chairman (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
JD Villa, Council Liaison

Guest(s) Present

None

Open Meeting

1. Meeting called to order at 5:30 p.m.

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).

Director Mike Donoho spoke.

Two letters in opposition received from Debra Parker and Daniel Parker.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Member Young moved accept the request to rezone property located at 414 Old Salt Lake Road, B-1 (General Business District). Secretary Hesley seconded the motion. A roll call vote was taken. Chair Davis voted for, Secretary Hesley voted for, Member Young voted for, and Member Rester voted for, Member Blazek voted for, with all voting for- motion carried unanimously.

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).

Director Mike Donoho spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved accept the request to rezone property located at 902 West Market Street, B-1 (General Business District). Member Rester seconded the motion. A roll call vote was taken. Chair Davis voted for, Secretary Hesley voted for, Member Young voted for, and Member Rester voted for, Member Blazek voted for, with all voting for- motion carried unanimously.

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 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.

Director Mike Donoho spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved accept Preliminary Plat for property located at 1802 FM 2165, to be known as Pearl Street Square. Member Blazek seconded the motion. A roll call vote was taken. Chair Davis voted for, Secretary Hesley voted for, Member Young voted for, Member Blazek voted for, and Member Rester voted for. with all voting for- motion carried unanimously.

5. Adjournment.

There being no further business, Chair Davis adjourned the meeting at approximately 6:00 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

DRAFT

PLANNING AND ZONING COMMISSION MINUTES

On this the 17th day of January 2022, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Members Absent

Ruth Davis – Chair
Warren Hassinger – Vice Chairman
Kim Hesley – Secretary
Tom Blazek
Ric Young
W Kent Howard

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison

Guest(s) Present

Six (6)

Open Meeting

1. Meeting called to order at 5:30 p.m.

Due to technical difficulties, we were unable to conduct this meeting using “ZOOM” therefore the meeting was closed at 5:45 p.m. and no action taken on any of the items. Meeting rescheduled for January 24, 2022.

Regular Agenda

2. Deliberate and act on the October 25, 2021, and November 1, 2021, meeting minutes.

No action taken. Due to technical difficulties, we were unable to conduct this meeting using “ZOOM” therefore the meeting was closed at 5:45 p.m. and no action taken on any of the items. Meeting rescheduled for January 24, 2022.

3. Deliberate and act on a proposed re-platting and re-subdivision of 25.733 acres out of Lots 1, 2, 3, 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.

No action taken. Due to technical difficulties, we were unable to conduct this meeting using "ZOOM" therefore the meeting was closed at 5:45 p.m. and no action taken on any of the items. Meeting rescheduled for January 24, 2022.

4. 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.

No action taken. Due to technical difficulties, we were unable to conduct this meeting using "ZOOM" therefore the meeting was closed at 5:45 p.m. and no action taken on any of the items. Meeting rescheduled for January 24, 2022.

5. Deliberate and act on modifications of the City of Rockport comprehensive Plan recommended by Planning & Zoning Commission at the Regular P & Z Meeting of July 19, 2021, "to remove any mention of "Mix Use" and "Co-Living" from the Comprehensive Plan" in order to determine the recommendations have been followed.

No action taken. Due to technical difficulties, we were unable to conduct this meeting using "ZOOM" therefore the meeting was closed at 5:45 p.m. and no action taken on any of the items. Meeting rescheduled for January 24, 2022.

6. Staff Reports

None given. Due to technical difficulties, we were unable to conduct this meeting using "ZOOM" therefore the meeting was closed at 5:45 p.m. and no action taken on any of the items. Meeting rescheduled for January 24, 2022.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 24th day of January 2022, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Warren Hassinger – Vice Chairman
Kim Hesley – Secretary
Tom Blazek
Ric Young

Members Absent

W Kent Howard (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison

Guest(s) Present

Ten (10) in person
Seven (7) via ZOOM

Open Meeting

1. Meeting called to order at 5:30 p.m.

Regular Agenda

Interim City Manager Richard Morton introduced himself to the Planning and Zoning Commission, and citizens.

2. Deliberate and act on a proposed re-platting and re-subdivision of 25.733 acres out of Lots 1, 2, 3, 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.

Property owner Ryan Ayres spoke.

Director of Building and Development Mike Donoho spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Vice Chairman Hassinger moved accept the re-platting and re-subdivision of 25.733 acres out of Lots 1, 2, 3, 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. Member Young seconded the motion, with all voting for- motion carried unanimously.

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.

Director of Building and Development Mike Donoho spoke.

Property owner Gary Sweetman spoke.

Debra Griffith spoke against.

Shelley Steckler spoke.

Property owners engineer Brandi Karl spoke.

Letters received against the proposed development:

Michaela-Alston, Cissy Beasley, Debra Griffith, Shelley Bryan, Kimberly Clark, Tommy Taylor, Benjamin Smith, Ray Garza, Karey Swartwout, Christine Hale, Patrick Kane, Debra Wendell-Evans, Carla Gubson, Mike and Karen Parris, Elizabeth Lyons

After a lengthy discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Vice Chairman Hassinger moved to accept the Conceptual Plan/Preliminary Plat submitted for 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, and being the same tract recorded in Vol 1, Pg 64, Plat Records of Aransas County, Texas. Member Young seconded the motion. A roll call vote was taken...Member Blazek voted for, Vice Chairman Hassinger voted for, Chair Davis voted for, Secretary Hesley voted for, Member Young voted for, with all voting for- motion carried unanimously.

4. Staff Reports

Director of Building and Development Mike Donoho spoke indicating there was nothing

to report

There being no further business, Chair Davis adjourned the meeting at approximately 6:45 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

DRAFT

PLANNING AND ZONING COMMISSION MINUTES

On this the 7th day of February 2022, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Warren Hassinger – Vice Chairman
Kim Hesley – Secretary
Tom Blazek
Ric Young

Members Absent

W Kent Howard (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison

Guest(s) Present

Eleven (11) in person
None via ZOOM

Open Meeting

1. Meeting called to order at 5:30 p.m.

Regular Agenda

2. Deliberate and act on approval of Regular Meeting Minutes of October 25, 2021, and November 1, 2021.

Chair Davis asked for a motion to accept the October 25, 2021, and November 1, 2021, regular meeting minutes.

Vice Chairman Hassinger moved to accept the October 25, 2021, and the November 1, 2021, regular meeting minutes as presented. Secretary Hesley seconded the motion. All voted in favor, motion carried.

3. Deliberate and act on a request of a Conditional Use Permit for development of an RV park locate at 1411 West twelfth Street; also known as 12,832 acres being a 9.50-acre tract out of Tract H and the remaining 2.33 acres out of Tract 43, Block 251, Foor & Swickheimer

Subdivision, City of Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Mark Uhr presented

Property owner Jerry Beckwith spoke.

Katie Jackson spoke against.

Building and Development Director Mike Donoho spoke.

After some discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Member Blazek moved to accept the request for a Conditional Use Permit for property located at: 1411 West Twelfth Street. Chair Davis seconded the motion. A roll call vote was taken, Member Blazek voted for, Chair Davis voted for, Vice Chairman Hassinger voted for, Secretary Hesley voted for, Member Young voted against, with four (4) voting for and one (1) voting against motion carries.

4. Deliberate and act on a request to rezone property located at 1315 South Church Street: also known as part of Out-lot 14, Doughty & Mathis Out Lots, Doughty & Mathis division, being 2.526 acres, City of Rockport, Aransas County, Texas, to R-6 (Hotel Motel District) to allow individual beach style houses; currently zoned R-6/R-2 (Hotel Motel District/2nd/Single Family Dwelling District).

Property owner's representative John Berlet spoke.

Property owner Bill Overton spoke.

Mary Lou Eckerdt spoke against.

Sandy Pfeiffer spoke against.

Property owner Hilaria Overton spoke.

After a lengthy discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Member Young moved to accept the request to rezone property located at 1315 South Church to R-6 (Hotel Motel District). Secretary Hesley seconded the motion. A roll call vote was taken; Secretary Hesley voted for, Member Blazek voted for, Vice Chairman Hassinger voted for, Member Young voted for, Chair Davis voted for, with all voting for- motion carried unanimously.

5. Deliberate and act on modifications of the City of Rockport Comprehensive Plan recommended by Planning & Zoning Commission at the Regular P & Z Meeting of July 19, 2021, "to remove any mention of "Mix Use" and "Co-Living" from the Comprehensive Plan" in order to determine the recommendations have been followed.

Building and Development Director Mike Donoho spoke.

MOTION:

Chair Davis moved to recommended to City Council the approval of the 2022-2042 Comprehensive Plan and the Comprehensive Use Map as corrected. Vice Chairman Hassinger seconded the motion. A roll call vote was taken; Secretary Hesley voted for, Member Blazek voted for, Vice Chairman Hassinger voted for, Member Young voted for, Chair Davis voted for, with all voting for- motion carried unanimously.

6. Staff Reports

Community Planner Carey Dietrich spoke.

There being no further business, Chair Davis adjourned the meeting at approximately 6:35 pm.

Prepared by:

Mary Bellinger, Assistant to Director

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 7th day of March 2022, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
Kim Hesley – Secretary
Tom Blazek
Ric Young

Members Absent

W Kent Howard (EX)
Warren Hassinger – Vice Chairman (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison

Guest(s) Present

Twelve (12)

Open Meeting

1. Meeting called to order at 5:30 p.m.

Regular Agenda

2. Deliberate and act a Revised Preliminary Plat submitted by Staudt Investment Properties, LLC, for revision of the Preliminary Plat original approve 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.

Community Planner Carey Dietrich spoke.
Elizabeth Brundrett spoke

After brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Member Blazek moved to accept the revised Preliminary Plat for property located at 2202 FM 3036. Member Young seconded the motion. With all voting in favor, motion carried.

3. Deliberate and act a Revised Phase II Final Plat submitted by Staudt Investment Properties, LLC, for revision of the Phase II Final Plat original approve 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.

Community Planner Carey Dietrich spoke.

Elizabeth Brundrett spoke

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved to accept the revised Phase II Final Plat for property located at 2202 FM 3036. Member Young seconded the motion. With all voting in favor, motion carried.

4. Staff Reports

- a) Update on Comprehensive Plan discussion.

Building and Development Director Mike Donoho spoke – February 22, 2022, next Council Meeting for 2nd reading.

Kristie Rutledge spoke against.

- b) Discuss upcoming ordinance revisions:

- 1) Tree & Landscape Ordinance
- 2) RV Ordinance
- 3) Short Term Rental Ordinance - Cathy Kane spoke.

There being no further business, Chair Davis adjourned the meeting at approximately 5:45 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING AGENDA
Regular Meeting: Monday, April 4, 2022

AGENDA ITEM: 3

Deliberate and act on a request to rezone property located at 520 West Market Street; also known as Smith and Wood Division, Block 73, Lot 8R, City of Rockport, Aransas County, Texas, to B-1 (General Business District); to develop an office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Property owner Travis Kelly purchased this property with the intention of developing a small office space with storage on the property for future investment. The property is surrounded on three sides by other commercial businesses and a single-family dwelling on the north side, and it fronts St Hwy 1069, otherwise known as W Market.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 5, 2022 edition and mailed out to sixteen (16) property owners within a 200-foot radius of the property. Two (2) letters 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 of the request to rezone property located at 520 West Market Street; also known as Smith and Wood Division, Block 73, Lot 8R, City of Rockport, Aransas County, Texas, to B-1 (General Business District); to develop an office and warehouse space; currently zoned R-1 (1st Single Family Dwelling District).

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
520 W Market

APPLICANT/PROPERTY OWNER
Travis Kelly, Owner

PUBLIC HEARING DATE
Tuesday, March 22, 2022

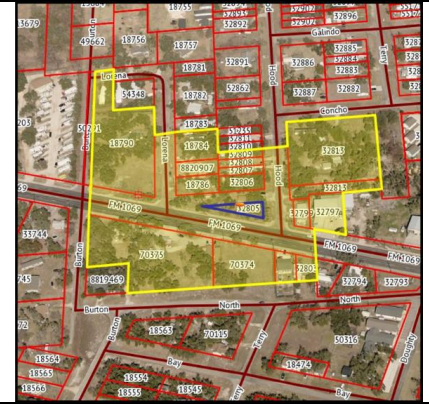
P&Z DATE
Monday, April 4, 2022

CITY COUNCIL DATE(S)
1st Reading - Tuesday, April 12, 2022
2nd Reading - Tuesday, April 26, 2022

BRIEF SUMMARY OF REQUEST

Mr. Kelley desires to build a small office space with storage on the property for future investment. The rezone request began in September 2021; however, Mr. Kelley realized some property description inconsistencies. In order to correct these inconsistencies Mr. Kelley had the property re-platted from "a Portion of Fractional Tract "A", also called a portion of Lot 8, Block 73, Smith & Wood Division and the south ½ of Cornwall St to one Lot known as Lot 8-R, Block 73, Smith & Wood Subdivision, Rockport, Aransas County, Texas

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 5, 2022, edition and mailed out to sixteen (16) property owners within a 200-foot radius of the property. Two (2) letters Against the request have been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 1 st Single Family Dwelling District	Vacant Property	North: R-1 1st Single-Family Dwelling with single family dwellings and vacant land South: R-1 1st Single-Family Dwelling (vacant land) and B-1 General Business District with commercial use East: B-1 General Business District with commercial use West: R-1 1st Single-Family Dwelling (vacant land)	To develop an office space with storage	.8219 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 Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The property is not in 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)



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, March 22, 2022, 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 520 West Market Street; also known as Smith and Wood Division, Block 73, Lot 8-R, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to develop office and warehouse space; 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. 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 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 March 22, 2022, and posted on the City's website www.cityofrockport.com.

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 before the meeting begins. 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 28th day of February 2022, on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, March 5, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary



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 ☒ Special Permit ☐

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

B. ADDRESS AND LOCATION OF PROPERTY 520 W Market Street
Rockport

C. CURRENT ZONING OF PROPERTY: R1

D. PRESENT USE OF PROPERTY: Vacant Land

E. ZONING DISTRICT REQUESTED: B1

F. SPECIAL USE REQUESTED: _____

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

• Lot or Tract 8-R Block 73

• Tract Smith and Wood Division 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) NA

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): .146 Acres 6380 ft²

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

Wanting to Rezone in order to Build small office
Space on the property

K. OWNER'S NAME: (Please print) Travis Kelley
ADDRESS: 2124 St Charles
CITY, STATE, ZIP CODE: Portland Tx 78374
PHONE NO 361-633-8303

L. REPRESENTATIVE: (If Other Than Owner) _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NO _____

NOTE: Do you have property owner's permission for this request?

YES _____ NO _____

M. FILING FEE:

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

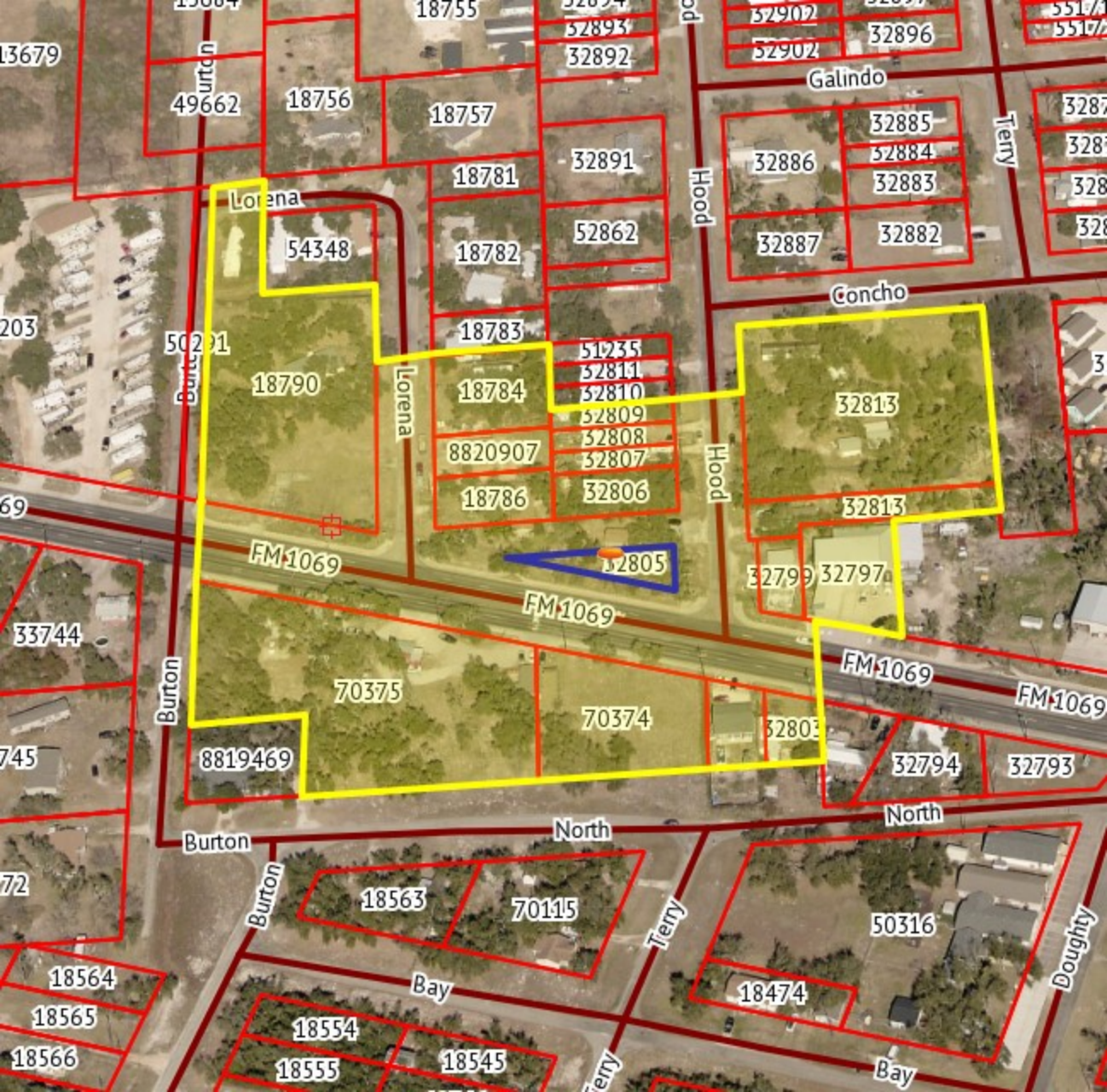
Received by: _____ Date: _____ Fees Paid: \$ _____

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

If rejected, reasons why: _____

Receipt No. _____

[illegible]



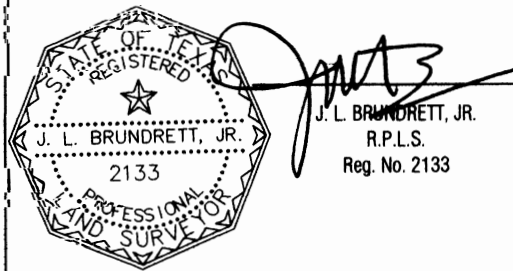
V017 PG 196

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 is the 22 day of NOVEMBER, A.D., 2021.



Owner Certification

State of Texas
County of San Patricio

TRAVIS KELLEY

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 is the 14th day of December, A.D., 2021.

TRAVIS KELLEY

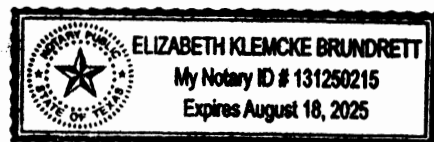
State of Texas
County of Aransas

This instrument was acknowledged before me by:

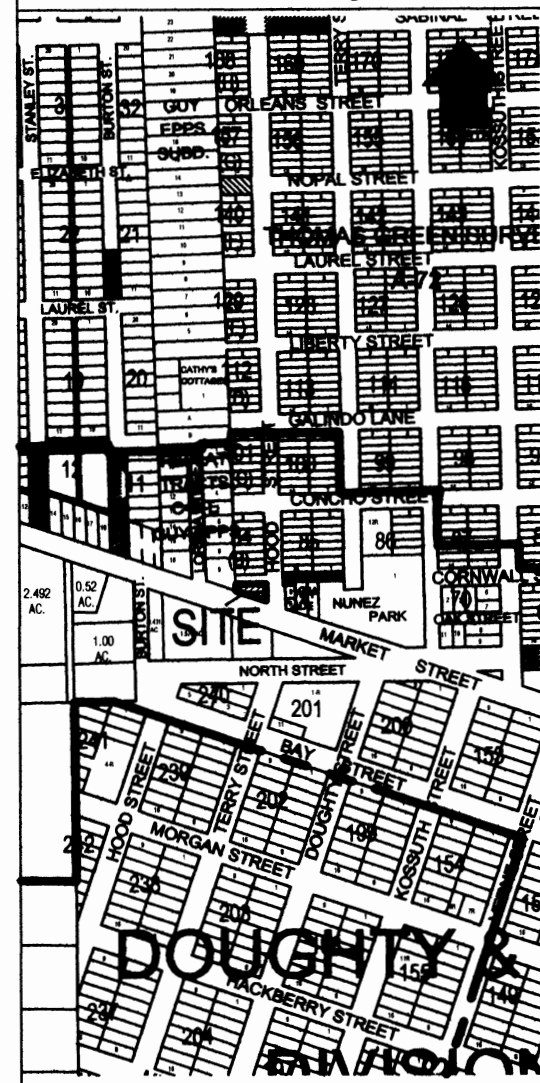
TRAVIS KELLEY

This is the 14th day of December, A.D., 2021.

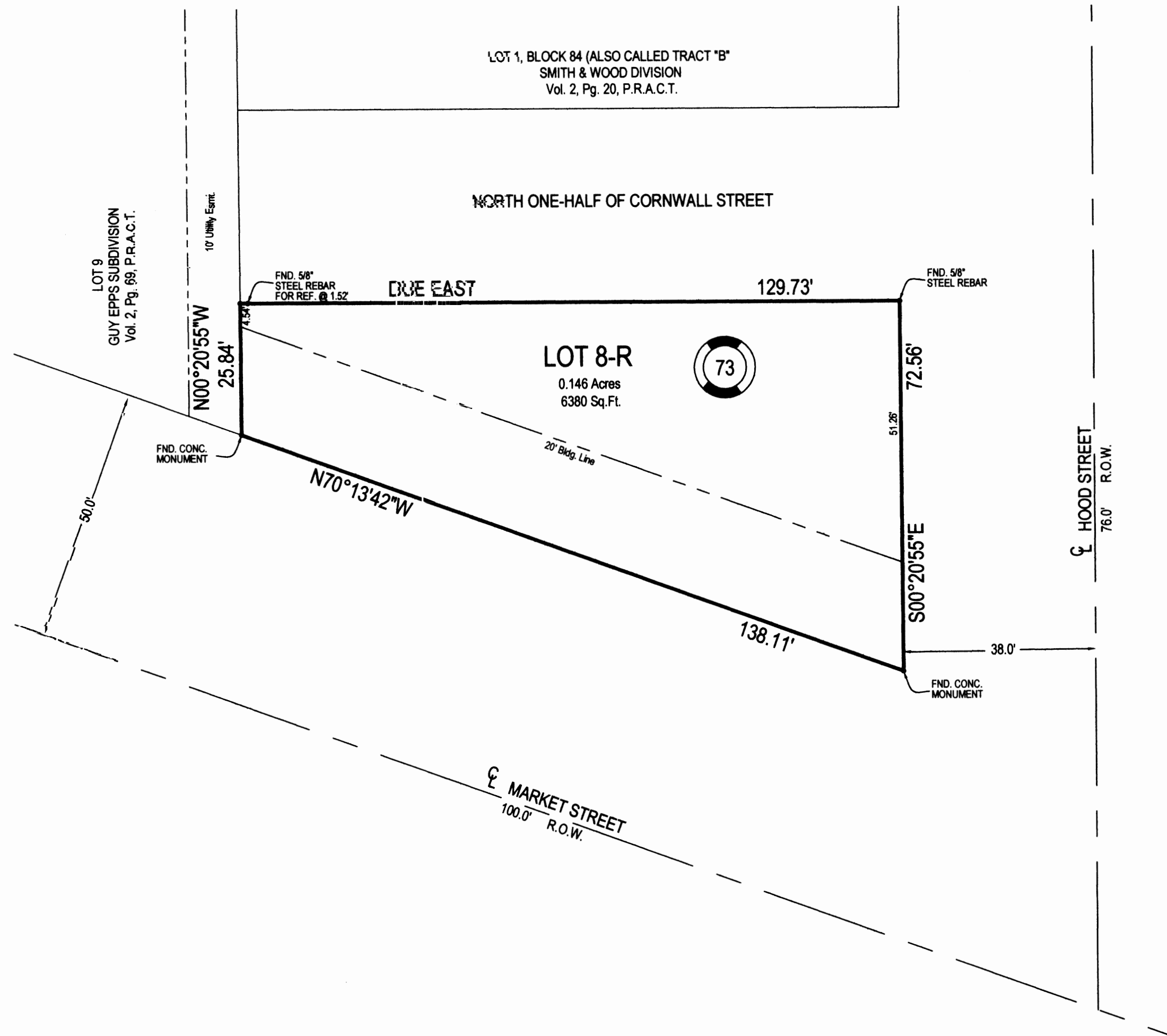
Notary Public in and for the State of Texas



Locator Map



FILE NAME: REPLATS/ROCKPORT/SMITH & WOOD, B25, 15RR_16RR



Final Plat of:

**LOT 8-R,
BLOCK 73
SMITH AND WOOD
DIVISION**

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 0.146 ACRES EMBRACING A PORTION OF FRACTIONAL TRACT "A", ALSO CALLED PORTION OF LOT 8, BLOCK 73, SMITH AND WOOD DIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 95, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND THE SOUTH ONE-HALF OF CORNWALL STREET LOCATED BETWEEN BLOCK 84 AND BLOCK 73, SMITH AND WOOD DIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 20, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 20'

NOVEMBER 10, 2021



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 is the 21st day of DEC, A.D. 2021.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-729-6479
Fax: 361-729-7933
Email: jerry@gbsurveyor.com
Website: www.gbssurveyor.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 located in a "Special Flood Hazard Area."

Flood Zone: "X", Base Elevation: N/A

Panel No.: 0240G

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 along the North boundary line, centerline of Cornwall Street, used for directional control.
- 3) Total platted area contains 0.146 acres or 6,380 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

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 10th day of November, A.D. 2021, with its certificate of authentication was filed for record in my office the 26th day of January, A.D. 2022, at 10:13 o'clock A.M. and duly recorded the 26th day of January, A.D. 2022, at 10:13 o'clock A.M. in the Plat Records of Aransas County, Texas in Volume 7, Page 196.

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

Carrie Arrington
Deputy

Clerk's File No. 388819

V017 PG 196



REQUEST FOR UTILITIES AVAILABILITY

REQUIRES UPDATE IF NOT COMPLETED WITHIN 30 DAYS

DATE OF REQUEST 06/04/2021 CLERK Joanna Zamudio

CUSTOMER NAME HERBERT MATHISEN - REALTOR

PROPERTY ADDRESS 520 W MARKET

LEGAL DESCRIPTION SMITH & WOOD, BLK 73 LOT 6

PHONE NUMBER 361-729-2256 EMAIL HERBMATHISEN@YAHOO.COM

CIRCLE UTILITY TO BE VERIFIED



WATER



SEWER



GAS

PLEASE SUPPLY LOCATION OF EXISTING WATER / SEWER LINE _____

Ad 6-7-21

****REQUIRES
STANDARD FEES**

**** NON-STANDARD
FEES APPLY**

**** REQUIRES
ENGINEERING**

WATER

☒☐☐

SEWER

☒☐☐

~~WATER HEATER~~

~~OVEN~~

~~RANGE~~ **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

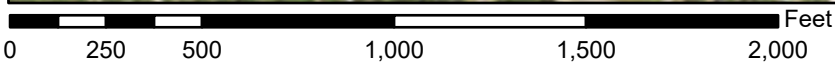
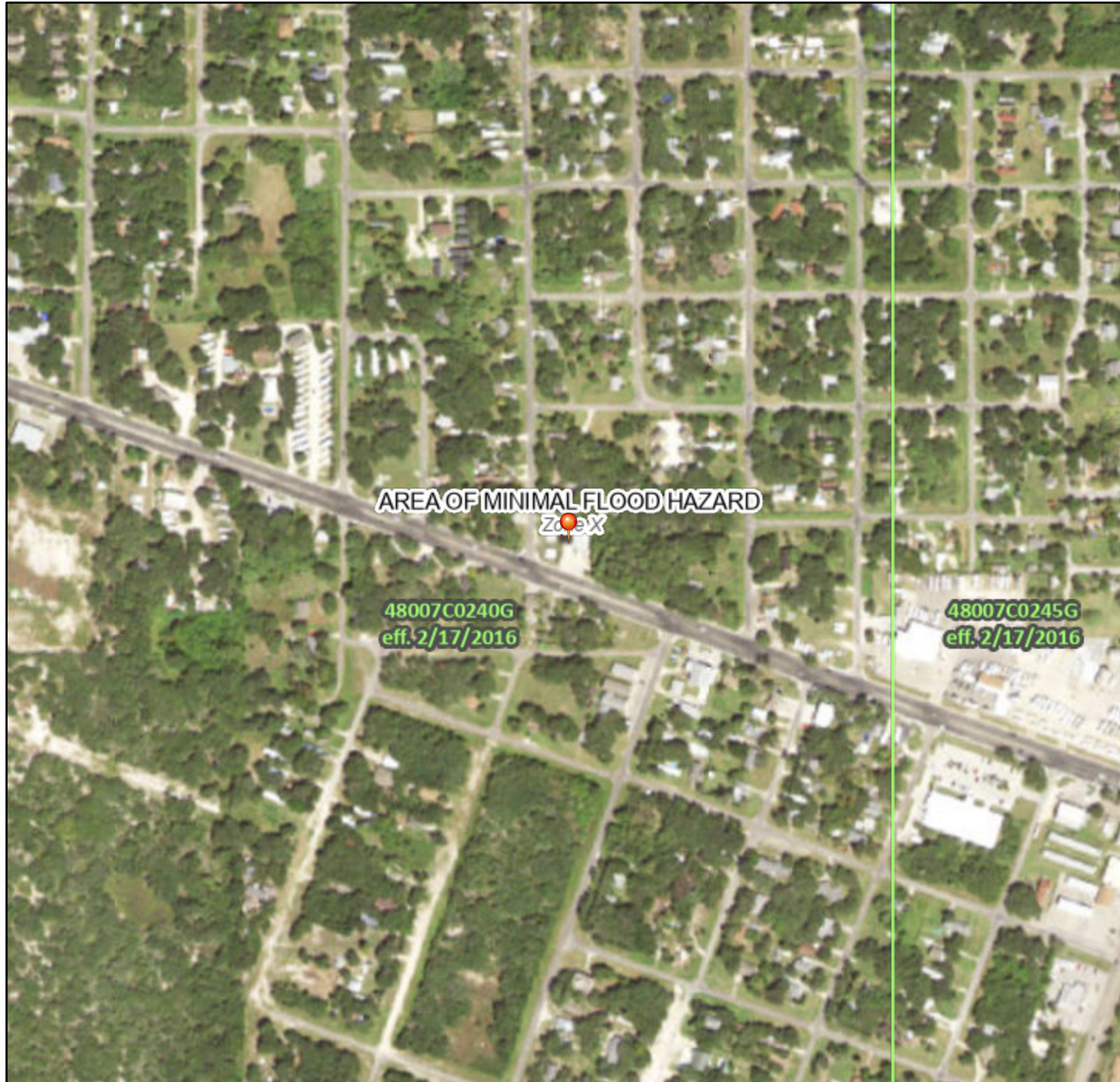
SIGNATURE _____

DATE _____

National Flood Hazard Layer FIRMMette



97°4'15"W 28°1'43"N



1:6,000

97°3'37"W 28°1'12"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas 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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 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 3/14/2022 at 2:34 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.



PLANNING & ZONING AGENDA
Regular Meeting: Monday, April 4, 2022

AGENDA ITEM: 4

Deliberate and act on a request to rezone property located at 1702 18th Street; also known as Swickheimer, Block 250, Lot 103, City of Rockport, Aransas County, Texas, to R-5 (2nd Multi Family Dwelling District); to develop approximately six (6) long-term single-family home rentals; currently zoned R-1 (1st Single Family Dwelling District).

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Property owner Robby Varner desires to build approximately six (6) long-term single-family home rentals on his property fronting 18th St. His request to rezone his property to R-5 2nd Multi Family Dwelling District is to allow the dwellings to be built without re-platting as city sewer service is not available and will require septic systems which have an acreage requirement.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 5, 2022 edition and mailed out to nine (9) property owners within a 200-foot radius of the property. One (1) letter Against the request has 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 of the request to rezone property located at 1702 18th Street; also known as Swickheimer, Block 250, Lot 103, City of Rockport, Aransas County, Texas, to R-5 (2nd Multi Family Dwelling District); to develop approximately six (6) long-term single-family home rentals; currently zoned R-1 (1st Single Family Dwelling District).

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

1702 18th St

APPLICANT/PROPERTY OWNER

Robby Varner, Owner

PUBLIC HEARING DATE

Tuesday, March 22, 2022

P&Z DATE

Monday, April 4, 2022

CITY COUNCIL DATE(S)

1st Reading - Tuesday, April 12, 2022

2nd Reading - Tuesday, April 26, 2022

BRIEF SUMMARY OF REQUEST

Mr. Varner desires to build approximately six (6) long-term single-family home rentals on his property fronting 18th St. His request to rezone his property to R-5 2nd Multi Family Dwelling District is to allow the dwellings to be built without re-platting as city sewer facility is not available and will require septic systems which have an acreage requirement.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 5, 2022, edition and mailed out to nine (9) property owners within a 200-foot radius of the property. One (1) letter Against the request has 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: R-1 1st Single-Family Dwelling with an RV/Mobile Home Park South: R-1 1 st Single-Family Dwelling (vacant land) East: R-1 1st Single-Family Dwelling with a single-family dwelling and manufactured home dwellings West: B-1 General Business District with manufactured home dwelling	To develop approximately six (6) long-term single-family home rentals	9.99 acres

APPROVE

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

Any future development will meet all setback requirements of the R-5 2nd Multi Family Dwelling District

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

The property is not in 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)



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, March 22, 2022, 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 1702 Eighteenth Street; also known as Lot 103, Block 250, Foor & Swickheimer Subdivision; being 9.99 acres, City of Rockport, Aransas County, Texas, to R-5 (2nd Multi-Family Dwelling District) to develop 6-8 residential houses for long term rental; 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. 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 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 March 22, 2022 and posted on the City's website www.cityofrockport.com.

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 before the meeting begins. 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 2nd day of March 2022, on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, March 5, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

January 20, 2022

City of Rockport:

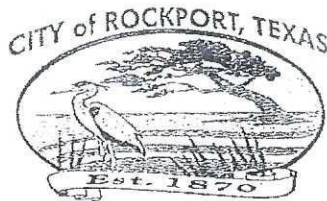
Attached is a proposed plan and purpose for the rezoning of my property. My intent is to build 6 to 8 new 750 square foot housing units, not for sale, but for long term rental along the 18th street frontage, and my future personal home toward the back.

The current zoning of the 10 acre tract is R1. The properties to the west of me all the way to Hwy 35 are currently zoned B1 including The Dollar Floor Store and what I believe is a yard for Green Willie's. Across from me, and one property to the east is being operated under conditional 1 used as Texas Throne Port-o-Can, as well as RV spots along the 18th frontage. Directly behind me to the North is what I have been told is called Twin Lake RV Park which borders an additional B1 property on Hwy 35 frontage.

I would like to build new rental homes. No trailers or RVs.

Thank you for your consideration.

Robby Varner



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 1702 18th St.
Rockport Tx 78382
- C. CURRENT ZONING OF PROPERTY: R1
- D. PRESENT USE OF PROPERTY: R1
- E. ZONING DISTRICT REQUESTED: R5
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 103 Block 250
 - Tract Foor & Shwickheimer of the NA
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) NA
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 10 Acres
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
Attached is proposed Plan

K. OWNER'S NAME: (Please print) Robby Varner
ADDRESS: 420 W Linden
CITY, STATE, ZIP CODE: Rockport Tx 78382
PHONE NO 361-205-0532

L. REPRESENTATIVE: (If Other Than Owner) _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NO _____

NOTE: Do you have property owner's permission for this request?

YES ✓ NO _____

M. FILING FEE:

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

(Make check payable to the City of Rockport)

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

Signed: _____

(Owner or Representative)

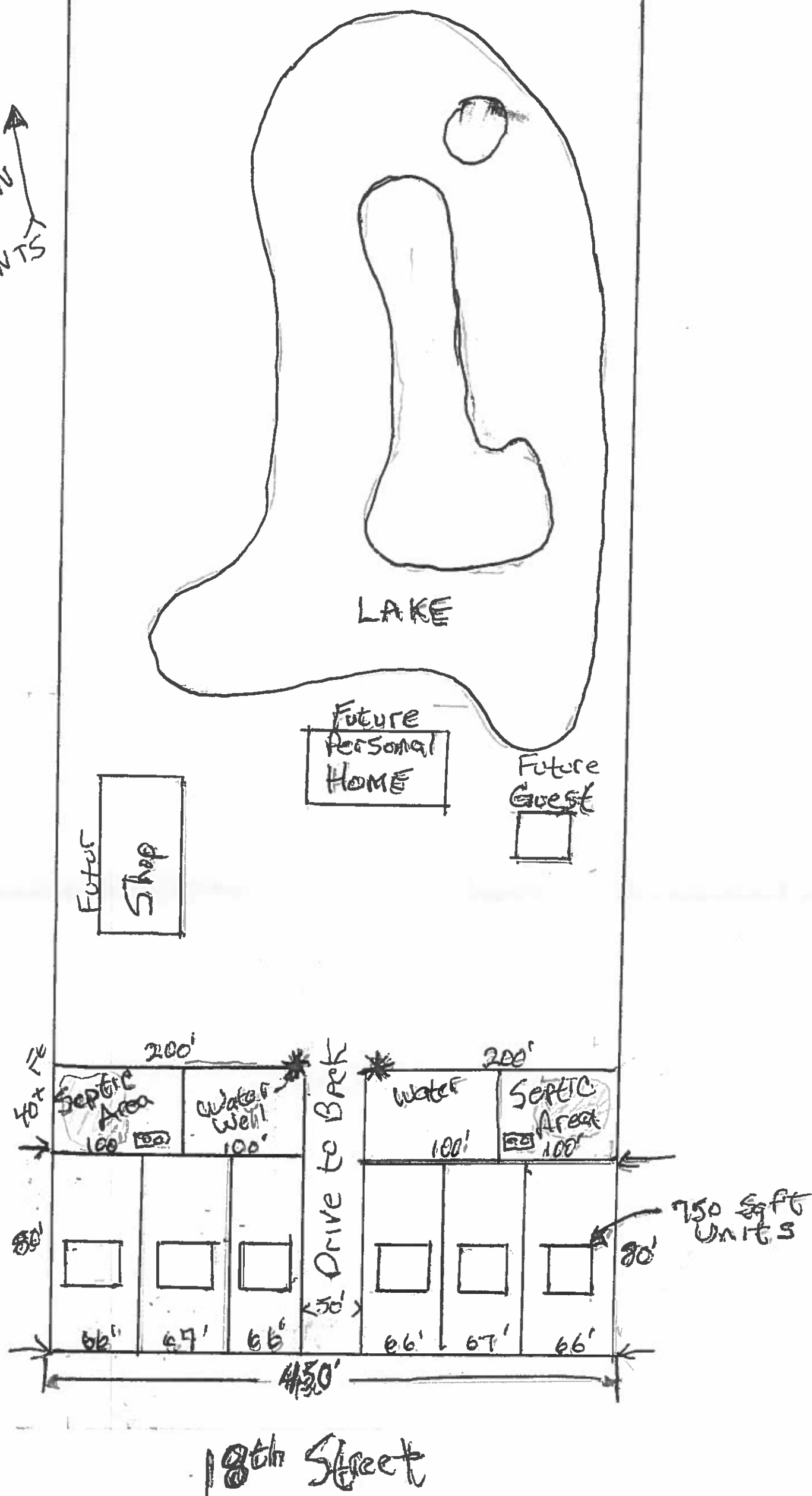
(FOR CITY USE)

Received by: MB Date: 3-2-22 Fees Paid: \$ 250.00 ck# 1077

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

If rejected, reasons why: _____

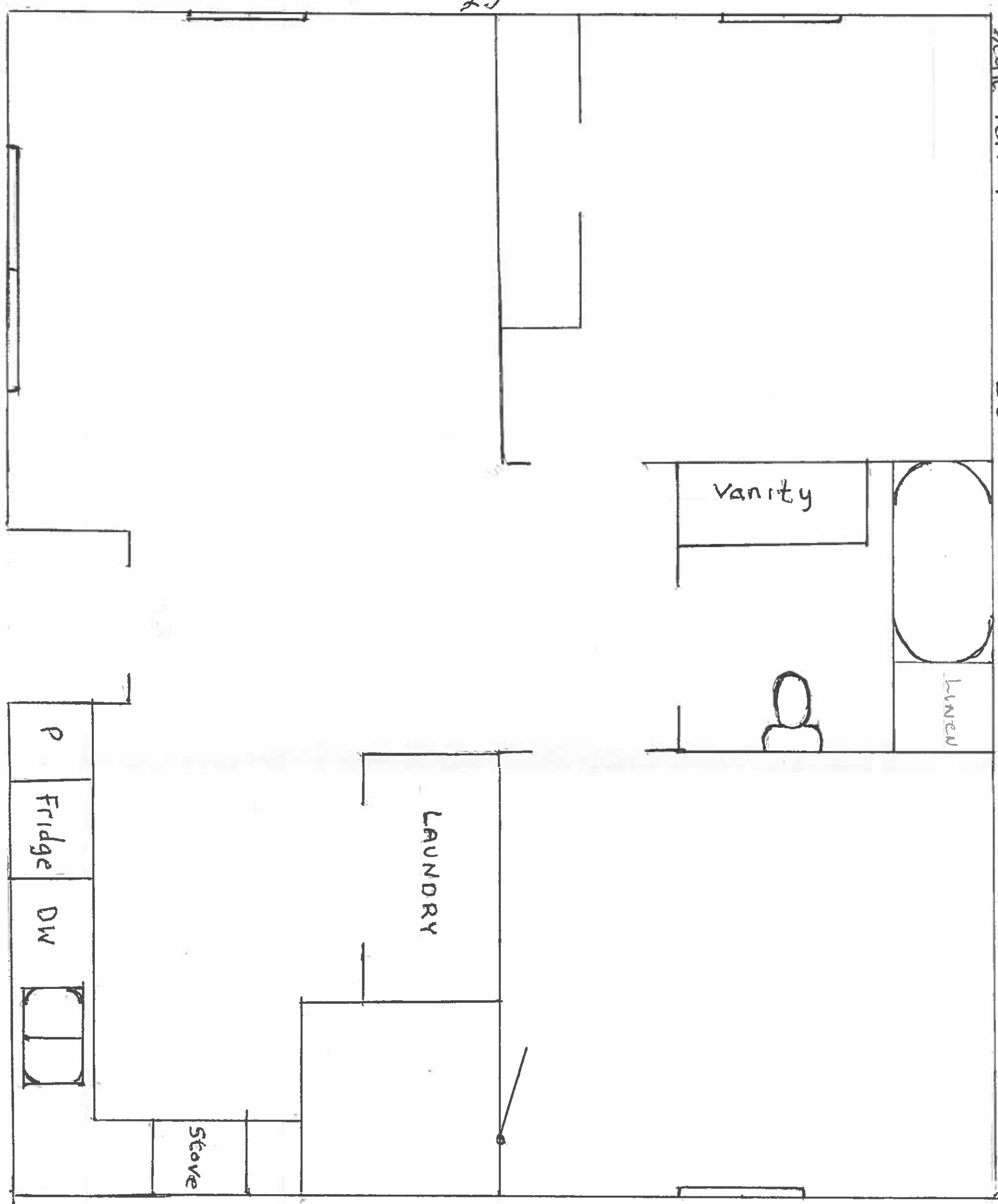
Receipt No. _____



Scale 1cm = 1'

30'

25'



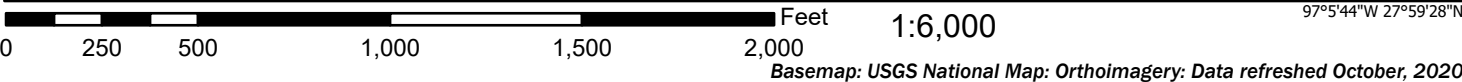
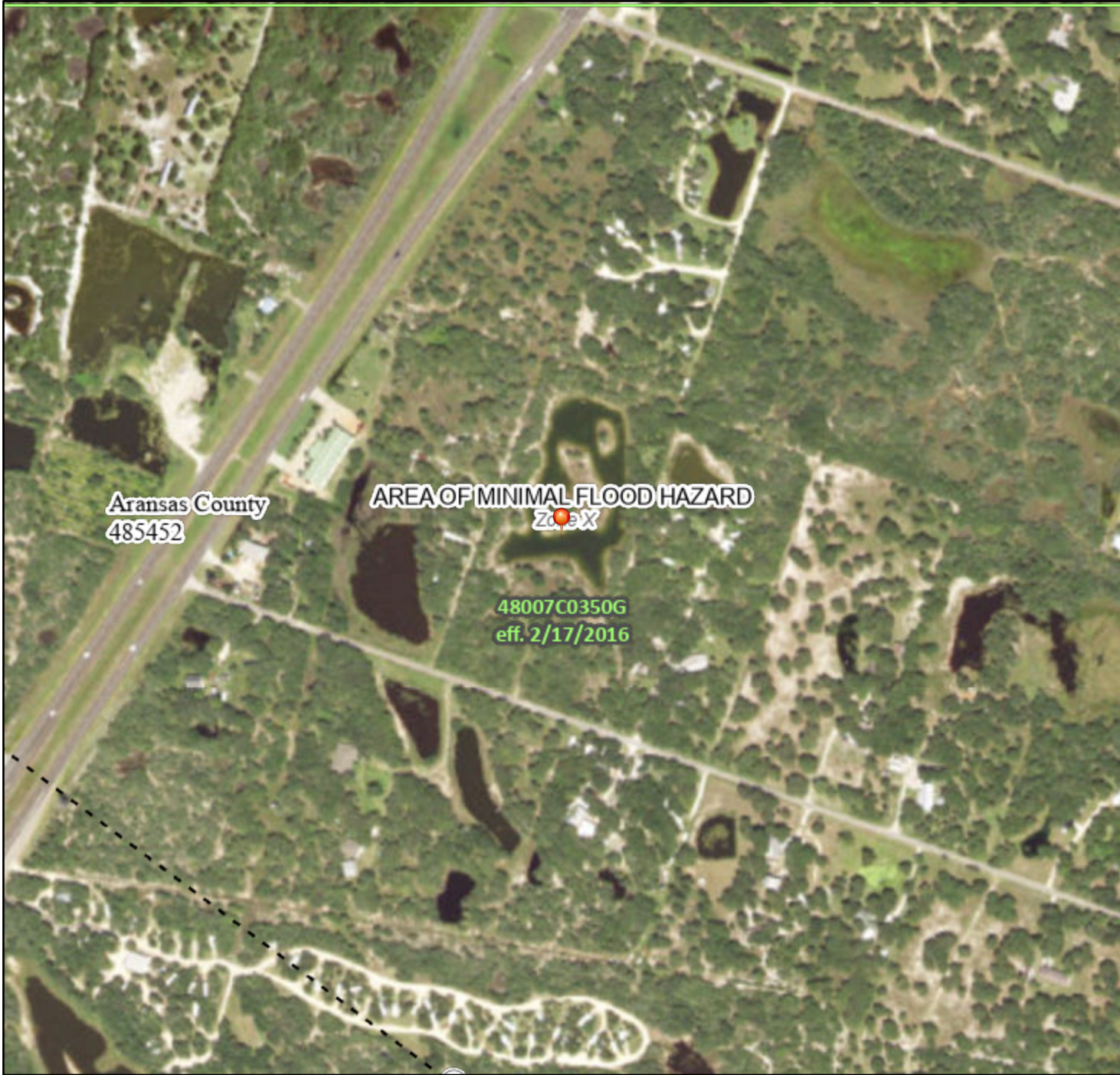
<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
34458	Robby Varner	1702 Wighteenth St	420 W. Linden St	Rockport	Tx	78382
34415	David W JR Wells	1617 Eighteenth St	PO Box 2430	Rockport	Tx	78381
34416	George Polinard & Karen Polinard	1701 Eighteenth St	1705 Eighteenth St	Rockport	Tx	78382
34417	George Polinard & Karen Polinard	1705 Eighteenth St	1705 Eighteenth St	Rockport	Tx	78382
34459	Jeffery & Linda Lassiter	1708 Eighteenth St	1315 N Terry St	Rockport	Tx	78382
34441	Laura Chavana	1709 Sixteenth St	PO Box 654	Rockport	Tx	78382
60329	Alan & Christopher Gann	1701 Sixteenth St	111 Crazy Horse	Sania	Tx	78383
34439	Siriwan Wallace	1623-R Sixteenth St	9726 Woodland Hills	San Antonio	Tx	78250
34457	Charlie & Ruth Hamm	1620 Eighteenth St	1120 W. Market St	Rockport	Tx	78382



National Flood Hazard Layer FIRMette



97°6'21"W 28°N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas 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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

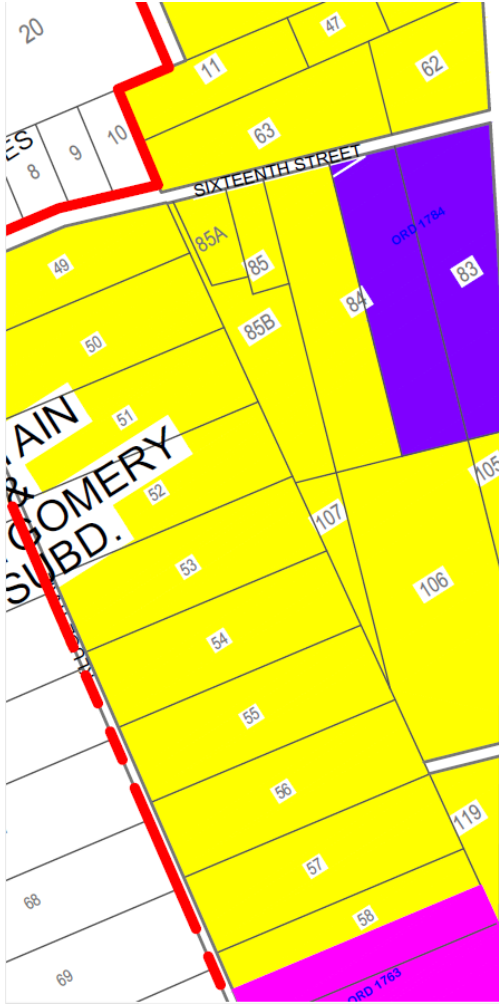


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 3/14/2022 at 3:53 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.



DOCKPORT CITY LIMITS

