
PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, April 18, 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://youtu.be/LNlpTe-qruM>.

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 a request for a Conditional Use Permit for addition of four (4) RV sites located at 2328 Chaparral Street; also known as Chaparral South, Lot 1, 1.01 acres, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).
3. 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 Thursday, April 14, 2022, by 5:00 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.


Teresa Valdez, City Secretary

Planning & Zoning AGENDA
Regular Meeting: Monday, April 18, 2022

AGENDA ITEM: 2

Deliberate and act on a request for a Conditional Use Permit for addition of four (4) RV sites located at 2328 Chaparral Street; also known as Chaparral South, Lot 1, 1.01 acres, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District). JPH held Tuesday, April 12, 2022

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND:

Property owners Joey and Sandra Jenkins desire to add four (4) RV spots to their property located at 2328 Chaparral where they currently have three (3) rental cabins in order to expand their business.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 26, 2022, edition and mailed out to nine (9) property owners within a 200-foot radius of the property. No letters For or Against the request have been received.

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

FISCAL ANALYSIS: N/A

RECOMMENDATION:

Staff recommends approval of the request for a Conditional Use Permit for addition of four (4) RV sites located at 2328 Chaparral Street; also known as Chaparral South, Lot 1, 1.01 acres, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).



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, April 12, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for a Conditional Use Permit for addition of four (4) RV sites located at 2328 Chaparral Street; also known as Chaparral South, Lot 1, 1.01 acres, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District). Members of the public can view the meeting remotely via ZOOM at the address that will be provided on the City Council Agenda of April 12, 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 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 comments will be read and 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 22nd 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 26, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

STAFF REPORT

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

**PROPERTY ADDRESS/LOCATION**

2328 Chaparral

APPLICANT/PROPERTY OWNER

Robby Varner, Owner

PUBLIC HEARING DATE

Tuesday, April 12, 2022

P&Z DATE

Monday, April 18, 2022

CITY COUNCIL DATE(S)

1st Reading - Tuesday, April 26, 2022

2nd Reading - Tuesday, May 2, 2022

BRIEF SUMMARY OF REQUEST

Property owners Joey and Sandra Jenkins desire to add four (4) RV spots to their property located at 2328 Chaparral where they currently have three (3) rental cabins in order to expand their business.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, March 26, 2022, edition and mailed out to nine (9) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at time of JPH.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business District	Commercial Use Rental cabins	North: R-2 2 nd Single Family Dwelling District with residential dwellings South: B-1 General Business District with residential structure East: B-1 General Business District with residential structure West: B-1 General Business District with residential structure	To develop four (4) RV sites to expand their business	1.01 acres

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

Any future development will meet all setback requirements established with the CUP

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

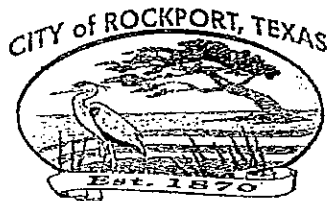
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS

OTHER (DESCRIBE)



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 _____
2328 CHAPARRAL ST ROCKPORT TX

C. CURRENT ZONING OF PROPERTY: B-1

D. PRESENT USE OF PROPERTY: PARADISE OAKS COASTAL CABINS

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: RV PADS (4)

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

• Lot or Tract LOT 1 Block _____

• Tract VOL 5 PG 227 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) N/A

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 1 ACRE

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

WANT TO ADD RV PADS (4) TO EXPAND BUSINESS
WE HAVE 3 RENTAL CABINS ALREADY

K. OWNER'S NAME: (Please print) JOEY + SANDRA JENKINS
ADDRESS: 2328 CHABARRAL ST
CITY, STATE, ZIP CODE: ROCKPORT TX 78382
PHONE NO 210-391-1045

L. REPRESENTATIVE: (If Other Than Owner) Same
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)

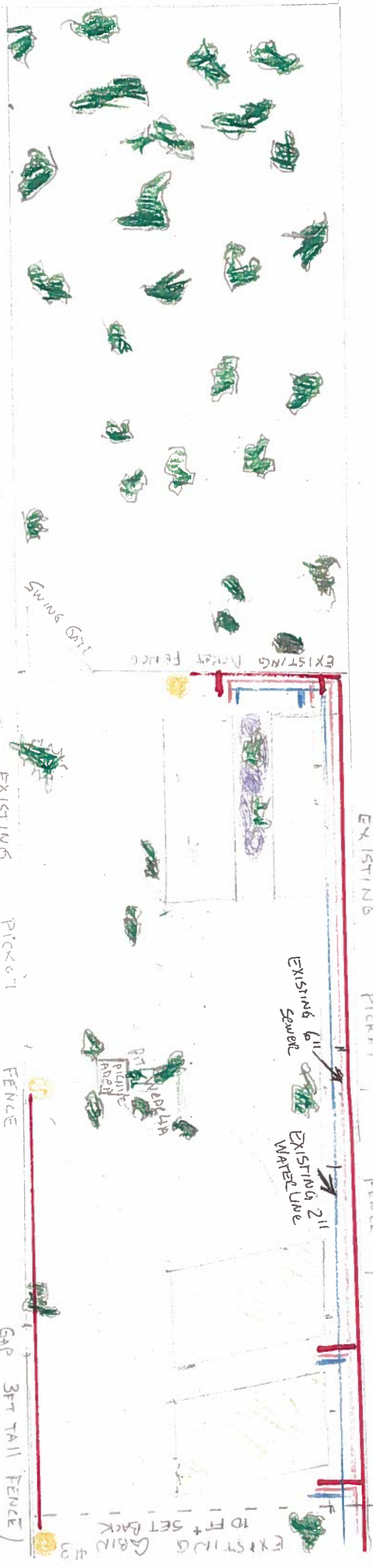
Received by: _____ Date: _____ Fees Paid: \$ _____

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

If rejected, reasons why: _____

Receipt No. _____

SITE PLAN FOR PROPOSED RV PADS FOR PARADISE OAKS COASTAL CABINS



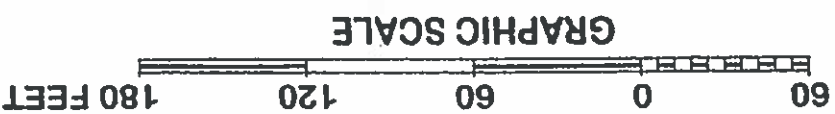
- EXISTING TREES

- CRUSHED CONCRETE
- PROPOSED SECURITY LIGHT
- PROPOSED RV PAD

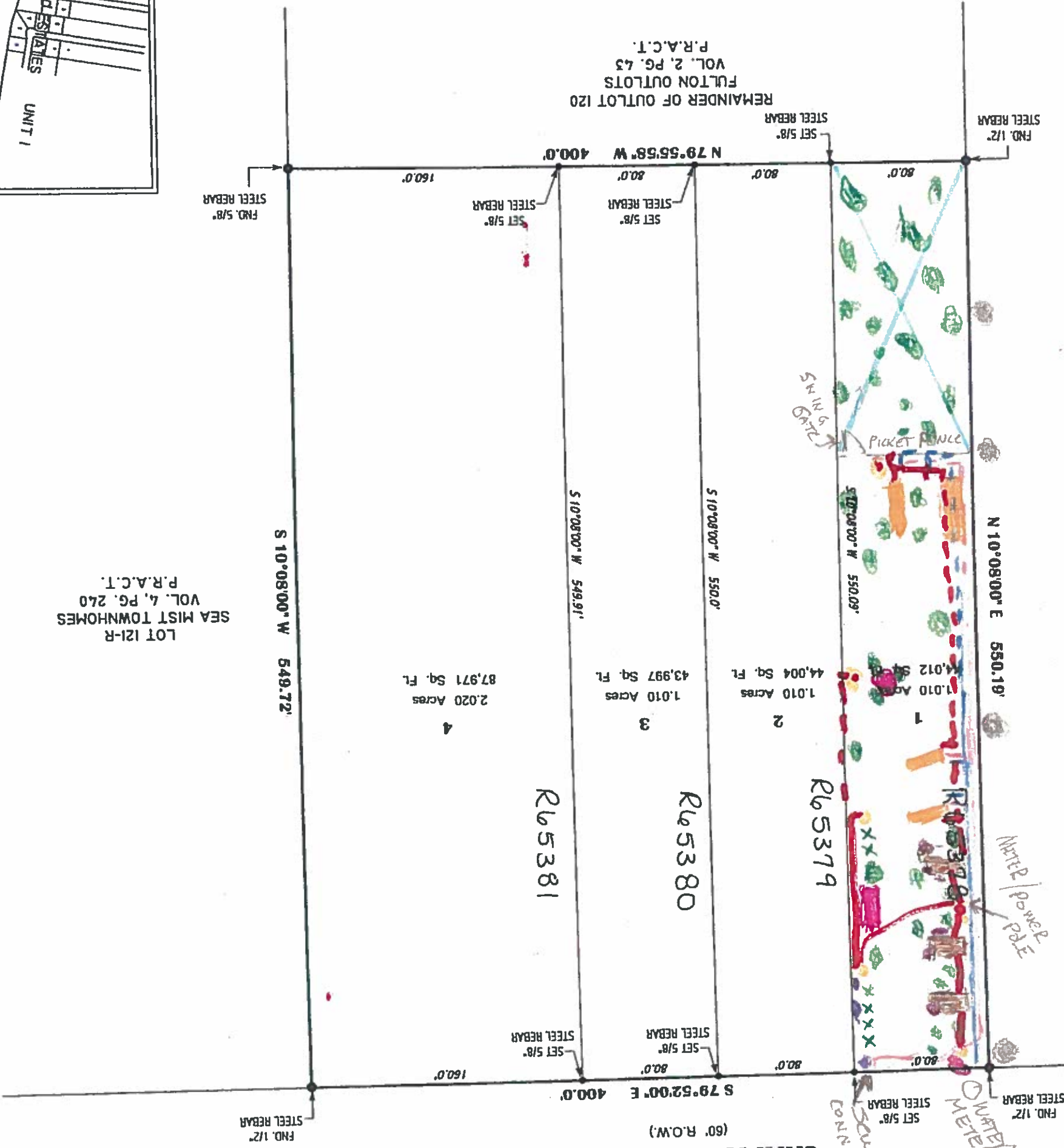
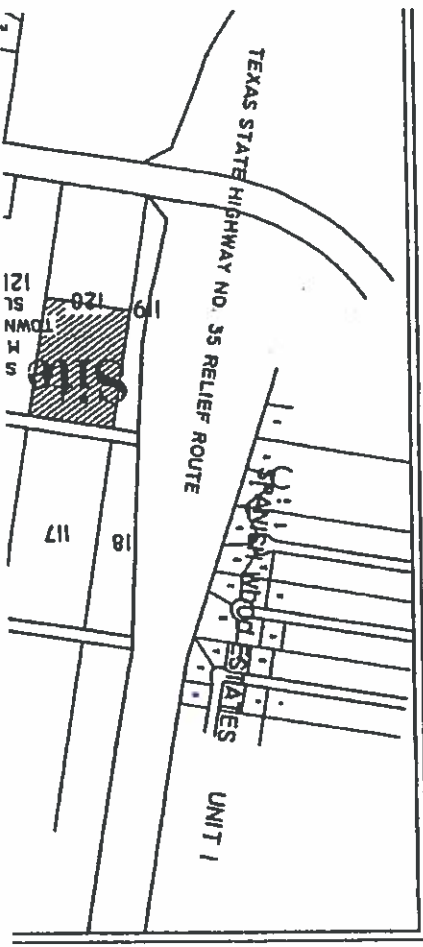
- PROPOSED ELECTRICAL
- PROPOSED SEWER
- PROPOSED WATER
- LANDSCAPE w/ VINCA FLANTANA

LEGEND - 1/2" = 12'

Plat of
aral South
ts 1 thru 4
of Rockport
s County, Texas



SCALE 1" = 60'
AUGUST 22, 2006
RECORDS OF ARANSAS COUNTY, TEXAS.
TO THE PLAT RECORDED IN VOLUME 2, PAGE 43, PLAT
ONE HUNDRED TWENTY (120), FULTON OUTLOTS, CITY
BEING A REPLAT OF 5.050 ACRES OUT OF OUTLOT



LOT 121-R
SEA MIST TOWNHOMES
VOL. 4, PG. 240
P.R.A.C.T.

CHAPARRAL STREET

- LEGEND
- CABINS
 - TREES
 - WATER
 - SEWER
 - SECURITY LIGHTS
 - ELECTRIC
 - PROPOSED RV SEWER
 - PROPOSED RV WATER
 - PROPOSED RV ELECTRIC
 - PROPOSED RV LIGHTING
 - RV SLOTS
 - FUTURE DEVELOPMENT
 - Picnic Area w/ PITS
 - PALM TREES
 - VITEX
 - LANTANA
 - AEP POLE

<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>
65378	Joey Jenkins & Sandra Jenkins	2328 Chaparral St	2320 Chaparral St	Rockport	Tx	78382
19804	Amber & Maurico Hernandez	2402 Chaparral St	2402 Chaparral St	Rockport	Tx	78382
19808	Robert & Bette Carruthers	2321 FM 3036	PO Box 873	Yorktown	Tx	78164
65381	Brent Fellman & SaraFellman	2316 Chaparral St	PO Box 1656	Fulton	Tx	78358
70356	Joey & Sandra Jenkins	2320-2324 Chaparral St	2320 Chaparral St	Rockport	Tx	78382
67079	Curt Engel	102 Pecan Harbor St	102 Pecan Harbor St	Rockport	Tx	78382
67078	Alton & Carol Rowe	104 Pecan Harbor ST	104 Pecan Harbor St	Rockport	Tx	78382
67081	Shandra & Edward Glassglow	103 Pecan Harbor St	1531 Whiterock Dr	Midlothian	Tx	76065
67080	Boyd Fuller	101 Pecan Harbor St	319 Bermuda Dr	Rockport	Tx	78382



FM 3036

FM 3036

FM 3036

FM 3036

9813

19811

19805

54147

42416

19808

49219

65381

70356

19804

65378

Chaparral

Chaparral

67034

67060

67079

67080

67033

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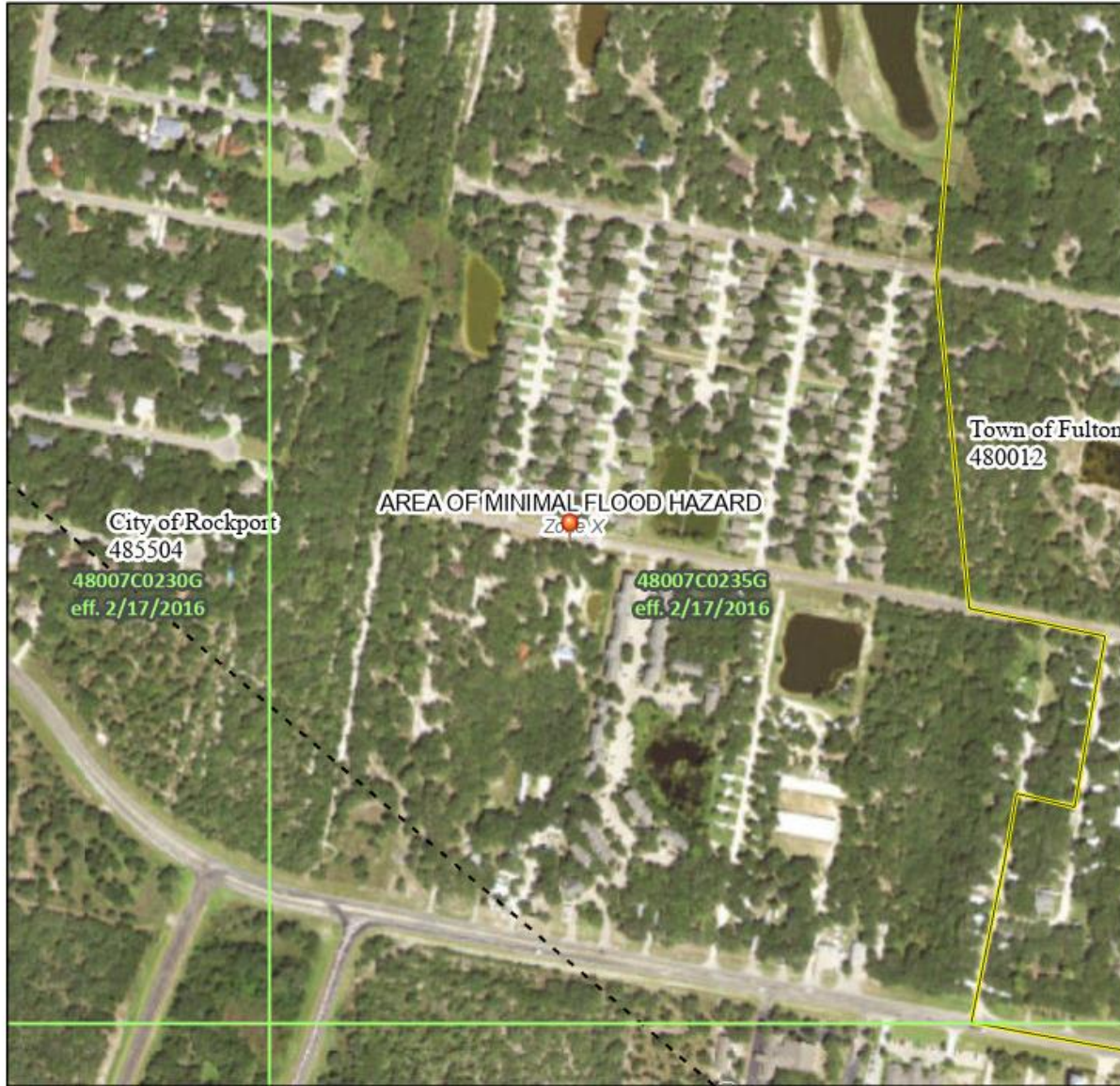
67076

67083

National Flood Hazard Layer FIRMette



97°35'4"W 28°4'15"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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, AE9
		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		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
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 4/1/2022 at 3:33 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.

