
PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, May 16, 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/Vg1W4WJpr_w.

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 April 4, 2022, April 18, 2022, and May 2, 2022.
3. Deliberate and act on a request for a Conditional Use Permit for 78 additional RV spaces and to bring the existing RV Park into zoning compliance, located at 1222 Highway 35 South, Ancient Oaks RV Park, and also known as S1950 Forrest Oaks, Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).
4. Deliberate and act on a request for a Conditional Use Permit for 14 additional RV spaces and to bring the existing RV Park into zoning compliance, located at 217 South Fulton Beach Road, Beacon RV Park, and also known as Fulton Bayview Addition, Block F, Lots 1, 2, 3, & water front east of 1, 2, 3, and undivided interest in water front east of Fulton Avenue, and Beacon RV Park and Marina Subdivision, Lot 1-R – 2-R, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).
4. 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, May 13, 2022, at 10:30 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 4th day of April 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

One (1)

Open Meeting

1. Meeting called to order at 5:31 p.m.

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of August 2, 2021, September 20, 2021, January 17, 2022, February 7, 2022, and March 7, 2022.

Secretary Hesley move to accept the August 2, 2021, September 20, 2021, January 17, 2022, February 7, 2022, and March 7, 2022, as presented. Member Young seconded the motion. All voted in favor, motion carried.

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).

Property owner Mr. Kelly spoke.

Community Planner Carey Dietrich 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 move to accept the request to rezone property located at 520 West Market Street, B-1 (General Business District). Member Young seconded the motion. All voted in favor, motion carried.

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 zone R-1 (1st Single Family Dwelling District).

Community Planner Carey Dietrich spoke.

Due to technical difficulties Chair Davis called for a five (5) minute brake at 5:45 pm. Chair Davis reopen the meeting at 5:48 pm.

Letters received in opposition from John Hamm.

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

MOTION:

Vice Chairman moved to accept the request to rezone property located at 1702 18th Street, R-5 (2nd Multi Family Dwelling District). Member Young seconded the motion. With all voting in favor, motion carried.

5. Staff Reports

- a) Review and discuss Planning & Zoning Member handbooks.

There being no further business, Chair Davis adjourned the meeting at approximately 6:01 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 18th day of April 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

Two (2)

Open Meeting

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

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).

Joey Jenkins spoke

After 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 to approve the request for a Conditional Use Permit for property located at 2328 Chaparral Street. Secretary Hesley seconded the motion. All voted in favor, motion carried.

3. Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 5:41 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 2ND day of May 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
Belinda Garcia, Clerk
JD Villa, Council Liaison

Guest(s) Present

One (1)

Open Meeting

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

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, with a more recent revision being approved on March 7, 2022, on property located at 2202 FM-3036 otherwise known as 62.86 acres of land out of the TT Williamson Survey A-219, City of Rockport, Aransas County, Texas.

County Surveyor representee Elizabeth Brundrett spoke
Building Director Mike Donoho spoke
Community Planner Carey Dietrich spoke

After 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 to approve the Revised Preliminary Plat for property located at 2202 FM 3036. Member Young seconded the motion. All voted in favor, motion carried.

3. Deliberate and act on a final Plat submitted by Staudt Investment Properties, LLC, for development of a single-family dwelling and commercial development subdivision to be known as Kokomo subdivision, Phase III, on property located at 2202 FM 3036 otherwise known as 9.509 acres of land out of the TT Williamson Survey A-219, City of Rockport, Aransas County, Texas.

County Surveyor representee Elizabeth Brundrett spoke

Building Director Mike Donoho spoke

Community Planner Carey Dietrich spoke

After 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 to approve the final Plat for Kokomo Subdivision Phase III, on property located at 2202 FM 3036 otherwise known as 9.509 acres of land out of the TT Williamson Survey A-219, and to including a ten (10) foot rear set-back variance on lots 28,29, 46, and 47 to the rear City of Rockport, Aransas County, Texas. Member Blazek seconded the motion. All voted in favor, motion carried.

4. Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 5:41 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

Planning & Zoning AGENDA
Regular Meeting: Monday, May 16, 2022

AGENDA ITEM: 3

Deliberate and act on a request for a Conditional Use Permit to allow seventy-eight (78) additional RV spaces and to bring the existing RV Park into zoning compliance located at 1222 Hwy 35 S; also known as S1950 Forrest Oaks Blk 1 Lot 1 & 2, City of Rockport, Aransas County, Texas, currently zoned B-1 (General Business District).

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owner Don Buttrum wishes to complete the RV Park with the addition of seventy-eight (78) RV spaces in two (2) phases and to bring the existing RV Park into zoning compliance.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022 edition and mailed out to forty-six (46) property owners within a 200-foot radius of the property. One (1) letter For and two (2) letters Against the request have been received at this time.

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 to allow seventy-eight (78) additional RV spaces and to bring the existing RV Park into zoning compliance located at 1222 Hwy 35 S; also known as S1950 Forrest Oaks Blk 1 Lot 1 & 2, 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, May 10, 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 seventy eight (78) additional RV spaces and to bring the existing RV Park into zoning compliance located at 1222 Hwy 35 South, Ancient Oaks RV Park; also known as S1950 Forrest Oaks, Block 1, Lots 1 & 2, City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District). Members of the public can view the meeting remotely via live stream at the address that will be provided on the City Council Agenda of May 10, 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 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 20th day of April 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, April 23, 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**

1222 Hwy 35 S

APPLICANT/PROPERTY OWNER

SOUTH ROCK RV LLC, Owner

PUBLIC HEARING DATE

Tuesday, May 10, 2022

P&Z DATE

Monday, May 16, 2022

CITY COUNCIL DATE(S)1st Reading - Tuesday, May 24, 20222nd Reading – Tuesday, June 14, 2022**BRIEF SUMMARY OF REQUEST**

Property owner Don Buttrum wishes to complete the RV Park with the addition of seventy-eight (78) additional RV spaces in two (2) phases and to bring the existing RV Park into zoning compliance

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022, edition and mailed out to forty-six (46) property owners within a 200-foot radius of the property. One (1) letter For and two (2) Against the request have been received.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business District	Commercial Use - RV Park	North: B-1 General Business District South: B-1 General Business District East: R2 2 nd Single Family Dwelling District with single family homes West: B-1 General Business District	Existing RV Park – will add 78 spaces	21.519 acres

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

Any future development will meet all 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 _____
1222 Hwy 35 S, Rockport, TX
- C. CURRENT ZONING OF PROPERTY: _____
- D. PRESENT USE OF PROPERTY: RV PARK
- E. ZONING DISTRICT REQUESTED: _____
- F. CONDITIONAL USE REQUESTED: RV PARK
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract OUTLOT 17, 18, 19, Lots 1 to 4 & 9 to 12 Block 112
 - Tract B of the CF#226038, CF#235020
 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) _____
Ancient Oaks RV Park
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 21.519ac
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
 (Please be specific)
- RV park expansion. 78 lots divided into two phases.
- _____
- _____
- _____

K. OWNER'S NAME: (Please print) BCH Texas
 ADDRESS: 8210 IH 35 North
 CITY, STATE, ZIP CODE: New Braunfels, TX 78130
 PHONE NO 830-624-7030

L. REPRESENTATIVE: (If Other Than Owner) Mitchell Carrillo
 ADDRESS: 110 Hwy 35 N Suite A
 CITY, STATE, ZIP CODE: Rockport, TX
 PHONE NO 361-790-7023

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

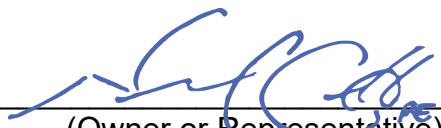
YES ☒ NO ☐

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. _____



INSTRUCTIONS CITY OF ROCKPORT

1. Complete the application form and return it to the Building & Development Department, 275 S.H. 35 Bypass, Rockport, TX with the required filling fee.
2. Official notice of a public hearing to consider the request will be posted on the City Hall bulletin board and published in the official city newspaper at least 15 days prior to the hearing. The owner/applicant and any representative will be notified of the hearing date by mail.
3. The public hearing will be held jointly before the Planning & Zoning Commission & City Council. After which the Planning & Zoning Commission will hold a separate meeting at a posted time and place.
4. Recommendations for the Planning & Zoning Commission will be submitted to the City Council. The City Council will make final determination at their next available meeting.
5. We suggest that the applicant or a representative be present at the public hearings, at the Planning & Zoning meeting and at the City Council meeting to answer any questions that might arise.



EVENT CALENDAR
RE-ZONING – CONDITIONAL USE – PUD
 (Refer to City of Rockport Zoning Ordinance for specific details)

WEEK 1

Submit application of Re-zoning, Conditional Permit or PUD (Planned Unit Development).

Submit survey with legal description, if required.

Submit request for street/alley closures, if any.

WEEK 2

WEEK 3

Joint Public Hearing with City Council* and Planning and Zoning Commission.

Public Hearing on street/alley closed, if any.

WEEK 4

Planning and Zoning Commission Meeting (no public hearing).

WEEK 5

City Council* receives report from Planning and Zoning Commission; possible first reading of Ordinance to Re-zone.

City Council* takes action on request for road closures, if any.

WEEK 6

WEEK 7

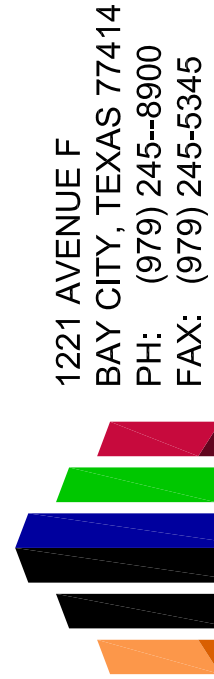
City Council* meeting; possible second (and final) reading of ordinance to rezone.

If re-zoning and road closures granted, submit request to plat or re-plat property to the Planning and Zoning Commission (generally, one meeting, no public hearing required, except for true re-plat – then 15 day advertisement for public hearing).

Submit tree plan (tree survey or site plan with trees is okay) to Tree Committee (one meeting, no public hearing required).

After approval received for re-zoning, road closures re-plat and tree plan- REQUEST BUILDING PERMIT. Approximately two weeks for review of construction plans, drainage, utilities, etc. before Building Permit issued (longer if tree plan is submitted with application for building permit).

LYNN ENGINEERING



1221 AVENUE F
BAY CITY, TEXAS 77414
PH: (979) 245-8900
FAX: (979) 245-5345

ANCIENT OAKS RV PARK

ROCKPORT, TEXAS

EXISTING SITE

PROJECT NAME:

CUSTOMER NAME:

PROJECT NO.:	NAME:	DRAWN BY:	CHECKED BY:	DESIGNED BY:	JOB NO.
	NMC	XXX	NMC		36823

PRINTED

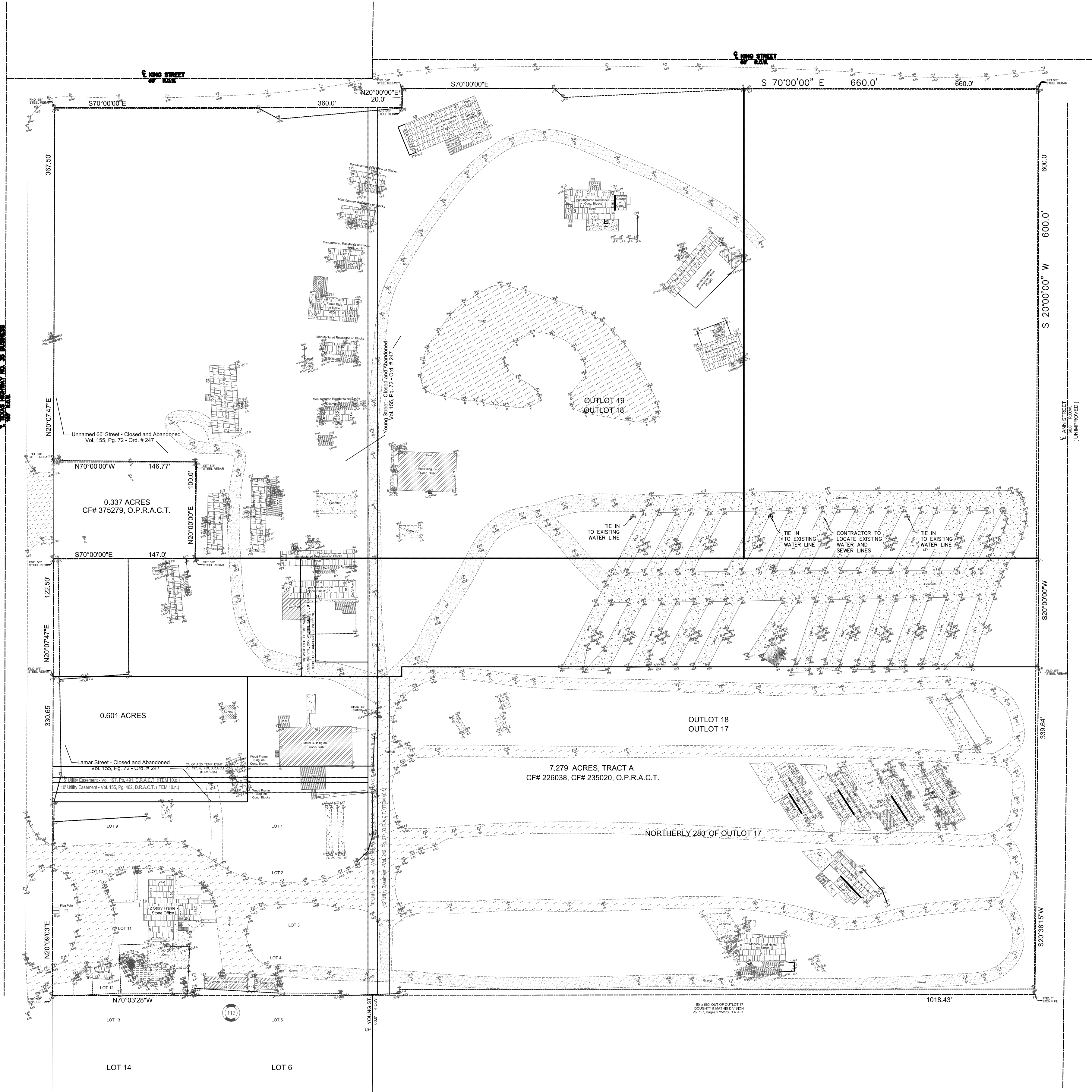
DATE	REMARKS
00/00/00	PRELIMINARY
03/29/22	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
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00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

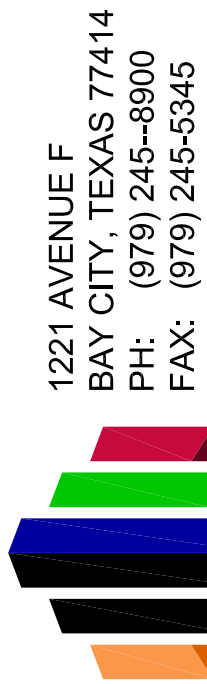
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EXISTING SITE CONDITIONS
SCALE 1:60

LYNN ENGINEERING



1221 AVENUE F
BAY CITY, TEXAS 77414
PH: (979) 245-8900
FAX: (979) 245-5345

ANCIENT OAKS RV PARK

ROCKPORT, TEXAS

PROPOSED SITE

PROJECT NAME:

CUSTOMER NAME:

PROJECT NO.:	NMC
NAME:	NMC
DRAWN BY:	NMC
CHECKED BY:	XXX
DESIGNED BY:	NMC
JOB NO.	36823

PRINTED

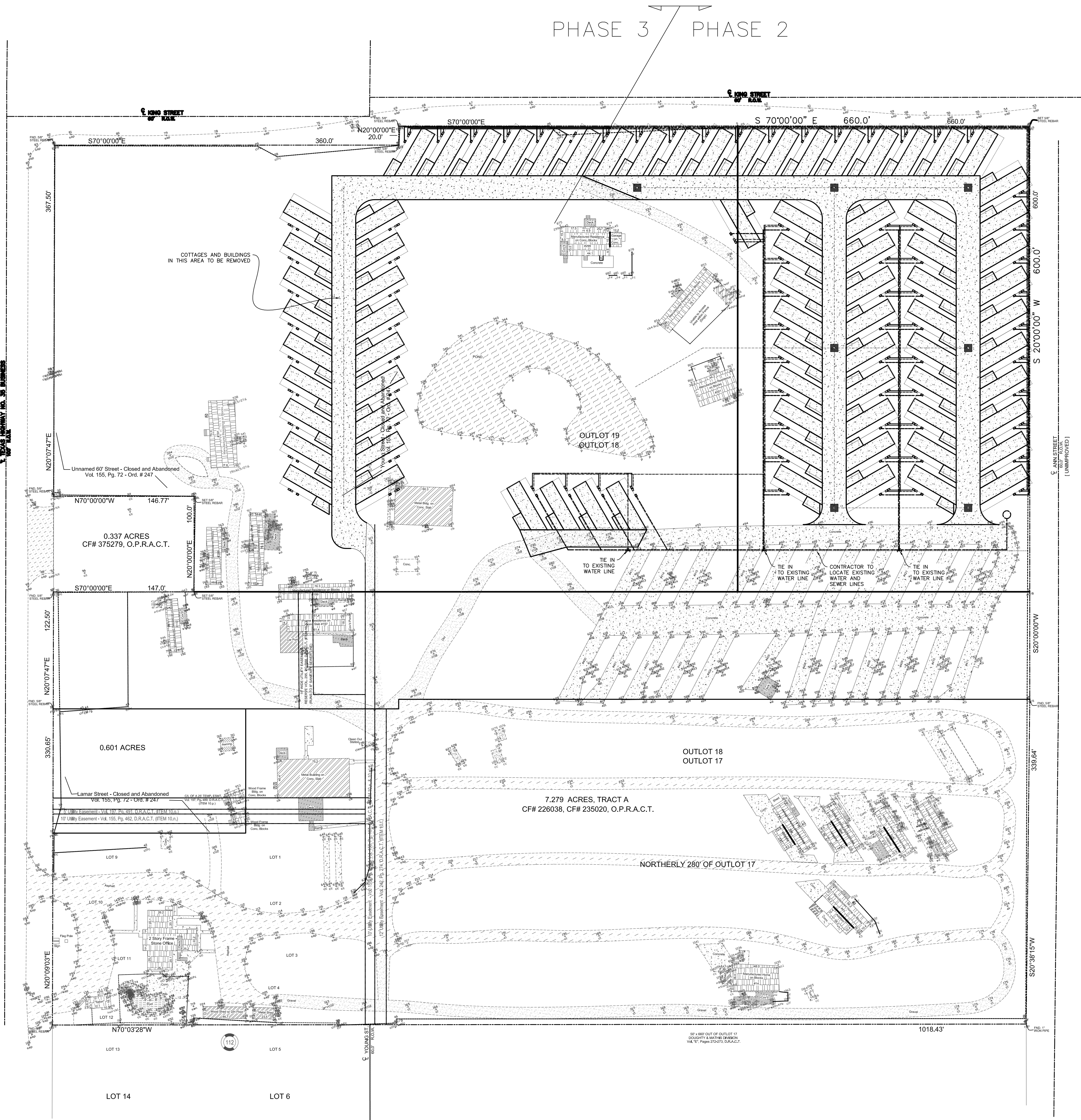
DATE	REMARKS
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03/29/22	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

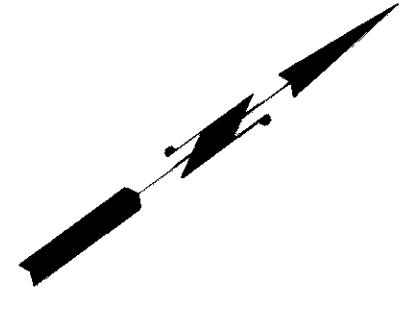
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PROPOSED SITE CONDITIONS
SCALE 1:60

COPYRIGHT NOTICE

Panel No. 0245G

NOTES

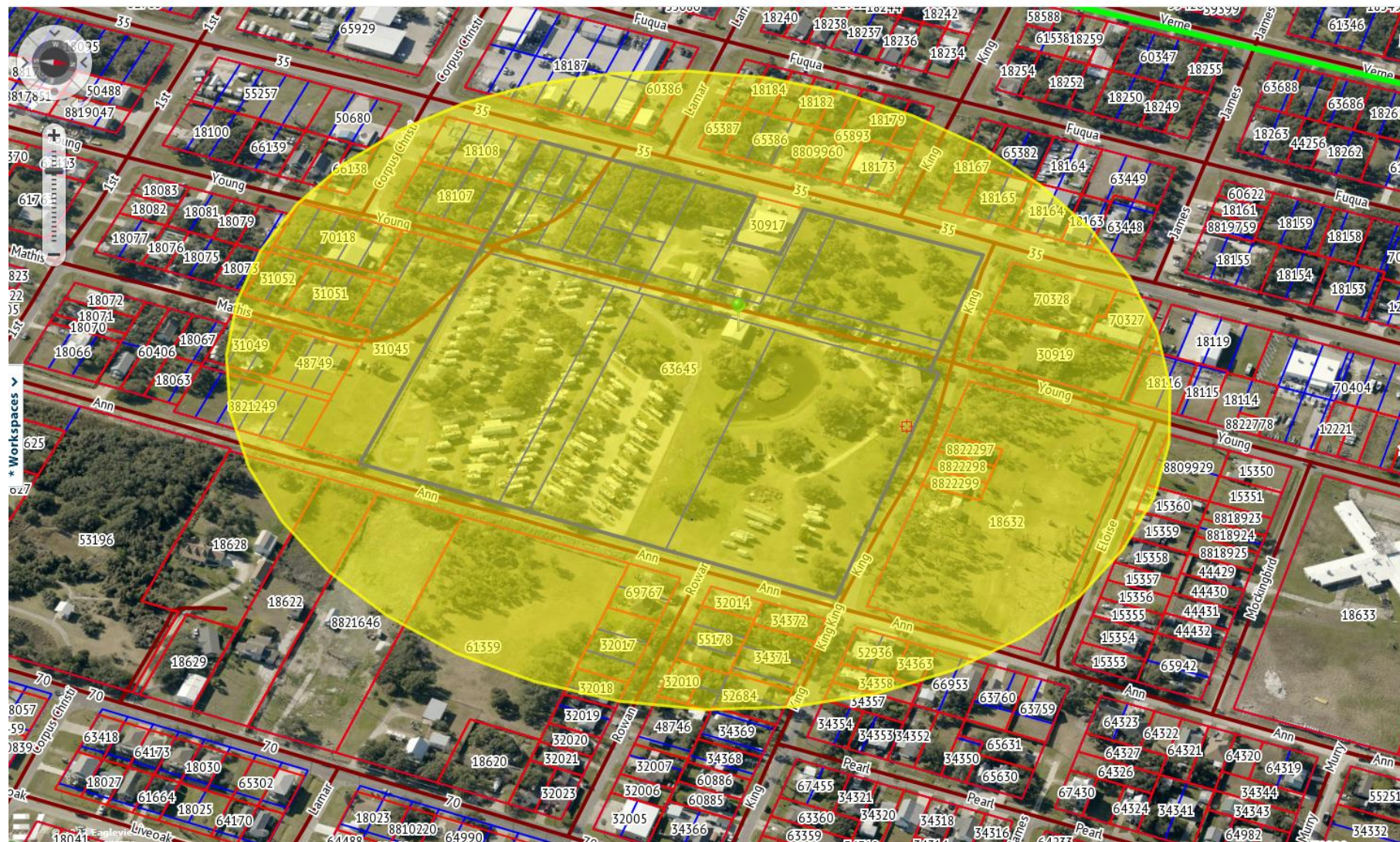
FOR CERTIFICATION

FILE NAME: 201009BB1 ALTA

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
60386	TEXAS PARKS & WILDLIFE DEPT	1311 HWY 35 S	4200 SMITH SCHOOL ROAD	AUSTIN	TX	78744-3292
65387	BELAIRE ENVIRONMENTAL INC	1223 HWY 35 S	1217 HWY 35 S	ROCKPORT	TX	78382-3913
18184	ELVORD INVESTMENTS LLC	728 S FUQUA ST	14439 COMPAS ST UNIT F	CORPUS CHRISTI	TX	78418-6064
18182	OSGOOD HEATHER	720 S FUQUA ST	720 S FUQUA ST	ROCKPORT	TX	78382-4622
18179	LANE BETTY ESTATE % BRITAN MARY IND EXECUTRIX	708 S FUQUA ST	2403 S CROCKETT	AMARILLO	TX	79109-2128
65893	CROWLEY CHRISTOPHER J & KARRA A	1213 HWY 35 S	P O BOX 296	ROCKPORT	TX	78381-0296
8809960	SARGENT BARTON	1215 HWY 35 S	2007 PONDEROSA TRAIL P O BOX 2656	SACHSE	TX	75048-3631
18173	SARGENT CANDACE	1215 HWY 35 S	114 MAPLE DR	ROCKPORT	TX	78381-2656
18167	ALEMAN NANCY B	1203 HWY 35 S	114 MAPLE DR	PORTLAND	TX	78374-1432
18165	KAHANEK ALAN	1131 HWY 35 S	410 W GONZALES ST	YOAKUM	TX	77995-2724
18165	HOFF DEE GINA	1111 HWY 35 S	P O BOX 1962	ROCKPORT	TX	78381-1962
18164	PARKER COASTAL MARINE LLC	1107 HWY 35 S	1107 HWY 35 S	ROCKPORT	TX	78381-3911
18163	LOPEZ CHARLES ETUX DIANA O	1105 HWY 35 S	1105 HWY 35 S	ROCKPORT	TX	78382-3911
63448	BOHN ENTERPRISES INC	105 W JAMES ST APT A-C	1798 BAY SHORE DR	ROCKPORT	TX	78382-3410
30917	SPECTRAL LLC	1210 HWY 35 S	600 W JAMES ST #T	ROCKPORT	TX	78382-4754
70328	ROCKPORT EMERALD PROPERTIES LLC % NGUYEN TOMMY T & BUI VY THAO	1112 HWY 35 S	1112 HWY 35 S	ROCKPORT	TX	78382-3912
70327	DOWNUM ANTHONY ETUX MARJORIE	1106 HWY 35 S	229 SPANISH WOOD DR	ROCKPORT	TX	78382-9659
30919	WOODS STEPHANIE D & RANGEL SIMON G	324 E KING ST	324 E KING ST	ROCKPORT	TX	78382-3955
18119	BJ'S HEATING & AIR INC	1028 HWY 35 S	1028 HWY 35 S	ROCKPORT	TX	78382-3910
18632	CROWLEY CHRISTOPHER J & KARRA A	500 E KING ST	P O BOX 296	ROCKPORT	TX	78381-0296
8822297	WILLIAMS GLENDA	510 E KING ST	1025 MOHICAN	ROUND ROCK	TX	78665-1340
8822298	CROWLEY CHRISTOPHER J & KARRA A	514 E KING ST	P O BOX 296	ROCKPORT	TX	78381-0296
8822299	CROWLEY CHRISTOPHER J & KARRA A	518 E KING ST	P O BOX 296	ROCKPORT	TX	78381-0296
34363	LONGORIA JAIME G ETUX CRYSTAL L	1124 S ANN ST	1124 S ANN ST	ROCKPORT	TX	78382-2352
34358	PRICE VIRGINIA G	614 E KING ST	PO BOX 1573	ROCKPORT	TX	78381-1573
52936	BYRD CHRISTI H	604 E KING ST	2971 E US HWY 175	KAUFMAN	TX	75142-8844
52684	FISHER PATRICK ETUX JODY	625 E KING ST	4851 HWY 35 N #69	ROCKPORT	TX	78382-9603
34371	ANDERSON PAMELA J	615 E KING ST	615 E KING ST	ROCKPORT	TX	78382-2217

34372	DANCING GIRL LLC	611 E KING ST	501 THORNTON LN	GEORGETOWN	TX	78628-3354
32014	WALLER JAMES D ETUX DEBRA K	602 ROWAN ST	P O BOX 597	ROCKPORT,	TX	78381-0597
55178	REQUENA PAULA	610 ROWAN ST	610 ROWAN ST	ROCKPORT,	TX	78382-2244
32010	CAPALETY ROBERT M ETUX CHRISTINE E	624 ROWAN ST	624 ROWAN ST	ROCKPORT,	TX	78382-2200
32018	SCHUCHERT CODY & DIANA	701 ROWAN ST	4586 RIVER PARK DR	CORPUS CHRISTI	TX	78410-5685
32017	PFEIFFER JAMES R & SANDRA L	615 ROWAN ST	615 ROWAN ST	ROCKPORT,	TX	78382-2200
69767	DRIVER BILLIE M LIFE ESTATE % DRIVER GAIL & MITCHELL SUE & DRIVER EDWARD	605 ROWAN ST	605 ROWAN ST	ROCKPORT,	TX	78382-2243
32018	SCHUCHERT CODY & DIANA	701 ROWAN ST	4586 RIVER PARK DR	CORPUS CHRISTI	TX	78410-5685
61359	ECKERDT MARY LOU ETVIR GARY DEL JTWROS	1229 S CHURCH ST	1229 S CHURCH ST	ROCKPORT,	TX	78382-2205
8821249	HIDI HO INVESTMENTS LTD	1331 S ANN ST	100 WINDING WAY	ROCKPORT,	TX	78382-7040
48749	CADY III CHARLIE JAMES	1336 MATHIS ST	P O BOX 216	ROCKPORT,	TX	78381-0216
31049	TURNIPSEED SHANE	1410 MATHIS ST	1410 MATHIS ST	ROCKPORT,	TX	78382-3927
31045	HIDI-HO INVESTMENTS, LTD	1324 YOUNG ST	100 WINDING WAY	ROCKPORT,	TX	78382-7040
31051	JORDAN TINDAL L	1417 MATHIS ST	P O BOX 2247	ROCKPORT,	TX	78381-2247
31052	DURON REUBEN ETUX DEBORAH	1419 MATHIS ST	11750 BLUE WING RD	SAN ANTONIO	TX	78223-5200
70118	JORDAN TINDAL L	1340 YOUNG ST	P O BOX 2247	ROCKPORT,	TX	78381-2247
66138	KARAM REAL ESTATE LLC	1403 YOUNG ST	P O BOX 1003	CIBOLO	TX	78108-1003
18107	REDD NADEZDA	324 E CORPUS CHRISTI ST	324 E CORPUS CHRISTI ST	ROCKPORT,	TX	78382-3920
18108	BIG DIAMOND INC	1328 HWY 35 S	P O BOX 690110	SAN ANTONIO	TX	78249-0110

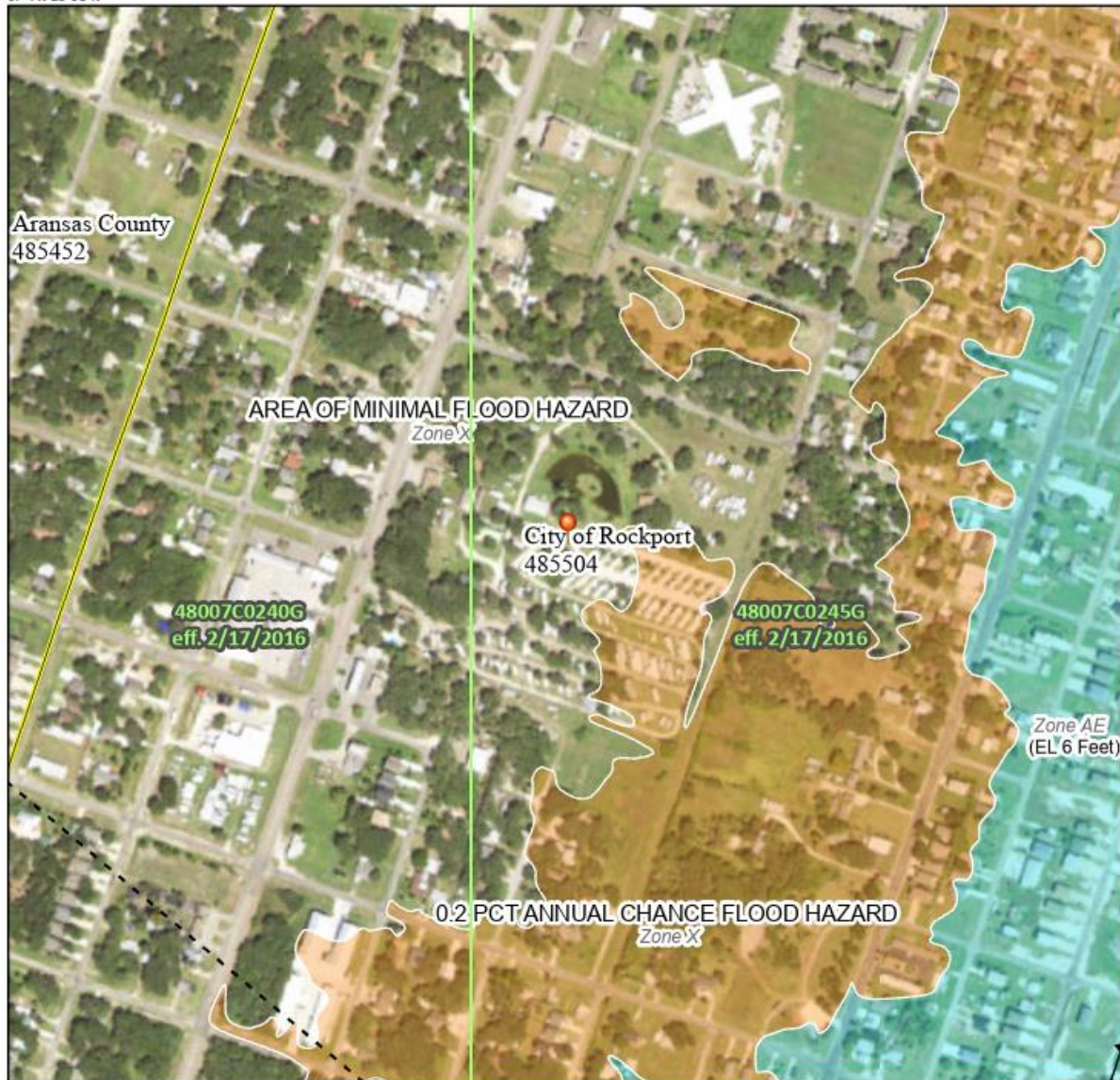
CONNECTEXPLORER™



National Flood Hazard Layer FIRMette



97°4'W 28°1'3"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, 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		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
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

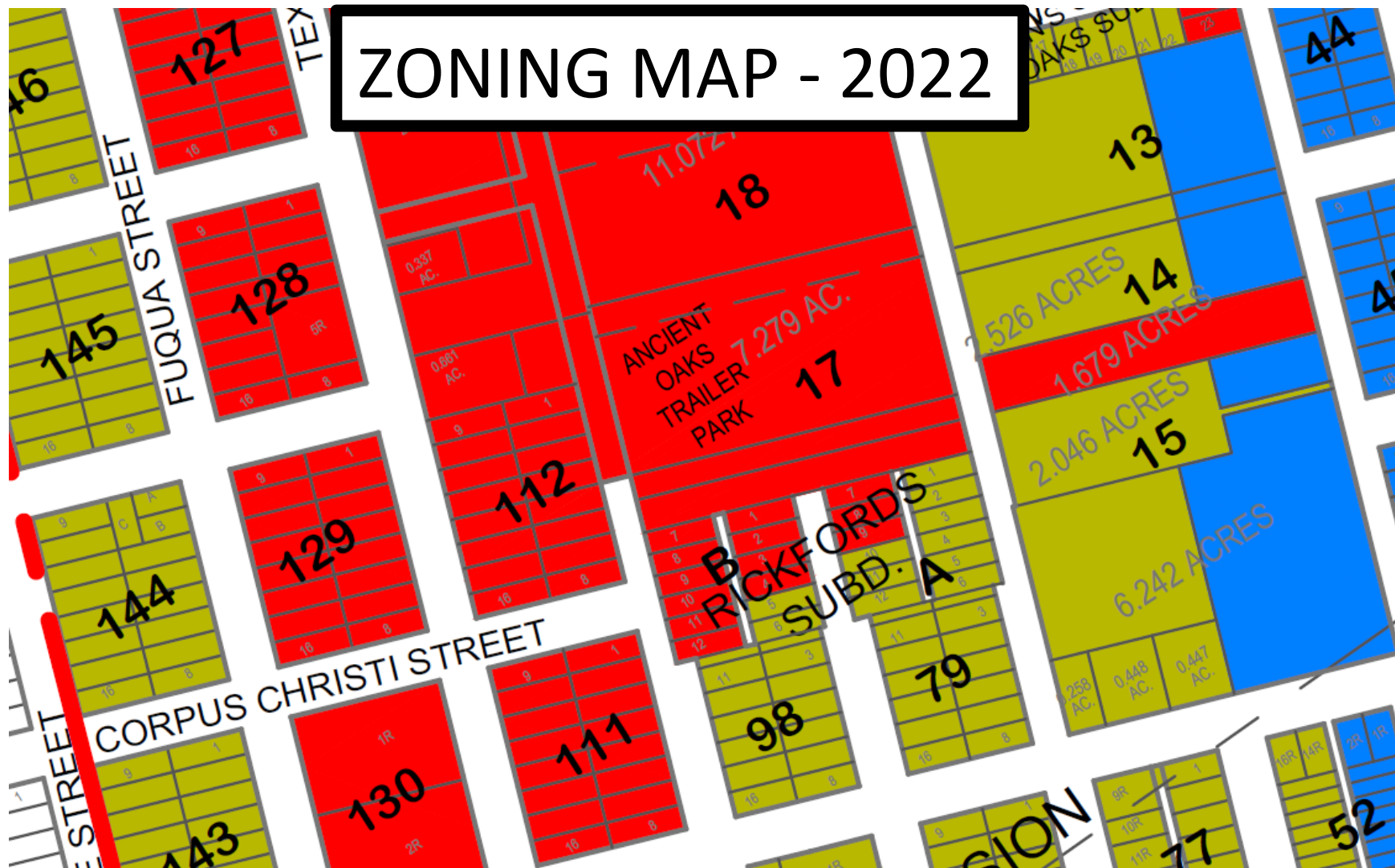


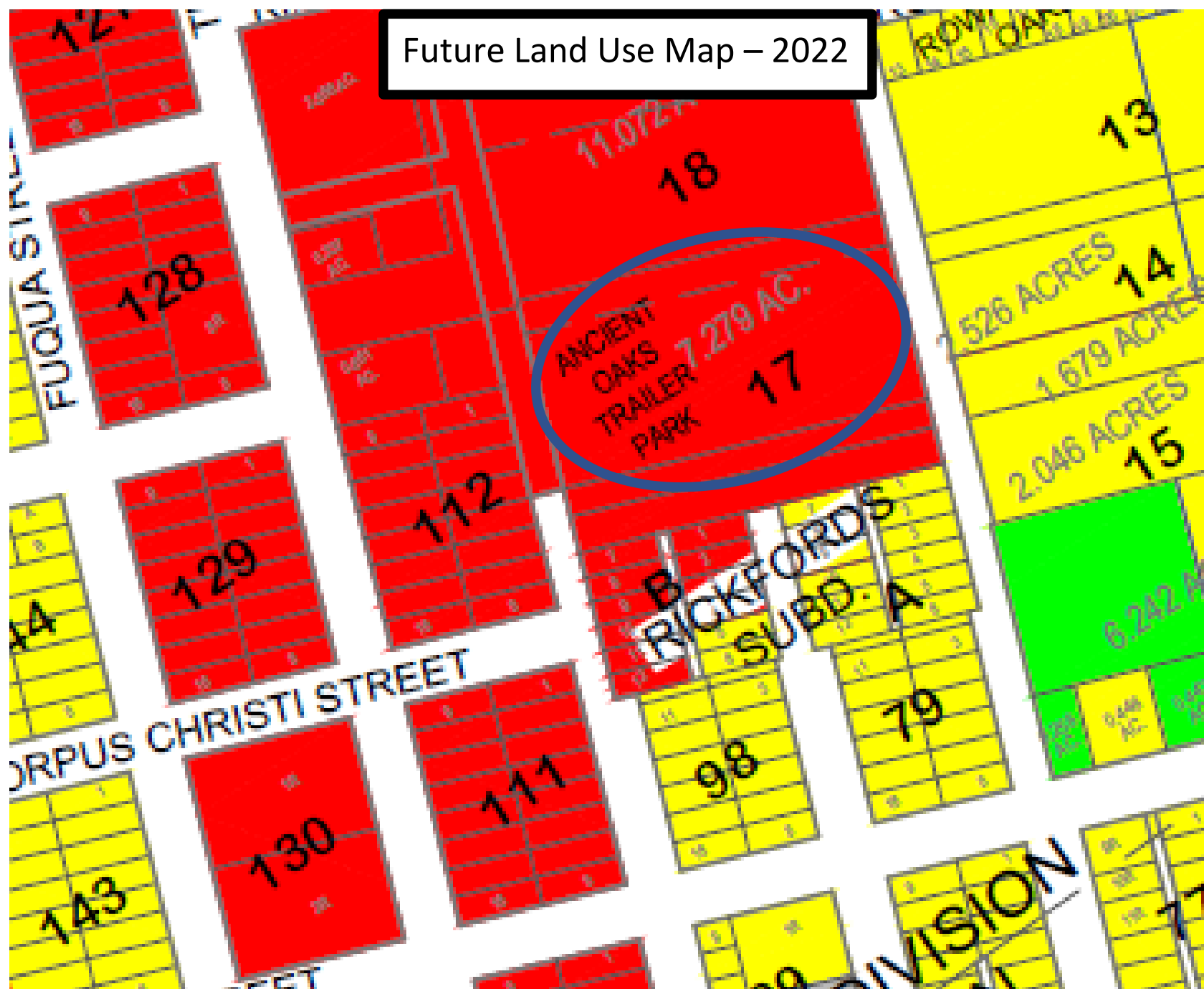
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 5/3/2022 at 10:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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







JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

25

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, May 10, 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 seventy eight (78) additional RV spaces and to bring the existing RV Park into zoning compliance located at 1222 Hwy 35 S; also known as S1950 Forrest Oaks Blk 1 Lot 1 & 2, City of Rockport, Aransas County, Texas, currently zoned B-1 (General Business 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.

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 Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

Printed Name: Barton D Sargent

Address: 2007 PONDYNOVA TRAIL

City/State: SACHSE, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 214 546-1919

REASON:

[Signature]
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

26

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Printed Name: CANDACE SARGENT - KIM JOHNSON
Address: ~~214 PORTA VUE~~ / 1215 HWY 35 S. City/State: ROCKPORT, TX

() IN FAVOR ☒ IN OPPOSITION

Phone: 972.742.1877

REASON:

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

27

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CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

Printed Name: Rockport Emerald Properties LLC % Nguyen Tommy & Bui Vy Thao
Address: 1112 Hwy 35 S. City/State: Rockport, TX

() IN FAVOR (✓) IN OPPOSITION

Phone: 832-231-4110

REASON:

This change will lead
to more people, traffic, safety issue,
and noise to the neighborhood.

See map on reverse side.

Thus decreasing the value
of the area.


Signature

Planning & Zoning AGENDA
Regular Meeting: Monday, May 16, 2022

AGENDA ITEM: 4

Deliberate and act on a request for a Conditional Use Permit to allow fourteen (14) additional RV spaces and to bring the existing RV Park into zoning compliance located at 217 S Fulton Beach Rd; also known as Fulton Bayview Addn, Block E, Lots 1,2,3 & WFE of 1,2,3, and Und Int in WFE of Fulton Ave, and Beacon R.V. Park & Marina Subdivision, Lot 1-R - 2-R City of Rockport, Aransas County, Texas, currently zoned B-1 (General Business District).

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owner, Bertha Griego wishes to complete the RV Park with the addition of fourteen (14) RV spaces and to bring the existing RV Park into zoning compliance. Please note the existing park is approximately 3.5 acres and does not meet the 4-acre requirement; however, the park was established long before the requirement was adopted.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022 edition and mailed out to thirty-three (33) property owners within a 200-foot radius of the property. Seven (7) letters For and two (2) letters Against the request have been received at this time.

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 a Conditional Use Permit to allow fourteen (14) additional RV spaces and to bring the existing RV Park into zoning compliance located at 217 S Fulton Beach Rd; also known as Fulton Bayview Addn, Block E, Lots 1,2,3 & WFE of 1,2,3, and Und Int in WFE of Fulton Ave, and Beacon R.V. Park & Marina Subdivision, Lot 1-R - 2-R 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, May 10, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for fourteen (14) additional RV spaces and to bring the existing RV Park into zoning compliance located at 217 South Fulton Beach Road, Beacon RV Park; also known as Fulton Bayview Addition, Block E, Lots 1,2,3 & water front east of 1,2,3, and undivided interest in water front east of Fulton Avenue, and Beacon R.V. Park & Marina Subdivision, Lot 1-R - 2-R City of Rockport, Aransas County, Texas; currently zoned B-1 (General Business District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the City Council Agenda of May 10, 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 20th day of April, 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, April 23, 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

217 S Fulton Beach Rd

APPLICANT/PROPERTY OWNER

Bertha Griego, Owner

PUBLIC HEARING DATE

Tuesday, May 10, 2022

P&Z DATE

Monday, May 16, 2022

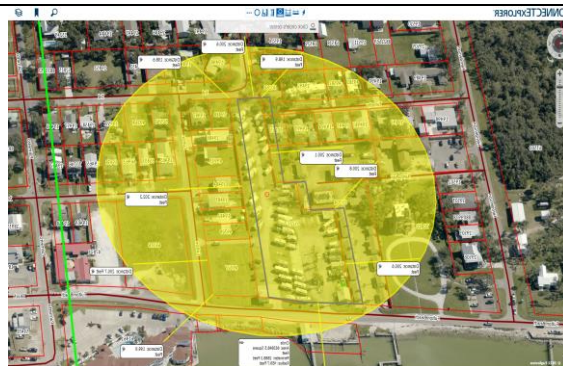
CITY COUNCIL DATE(S)

1st Reading - Tuesday, May 24, 2022
 2nd Reading – Tuesday, June 14, 2022

BRIEF SUMMARY OF REQUEST

Property owner Bertha Griego desires to add fourteen (14) RV spaces to her property located at 217 S Fulton Beach Rd where she currently operates Beacon RV Park, in order to finish out the park and bring it into Zoning compliance.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 23, 2022, edition and mailed out to thirty-three (33) property owners within a 200-foot radius of the property. Seven (7) letters For and two (2) Against the request have been received at this time



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 General Business District	RV Park	North: B-1 General Business District with commercial use and residential structures South: R-2 2nd Single Family Dwelling District with commercial use (Fulton Mansion) East: B-1 General Business District with commercial use West: R-2 2nd Single Family Dwelling District with residential dwellings	To complete RV Park and bring into zoning compliance	3.5078 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 Residential Use

PROPERTY HISTORY

The property is in a Special Flood Hazard Area with a BFE of 6'

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 _____
217 S. Fulton Beach Road, Rockport, TX

C. CURRENT ZONING OF PROPERTY: _____

D. PRESENT USE OF PROPERTY: RV PARK

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: RV PARK

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

- Lot or Tract Lots 1,2,3 Block _____
- Tract "E" of the FULTON BAYVIEW ADDITION
 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) _____
Beacon RV Park

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 21.519ac

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

RV park expansion. 14 lots

K. OWNER'S NAME: (Please print) Bertha Griego
 ADDRESS: PO Box 238
 CITY, STATE, ZIP CODE: Rockport, TX 78358
 PHONE NO 361-230-9530

L. REPRESENTATIVE: (If Other Than Owner) Mitchell Carrillo
 ADDRESS: 110 Hwy 35 N Suite A
 CITY, STATE, ZIP CODE: Rockport, TX
 PHONE NO 361-790-7023

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

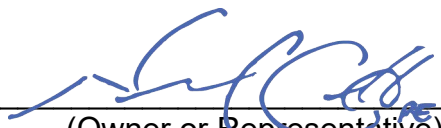
YES ☒ NO ☐

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. _____



INSTRUCTIONS CITY OF ROCKPORT

1. Complete the application form and return it to the Building & Development Department, 275 S.H. 35 Bypass, Rockport, TX with the required filling fee.
2. Official notice of a public hearing to consider the request will be posted on the City Hall bulletin board and published in the official city newspaper at least 15 days prior to the hearing. The owner/applicant and any representative will be notified of the hearing date by mail.
3. The public hearing will be held jointly before the Planning & Zoning Commission & City Council. After which the Planning & Zoning Commission will hold a separate meeting at a posted time and place.
4. Recommendations for the Planning & Zoning Commission will be submitted to the City Council. The City Council will make final determination at their next available meeting.
5. We suggest that the applicant or a representative be present at the public hearings, at the Planning & Zoning meeting and at the City Council meeting to answer any questions that might arise.



EVENT CALENDAR
RE-ZONING – CONDITIONAL USE – PUD
 (Refer to City of Rockport Zoning Ordinance for specific details)

WEEK 1

Submit application of Re-zoning, Conditional Permit or PUD (Planned Unit Development).

Submit survey with legal description, if required.

Submit request for street/alley closures, if any.

WEEK 2

WEEK 3

Joint Public Hearing with City Council* and Planning and Zoning Commission.

Public Hearing on street/alley closed, if any.

WEEK 4

Planning and Zoning Commission Meeting (no public hearing).

WEEK 5

City Council* receives report from Planning and Zoning Commission; possible first reading of Ordinance to Re-zone.

City Council* takes action on request for road closures, if any.

WEEK 6

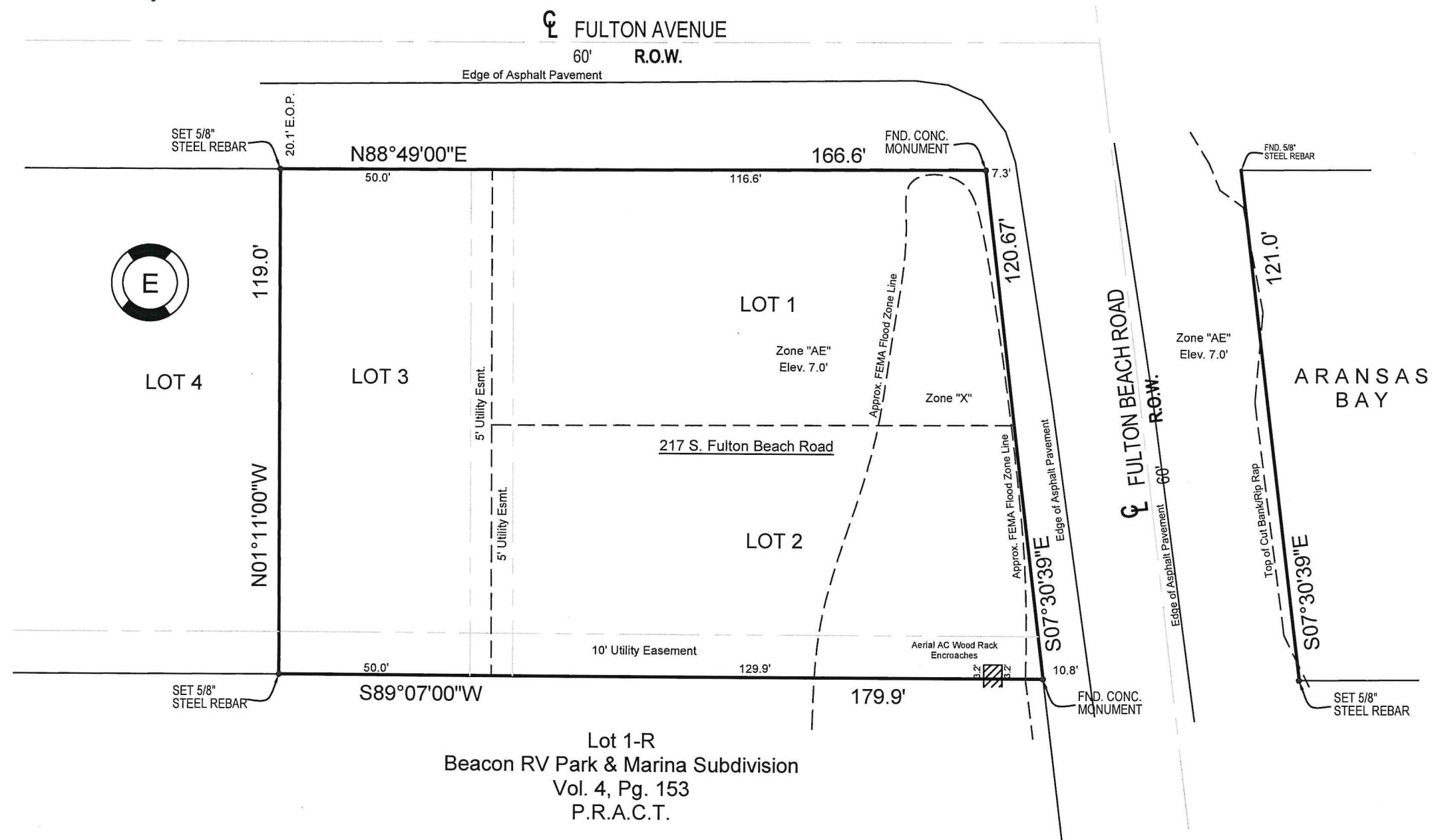
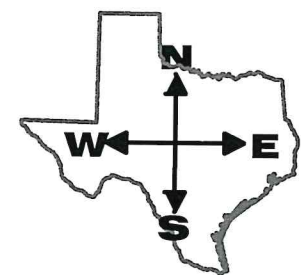
WEEK 7

City Council* meeting; possible second (and final) reading of ordinance to rezone.

If re-zoning and road closures granted, submit request to plat or re-plat property to the Planning and Zoning Commission (generally, one meeting, no public hearing required, except for true re-plat – then 15 day advertisement for public hearing).

Submit tree plan (tree survey or site plan with trees is okay) to Tree Committee (one meeting, no public hearing required).

After approval received for re-zoning, road closures re-plat and tree plan- REQUEST BUILDING PERMIT. Approximately two weeks for review of construction plans, drainage, utilities, etc. before Building Permit issued (longer if tree plan is submitted with application for building permit).



Lot 1-R
Beacon RV Park & Marina Subdivision
Vol. 4, Pg. 153
P.R.A.C.T.

NOTES

1. Plat bearing used for directional control unless otherwise shown.
2. This survey is in violation of "Copyright Laws" if not accompanied by original seal and signature.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.
4. 5/8" Steel rebars found and set at all property corners unless otherwise shown. All set rods are capped with Griffith and Brundrett.

LEGAL DESCRIPTION

SURVEY OF LOT NOS. 1, 2 AND 3 ALONG WITH
THE WATER FRONT EAST
BLOCK "E"
FULTON BAYVIEW ADDITION
CITY OF ROCKPORT
VOLUME 2, PAGE 49
PLAT RECORDS ARANSAS COUNTY, TEXAS.

SCALE 1" = 30' NOVEMBER 1, 2021

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 X (or) is not X located in a "Special Flood Hazard Area" Zone "X"/AE, Base Elevation NA7.0' Panel 0245G Community No. 485504. This information is based on scaling the location of this survey on the above referenced map. This information is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

CURRENT PARTY

Prepared For:
Bertha Griego

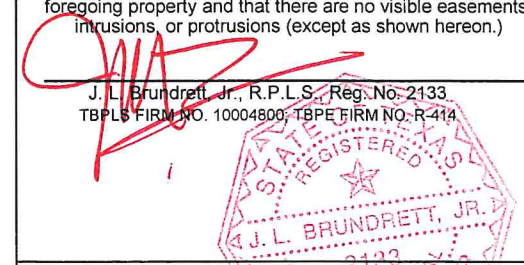
COPYRIGHT NOTICE

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

SURVEYOR CERTIFICATION

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to the named recipients that this plat correctly reflects the results of an on the ground survey conducted by me or under my supervision on the foregoing property and that there are no visible easements, intrusions, or protrusions (except as shown hereon.)

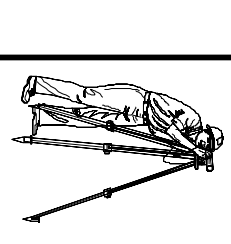
J. L. Brundrett, Jr., R.P.L.S., Reg. No. 2133
TBPLS FIRM NO. 10004800, TBPE FIRM NO. R-414



FIRM NAME & ADDRESS

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gbsurveyor.com
🌐: www.gbsurveyor.com

FILE NAME: 211101d1



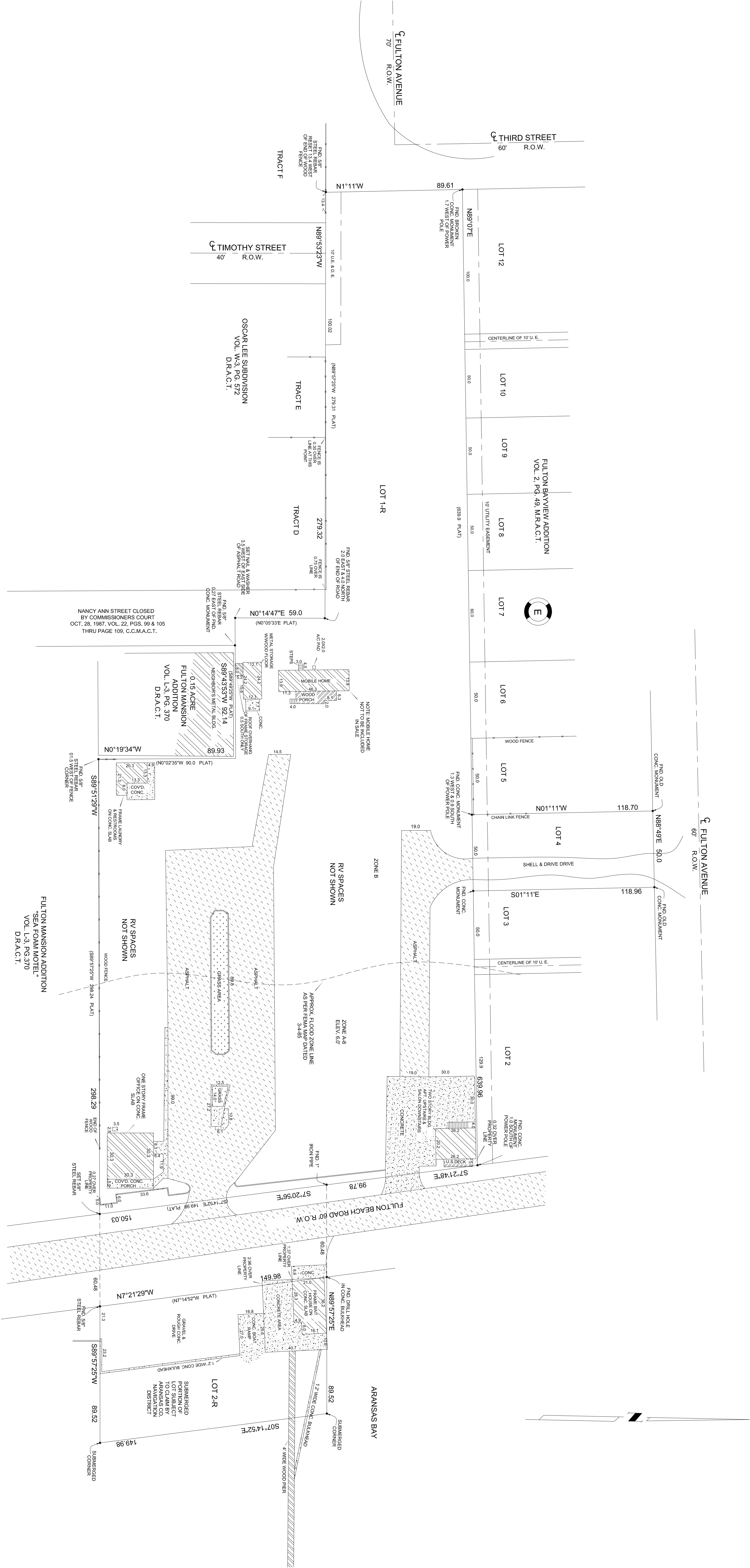
Griffith & Brundrett
SURVEYING & ENGINEERING
P.O. BOX 2322
ROCKPORT, TEXAS 78381
PH. (361)729-6479 FAX (361)729-7933

FILE NAME: 07091412

This is to certify that I have consulted the Federal Flood Hazard Map dated 10/10/2004 and that the property described herein is in (or) not in a Special Flood Hazard Area. Zone AS SHOWN Flood Elev. 485452 Panel No. 015 Community No. 485452

PLAT SHOWING SURVEY AND IMPROVEMENTS ON LOT 1-R AND LOT 2-R, BEACON R.V. PARK AND MARINA SUBDIVISION, CITY OF ROCKPORT, ARKANSAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 153, MAP RECORDS OF ARKANSAS COUNTY, TEXAS AND LOT FOUR (4), BLOCK E OF THE FULTON BAYVIEW ADDITION ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 49, MAP RECORDS OF ARKANSAS COUNTY, TEXAS.

SCALE 1" = 30' SEPTEMBER 14, 2001



NOTE: IN A REMAINING PART FOR CORRECTIONAL CONTROL, UNLESS OTHERWISE NOTED.

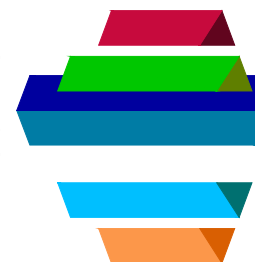
BORROWER: BERTHA GREGO
MORTGAGE CO. VELS RACOMME CO.
TIME CO. ROCKPORT ASSIGNED TO THE BANK ST
OF NO. 10592
J.L. BRUNDETT, JR., a Registered Professional Land Surveyor in a survey on the ground of the foregoing property and that there are no encumbrances or provisions (except as shown herein).

J.L. BRUNDETT, JR. REG. NO. 2133

ARCH/ENG SEAL

LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS

110 HWY 35 N, SUITE A
ROCKPORT, TEXAS 78382
PH: (361) 790-7023



BEACON RV PARK
217 S. FULTON BEACH ROAD
ROCKPORT, TEXAS

STIE EXHIBIT

PROJECT NAME:

CUSTOMER NAME:

PROJECT NO.:	NAME	DRAWN BY: GC	CHECKED BY: NMC	DESIGNED BY: GC	JOB NO.
					39820

PRINTED

DATE	REMARKS

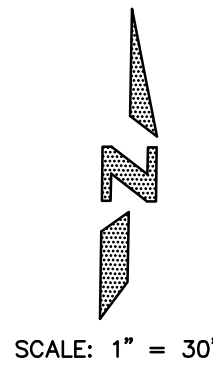
REVISIONS

NO.	REMARKS

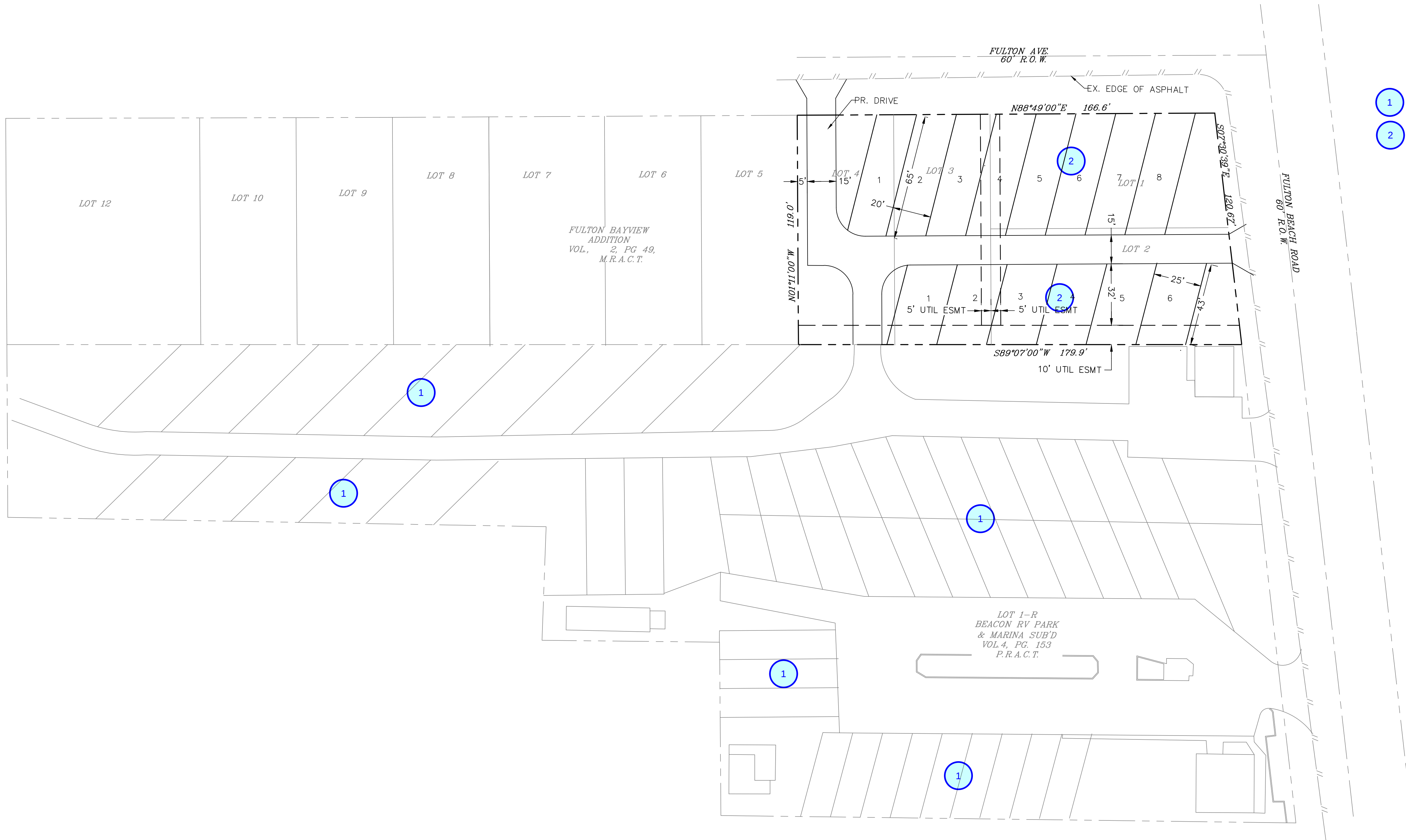
PAGE NO:

EXH002

This document is released for
INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
04-06-2022



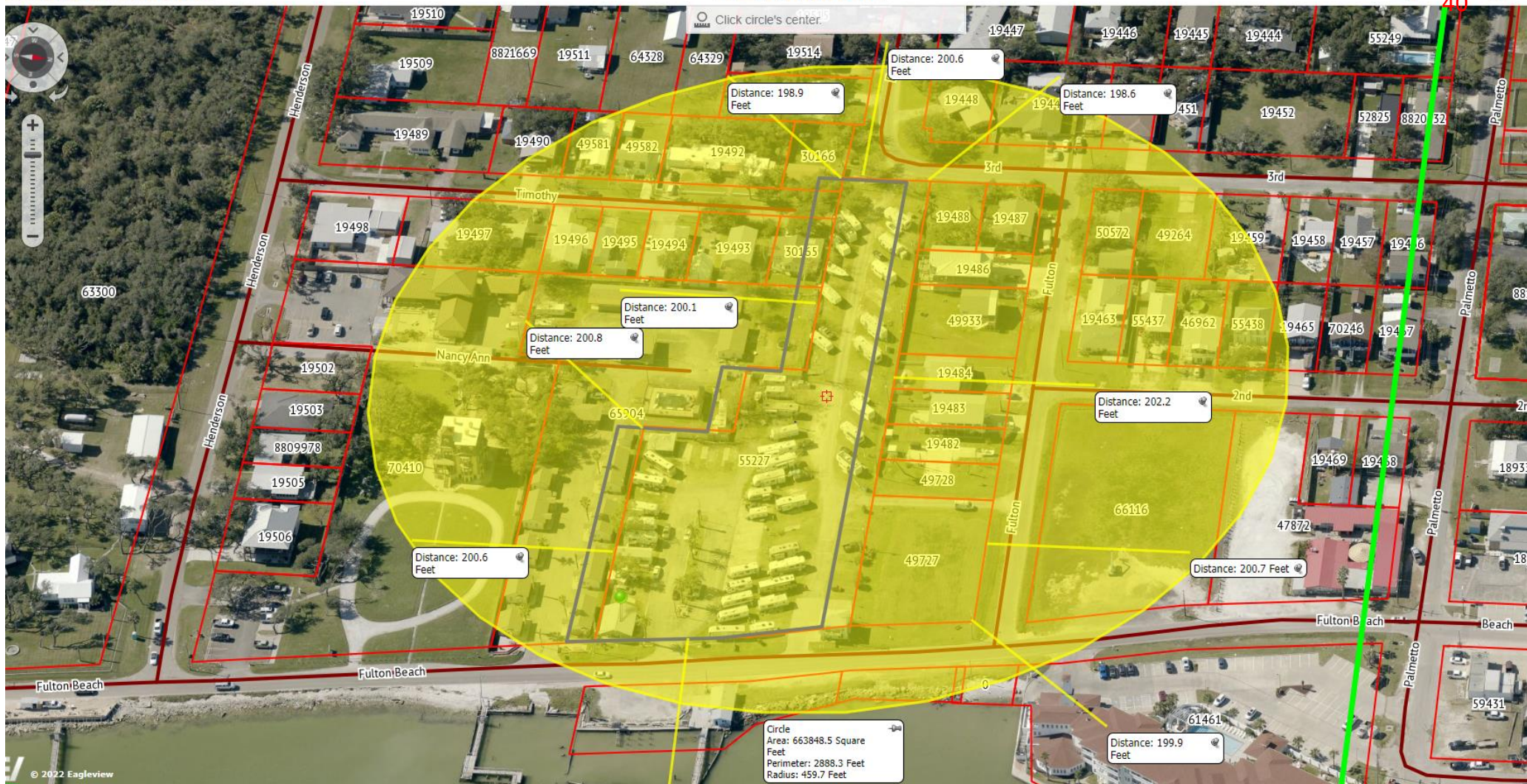
THIRD STREET
60' R.O.W.



- 1 EXISTING RV SPOTS
- 2 PROPOSED RV SPOTS

<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>
70410	TEXAS HISTORICAL COMMISSION	317 S FULTON BEACH RD	P O BOX 12276	AUSTIN	TX	78711-2276
65904	AARNA DARSHAN LLC	309 S FULTON BEACH RD	309 S FULTON BEACH RD	ROCKPORT	TX	78382-7635
19497	THILTGEN SHERRY L	314 TIMOTHY ST	401 HOLLAND AVE #530	SAN ANTONIO	TX	78212-2437
19496	HUFFMAN CHANCY D	312 TIMOTHY ST	312 TIMOTHY ST	ROCKPORT	TX	78382-7246
19495	NORCROSS NANCYLEE E	310 TIMOTHY ST	310 TIMOTHY ST	ROCKPORT	TX	78382-7246
19494	BOWDEN JAMES C & JANET C	308 TIMOTHY ST	8802 SHADY LEAF	SAN ANTONIO	TX	78254-5516
19493	MCDAVID KAIL ETUX BEVERLY	304 TIMOTHY ST	P O BOX 2095	FULTON	TX	78358-2095
30165	GARDNER TERRY ANN	302 TIMOTHY ST	302 TIMOTHY ST	ROCKPORT	TX	78382-7246
30166	NOLTE HARVEY W III ETUX NANCY G	301 TIMOTHY ST	P O BOX 643	STERLING CITY	TX	76951-0643
19492	FAHEY THOMAS J & ROSEMARY E	305 TIMOTHY ST	305 TIMOTHY ST	ROCKPORT	TX	78382-7247
49582	MITSCHE SAMUEL ETUX RENE L	309 TIMOTHY ST	309 TIMOTHY ST	ROCKPORT	TX	78382-7247
49581	MOORE JAMES A SR & SHARON J	311 TIMOTHY ST	311 TIMOTHY ST	ROCKPORT	TX	78382-7247
64329	BEAUMONT DAVID ETUX ANGELICA	306 S FOURTH ST	13707 VINTAGE CENTRE DR	HOUSTON	TX	77069-2249
19514	PIEPRZYCA JEFFRY & SHONDA R	304 FULTON AVE	304 FULTON AVE	ROCKPORT	TX	78382-7209
19448	MILES LINDA L	301 FULTON AVE	P O BOX 912	FULTON	TX	78358-0912
19450	TRAMMELL LELAND S ETUX JANET R	213 S THIRD ST	213 S THIRD ST	ROCKPORT	TX	78382-7207
19449	WARD JULIANNA W	217 S THIRD ST	217 S 3RD ST	ROCKPORT	TX	78382-7207
19488	FLY JOHN S & MARCELLA J	304 S THIRD ST	PO BOX 1225	UTOPIA	TX	78884-1225
19487	STIERWALT HAL M JR	302 S THIRD ST	P O BOX 783	FULTON	TX	78358-0783
19486	HARALAMBOUS PETER F	208 FULTON AVE	P O BOX 1443	FULTON	TX	78358-1443
49933	POPE WILLIAM M ETUX MARILYN A	204 FULTON AVE	2390 LASALLE RD	INEZ	TX	77968-4807
19484	FLY ROBERT F JR ETUX DIANA P	202 FULTON AVE	1219 GRUENE VINTAGE	NEW BRAUNFELS	TX	78130-4424
19483	DANSER MATTHEW J	112 FULTON AVE	112 FULTON AVE	ROCKPORT	TX	78382-7207
19482	CARPENTER LINDSEY A	110 FULTON AVE	1356 MOSSY HOLW	SPRING BRANCH	TX	78070-6259
61461	HERITAGE HOTELS ROCKPORT LP% LIVE OAK LODGING INC	200 S FULTON BEACH RD	708 1ST ST	MARBLE FALLS	TX	78654-5752
66116	TRV DEVELOPMENT LTD	208 S SECOND ST	905 N PINE ST	SAN ANTONIO	TX	78202-1202
19463	BOYLE DANIEL E III	213 S SECOND ST	213 S SECOND ST	ROCKPORT	TX	78382-7201
50572	EVANS TRAVIS R	214 S THIRD ST	10912 PRESTON TRAILS DR	AUSTIN	TX	78747-1634
49264	VASQUEZ ANNA & TRISTAN DENISE	212 S THIRD ST	745 FULLER LN	ADKINS	TX	78101-2704
19459	2 TEN PARADISE LLC	210 S THIRD ST	306 IBIS FALLS DR	NEW BRAUNFELS	TX	78130-7238

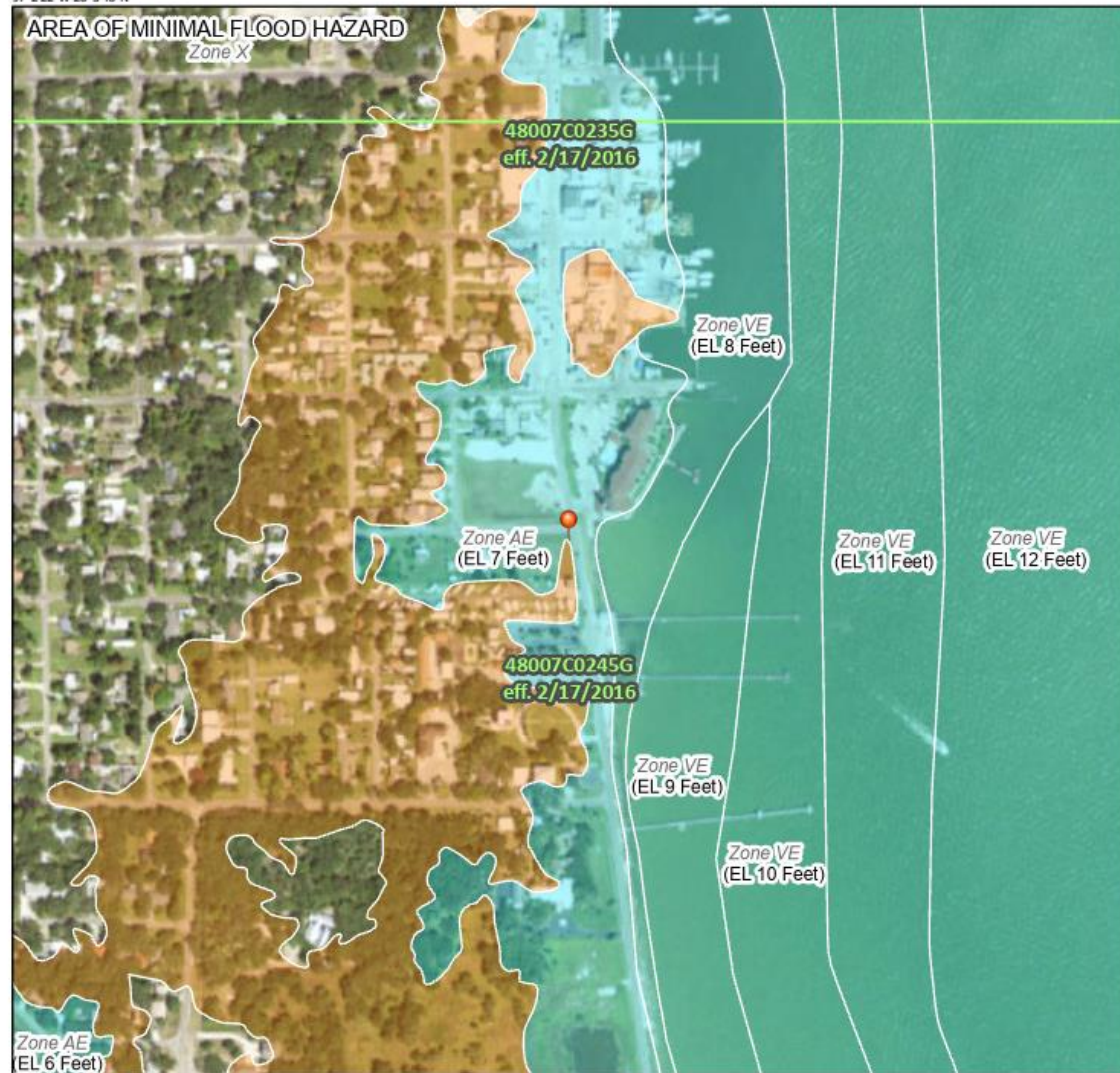
55437	VAZQUEZ ANNA M & TRISTAN DENISE L	211 S SECOND ST	745 FULLER LN	ADKINS	TX	78101-2704
46962	FELUX LEONARD P LIFE ESTATE & FRIESENHAHN KAREN & WILLIAMS CASH	209 S SECOND ST	209 S SECOND ST	ROCKPORT	TX	78382-7201
55438	BIRMINGHAM JEFFREY B & SHEILA M	207 S SECOND ST	8102 COTTONWOOD TRAIL CT	HOUSTON	TX	77095-4950



National Flood Hazard Layer FIRMette



97°22'22"W 28°3'48"N



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

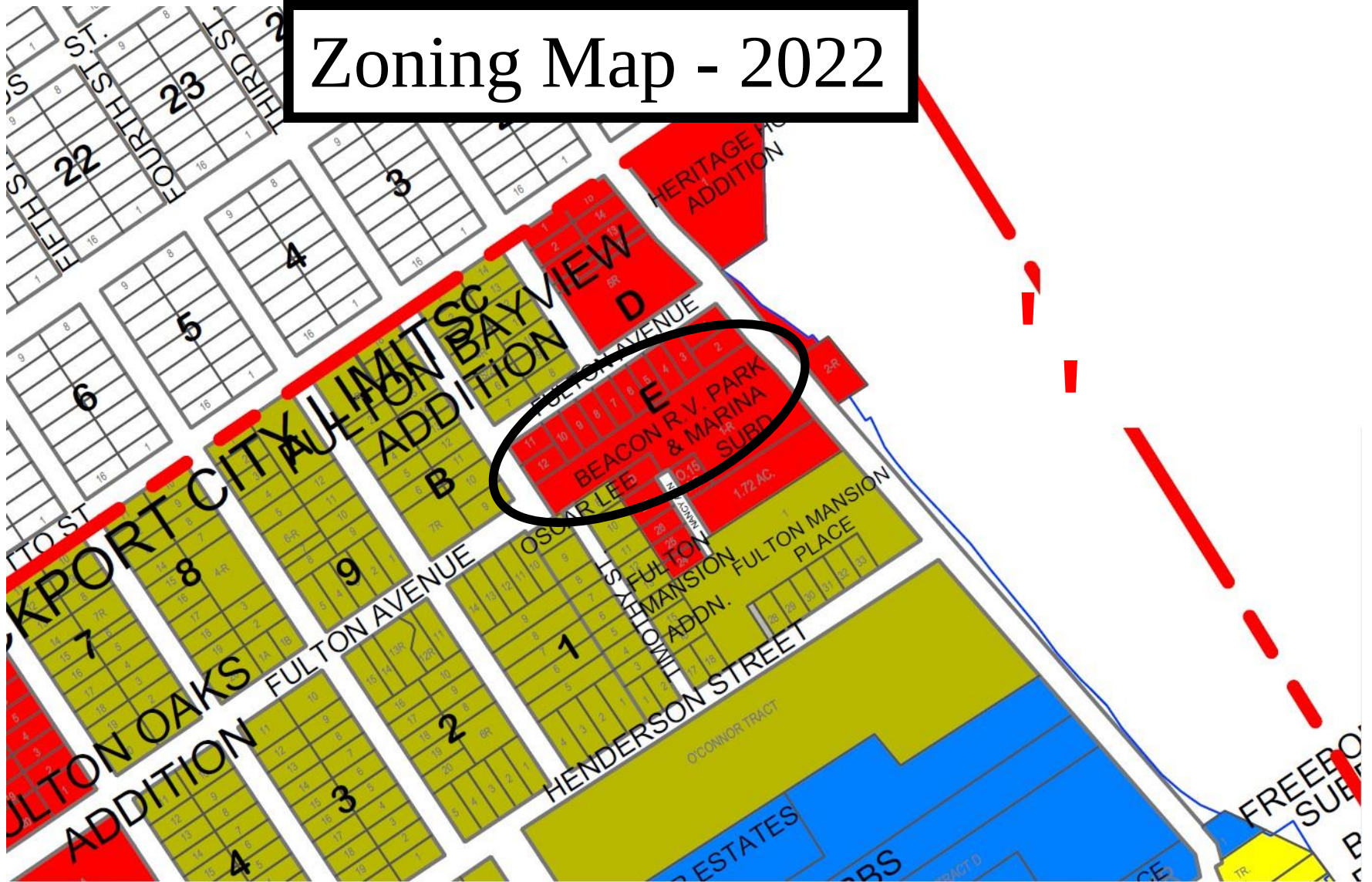
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less 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	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
MAP PANELS	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.

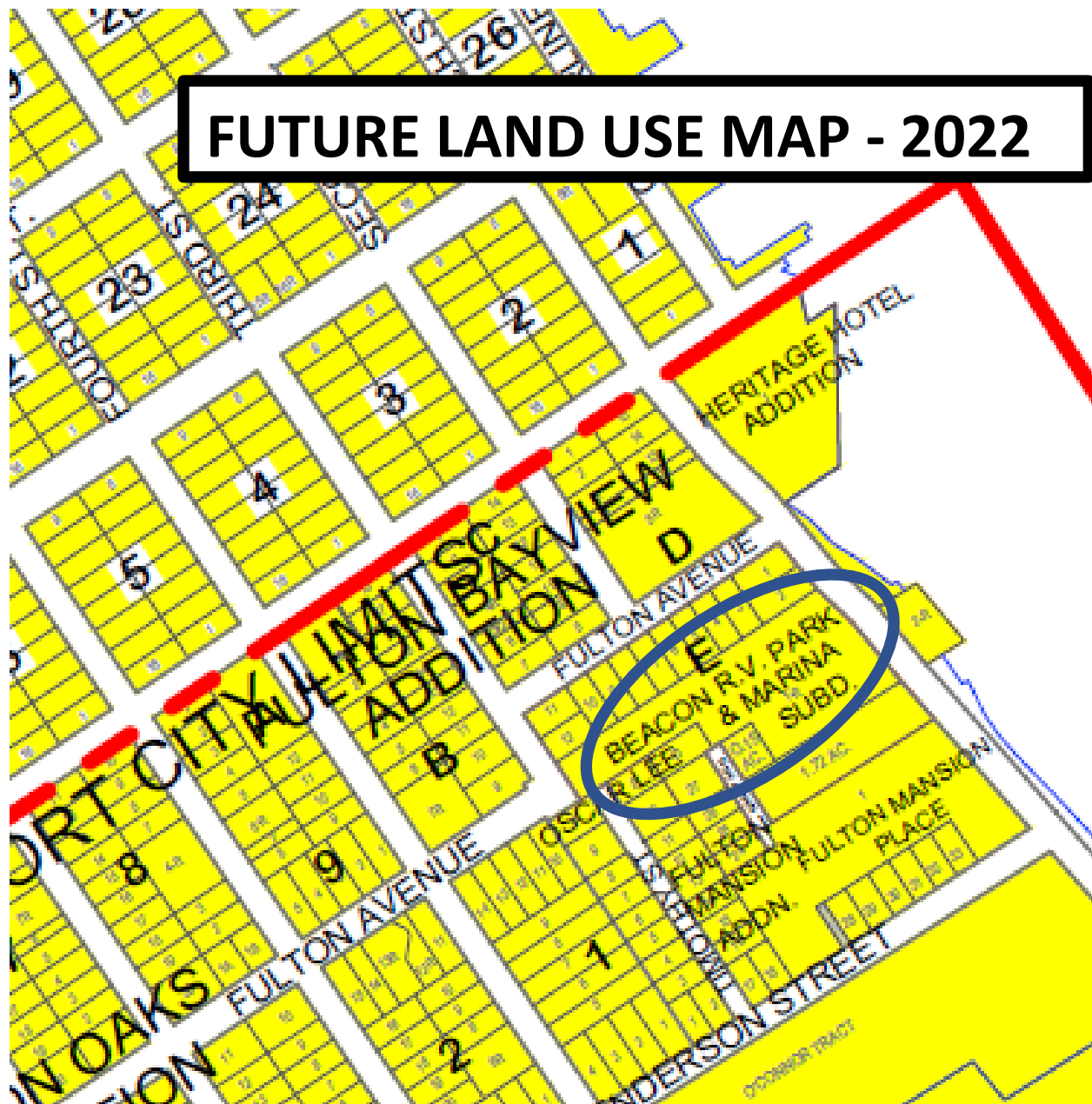
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/12/2022 at 11:47 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.

Zoning Map - 2022



FUTURE LAND USE MAP - 2022





JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

44

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, May 10, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for fourteen (14) additional RV spaces and to bring the existing RV Park into zoning compliance located at 217 S Fulton Beach Rd, Beacon RV Park; also known as Fulton Bayview Addn, Block E, Lots 1,2,3 & WFE of 1,2,3, and Und Int in WFE of Fulton Ave, and Beacon R.V. Park & Marina Subdivision, Lot 1-R - 2-R City of Rockport, Aransas County, Texas, currently zoned B-1 (General Business District).

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

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

Printed Name: Hal M. Stromwalt

Address: 302 So Third St

City/State: Rockport Tx 78382

☒ IN FAVOR () IN OPPOSITION

Phone: 361-549-6988

REASON:

Beacon RV
owns the land

been here 60+ years See map on reverse side.

Let them use the land they own

Best option to Hotels

Hal M. Stromwalt
Signature



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name:

William Klejke

Address:

217 So Third St

City/State:

Rockport Texas

() IN FAVOR () IN OPPOSITION

Phone: 361-222-3838

REASON:

William Klejke
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

46

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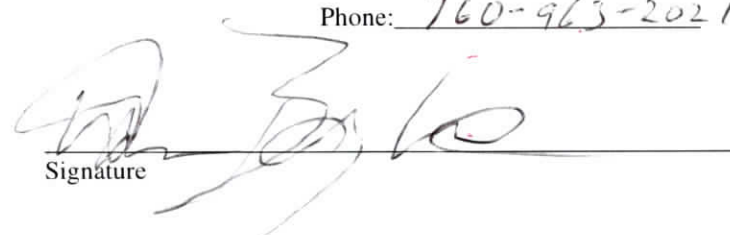
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Printed Name: Dan Boyle
Address: 213 So Second St City/State: Rockport TX

☒ IN FAVOR () IN OPPOSITION

Phone: 760-963-2021

REASON:


Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

47

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CITY OF ROCKPORT, TEXAS

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Printed Name: Denise Triston / Anna Vasquez

Address: 211 S. 2nd St.

City/State: Rockport, TX

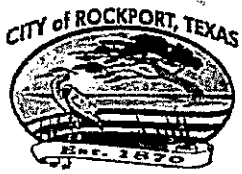
() IN FAVOR () IN OPPOSITION

Phone: (210) 815-5947 / (210) 632-4209

REASON:

Anna Vasquez / D. Triston
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

48

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Printed Name: Ana Vasquez

Address: 245 Fulton Lane / 211 S. 2nd St.

City/State: Rockport Tex 45

☒ IN FAVOR () IN OPPOSITION

Phone: (210) 815-5967

REASON:

Ana Vasquez
Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

49

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Printed Name:

Address:

City/State:

Phone:

☒ IN FAVOR

☐ IN OPPOSITION

REASON:

Signature

See map on reverse side.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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Printed Name: William M. Pope & Markon A. Pope
Address: 204 Fulton Ave. City/State: Rockport, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 361-652-1545

REASON:

*Prefer RV's to High
Rise Buildings.*

William M. Pope
Signature

See map on reverse side.



Citizen Participation Form

Rockport City Council

Citizens are encouraged to watch City Council meetings online rather than in person due to concerns related to the spread of COVID-19. Citizens wishing to address the City Council may submit comments on any topic or agenda item electronically by utilizing this Citizen Participation Form. All form must be received by 4:00 p.m. on the date of the meeting and will be summarized for the record.

Date of meeting:

First Name:

Last Name:

Address:

City:

State:

Zip:

If you wish to be contacted please provide the following:

Phone Number:

Email Address:

Company/Organization represented, if any:

Residence:

☒ Inside City Limits

☐ Outside City Limits

Speaker Status:

☐ Speaker

☒ Non-Speaker

Type of Participation:

☒ Citizens to be heard

☐ Specific Agenda Item

Representing

Applicant?

☐ Yes ☒ No

Topic for "Citizens to be heard" item:

(If not speaking under Citizens to be heard.)

Agenda Item to be addressed:

If Applicable ☐ In Support

(Use a separate form for each agenda item)

☒ In Opposition

Statement to be read into record:

We are very concerned about drainage, trash (their dumpsters overflow and neighbors pick up the windblown trash.) Our lot has been used as a dumping ground by their tenants over the years and we have had to remain vigilant in keeping it clean. After Hurricane Harvey the RV park owner made a verbal commitment to help rebuild the fence that is shared by property owners on both sides. After the construction was completed that verbal commitment was disregarded and as a consequence there has been a loss of trust regarding anything the RV owner/manager says.

One of the most visible remaining water properties (and a potential boost to the community's aesthetic beauty) would become a visual distraction from the charm of the area. This would negatively affect the value of our property as well as that of other surrounding properties. We stand in firm opposition to any zoning changes that would allow additional trailers and RV's in the area.

(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

sidfly@outlook.com

This field is not part of the form submission.



JOINT PUBLIC HEARING
Rockport City Council and
Planning & Zoning Commission

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NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, May 10, 2022, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for fourteen (14) additional RV spaces and to bring the existing RV Park into zoning compliance located at 217 S Fulton Beach Rd, Beacon RV Park; also known as Fulton Bayview Addn, Block E, Lots 1,2,3 & WFE of 1,2,3, and Und Int in WFE of Fulton Ave, and Beacon R.V. Park & Marina Subdivision, Lot 1-R - 2-R City of Rockport, Aransas County, Texas, currently zoned B-1 (General Business District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the City Council Agenda of May 10, 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 Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

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

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

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

Printed Name: Thomas J + Rosemary E. Fahey

Address: 305 Timothy

City/State: Rockport TX 78382

() IN FAVOR (✓) IN OPPOSITION

Phone: 361 729 6314

REASON:

The requested change would bring additional non-residents to our small neighborhood.

Rosemary E. Fahey, Thomas J. Fahey
Signature

See map on reverse side.