



PLANNING AND ZONING PACKET

July 18, 2022

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, July 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/_5xY1XqscYM.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



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

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of June 6, 2022.
3. Deliberate and act on a Conceptual Plan / Preliminary Plat submitted by R & F Development LLC, for development of a 16 lot single-family residential subdivision to be known as Heritage Park Estates, property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 28.182, City of Rockport, Aransas County, Texas.
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, July 15, 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*.


Carey Dietrich, Asst Director Building & Development

PLANNING AND ZONING COMMISSION MINUTES

On this the 6th day of June 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
Brad Brundrett, Council Liaison

Guest(s) Present

Five (5)

Open Meeting

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

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of May 16, 2022

Chair Davis asked for a motion to approve the April 4, 2022, April 18, 2022, and May 2, 2022, meeting minutes.

MOTION:

Vice Chairman Hassinger moved to approve the May 16, 2022; minutes as presented. Secretary Hesley seconded the motion. All voted in favor, motion carried.

3. Deliberate and act on an Amended Phase II Final Plat submitted by Staudt Investment Properties, LLC, also known as Kokomo Phase II Final Plat, filed for record under Clerk's File No. 391483. Volume 7, page 224 of the Real Property Records of Aransas County 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, which was originally approved by Planning & Zoning Commission on April 19, 2021, with a revision being approved on March 7, 2022.

County Surveyor Elizabeth Brundrett 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 accept an Amended Phase II Final Plat submitted by Staudt Investment Properties, LLC, also known as Kokomo Phase II Final Plat, to include a ten (10) foot rear set-back variance on property located at 2202 FM 3036, Member Blazek seconded the motion. With all voting in favor, motion carried, unanimously.

4. Deliberate and act on a Replat of Lots 4, 5, 26, 27, 28, and 29, Block "B", Andrews Subdivision, also known as 904 HWY 35 S, 912 HWY 35 S, 916 HWY 35 S, and 907 Young St, Rockport Aransas County, Texas, submitted by Christopher and Karra Crowley.

County surveyor 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:

Vice Chairman Hassinger moved to approve a Replat of Lots 4, 5, 26, 27, 28, and 29, Block "B", Andrews Subdivision, also known as 904 HWY 35 S, 912 HWY 35 S, 916 HWY 35 S, and 907 Young St. Member Young seconded the motion. With all voting in favor, motion carried, unanimously.

5. Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 5:50 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

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

AGENDA ITEM: 2

Deliberate and act on a Conceptual Plan / Preliminary Plat submitted by R & F Development LLC, for development of a 106 Lot Single-Family Residential Subdivision to be known as Heritage Park Estates, on property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 28.182, City of Rockport, Aransas County, Texas.

SUBMITTED BY:

Carey Dietrich - Community Planner / Asst Director of Building & Development

APPROVED FOR AGENDA:

BACKGROUND: R & F Development LLC, as represented by J. Schwarz & Associates, have submitted a Conceptual Plan /Preliminary Plat for development of a new subdivision to include 106 single family residential lots and 1 common area park; to be known as Heritage Park Estates, located at 2701 FM 3036.

The Conceptual Plan / Preliminary Plat was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the Conceptual Plan / Preliminary Plat submitted by R & F Development LLC, for development of a 106 Lot Single-Family Residential Subdivision to be known as Heritage Park Estates, on property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 28.182, City of Rockport, Aransas County, Texas.

July 8, 2022

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



SUBJECT: Preliminary Plat – Heritage Park Estates
being a replat of 28.182 acres out of A76 Joseph Hollis Survey

To whom it may concern:

City of Rockport staff have reviewed your Conceptual Plan / Preliminary Plat application of 28.182 acres out of A76 Joseph Hollis Survey, and have deemed it **administratively complete**. The Conceptual Plan / Preliminary Plat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of July 18, 2022, at 5:30 pm, at the Rockport Service Center located at 2751 St Hwy 35 Bypass. You or your representative will need to appear to present the plat to the P & Z Commission.

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

Thank you,

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



Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

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

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

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

GENERAL INFORMATION:

Address: 2701 FM 3036, Rockport ACAD Property ID: 58018

Subdivision: A76 Joseph Hollis Survey 28 Acres Block: _____ Lot: _____

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: Rick Mostaghasi

Company: R&F Development, LLC

Mailing Address: 4833 Saratoga Blvd, PMB 423

Corpus Christi, TX 78413

Phone: 361-765-7241

Email: rickmostaghasi@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: Brandi B. Karl, P.E.

Company: J. Schwarz & Associates

Mailing Address: 411 S. Pearl St.

Rockport, TX 78382

Phone: 361-729-6479

Email: brandi@jsatx.com

BACKGROUND

Project Name: Heritage Park Estates

- Present Zoning District: R-1 Are you requesting a zoning change? YES ☒ NO
- If yes, which Zoning District is requested? _____ YES ☒ NO
- Do all proposed lots have access to existing public streets? YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? YES ☒ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	26.7 acres	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: Drainage Easement	1	1.4 acres	
Public/ Private Street R.O.W			
TOTAL	1	28.18 acres	

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

The existing tract has a drainage ditch and wetlands area along the west side of the property. There is currently a 50' wide drainage easement; however, the existing ditch is about 100' wide. The developer is dedicating an additional 50' drainage easement to the City to cover the width of the ditch. The wetlands have been verified by the USACE to be non-jurisdictional. The developer will straighten the drainage ditch, connecting it to FM 3036 and then fill the low areas.

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	106	18.96 ac	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	1	1.33 ac	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Drainage Dedication	1	2.81 ac	
Public/ Private Street R.O.W	5	5.08 ac	
TOTAL	114	28.18 ac	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

SIGNED

*Hamed Rick Mostaghani*dotloop verified
04/01/22 10:49 PM CDT
AOGW-RRLH-SZSS-QLLR

(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information (____) accepted (____) rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

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

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

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

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

HELPFUL DEFINITIONS:

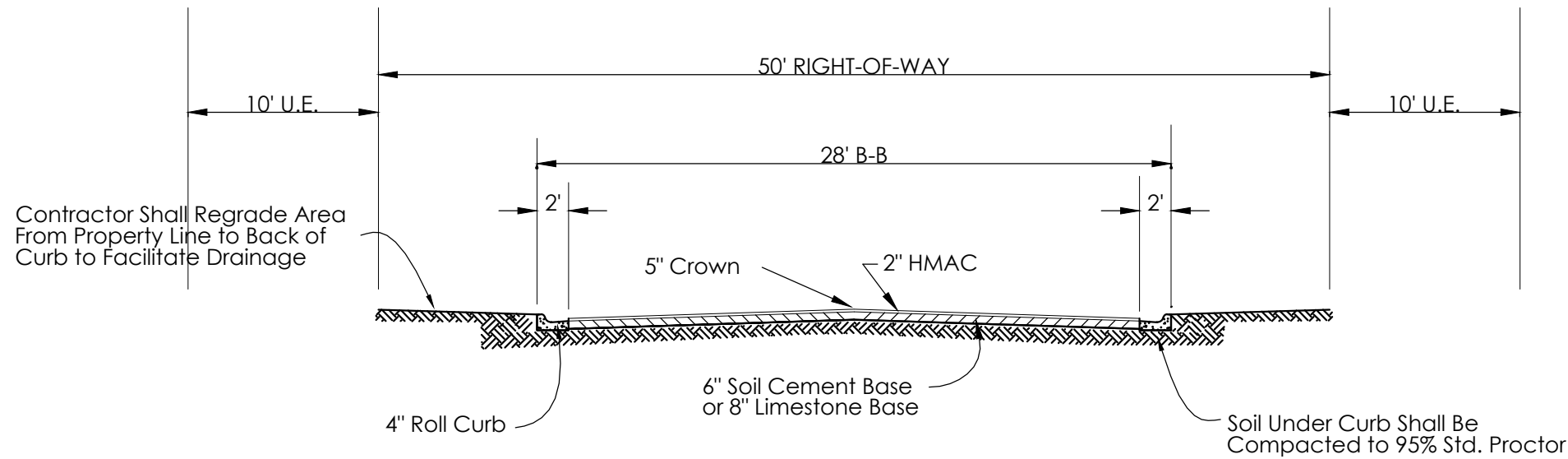
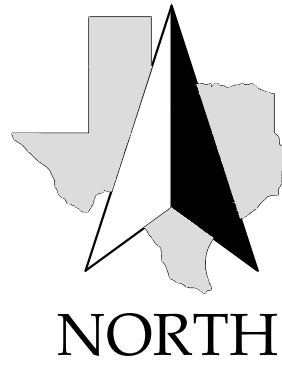
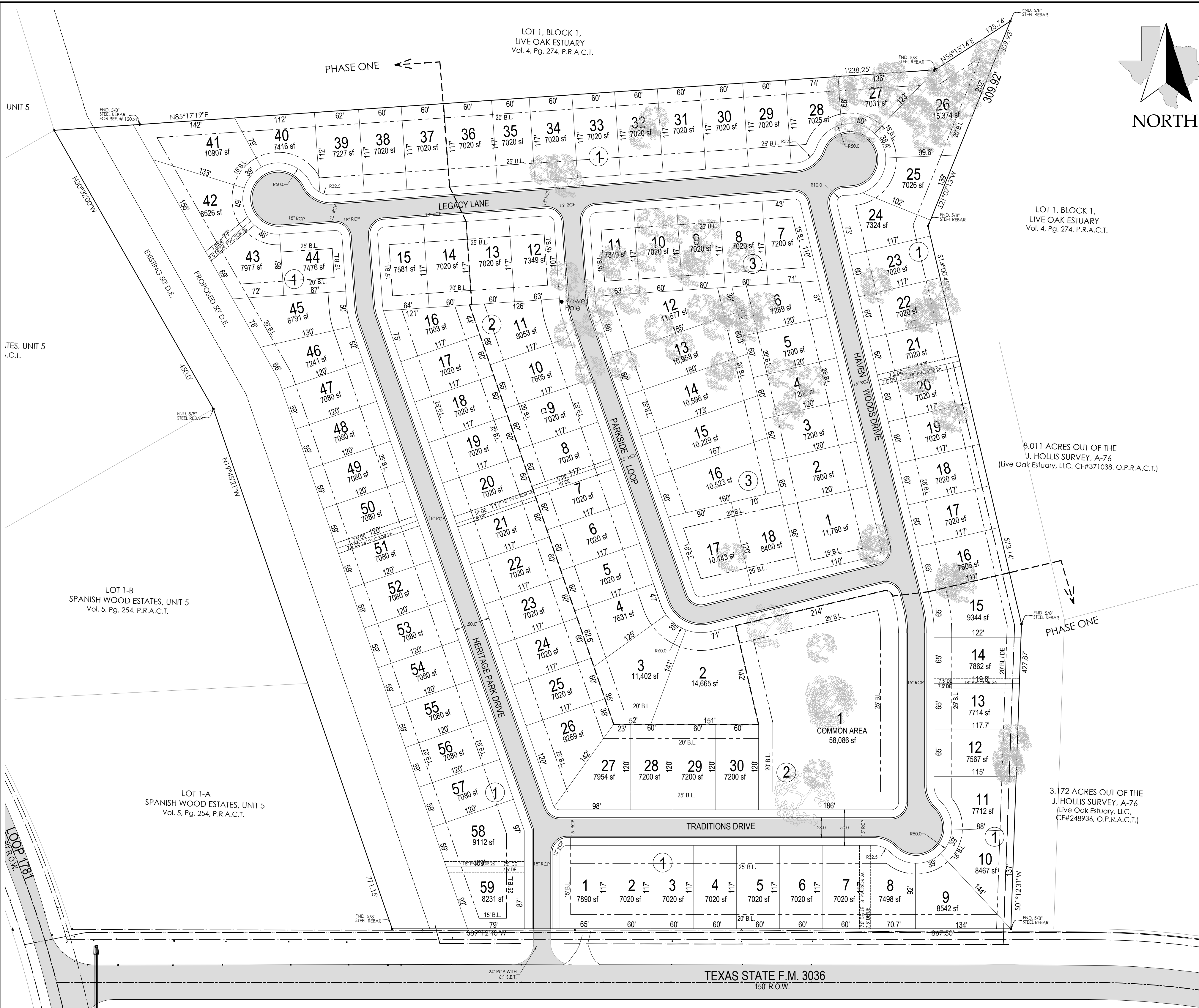
Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

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

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

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



TYPICAL 50' RIGHT-OF-WAY STREET SECTION

Not to Scale

SPECIFICATIONS:

2" Type D Hot Mix Asphaltic Concrete

6" Cement (11% by Weight) Stabilized Soil Base with 2" Crushed Concrete (or 8" Compacted Limestone Base)

Compacted to 98% Standard Proctor Density

Moisture shall be within ±3% of Optimum Moisture.

Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

PRELIMINARY PLAT

HERITAGE PARK ESTATES

LEGAL DESCRIPTION

28.183 ACRES OF LAND OUT OF THE JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER CF #379546, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

OWNER:
R&F DEVELOPMENT, LLC
RICK MOSTAGHASI
4833 SARATOGA BLVD, PMB 423
CORPUS CHRISTI, TX 78413
rickmostaghasi@gmail.com

ENGINEER:
J. SCHWARZ & ASSOC., INC.
BRANDI B. KARL, P.E.
P.O. BOX 60733
CORPUS CHRISTI, TX 78466
brandi@jsatx.com

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



Digitally signed by
Brandi B. Karl, P.E.
Date: June 8, 2022

LOT SCHEDULE:
106 SINGLE-FAMILY RESIDENTIAL LOTS
1 COMMON AREA PARK

TREE EXHIBIT:

1. PRELIMINARY PLAT CHECKLIST CALLS FOR LOCATION OF ANY TREES SIX INCHES OR LARGER WHICH WOULD BE LOCATED IN PROPOSED RIGHTS-OF-WAY. CITY ORDINANCE CHANGED TO 10" OR LARGER, SO THIS EXHIBIT IS BASED ON 10".

2. THE STREETS AND LOTS WERE DESIGNED TO AVOID THE LARGEST OF THE OAK TREES NEAR THE FRONT OF THE PROPERTY. THE COMMON AREA LOT WAS CREATED FOR A PARK TO PRESERVE THOSE OAK TREES.

3. TREE SURVEY WAS PERFORMED BY GRIFFITH & BRUNDRETT IN AUGUST, 2021.

NOTES:

1. STREETS WILL BE PUBLIC ROADWAYS BUILT TO CITY DESIGN STANDARDS.

2. 25' FRONT BUILDING LINE, 20' REAR BUILDING LINE.

3. 5' SIDE YARD SETBACK, 15' STREET SIDE SETBACK.

4. WETLANDS DELINEATION FOR USACE COMPLIANCE PERFORMED BY COASTAL ENVIRONMENTS, INC. DETERMINED TO BE NON-JURISDICTIONAL.

5. ALL LOTS ARE 7,000 SF OR LARGER, IN COMPLIANCE WITH R-1 ZONING.

6. SUBDIVISION TO BE CONSTRUCTED IN TWO PHASES, PHASE LINE IS SHOWN.

7. DEVELOPER WILL ESTABLISH AN HOA THAT WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE COMMON AREA LOT 1, BLOCK 2.

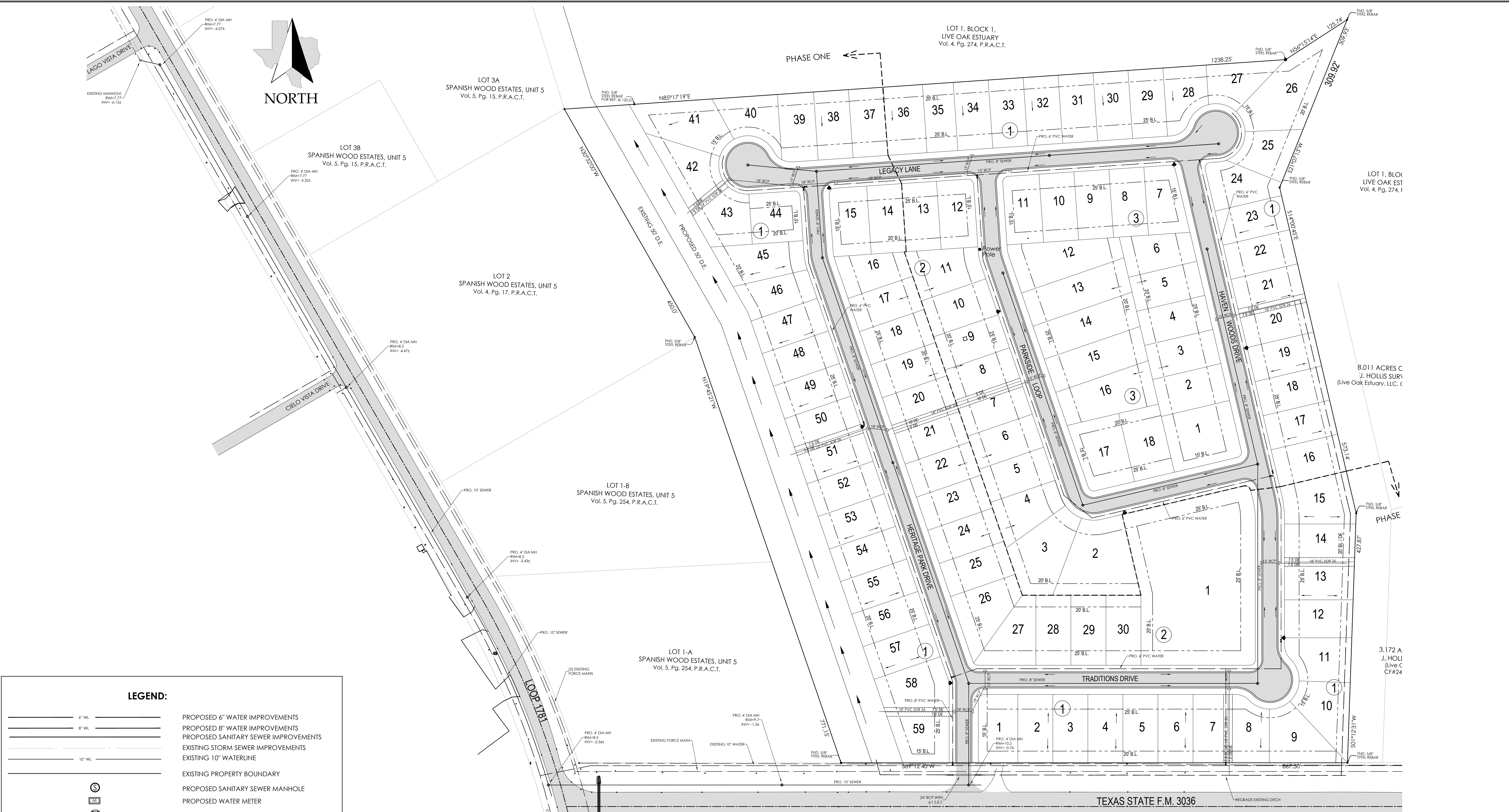
8. NO DRIVEWAY ACCESS TO FM 3036 IS ALLOWED FOR LOTS 1-9 AND 59.

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

ZONING
ZONING IS R-1 (SINGLE-FAMILY RESIDENTIAL)
NO REZONING IS REQUIRED FOR DEVELOPMENT

PROPERTY ADDRESS
2701 FM 3036, ROCKPORT, TX

REVISION	DATE	DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
1	ADDED PHASE LINE	4/13/22	rick 3036 civil file.dwg	X	001
ADDRESS CITY COMMENTS	6/8/22	JOB NUMBER	ENGINEER	SCALE	
		20210318B	F-8138	1"=80'	OF 003



LEGEND:

6" WL

8" WL

10" WL

PROPOSED 6" WATER IMPROVEMENTS

PROPOSED 8" WATER IMPROVEMENTS

PROPOSED SANITARY SEWER IMPROVEMENTS

EXISTING STORM SEWER IMPROVEMENTS

EXISTING 10" WATERLINE

EXISTING PROPERTY BOUNDARY

PROPOSED SANITARY SEWER MANHOLE

PROPOSED WATER METER

FIRE HYDRANT ASSEMBLY

UTILITY NOTES:

1. ACCORDING TO THE CITY'S UTILITY MASTER PLAN, THIS PROPERTY IS IN THE SERVICE AREA OF THE FM 1781 LIFT STATION. THE EXISTING GRAVITY SYSTEM ENDS AT LAGO VISTA DRIVE, SO THIS DEVELOPMENT WILL EXTEND THE GRAVITY SEWER ALONG THE WEST SIDE OF LOOP 1781 AND THE NORTH SIDE OF FM 3036, AS SHOWN.

2. WATER WILL CONNECT TO THE EXISTING 10" IN FM 3036 AND LOOP THROUGHOUT THE DEVELOPMENT.

3. ALL PUBLIC UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROCKPORT'S ADOPTED DESIGN STANDARDS.

STATE OF TEXAS

BRANDI B. KARL

87646

PROFESSIONAL ENGINEER

Brandi Karl

Digitally signed by Brandi B. Karl, P.E.
Date: June 8, 2022

JSA

J. SCHWARZ & ASSOCIATES, INC.

Professional Engineering Solutions

UTILITY EXHIBIT

HERITAGE PARK ESTATES

R&F DEVELOPMENT, LLC

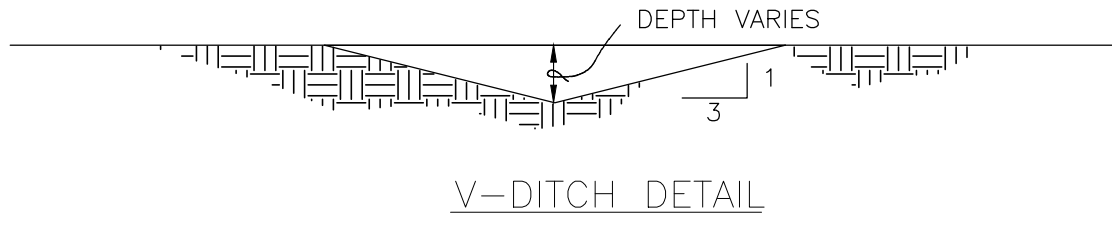
REVISION	DATE	DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
ADDRESS CITY COMMENTS	6/8/22	DATE	rick 3036 civil file.dwg	X	002
		JOB NUMBER	20210318B	ENGINEER	F-8138
		SCALE	1"=80'		

OF 003



FLOOD DATA:
This is to certify that I have consulted the Federal Flood Hazard Map dated 12-17-16, and found that the property described herein is X (or) is not X located in a "Special Flood Hazard Area." Flood Zone "AE/X", Base Elevation 6/N/A Panel No. 0230G, Community No. 485504.

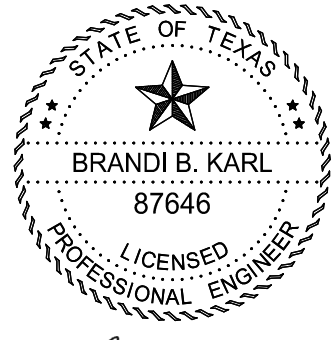
- DRAINAGE MASTER PLAN EXHIBIT:
1. PROPERTY GENERALLY SLOPES FROM THE EAST TOWARDS THE EXISTING DITCH / POND AREA ALONG THE WEST SIDE. THE MASTER PLAN SHOWS THAT THE ENTIRE PROJECT SITE IS IN ONE DRAINAGE BASIN, WITH RUNOFF DIRECTED TO THE ONSITE DITCH, AS PROPOSED.
 2. THE EXISTING DITCH / POND WILL BE IMPROVED FOR ON-SITE DETENTION AND STRAIGHTENED TO CONNECT TO THE DITCH ON FM 3036. THE NON-JURISDICTIONAL WETLANDS WILL BE FILLED IN CONJUNCTION WITH THE EXCAVATION OF THE DRAINAGE.
 3. THIS PROJECT COMPLIES WITH THE ADOPTED ROCKPORT DRAINAGE MASTER PLAN AND THIS PRELIMINARY DRAINAGE PLAN HAS BEEN REVIEWED WITH CITY STAFF.
 4. PRE-DEVELOPMENT RUNOFF: Q (5) = 10.2 CFS
POST-DEVELOPMENT RUNOFF: Q(5) = 54 CFS



FEMA FLOOD ZONE MAP



DRAINAGE MASTER PLAN



Brandi Karl
Digitally signed by
Brandi B. Karl, P.E.
Date: June 8, 2022

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

DRAINAGE EXHIBIT

HERITAGE PARK ESTATES
R&F DEVELOPMENT, LLC

REVISION	DATE	DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
ADDRESS CITY COMMENTS	6/8/22	4/3/22	rick 3036 civil file.dwg	X	003
		20210318B	ENGINEER F-8138	SCALE 1"=80'	OF 003