



PLANNING & ZONING PACKET

November 14, 2022

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, November 14, 2022, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/channel/UCuF3nzgKHU1OjXHv8Yyj4QQ>.

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.

Public Hearing

2. Conduct a Public Hearing to consider a request for a Conditional Use Permit to allow the use of a campground with 83 sites for RV's, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of October 17, 2022.
4. Deliberate and act on a request for a Conditional Use Permit to allow the use of a campground with 83 sites for RV's, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).
5. Deliberate and act on a Replat submitted by property owners Scott and Vicky Andrews, located at 108 W. Sixth Street; also known as Manning Addition, Block 135, Lot 12 thru 16, Rockport, Aransas County, Texas.
6. Deliberate and act on a Replat submitted by property owners Christopher and Karra Crowley, located at 500 E King Street; also known as Simon Oaks, Block 1 Lot 5, being 4.127 acres (listed in the appraisal district as, Simon Oaks Block 1, Lot 4 acres 4.619), Rockport, Aransas County, Texas.

7. Deliberate and act on a Replat submitted by Aransas County Navigation District, located at 160 Cove Harbor South; also known as Swickheimer Block 256 Lot 64 being 17.466 acres, Rockport, Aransas County, Texas.
8. Deliberate and act on an Amending Final Plat submitted by Noah Arc Community Development Corporation, located at 1601 Mathis Street; also known as Sphinx, Block 1, Lot 1, Rockport, Aransas County, Texas.
9. Discussion, consideration, and action regarding meetings restricted by holidays or other foreseen events.
10. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361) 790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

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

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Thursday, November 10, 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

Carey Dietrich,
Asst Director Building & Development
Community Planner

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request for a Conditional Use Permit, whose original request was to allow the use of a campground with 83 sites for RVs, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District); however, property owner has modified the request to allow fifteen (15) RV Sites previously utilized on the property.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Property owner, Michael Rains wishes to reinstate the existing RV sites previously utilized on the property. He had originally submitted a request for 83 RV sites with 20 campsites, bathhouse, and laundry for future development; however, Mr. Rains states he will re-submit at a future date for the upgrades. Modifying the request to the original 15 sites does not exclude conformance to Chapter 118, Section 24.2.14 Regulation of Recreational Vehicle (RV) Parks as conformance to the regulations will be required.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, October 29, 2022 edition and mailed out to five (5) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-23 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public hearing only.



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 14, 2022 at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 13, 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 to allow the use of a campground with 83 sites for RVs, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of November 14, 2022 and the City Council Agenda of December 13, 2022, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearings 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 Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council Meeting. The comments will be read and summarized in the minutes of the meetings.

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

POSTED the 26th day of October 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, October 29, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 17th day of October 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
Ric Young
Kim Hesley – Secretary
Tom Blazek

Members Absent

W. Kent Howard
Patty Impens
Warren Hassinger – Vice Chairman

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Tommy Saucedo, IT
Andria Hattman, Council Liaison

Guest(s) Present

Two (2)

Open Meeting

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

Regular Agenda

2. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) to allow the use of a manufactured home on the property while the property owners rebuild their home that was recently burned located at 157 Kluge Tr; also known as McCombs, Lot 55 & 56, part of each, being 3.494 acres, City of Rockport, Aransas County, Texas, currently zoned R-1 (1st Single Family Dwelling District).

Chair Davis opened the Public Hearing at 5:31p.m.:

Richard Kretschmann, owner of the property, spoke. Chair Davis asked if there were any other questions or comments, there being none, Chair Davis closed the Public Hearing and opened the regularly scheduled meeting at 5:32p.m.

3. Deliberate and act on approval of the regular meeting minutes of September 19, 2022.

MOTION: Member Young made a motion to approve the minutes as presented, Secretary Hesley 2nd the motion. Motion passed by unanimous vote of aye.

4. Deliberate and act on a request for a Conditional Use Permit to allow the use of a manufactured home on the property, while the property owners rebuild their home that was recently burned located at 157 Kluge Tr; also known as McCombs, Lot 55 & 56, part of each, being 3.494 acres, City of Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Director Mike Donoho spoke
Community Planner Carey Dietrich spoke
Richard Kretschmann spoke

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

MOTION:

Member Hesley made the motion to recommend to City Council approval of the Conditional Use Permit for one-year with the possibility of an extension if sufficient progress has been made on the replacement of the residential dwelling. Member Blasek 2nd the motion. Motion passed by unanimous vote of aye

5. Discussion, consideration and action regarding the process for conducting public hearings as per Section 118-26 of the Rockport Code of Ordinances.

After brief discussion, Member Young made a motion to recommend to City Council to conduct Public Hearings separately. Member Hesley 2nd motion. Motion passed by unanimous vote of aye.

6. Adjournment 6:02p.m.

Prepared by:

Belinda Garcia, Assistant to Director

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 4

Deliberate and act on a request for a Conditional Use Permit, whose original request was to allow the use of a campground with 83 sites for RVs, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District); however, property owner has modified the request to allow fifteen (15) RV Sites previously utilized on the property.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: Property owner, Michael Rains wishes to reinstate the existing RV sites previously utilized on the property. He had originally submitted a request for 83 RV sites with 20 campsites, bathhouse, and laundry for future development; however, Mr. Rains states he will re-submit at a future date for the upgrades. Modifying the request to the original 15 sites does not exclude conformance to Chapter 118, Section 24.2.14 Regulation of Recreational Vehicle (RV) Parks as conformance to the regulations will be required.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, October 29, 2022 edition and mailed out to five (5) property owners within a 200-foot radius of the property. No letters For and One Letter Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-23 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of a Conditional Use Permit (CUP) for fifteen (15) RV Sites on the property located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District)



**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 _____

1030 AIRPORT RD. ROCKPORT TX 78382

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: Vacant

E. ZONING DISTRICT REQUESTED: CUP For RV Park

F. CONDITIONAL USE REQUESTED: RV Park

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

• Lot or Tract Corner 38 Block _____

• Tract Fullerton Plots of the _____
Survey as per metes and bounds (field notes attached)

• If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____

IRON ROOSTER CAMPGROUND

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 14.7 ACRES

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

CREATE A CAMPGROUND WITH 83 sites for RV's,
TENT SITES x 20, BATHHOUSE + LAUNDRY.

K. OWNER'S NAME: (Please print) Michael Rains
ADDRESS: 1030 ALBERT RD.
CITY, STATE, ZIP CODE: ROCKPORT TX 78382
PHONE NO 512 970 4014

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

NOTE: Do you have property owner's permission for this request?
YES X 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: *Michael Rains*
(Owner or Representative)

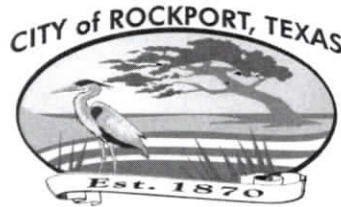
(FOR CITY USE)

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

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

If rejected, reasons why: _____

Receipt No. _____



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 _____
1030 AIRPORT RD. ROCKPORT TX 78382

C. CURRENT ZONING OF PROPERTY: R-1

D. PRESENT USE OF PROPERTY: VACANT RV PARK

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: Re-Open RV Park

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

• Lot or Tract 38 Block _____

• Tract _____ of the Fulton Outlets
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) _____
IRON ROOSTER CAMPGROUND

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 14.7 ACRES

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

1.5 Site RV Park with bathhouse.

K. OWNER'S NAME: (Please print) MICHAEL RAINS
ADDRESS: 1030 AIRPORT RD
CITY, STATE, ZIP CODE: ROCKPORT TX 78382
PHONE NO 513-970-4014

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

NOTE: Do you have property owner's permission for this request?
YES ☒ NO _____

M. FILING FEE:

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

(Make check payable to the City of Rockport)

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

Signed: 
(Owner or Representative)

(FOR CITY USE)

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

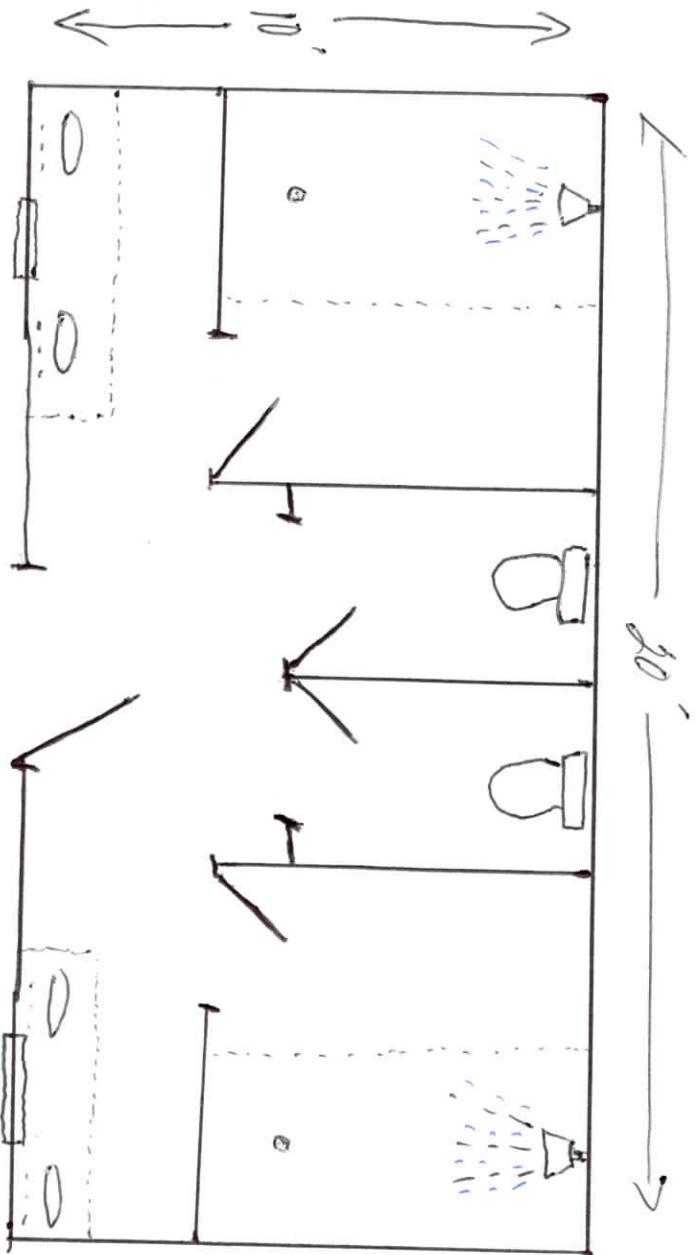
Submitted Information (____ accepted) (____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

BATH HOUSE

1030 HARPOLE RD.



SHOWER ROOMS 6' x 6'

WATER CLOSETS 4' x 5'

SINK AREAS 4' x 8'

[illegible]

MS-
MGR

PA 10-3-22
CK #007 / 121896



ARANSAS COUNTY ENVIRONMENTAL HEALTH

Mailing: 2840 Hwy 35 N., Rockport, Tx. 78382

Physical Location: 872 Airport Rd.

Phone: 361-790-0121 Fax: 361-790-0157

E-Mail: llopez@aransascounty.org

2003-222

Certificate of Verification

\$75.00 Fee (Cash or Check Only)

For the "purpose of obtaining electrical " and to be used only in conjunction with sites that have an existing OSSF (On-Site Sewage Facility). The Owner has notified the Aransas County Environmental Health Department that he/she/they intend to locate or build a structure.

All Blanks Must Be Completed--Please Print

Date Ordered:	10-3-2022	Owner:	Michael G. Rains
Site Address:	1030 AIRPORT RD. ROCKPORT TX 78382		
Subdivision Name:	Fulton Outlots		
Unit #	Block #:	Lot #:	38
Phone #:	512 970 4014	E-mail:	mikegrains@yahoo.com
Mailing Address:	1030 AIRPORT RD		
Previous Mobile Home:		Previous Site Built Home:	
No. of Bedrooms:		No. of Bedrooms:	
New Mobile Home:		New Site Built Home:	
No. of Bedrooms:		No. of Bedrooms:	
Comments:	RV Park "KIS"		

Please draw on back or separate sheet of paper an accurate drawing of the lot in it's current condition, including the approximate septic tank location. Also include accurate location of the lot if street numbers are not visible.

Owner or Agents Signature:	<i>Michael G. Rains</i>
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To Be Completed by Aransas County

#:	15 RVs to be connected to this system	600' x 91'
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ACEH Designated Representative:	<i>[Signature]</i> DR#031832; 10/10/22; 600' x 91'
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Disclaimer: Signature by the Designated Representative does not constitute approval of the existing OSSF (On-Site Sewage Facility) on said property, nor does the signature constitute approval of the property for installation of an OSSF (On-Site Sewage Facility). This notification is not an OSSF (On-Site Sewage Facility) inspection letter for purposes of securing a loan.

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**

1030 Airport Rd

APPLICANT/PROPERTY OWNER

Michael Rains, Owner

PUBLIC HEARING DATE

P&Z - Monday, November 14, 2022
 CC - Tuesday, December 13, 2022

P&Z DATE

Monday, November 14, 2022

CITY COUNCIL DATE(S)

1st Reading - Tuesday, December 13, 2022
 2nd Reading - Tuesday, January 10, 2023

BRIEF SUMMARY OF REQUEST

Property owner, Michael Rains wishes to reinstate the existing RV sites previously utilized on the property. He had originally submitted a request for 83 RV sites with 20 campsites, bathhouse, and laundry for future development; however, Mr. Rains states he will re-submit at a future date for the upgrades. Modifying the request to the original 15 sites does not exclude conformance to Chapter 118, Section 24.2.14 Regulation of Recreational Vehicle (RV) Parks as conformance to the regulations will be required.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, October 29, 2022, edition and mailed out to Five (5) property owners within a 200-foot radius of the property. No letters For and One Letter Against the request have been received at time of PH.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 (1 st Single Family Dwelling District)	Vacant – Previously a 15 unit RV Park	N – R-1 (1 st Single Family Dwelling District) Aransas County Airport S - R-1 (1st Single Family Dwelling District) Undeveloped Land E – R-1 (1st Single Family Dwelling District) with SFD W – R-1 (1st Single Family Dwelling District) Undeveloped Land	N/A	14.70 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

There can be no future development without approval of the CUP.

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

The property was known as Copano Vista RV Park but ceased operation and use of Park approximately January 2021:

118-25.1.3 Discontinuance of a Non-Conforming Use. If a non-conforming use of a building or premises is discontinued, the use of such building or premises then must conform to the use regulation of the District in which it is located.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

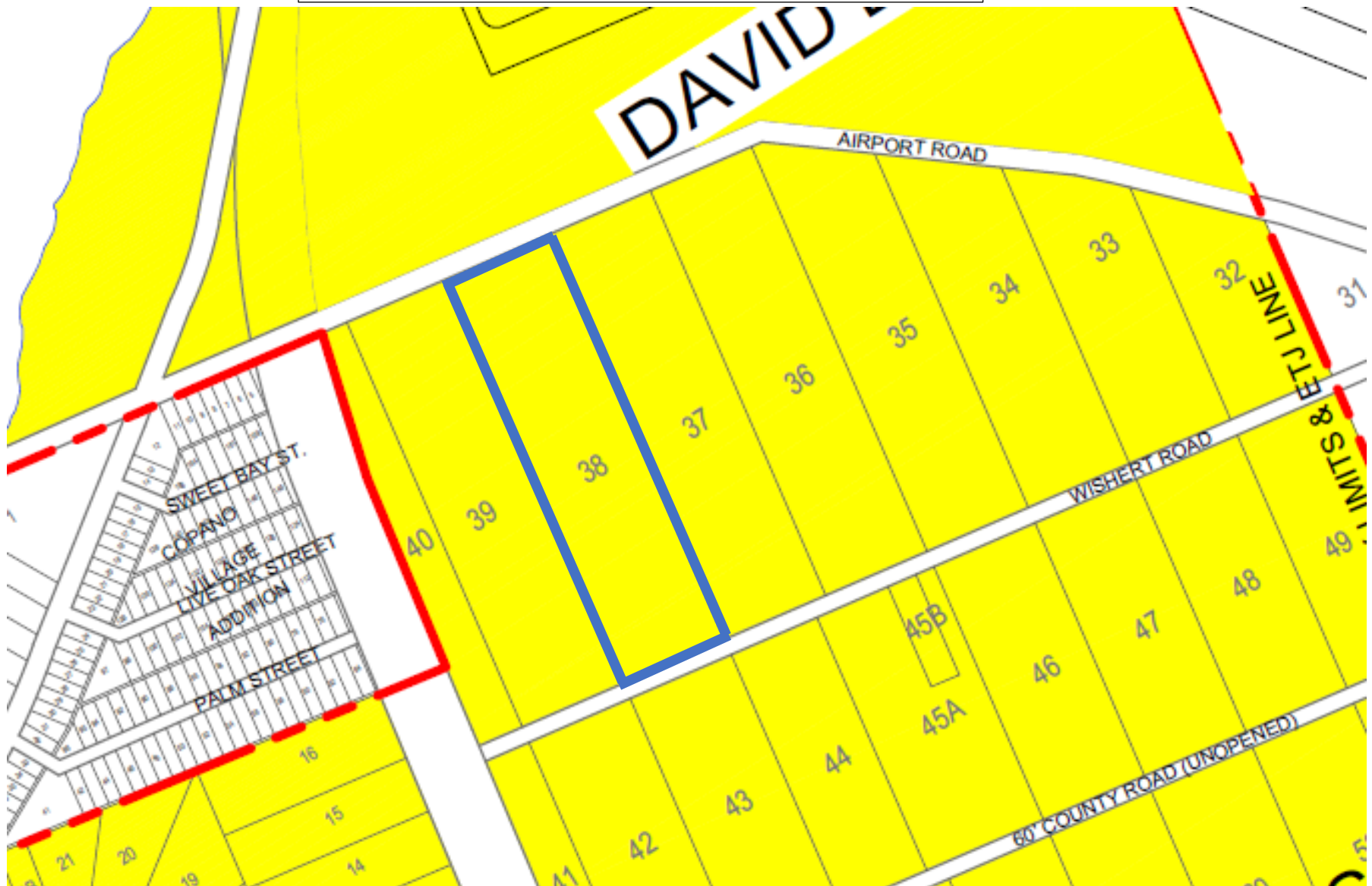
OTHER (DESCRIBE)

<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>
19672	Black Rock Ventures LLC	1030 Airport Rd	1030 Airport Rd	Rockport	Tx	78382
60286	Judith & Larry Knox	1020 Airport Rd	1020 Airport Rd	Rockport	Tx	78382
19678	Eben Wood	290 Wishert Rd	458 Dolphin Place	Corpus Christi	Tx	78411
19673	Robert Mcclulloch	1040 Airport Rd	344 Big Oak Dr	Adkins	Tx	78101
63970	Aransas County	421 John D Wendell Rd	2840 Highway 35 N	Rockport	Tx	78382

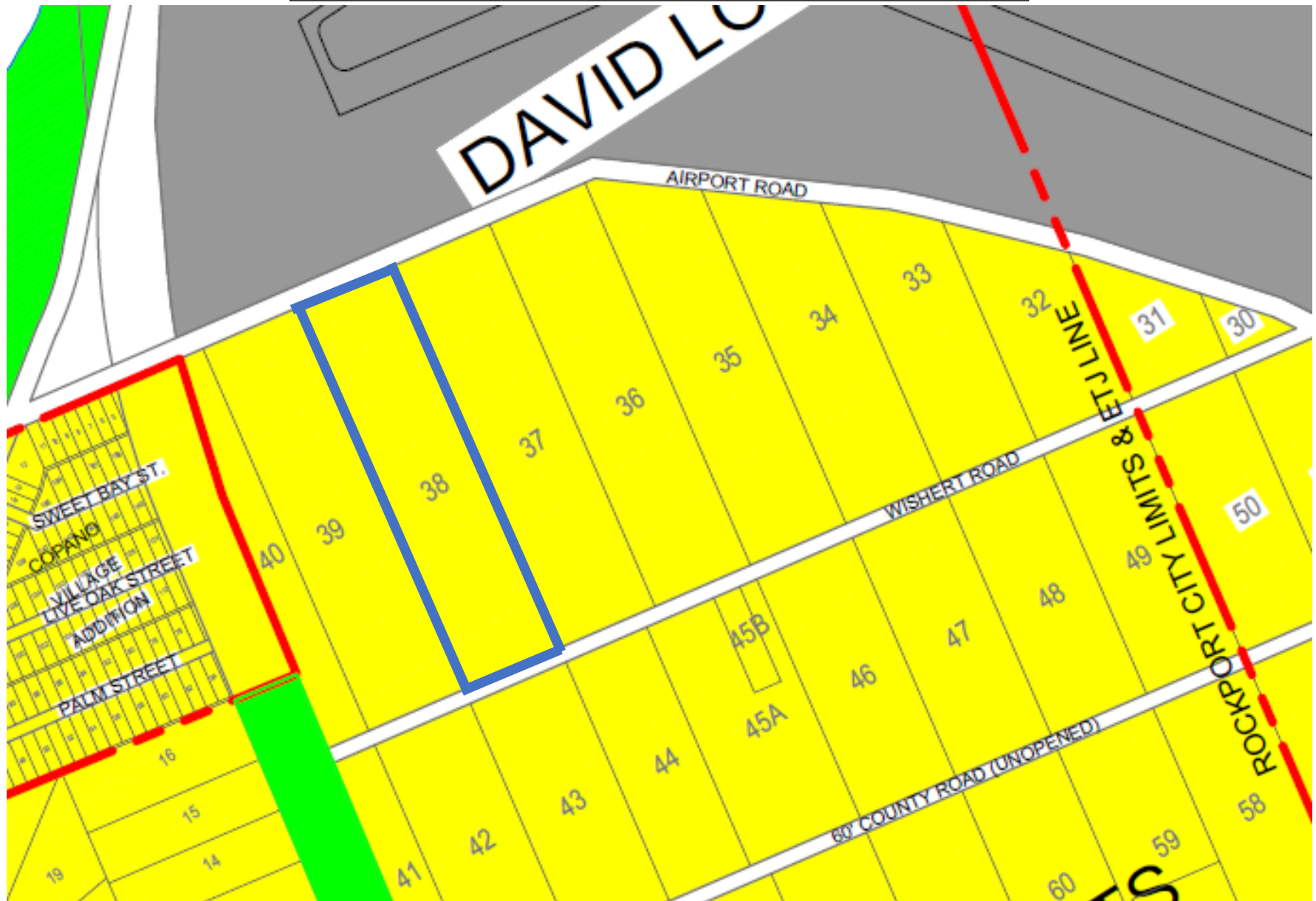
PICTOMETRY EXHIBIT

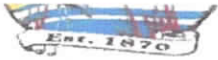


ZONING MAP EXHIBIT



FUTURE LAND USE MAP





NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, November 14, 2022 at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, December 13, 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 to allow the use of a campground with 83 sites for RV's, 20 sites for tents and a public bathhouse and laundry room, located at 1030 Airport Road; also known as Fulton Out Lots, Lot 38, being 14.70 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

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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: Ted and Diana Carter

Address: 1010 Airport Road

City/State: Rockport Tx, 78382

() IN FAVOR ☒ IN OPPOSITION

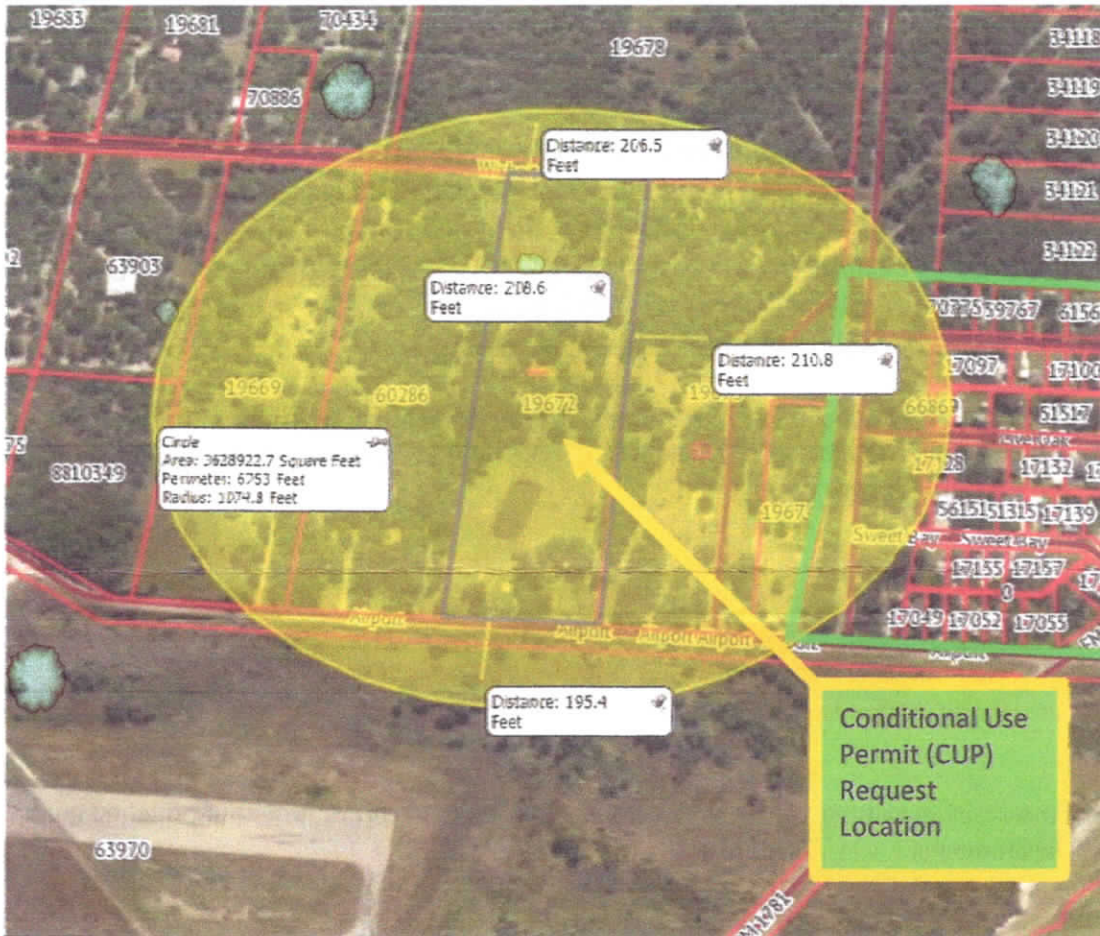
Phone: (417) 576-5545 (417) 860-6382

REASON: We strongly object to this

proposed rezoning. Previously there
was a SMALL RV park at this location.

There was a great deal of noise, cursing and
disruption created by the renters. Not even
considering the additional traffic created by

residents of the RV park. Airport Road is already adversely affected by traffic
and litter brought about by persons using the transfer station. Airport Road is in
perpetual need of repair because of the present traffic. We do not need to add
an additional 83 resident Or even 15-20 new residents to an already under
maintained location.



FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

ATTN:
Building Department
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



City of Rockport
 Building & Development Department
 2751 S.H. 35 Bypass
 Rockport, TX 78382

«Property_Owner»
 «Mailing_Address»
 «City», «State»«ZIP»

Planning & Zoning AGENDA
Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 5

Deliberate and act on a Minor Plat submitted by Scott & Vicki Andrews, for a replat of Lots 12-16, Block 135, Manning Addition being .8039 acres, on property located at 108 W Sixth St, Rockport, Aransas County, Texas.

SUBMITTED BY: Carey Dietrich - Asst. Director Building & Development /Community Planner

BACKGROUND: Mr. & Mrs. Andrews have submitted a replat of Lots 12-16, Block 135, Manning Addition, which involves more than 4 Lots and requires P&Z Approval as per Sec 90-21(a)(2)a:

(2) Administrative plat: A plat in which:

a. 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

The Replat of Lots 12-16, Block 135, Manning Addition was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the replat of Lots 12-16, Block 135, Manning Addition being .08039 acres, on property located at 108 W Sixth St, Rockport, Aransas County, Texas.



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: 108 W SIXTH STREET ACAD Property ID: 26896

Subdivision: MANNING ADDITION Block: 135 Lot: 12-16

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: SCOTT & VICKY ANDREWS

Company: _____

Mailing Address: 108 W SIXTH ST, ROCKPORT, TX 78382

Phone: 361.385.0205

Email: SCOTTA2@OUTLOOK.COM

ENGINEER/PLANNER/SURVEYOR:

Name: J. L. BRUNDRETT, JR, PE, RPLS

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 12-R & 16-R, BLOCK 135, MANNING ADDITION

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	5	0.803 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:			
Public/ Private Street R.O.W			
TOTAL	5	0.803 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	2	0.803 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 (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	2	0.803 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

FILING FEE: (Make check payable to the City of Rockport)

Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00

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

SIGNED

(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

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

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

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

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

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

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

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

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

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

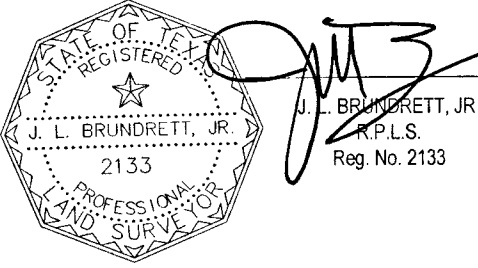
- (3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public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

Surveyor Certification

State of Texas
County of Aransas

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

This the 19 day of August, A.D., 2022.



Owner Certification

State of Texas
County of Aransas

SCOTT T. ANDREWS

VICKY ANDREWS

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

This the 25 day of October, A.D., 2022.

SCOTT T. ANDREWS
VICKY ANDREWS

State of Texas
County of Aransas

This instrument was acknowledged before me by:

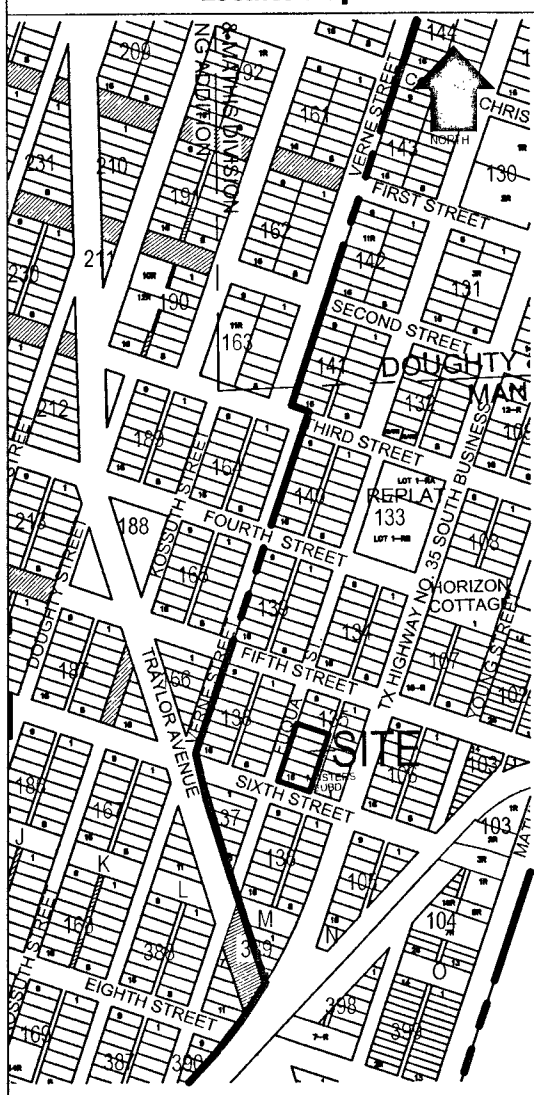
SCOTT T. ANDREWS

VICKY ANDREWS

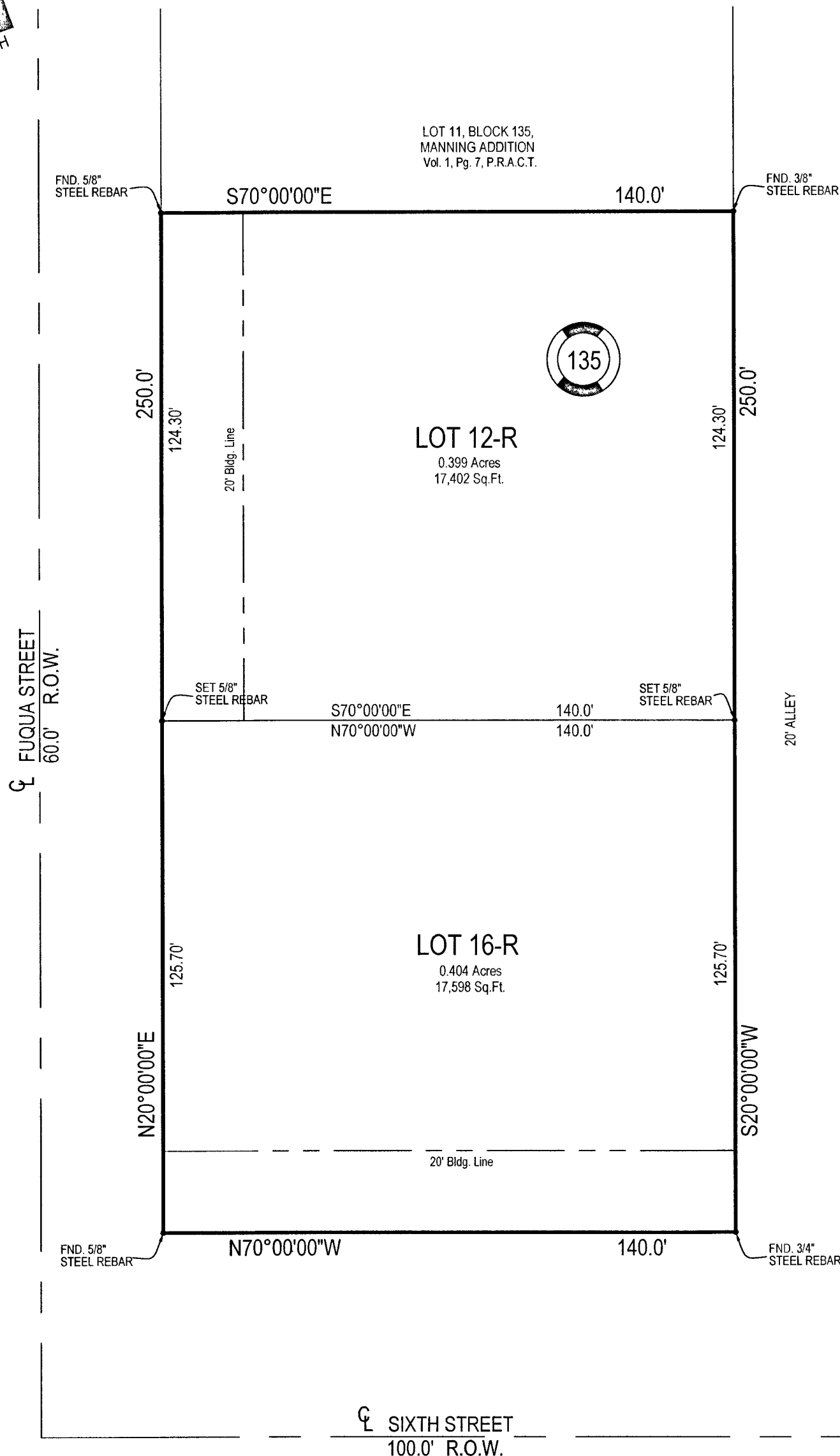
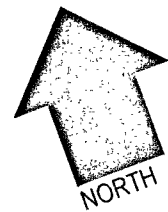
This the 25 day of October, A.D., 2022.

DENISE NARANJO
Notary Public, State of Texas
Comm. Expires 07-16-2023
Notary ID 132088480

Locator Map



FILE NAME: REPLATS/ROCKPORT/MANNING, B135, 12R, 16R



Final Plat of:
LOTS 12-R & 16-R, BLOCK 135,

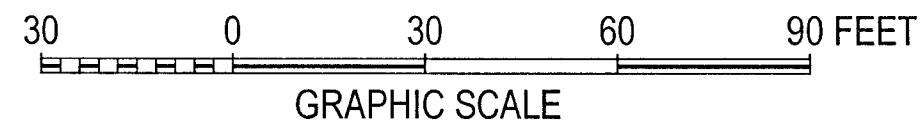
MANNING ADDITION

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOTS 12, 13, 14, 15 AND 16, BLOCK 135, MANNING ADDITION,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGE 7, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 30'

AUGUST 19, 2022



Planning & Zoning Commission

State of Texas
County of Aransas

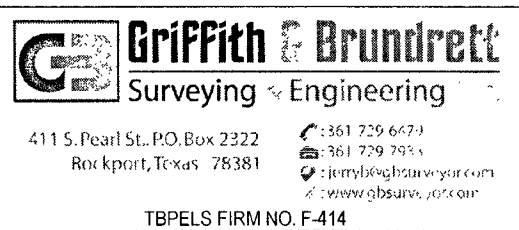
This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

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

Chair

Secretary

Firm Name and Address



Flood Data

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

Flood Zone "X", Base Elevation N/A

Panel No. 0245G

Community No. 485504

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

SUBJECT TO CHANGE BY FEMA.

Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- 2) Plat bearing along the East R.O.W. line of Fuqua Street, used for directional control.
- 3) Total platted area contains 0.803 acres or 35,000 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

County Clerk's Certification

State of Texas
County of Aransas

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

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

CARRIE ARRINGTON

By: Deputy

Clerk's File No. _____

Planning & Zoning AGENDA
Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 6

Deliberate and act on a Minor Plat submitted by Christopher & Karra Crowley, for a replat of Lot 5, Block 1, Simon Oaks Subdivision being 4.127 acres, previously replatted in December 2020 and September 2022, on property located at 500 E King, Rockport, Aransas County, Texas.

SUBMITTED BY: Carey Dietrich - Asst. Director Building & Development /Community Planner

BACKGROUND: Mr. & Mrs. Crowley have submitted a replat of Lot 5, Block 1, Simon Oaks, which began as a 5 acre tract being replatted to 4 Lots in December 2020 and then to 5 Lots in September 2022. Due to the fact these have been replatted previously, staff felt it best for P&Z to review.

The Replat of Lot 5, Block 1, Simon Oaks was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the replat of Lot 5, Block 1, Simon Oaks Subdivision being 4.127 acres, previously replatted in December 2020 and September 2022, on property located at 500 E King, Rockport, Aransas County, Texas.



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: 500 E KING STREET ACAD Property ID: 18632

Subdivision: SIMON OAKS Block: 1 Lot: 5

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: CHRISTOPHER & KARRA CROWLEY

Company: _____

Mailing Address: P. O. BOX 296, ROCKPORT, TX 78381

Phone: 916.215.5688

Email: KARRA@CROWLEYPROPERTIES.COM

ENGINEER/PLANNER/SURVEYOR:

Name: J. L. BRUNDRETT, JR, PE, RPLS

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 5-R, 6, 20 & 21, BLOCK 1, SIMON OAKS

- Present Zoning District: R-2 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? _____
- Do all proposed lots have access to existing public streets? ☒ YES ☐ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	4.127 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:			
Public/ Private Street R.O.W			
TOTAL	1	4.127 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	4	4.127 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 (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	4	4.127 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

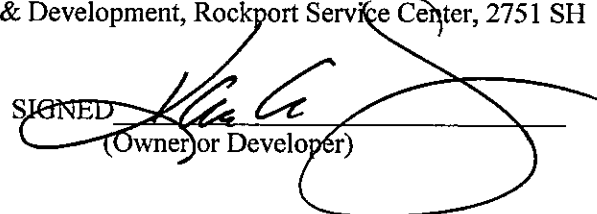
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- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazard Map

FILING FEE: (Make check payable to the City of Rockport)

Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00

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

SIGNED 
(Owner or Developer)

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:
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 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
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- (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.
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- (13) Lots: Location, dimensions and areas of all proposed lots.

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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
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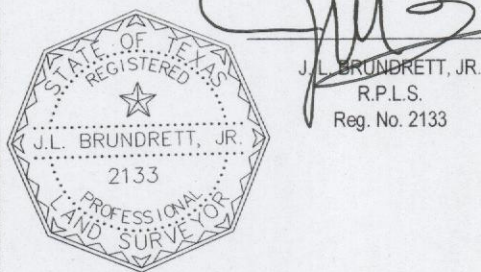
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Surveyor Certification

State of Texas
County of Aransas

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

This the 4th day of October, A.D., 2022.



Owner Certification

State of Texas
County of Aransas

CHRISTOPHER J. CROWLEY

KARRA A. CROWLEY

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

This the 13th day of October, A.D., 2022.

CHRISTOPHER J. CROWLEY

KARRA A. CROWLEY

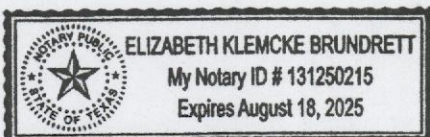
State of Texas
County of Aransas

This instrument was acknowledged before me by:

CHRISTOPHER J. CROWLEY

This the 13th day of October, A.D., 2022.

Notary Public in and for the State of Texas



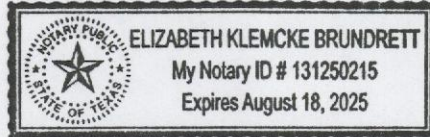
State of California
County of Aransas

This instrument was acknowledged before me by:

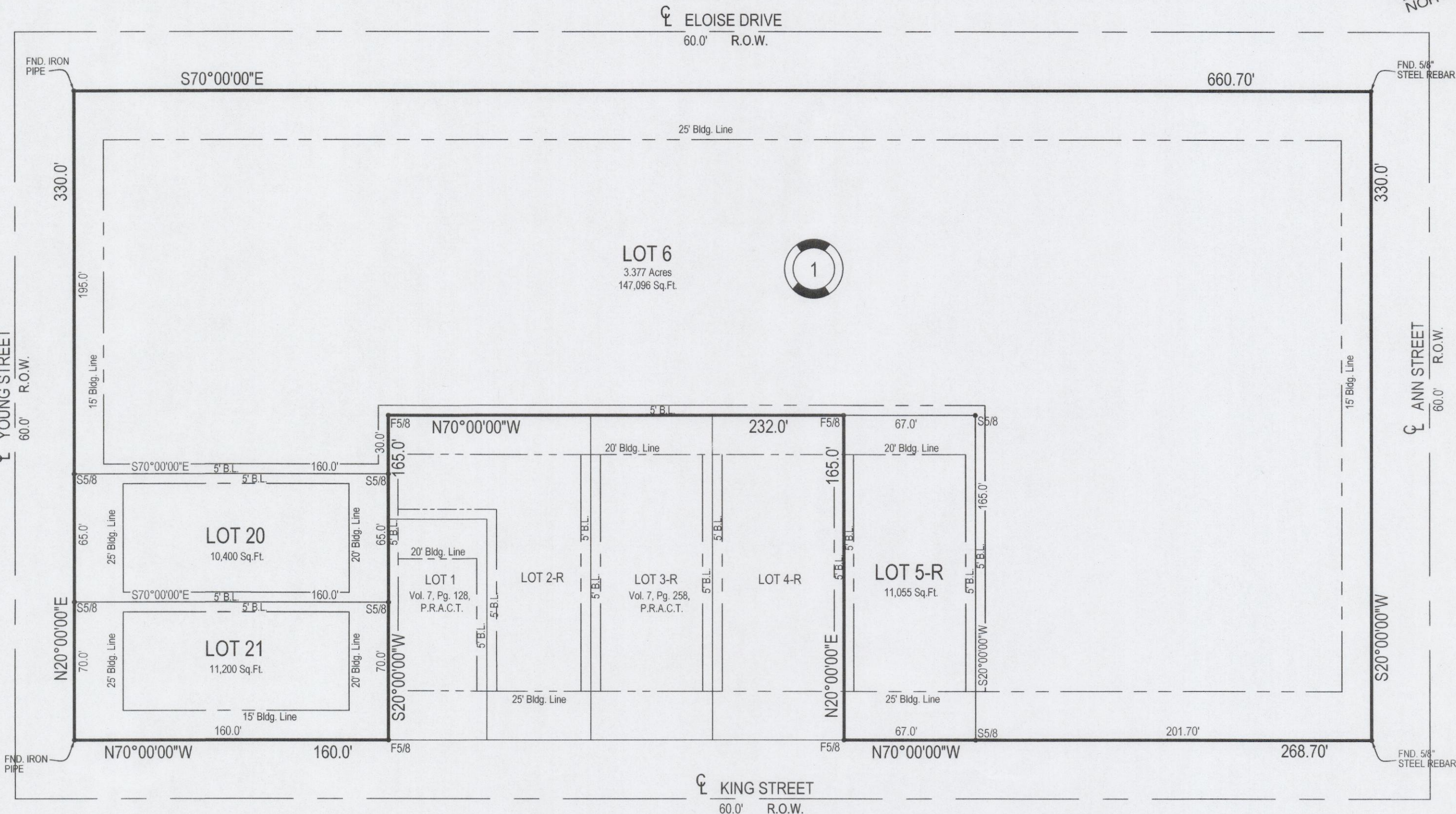
KARRA A. CROWLEY

This the 13th day of October, A.D., 2022.

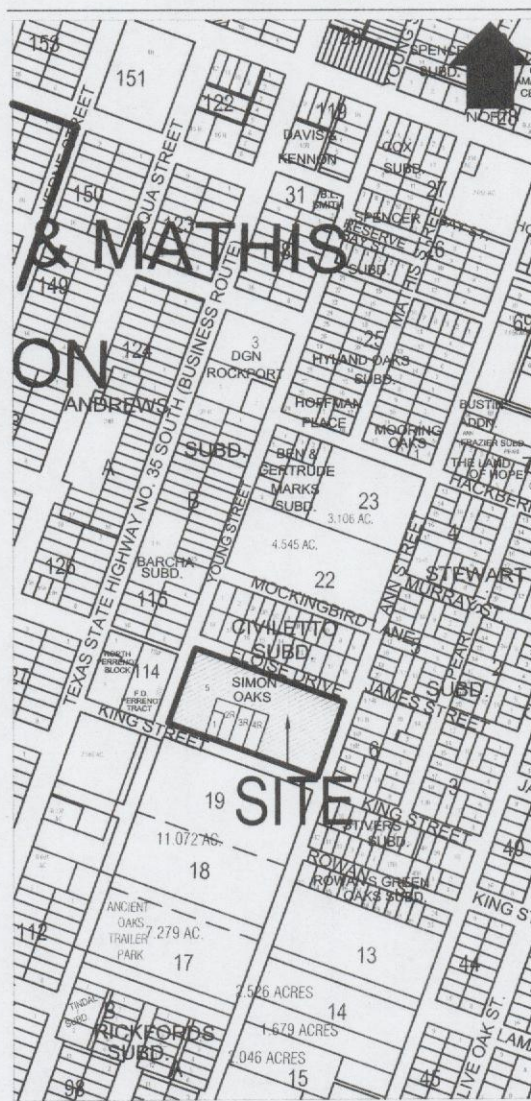
Notary Public in and for the State of California



FILE NAME: REPLATS/ROCKPORT/SIMON OAKS, B1, LOTS 5R, 6, 20 & 21



Locator Map



FINAL PLAT OF:

LOTS 5-R, 6, 20 & 21, BLOCK 1,

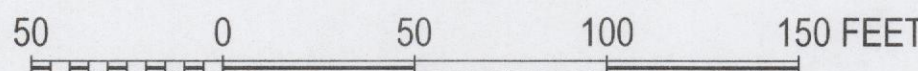
SIMON OAKS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT 5, BLOCK 1, SIMON OAKS,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 258,
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 50'

OCTOBER 4, 2022



GRAPHIC SCALE

Planning & Zoning Commission

State of Texas
County of Aransas

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

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

Chair

Secretary

Firm Name and Address



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-729-6479
Fax: 361-729-7933
Email: jerryb@gsurveyor.com
Website: www.gsurveyor.com

TBPELS FIRM NO. F-414

Flood Data

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

Flood Zone "X", Base Elevation N/A

Panel No. 0245G

Community No. 485504

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

SUBJECT TO CHANGE BY FEMA.

Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- Plat bearing of along the North R.O.W. line of King Street, used for directional control.
- Total platted area contains 4.127 acres or 179,751 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.

County Clerk's Certification

State of Texas
County of Aransas

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

Texas in Volume ____, Page ____

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

CARRIE ARRINGTON

By: Deputy

Clerk's File No. ____

Planning & Zoning AGENDA
Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 7

Deliberate and act on a Minor Plat submitted by Harbor Master Keith Barret representing Aransas County Navigation District, for a replat of Lots 27-42, Block 135, Manning Addition being 1.423 acres, on property located at 160 Cove Harbor South, Rockport, Aransas County, Texas.

SUBMITTED BY: Carey Dietrich - Asst. Director Building & Development /Community Planner

BACKGROUND: Harbor Master Keith Barret representing Aransas County Navigation District has submitted a replat of Lots 27-42, Block 135, Manning Addition, which involves more than 4 Lots and requires P&Z Approval as per Sec 90-21(a)(2)a:

(2) Administrative plat: A plat in which:

a. 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

The Replat of Lots 27-42, Block 135, Manning Addition was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the replat of Lots 27-42, Block 135, Manning Addition being 1.423 acres, on property located at 160 Cove Harbor South, Rockport, Aransas County, Texas.

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial	16	1.423 ACRES	
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	16	1.423 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial	1	1.423 ACRES	
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	1.423 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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SIGNED


(Owner or Developer)

FOR CITY USE

Received By _____	Date _____	Fees Paid \$ _____
Submitted information (____) accepted (____) rejected By: _____		
If rejected, reasons why: _____ _____		
Receipt No. _____		

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Aransas CAD

Property Search Results > 34577

Tax Year: 2022

ARANSAS CO NAVIGATION DIST #1 for Year 2022

Property

Account

Property ID:	34577	Legal Description:	SWICKHEIMER BLOCK 256 LOT 64 ACRES 17.466 (ADD'N IMPS)
Geographic ID:	5925-256-064-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	INDUST 1		
Property Use Description:	LIGHT INDUSTRIAL DISTRICT		

Location

Address:	160 COVE HARBOR S ROCKPORT, TX 78382	Mapco:	
Neighborhood:		Map ID:	A-2
Neighborhood CD:			

Owner

Name:	ARANSAS CO NAVIGATION DIST #1	Owner ID:	3297
Mailing Address:	ROCKPORT HARBOR 911 NAVIGATION CIRCLE ROCKPORT, TX 78382-2781	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Tax Due

There is currently No Amount Due on this property.

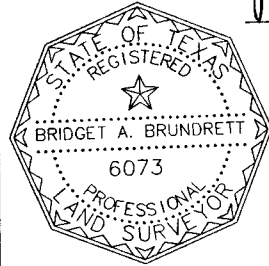
Questions Please Call (361) 729-9733

Surveyor Certification

State of Texas
County of Aransas

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

This the 31 day of August, A.D., 2022.



BRIDGET A. BRUNDRETT
R.P.L.S.
Reg. No. 6073

Owner Certification

State of Texas
County of Aransas

ARANSAS COUNTY NAVIGATION DISTRICT

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

This the 29 day of September, A.D., 2022.

KEITH BARRETT, Harbormaster

State of Texas
County of Aransas

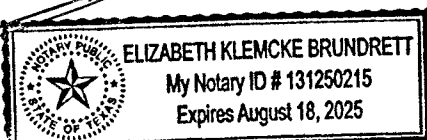
This instrument was acknowledged before me by:

KEITH BARRETT, Harbormaster

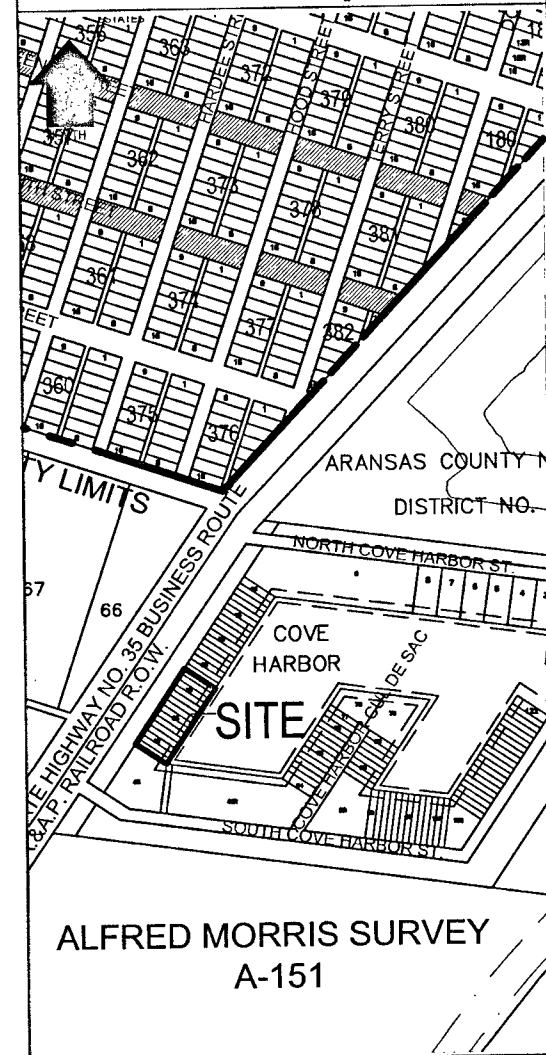
ARANSAS COUNTY NAVIGATION DISTRICT

This the 29 day of September, A.D., 2022.

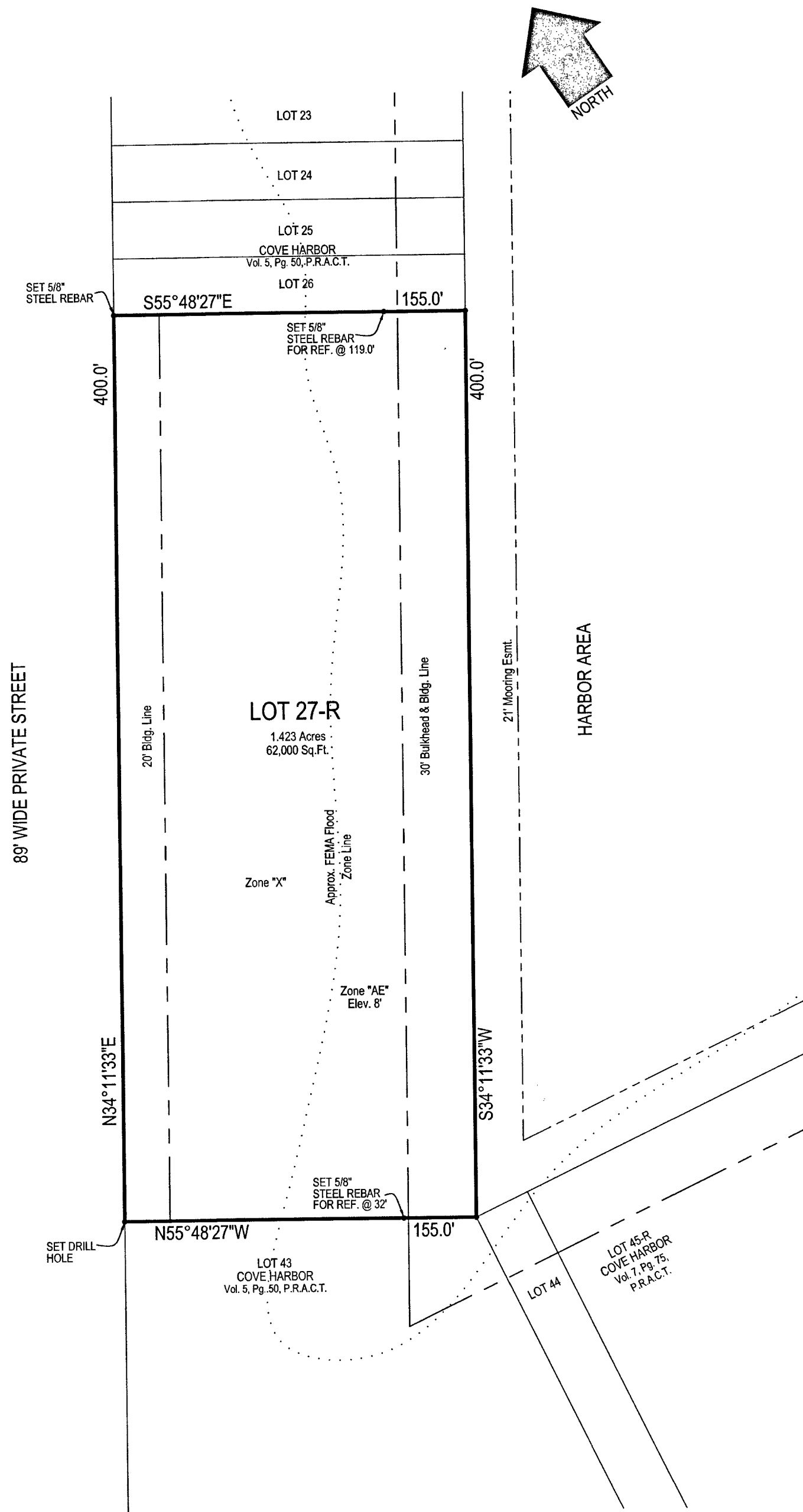
Notary Public in and for the State of Texas



Locator Map



FILE NAME: REPLATS/ROCKPORT/FOOR & SWICKHEIMER, B250, 77A_B



Final Plat of:

LOT 27-R

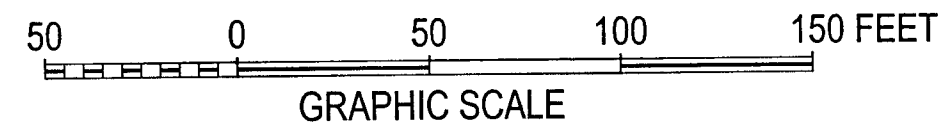
COVE HARBOR

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOTS 27-42, COVE HARBOR, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 5, PAGE 50, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 50'

AUGUST 31, 2022



Planning & Zoning Commission

State of Texas
County of Aransas

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

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

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361.729.6479
Fax: 361.729.7933
Email: gbrund@griffithsurvey.com
www.griffithsurvey.com
TBPELS FIRM NO. F414

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 in Zone "X" (or) is not located in a "Special Flood Hazard Area."

Flood Zone "X" & "AE", Base Elevation N/A & 8'
Panel No. 0350G
Community No. 485504

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

SUBJECT TO CHANGE BY FEMA.

Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
SS/8" = Set 5/8" Steel Rebar
- Bearings based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 1.423 acres or 62,000 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
B.L. / Bldg. Line = Building Line

County Clerk's Certification

State of Texas
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 2022,

with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2022,

at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D. 2022, at _____ o'clock _____ in the Plat Records of Aransas County,

Texas in Volume _____, Page _____.

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

Carrie Arrington

By: Deputy

Clerk's File No. _____

Planning & Zoning AGENDA
Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 8

Deliberate and act on an Amending Final Plat submitted by Noah Arc Community Development Corporation, located at 1601 Mathis Street; also known as Sphinx, Block 1, Lot 1, Rockport, Aransas County, Texas

SUBMITTED BY: Carey Dietrich - Asst. Director Building & Development /Community Planner

BACKGROUND: Mr. Ric Simms, representing Noah Arc Community Development Corp, has submitted an Amended Final Plat in order to reduce the side setback on Second St from 25' to 5'. This reduction was discussed with Staff and all agreed this was the best way to bring the property into compliance.

The Replat of Lot 1, Block 1, Sphinx was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the Amending Final Plat submitted by Noah Arc Community Development Corporation, located at 1601 Mathis Street; also known as Sphinx, Block 1, Lot 1, Rockport, Aransas County, Texas



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: _____ ACAD Property ID: _____

Subdivision: _____ Block: _____ Lot: _____

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: _____

Company: _____

Mailing Address: _____

Phone: _____

Email: _____

ENGINEER/PLANNER/SURVEYOR:

Name: J. L. BRUNDRETT, JR, PE, RPLS

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: _____

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

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

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

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	5.969 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL			

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
			A. Subdivision/ Project Name		
X			B. Name & Address of Owner		
			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
			E. Date		
			F. Scale		
			G. North Arrow		
			H. Small Scale Location Map		
			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		
			C. Monuments Shown on Plat		
			D. Monuments Set in Field		
			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.		
			B. Name of Streets (New & Old)		
			C. Lot & Block Numbers		
			D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways		
			E. Detail Curve Information		
			F. Building Lines, Exterior & Interior		
			G. Existing Natural Features, Watercourses & Other Physical Features		
			H. Zoning District Designation		
			I. Tree Plan (Showing Significant Trees in Proposed R-O-W)		
			J. Flood Hazard Areas		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	4. CERTIFICATION	YES	NO
X			A. Licensed Surveyor's Signature Plate		
X			B. Planning & Zoning Commission Signature Plate		
			C. Owner's Signature(s) Plate		
			D. Lien Holder(s) or Others' Signature Plate		
			E. City Engineer Signature Plate		
			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		
			B. Copy of Condominium Regime		
			C. Copy of Warranty Deed		

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

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

FILING FEE: (Make check payable to the City of Rockport)

Preliminary Plat - \$100.00 Final Plat - \$100.00 + \$10.00 per acre Minor Plat/Re-plat - \$100.00

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

SIGNED _____
(Owner or Developer)

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.

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, November 14, 2022

AGENDA ITEM: 9

Discussion, consideration, and action regarding meetings restricted by holidays or other foreseen events.

SUBMITTED BY: Community Planner / Carey Dietrich

APPROVED FOR AGENDA:

BACKGROUND: The 2023 P&Z Calendar of events has some meeting dates that coincide with City Holidays. January 2, 2023 is a City Holiday for New Years Day, September 4, 2023 Is A City Holiday for Labor Day, and November 20, 2023 falls the week of Thanksgiving to be specific.

Please see the accompanying 2023 P&Z Calendar for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends review of the calendar to make decisions about rescheduling or cancelling meetings in conflict.

JAN 2023

SUN	MON	TUE	WED	THU	FRI	SAT
New Year's Day	City Holiday					
01 Week 1/Day 1	02 Day 02	03 Day 03	04 Day 04	05 Day 05	06 Day 06	07 Day 07
		Council			Cutoff for Feb 6th P&Z PH	
08 Week 2/Day 8	09 Day 09	10 Day 10	11 Day 11	12 Day 12	13 Day 13	14 Day 14
	P & Z meeting					
15 Week 3/Day 15	16 Day 16	17 Day 17	18 Day 18	19 Day 19	20 Day 20	21 Day 21
		Council			Cutoff for Feb 20th P&Z PH	
22 Week 4/Day 22	23 Day 23	24 Day 24	25 Day 25	26 Day 26	27 Day 27	28 Day 28
29 Week 5/Day 29	30 Day 30	31 Day 31	01 Day 32	02 Day 33	03 Day 34	04 Day 35

NOTES

FEB

2023

SUN	MON	TUE	WED	THU	FRI	SAT
29 Week 5/Day 29	30 Day 30	31 Day 31	01 Day 32	02 Day 33	03 Day 34	04 Day 35
05 Week 6/Day 36	P & Z Meeting 06 Day 37	07 Day 38	08 Day 39	09 Day 40	Cutoff for March 6th P&Z PH 10 Day 41	11 Day 42
12 Week 7/Day 43	13 Day 44	Council 14 Day 45	15 Day 46	16 Day 47	17 Day 48	18 Day 49
19 Week 8/Day 50	P & Z Meeting 20 Day 51	21 Day 52	22 Day 53	23 Day 54	Cutoff for March 20th P&Z PH 24 Day 55	25 Day 56
26 Week 9/Day 57	027 Day 58	Council 28 Day 59	01 Day 60	02 Day 61	03 Day 62	04 Day 63
NOTES						

MAR

2023

SUN	MON	TUE	WED	THU	FRI	SAT
26 Week 9/Day 57	27 Day 58	28 Day 59	01 Day 60	02 Day 61	03 Day 62	04 Day 63
	P & Z Meeting				Cutoff for April 3rd P&Z PH	
05 Week 10/Day 64	06 Day 65	07 Day 66	08 Day 67	09 Day 68	10 Day 69	11 Day 70
		Council				
12 Week 11/Day 71	13 Day 72	14 Day 73	15 Day 74	16 Day 75	17 Day 76	18 Day 77
	P & Z Meeting				Cutoff for April 17th P&Z PH	
19 Week 12/Day 78	20 Day 79	21 Day 80	22 Day 81	23 Day 82	24 Day 83	25 Day 84
		Council				
26 Week 13/Day 85	27 Day 86	28 Day 87	29 Day 88	30 Day 89	31 Day 90	01 Day 91

NOTES

APR

2023

SUN	MON	TUE	WED	THU	FRI	SAT
26 Week 13/Day 85	27 Day 86	28 Day 87	29 Day 88	30 Day 89	31 Day 90	01 Day 91
02 Week 14/Day 92	P & Z Meeting 03 Day 93	04 Day 94	05 Day 95	Cutoff for May 1st P&Z PH 06 Day 96	City Holiday Good Friday 07 Day 97	08 Day 98
09 Week 15/Day 99	10 Day 100	Council 11 Day 101	12 Day 102	13 Day 103	14 Day 104	15 Day 105
16 Week 16/Day 106	P & Z Meeting 17 Day 107	18 Day 108	19 Day 109	20 Day 110	Cutoff for May 15th P&Z PH 21 Day 111	22 Day 112
23 Week 17/Day 113	24 Day 114	Council 25 Day 115	26 Day 116	27 Day 117	28 Day 118	29 Day 119
30 Week 18/Day 120	01 Day 121	NOTES				

MAY

2023

SUN	MON	TUE	WED	THU	FRI	SAT
	P & Z Meeting					
30 Week 18/Day 120	01 Day 121	02 Day 122	03 Day 123	04 Day 124	05 Day 125	06 Day 126
		Council			Cutoff for June 5th P&Z PH	
07 Week 19/Day 127	08 Day 128	09 Day 129	10 Day 130	11 Day 131	12 Day 132	13 Day 133
	P & Z Meeting					
14 Week 20/Day 134	15 Day 135	16 Day 136	17 Day 137	18 Day 138	19 Day 139	20 Day 140
		Council			Cutoff for June 19th P&Z PH	
21 Week 21/Day 141	22 Day 142	23 Day 143	24 Day 144	25 Day 145	26 Day 146	27 Day 147
	City Holiday Memorial Day					
28 Week 22/Day 148	29 Day 149	30 Day 150	31 Day 151	01 Day 152	02 Day 153	03 Day 154

NOTES

JUN 2023

SUN	MON	TUE	WED	THU	FRI	SAT
28 Week 22/Day 148	29 Day 149	30 Day 150	31 Day 151	01 Day 152	02 Day 153	03 Day 154
	P & Z Meeting				Cutoff for July 3rd P&Z PH	
04 Week 23/Day 155	05 Day 156	06 Day 157	07 Day 158	08 Day 159	09 Day 160	10 Day 161
		Council				
11 Week 24/Day 162	12 Day 163	13 Day 164	14 Day 165	15 Day 166	16 Day 167	17 Day 168
	P & Z Meeting				Cutoff for July 17th P&Z PH	
18 Week 25/Day 169	19 Day 170	20 Day 171	21 Day 172	22 Day 173	23 Day 174	24 Day 175
		Council				
25 Week 26/Day 176	26 Day 177	27 Day 178	28 Day 179	29 Day 180	30 Day 181	01 Day 182

NOTES

JUL 2023

SUN	MON	TUE	WED	THU	FRI	SAT
25 Week 26/Day 176	26 Day 177	27 Day 178	28 Day 179	29 Day 180	30 Day 181	01 Day 182
02 Week 27/Day 183	P & Z Meeting 03 Day 184	City Holiday 4th of July 04 Day 185	05 Day 186	06 Day 187	07 Day 188	08 Day 189
09 Week 28/Day 190	10 Day 191	Council 11 Day 192	12 Day 193	13 Day 194	Cutoff for Aug 7th P&Z PH 14 Day 195	15 Day 196
16 Week 29/Day 197	P & Z Meeting 17 Day 198	18 Day 199	19 Day 200	20 Day 201	21 Day 202	22 Day 203
23 Week 30/Day 204	24 Day 205	Council 25 Day 206	26 Day 207	27 Day 208	Cutoff for Aug 21st P&Z PH 28 Day 209	29 Day 210
30 Week 31/Day 211	31 Day 212	01 Day 213	02 Day 214	03 Day 215	04 Day 216	05 Day 217

AUG

2023

SUN	MON	TUE	WED	THU	FRI	SAT
30 Week 31/Day 211	31 Day 212	01 Day 213	02 Day 214	03 Day 215	04 Day 216	05 Day 217
06 Week 32/Day 218	P & Z Meeting	Council	09 Day 221	10 Day 222	Cutoff for Sept 4th P&Z PH	12 Day 224
13 Week 33/Day 225	14 Day 226	15 Day 227	16 Day 228	17 Day 229	18 Day 230	19 Day 231
20 Week 34/Day 232	P & Z Meeting	Council	23 Day 235	24 Day 236	Cutoff for Sept 18th P&Z PH	26 Day 238
27 Week 35/Day 239	28 Day 240	29 Day 241	30 Day 242	31 Day 243	01 Day 244	02 Day 245

NOTES

SEP 2023

SUN	MON	TUE	WED	THU	FRI	SAT
27 Week 35/Day 239	28 Day 240	29 Day 241	30 Day 242	31 Day 243	01 Day 244	02 Day 245
03 Week 36/Day 246	City Holiday Labor Day P & Z Meeting 04 Day 247	05 Day 248	06 Day 249	07 Day 250	Cutoff for Oct 2nd P&Z PH 08 Day 251	09 Day 252
10 Week 37/Day 253	11 Day 254	Council 12 Day 255	13 Day 256	14 Day 257	15 Day 258	16 Day 259
17 Week 38/Day 260	P & Z Meeting 18 Day 261	19 Day 262	20 Day 263	21 Day 264	Cutoff for Oct 16th P&Z PH 22 Day 265	23 Day 266
24 Week 39/Day 267	25 Day 268	Council 26 Day 269	27 Day 270	28 Day 271	29 Day 272	30 Day 273

NOTES

OCT 2023

SUN	MON	TUE	WED	THU	FRI	SAT
	P & Z Meeting					
01 Week 40/Day 274	02 Day 275	03 Day 276	04 Day 277	05 Day 278	06 Day 279	07 Day 280
		Council			Cutoff for Nov 6th P&Z PH	
08 Week 41/Day 281	09 Day 282	10 Day 283	11 Day 284	12 Day 285	13 Day 286	14 Day 287
	P & Z Meeting					
15 Week 42/Day 288	16 Day 289	17 Day 290	18 Day 291	19 Day 292	20 Day 293	21 Day 294
		Council			Cutoff for Nov 20th P&Z PH	
22 Week 43/Day 295	23 Day 296	24 Day 297	25 Day 298	26 Day 299	27 Day 300	28 Day 301
29 Week 44/Day 302	30 Day 303	31 Day 304	01 Day 305	02 Day 306	03 Day 307	04 Day 308
		NOTES				

NOV 2023

SUN	MON	TUE	WED	THU	FRI	SAT
29 Week 44/Day 302	30 Day 303	31 Day 304	01 Day 305	02 Day 306	03 Day 307	04 Day 308
05 Week 45/Day 309	P & Z Meeting 06 Day 310	07 Day 311	08 Day 312	Cutoff for Dec 4th P&Z PH 09 Day 313	City Holiday Veteran's Day 10 Day 314	11 Day 315
12 Week 46/Day 316	13 Day 317	Council 14 Day 318	15 Day 319	16 Day 320	17 Day 321	18 Day 322
19 Week 47/Day 323	P & Z Meeting 20 Day 324	21 Day 325	Cutoff for Dec 18th P&Z PH 22 Day 326	City Holiday Thanksgiving 23 Day 327	City Holiday Thanksgiving 24 Day 328	25 Day 329
26 Week 48/Day 330	27 Day 331	Council 28 Day 332	29 Day 333	30 Day 334	01 Day 335	02 Day 336
		NOTES				

DEC 2023

SUN	MON	TUE	WED	THU	FRI	SAT
26 Week 48/Day 330	27 Day 331	28 Day 332	29 Day 333	30 Day 334	01 Day 335	02 Day 336
	P & Z Meeting					
03 Week 49/Day 337	04 Day 338	05 Day 339	06 Day 340	07 Day 341	08 Day 342	09 Day 343
		Council				
10 Week 50/Day 344	11 Day 345	12 Day 346	13 Day 347	14 Day 348	15 Day 349	16 Day 350
	P & Z Meeting				Cutoff for Jan 15th, 2024 P&Z PH	
17 Week 51/Day 351	18 Day 352	19 Day 353	20 Day 354	21 Day 355	22 Day 356	23 Day 357
	City Holiday Christmas	City Holiday Christmas			City Holiday New Year's Eve	
24 Week 52/Day 358	25 Day 359	26 Day 360	27 Day 361	28 Day 362	29 Day 363	30 Day 364
31 Day 365	01 Week 1/Day 1	NOTES				