



PLANNING & ZONING PACKET

February 5, 2024

PLANNING AND ZONING COMMISSION MINUTES

On this the 18th day of December 2023, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

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

Members Absent

Ric Young

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Belinda Garcia, Administrative Coordinator
Tommy Saucedo, IT

Guest(s) Present

One (1)

Open Meeting

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

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of November 6, 2023.

Motion: Vice Chair Hassinger motioned to approve. Secretary Hesley seconded. **Motion passed unanimously.**

3. Deliberate and act on the Final Plat of property located at Young Street / King Street; also known as Lots 4RRR, 5R, 6, and 7, Block 1, Simon Oaks, City of Rockport, Aransas County, Texas.

Motion: Chair Person Davis motioned to approve. Vice Chair Hassinger seconded. **Motion passed unanimously.**

4. Adjournment 5:34 pm

Motion: Member Hassinger motion to adjourn. Member Young 2nd the motion.

Motion Passed Unanimously

Prepared by:

Approved by:

Tara Doyle, Administrative Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 8th day of January 2024, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Members Absent

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

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Tommy Saucedo, IT
Belinda Garcia, Administrative Coordinator
Danielle Hale, Council Liaison

Guest(s) Present

Three (3)

Open Meeting

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

Public Hearing

Open 5:30pm.

2. Conduct a Public Hearing to consider a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District); currently zoned R-1 (1st Single Family Dwelling District).

Property Owner Travis Wright spoke.

3. Conduct a Public Hearing to consider a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).

Property Owner Sam Robertson spoke.

4. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) for the property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, for a small manufacturing business which is building wood frame structures for re-sale.

Property Owner Sam Robertson spoke.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:35 pm.

5. Deliberate and act on a request to rezone property located at 914 Holly Road and 1521 State Highway 35 Bypass; also known as McCombs, Part of Lots 14 and 15, 1.730 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District); currently zoned R-1 (1st Single Family Dwelling District).

Motion: Secretary Hesley made a motion to recommend approval of the request to City Council. Member Young seconded. **Motion Passed Unanimously.**

6. Deliberate and act on a request to rezone property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District).

Motion: Vice Chair Hassinger made a motion to recommend approval of the request to City Council. Member Young seconded. **Motion passed unanimously.**

7. Deliberate and act on a request for a Conditional Use Permit (CUP) for property located at 3629 Highway 35 South; also known as A160 James McKay Survey, being 8.00 acres, City of Rockport, Aransas County, Texas, for a small manufacturing business which is building wood frame structures for re-sale.

Motion: Secretary Hesley made a motion to recommend approval of the request to City Council. Member Young seconded. **Motion passed unanimously.**

8. Adjournment 5:43

Motion: Member Blazek made a motion to adjourn. Member Young seconded. **Motion passed unanimously**

Prepared by:

Approved by:

Tara Doyle, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 5, 2024

AGENDA ITEM: 4

Deliberate and act on the Final Plat of property located at 1702 FM 1781; also known as A65 Joseph Fessenden Survey, Acres 6.55, Aransas County, Texas.

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

BACKGROUND: Property owners Gene & Mona Robertson wish to replat their property which consists of 6.55 acres in the County of Aransas in order to create 6 single family lots. The property is not within the city limits of the City of Rockport and not subject to the City's zoning regulations.

Due to the fact that the replat is more than 4 lots it is required to be reviewed by the Planning & Zoning Commission Board.

Please see the accompanying Plat Application with Plat Exhibit and Section 90-21 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the Final Plat of property located at 1702 FM 1781; also known as A65 Joseph Fessenden Survey, Acres 6.55, Aransas County, Texas.

- Present Zoning District: ETJ 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	6.331 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
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	6.331 AC	

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	6	6.331 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	6	6.331 AC	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	4. CERTIFICATION	YES	NO
X			A. Licensed Surveyor's Signature Plate		
X			B. Planning & Zoning Commission Signature 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. _____		

Owner Certification

State of Texas
County of Aransas

GENE ROBERTSON

MONA ROBERTSON

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 ____ day of _____, A.D., 2023.

GENE ROBERTSON

MONA ROBERTSON

State of Texas
County of Aransas

This instrument was acknowledged before me by:

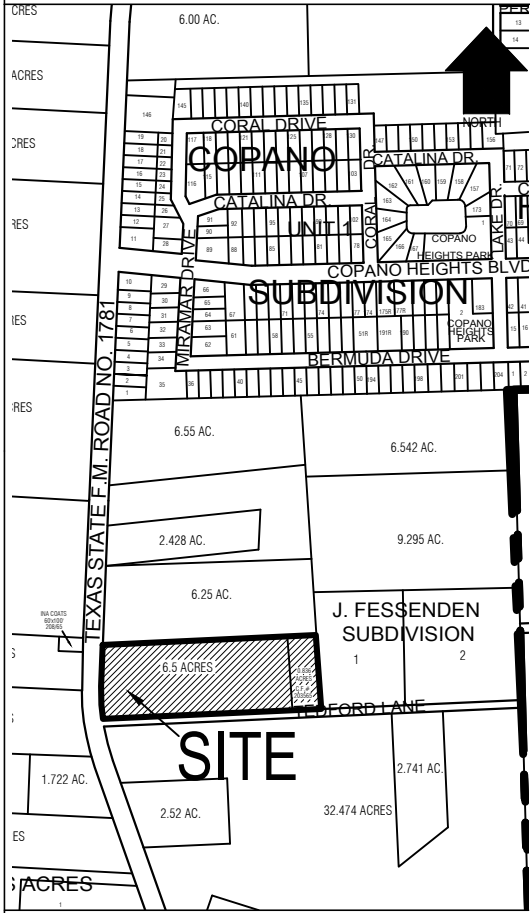
GENE ROBERTSON

MONA ROBERTSON

This the ____ day of _____, A.D., 2023.

Notary Public in and for the State of Texas

Locator Map



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." S5/8" = Set 5/8" Steel Rebar
- 2) Directional Control, ie., Bearings & Coordinates, based on NAD 83, Texas State Plane, South Central Zone.
- 3) Total platted area contains .6331 acres or 275,766 square feet of land.
- 4) Property falls within E.T.J. of the City of Rockport, and Aransas County. Setbacks shown per County Requirements. B.L. / Bldg. Line = Building Line 25' Front B.L., 25' Rear B.L., 8' Side Yard
- 5) 14' Easement for Roadway, Drainage and/or Utility Purposes Dedicated to Aransas County by this replat.

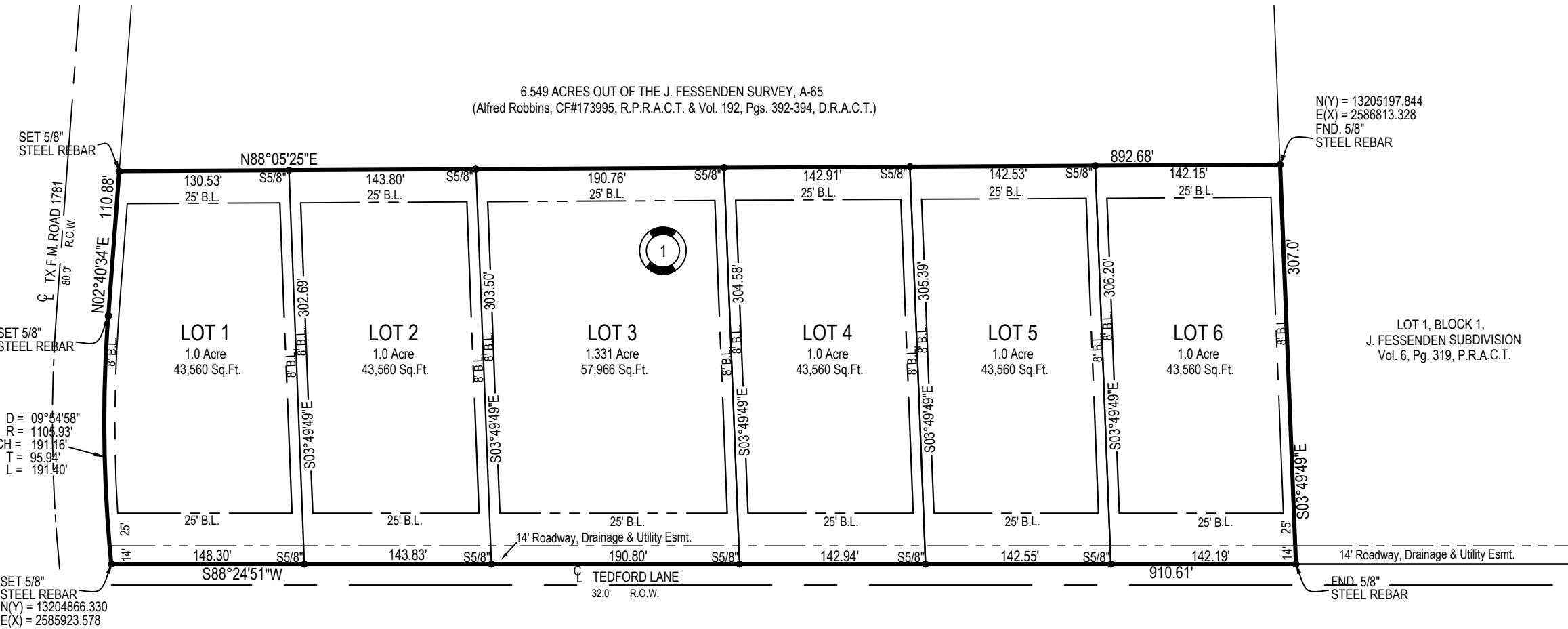
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

361-729-6479
361-729-7933
jerryb@gbssurveyor.com
www.gbssurveyor.com

TBPELS FIRM NO. F-414



Final Plat of:

LOTS 1-6, BLOCK 1,
LYNNE'S LANDING

J. FESSENDEN SURVEY, A-65, CITY OF ROCKPORT E.T.J.,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 6.331 ACRES OF LAND OUT OF THE J. FESSENDEN SURVEY, A-65,
CITY OF ROCKPORT, E.T.J., ARANSAS COUNTY, TEXAS,
AND BEING DESCRIBED AS TRACTS 1 & 2 IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 401742,
OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

DECEMBER 5, 2023



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 'X' located in a "Special Flood Hazard Area."

Flood Zone ____ "X"____, Base Elevation ____N/A____,
Panel No. ____0240G____,
Community No. ____485452____.

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.

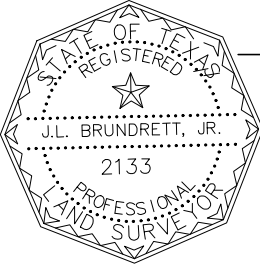
SUBJECT TO CHANGE BY FEMA.

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., 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 ____ day of _____, A.D., 2023.



J.L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

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. 2023.

Chair

Secretary

Commissioner's Court

State of Texas
County of Aransas

This plat of the herein described property is approved by the Commissioner's Court of Aransas County, Texas.

This the ____ day of _____, A.D., 2023.

By: Ray A. Garza, County Judge

Environmental Health

State of Texas
County of Aransas

This plat of the herein described property is approved by the Director of Environmental Health of Aransas County, Texas.

This the ____ day of _____, A.D., 2023.

Print Name: _____

Signature - Director of Environmental Health _____

County Clerk's Certification

State of Texas
County of Aransas

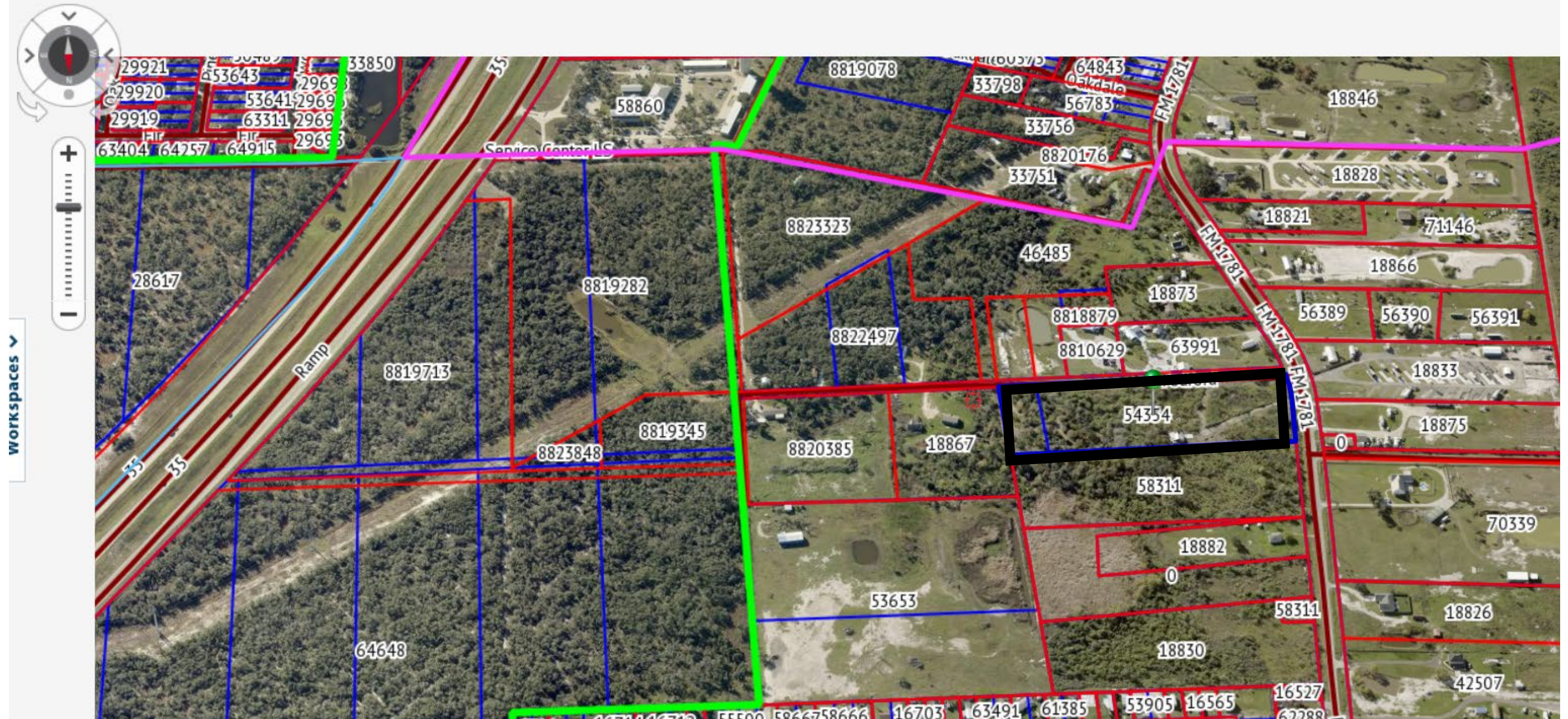
I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2023, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2023, at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2023, 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.

Misty Kimbrough

By: Deputy

Clerk's File No. _____



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 5, 2024

AGENDA ITEM: 5

Update and discussion regarding active development.

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

BACKGROUND:

Please see the accompanying spreadsheet for information and discussion

RECOMMENDATION: No recommendation – Discussion only

Active Developments

- **Kokomo Subdivision, 2202 FM 3036 :**
Phase 4 consisting of 114 residential lots / Infrastructure permitted and under construction
Phase 3 consisting of 41 residential lots / Infrastructure accepted March 23, 2023 / in process of build out with 11 SFD completed
Phase 2 consisting of 28 residential lots / in process of build out with 16 SFD completed
Phase 1 consisting of 5 Commercial Lots: Seven Eleven store plans approved and permitted for construction on Lot 1R, corner of FM 3036 and SH 35 Bypass.
- **Pearl Street Square, 1802 FM 2165 – 37 R1 SFD Lots with 2 R7 Lots: 4/28/2023 -** Final Plat revision was approved on 10/16/2023 and will expire on April 16, 2025 and revert back to original as per Section 90-32 (e).. *No current activity*
- **Fulton Shores, 417 S Fulton Beach Road – 57 Lot SFD Subdivision:** Final Plat revision approved 12/28/2023 will expire on 6/28/2025 and revert back to original as per Section 90-32 (e). *No current activity*
- **Heritage Park, 2701 FM 3036 – 106 Lot SFD Subdivision** Infrastructure accepted by City on January 5, 2024, permits issued for three (3) SFD in Phase I.
- **Lakeway Estates Conceptual Plan/Preliminary Plat – 431 R1 SFD Lots with 3 B1 Commercial Lots:** Conceptual plan approved on September 18, 2023 / *No current activity*
- **Starbucks 2302 Hwy 35 N –** Drainage Plan in review
- **Rockport Self Storage 835 W Market –** Drainage plan approved / Permits issued for six (6) storage buildings
- **Rockportstrong Self Storage 1812 W Market –** Drainage plan approved / Permits issued for three (3) storage buildings
- **Circle K 2901 Hwy 35 N –** Drainage plan approved / Permits issued for Circle K Store and Fuel Canopy.

- **RFISD Bond Projects 1603 Pirate Dr** Plans approved / Permits issued for construction / Construction ongoing
- **Blue Zone Resort 1315 S Church** – Drainage and Civil approved in June 2023 – *No current activity*
- **Villa Del Palmas 1806 Hwy 35 N** – Drainage plan and civil approved / Building permits and Pool permit issued and under construction
- **Key Allegro Marina 37 Mazatlan** – Drainage plan and civil in review / construction plans submitted and in review
- **3588 SH 35 Bypass – Kokomo Seven Eleven project** – Drainage and civil plans approved/ construction plans approved and permitted
- **Klines Building - 1005 St Mary's** – Remodel permit issued for sandwich shop
- **Water Street Condos – 703 S Water – Eleven (11) SFD Condominiums:** Civil and drainage plans in review