



PLANNING & ZONING PACKET

February 19, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, February 19, 2024, 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/@rockporttxgov>

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 to rezone the property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2nd Single Family Dwelling District).
3. Conduct a Public Hearing to consider a request to replat property previously platted located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

Regular Agenda

4. Deliberate and act on approval of the regular meeting minutes of February 5, 2024.
5. Deliberate and act on a request to rezone the property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2nd Single Family Dwelling District).
6. Deliberate and act on the Final Re-Plat of property located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.
7. Discussion regarding training provided by Halff to determine available dates.
8. Adjournment

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation 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 email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding

officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, February 16, 2024, at 11:30 a.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich,
Asst Director Building & Development

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 19, 2024

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to rezone the property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2nd Single Family Dwelling District).

SUBMITTED BY: Asst Director Bldg & Planning / Community Planner - Carey Dietrich

BACKGROUND: Property owners, Christopher & Kara Crowley wish to rezone their property located at 202 E Cornwall, from R-2 (2nd Single Family Dwelling District) to B-1 (General Business District) in order to provide additional parking to occupants and customers of the warehouse on the adjoining property owned by Mr. & Mrs. Crowley.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, February 3, 2024 edition and mailed out to twenty two (22) 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 118-15 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, February 19, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, February 27, 2024, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2nd 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 February 19, 2024, and the City Council Agenda of February 27, 2024, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the 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 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 meeting.

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 30th day of January 2024 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, February 3, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Teresa Valdez, City Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 19, 2024

AGENDA ITEM: 3

Conduct a Public Hearing to consider a request to replat property previously platted located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owner, Christian Pham, wishes to subdivide his 5 acre lot into 5 separate Lots. Each Lot meets the minimum standards required per City of Rockport Code of Ordinances; however, the properties are currently served with a 2" water line that will have to be upgraded to support the additional development. Also, Lot 4E fronts a dedicated r-o-w, Sagebrush Dr, which is not improved and will be the burden of the lot owner to make improvements in order to build a dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, January 27, 2024 edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters For and Five (5) Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 90-47 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public Hearing only.



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, February 19, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to replat property previously platted located at 502 Baywatch Drive; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

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 February 19, 2024, and posted on the City's website www.cityofrockport.com.

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

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

POSTED the 22nd day of January 2024 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, January 27, 2024, 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 15th day of February 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
Tom Blazek
Ric Young
Rocky Gudim
Josh Dowling

Staff Members Present

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

Guest(s) Present

One (1)

Open Meeting

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

Regular Agenda

2. Swearing in of new Planning and Zoning Commission members.

New Members had been sworn in previously by City Secretary so Ms. Dietrich introduced the new members to the current members and staff.

3. Deliberate and act on approval of the regular meeting minutes of December 18, 2023, and January 8, 2024.

Motion: Vice Chair Hassinger made a motion to approve the regular meeting minutes of December 18, 2023, and January 8, 2024 as presented. Member Young seconded the motion. **Motion passed unanimously.**

4. Deliberate and act on the Final Plat of property located at 1702 FM 1781; also known as Lots 1 - 6, Block 1, Lynne's Landing, City of Rockport, Aransas County, Texas.

Elizabeth Brundrett spoke.

Motion: Member Young motioned to approve the Final Plat of property located at 1702 FM 1781. Member Blazek seconded the motion. **Motion passed unanimously.**

5. Update and discussion regarding active development.

Community Planner Carey Dietrich spoke answering questions regarding projects on the list provided to the Commission.

6. Adjournment 5:52 pm

Motion: Secretary Hesley made a motion to adjourn. Member Young seconded the motion.

Motion Passed Unanimously

Prepared by:

Approved by:

Belinda Garcia, Administrative Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 19, 2024

AGENDA ITEM: 5

Deliberate and act on a request to rezone the property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2nd Single Family Dwelling District).

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

BACKGROUND: Property owners, Christopher & Kara Crowley wish to rezone their property located at 202 E Cornwall, from R-2 (2nd Single Family Dwelling District) to B-1 (General Business District) in order to provide additional parking to occupants and customers of the warehouse on the adjoining property owned by Mr. & Mrs. Crowley.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, February 3, 2024 edition and mailed out to twenty two (22) 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 118-15 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of a request to rezone property located at 202 East Cornwall; also known as East one-half of Lot 8, all of Lot 9, Block 13, Hunter Subdivision, to B-1 (General Business District), currently zoned R2 (2nd Single Family Dwelling District)

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**

202 E Cornwall

APPLICANT/PROPERTY OWNER

Christopher & Kara Crowley, Owner

PUBLIC HEARING DATE

P&Z – Monday, February 19, 2024
 CC – Tuesday, February 27, 2024

P&Z DATE

P&Z – Monday, February 19, 2024

CITY COUNCIL DATE(S)

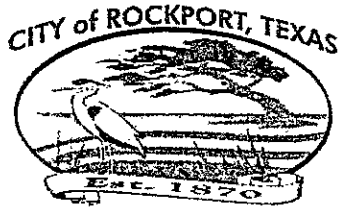
1st Reading - Tuesday, February 27, 2024
 2nd Reading – Tuesday, March 12, 2024,

BRIEF SUMMARY OF REQUEST

Property owners, Christopher & Kara Crowley, wish to provide additional parking to occupants and customers of the warehouse on the adjoining property owned by Mr. & Mrs. Crowley.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, February 3, 2024 edition and mailed out to twenty two (22) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.





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 [x] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY _____
202 E Cornwall St. Rockport TX 78382
- C. CURRENT ZONING OF PROPERTY: R-2
- D. PRESENT USE OF PROPERTY: Vacant Land
- E. ZONING DISTRICT REQUESTED: B-1
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract East 1/2 of Lot 8 & all of Lot 9 Block 13
 - Tract Hunter 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) _____
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 26,250 SF
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

We own the adjoining warehouse at 210 E Cornwall which has very limited parking. We originally purchased 202 E Cornwall to provide additional parking for the warehouse. The warehouse is zoned B-1 and the property across the street is zoned B-1. The rezone of the vacant lot would allow us to provide additional parking to occupants and customers of the warehouse and would reduce the need for them to back out onto Cornwall or onto the Jack's Market parking lot when exiting the property.

Note: There was a house at 202 E Cornwall that was in very poor condition. We had it removed a few weeks ago.

K. OWNER'S NAME: (Please print) Christopher J. Crowley & Karra A. Crowley
ADDRESS: PO Box 296
CITY, STATE, ZIP CODE: Rockport, TX 78381
PHONE NO (361) 730-3810 or (916) 215-5688

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

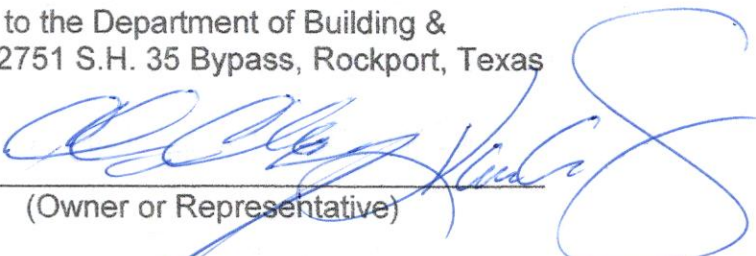
NOTE: Do you have property owner's permission for this request? N/A
YES _____ NO _____

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. _____

REQUEST FOR REZONE TO COMMERCIAL

PROPERTY ADDRESS: 202 E. Cornwall
Rockport, TX 78382

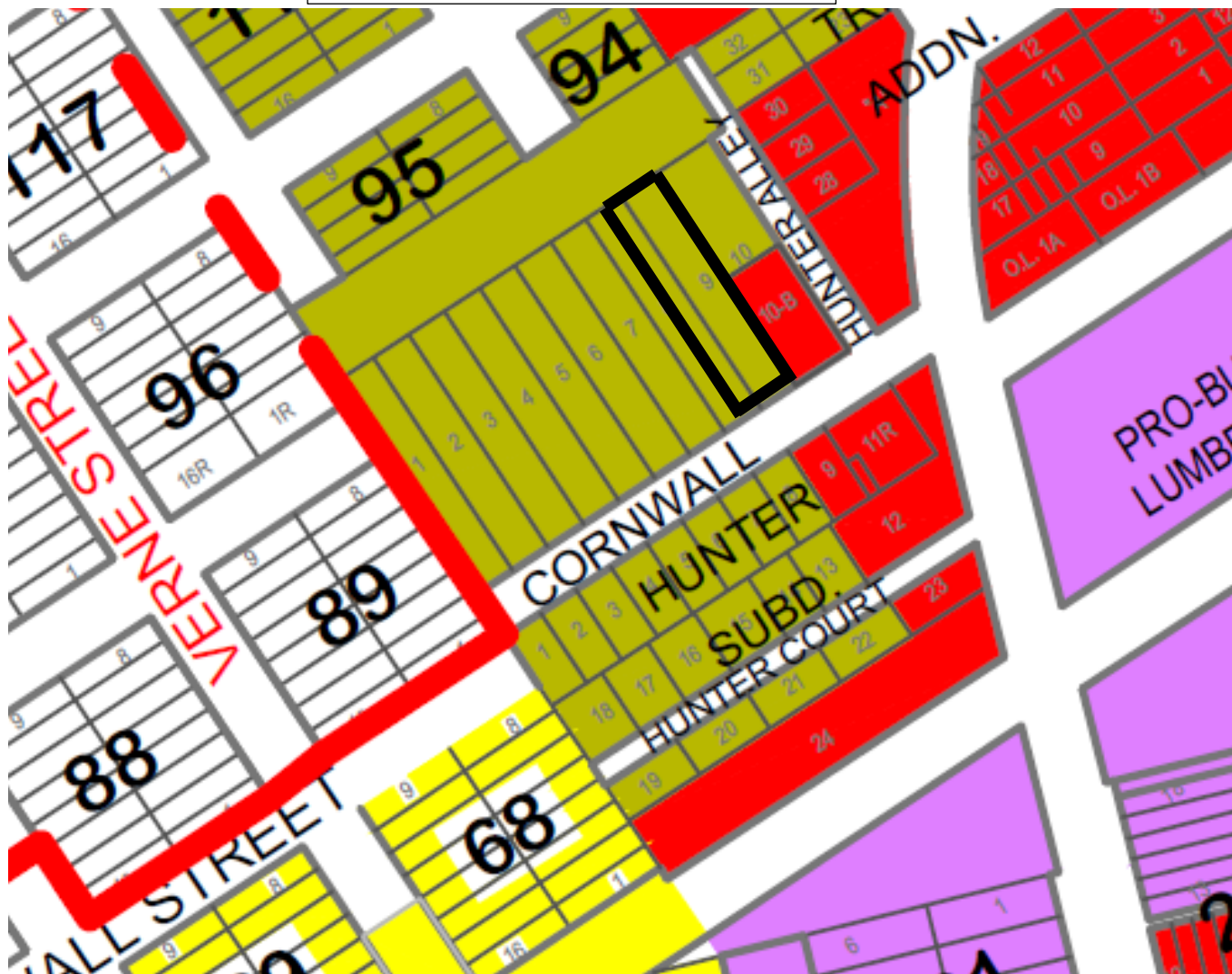
PROPERTY ID: 24257

PROPERTY OWNER: Christopher J. Crowley & Karra A. Crowley

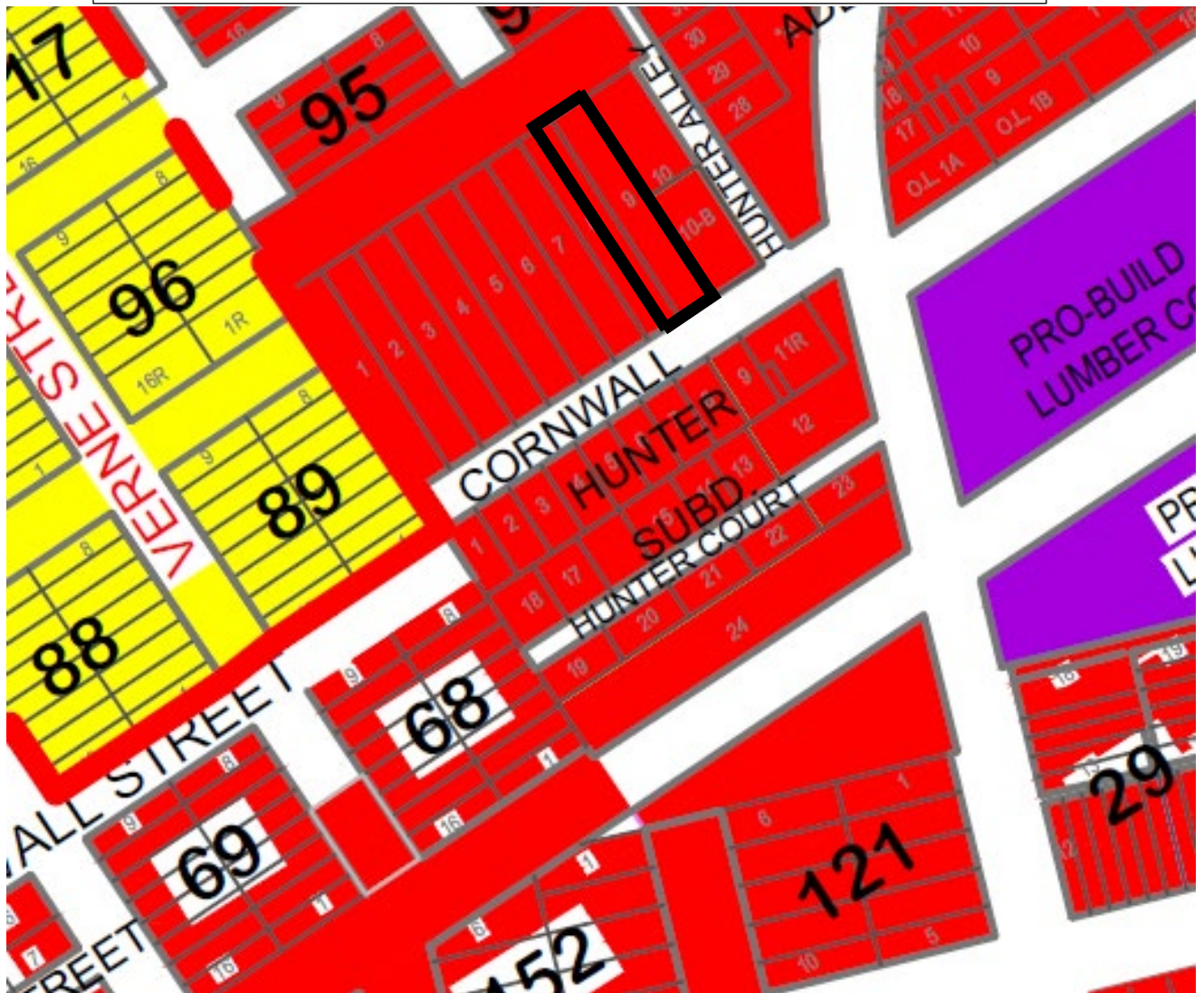


<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
24257	Christopher & Karra Crowley	202 E Cornwall	PO Box 296	Rockport	TX	78381
24258	Christopher & Karra Crowley	210 E Cornwall	PO Box 296	Rockport	TX	78381
24259	Cecilia & Timoteo Benavidez	215 Hunters Aly	118 Champions	Rockport	TX	78382
24256	David Vasques	124 E Cornwall	7160 Hickory St	Frisco	TX	75034
24255	Ruben & Karina Aguilar	120 E Cornwall	120 E Cornwall	Rockport	TX	78382
24254	Gerardo & Holly Gomez	114 E Cornwall	15408 Rhodius Ln	Selma	TX	78154
52082	Gabriel Hausauer	205 E Cornwall	102 W Palfrey	San Antonio	TX	78223
52083	Villa Ville Kula LLC	209 E Cornwall	514 E Amber	San Antonio	TX	78221
24265	Dunyavi & Kanaiyalal Joshi	115 E Cornwall	309 Hwy 35 S	Rockport	TX	78382
24262	Gerardo & Holly Gomez	111 E Cornwall	15408 Rhodius Ln	Selma	TX	78154
51182	Beatrice Rinche	214 Hunters Aly	PO Box 539	Rockport	TX	78381
34826	DB21 LLC	309 Hwy 35 S	309 Hwy 35 S	Rockport	TX	78382
24250	Fred Shield & Co.	217 Hunters Aly	PO Box 90627	San Antonio	TX	78209
32847	Fred Shield & Co.	323 Racine St	PO Box 90627	San Antonio	TX	78209
34831	Frank Trapasso Jr.	218 Hunters Aly	3165 Carriage Cir	Naples	FL	34105
24249	Kimberly White	304 N Fuqua	304 N Fuqua	Rockport	TX	78382
59342	Naomi Vasquez	308-R N Fuqua	1011 N Terry St	Rockport	TX	78382-5519
32849	Naomi Rodriguez	306 N Fuqua	308 N Fuqua	Rockport	Tx	78382-5024
33710	Herman N Hartsfield, Jr.	205 Hwy 35 S	P. O Box 4987	Victoria	TX	77903-4987
32846	Unknown	312 Racine		Rockport	TX	78382
32845	Mary Cecile York	324 Racine	3422 Sailsbury Dr	Dallas	Tx	75229-5924
51786	Albert & Veronica Saenz	423 Hwy 35 S	11642 Elm Ridge Rd	San Antonio	Tx	78230-2628
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

ZONING MAP



FUTURE LAND USE MAP



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 19, 2024

AGENDA ITEM: 6

Deliberate and act on the Final Re-Plat of property located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owner, Christian Pham, wishes to subdivide his 5 acre lot into 5 separate Lots. Each Lot meets the minimum standards required per City of Rockport Code of Ordinances; however, the properties are currently served with a 2" water line that will have to be upgraded to support the additional development. Also, Lot 4E fronts a dedicated r-o-w, Sagebrush Dr, which is not improved and will be the burden of the lot owner to make improvements in order to build a dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, January 27, 2024 edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters For and five (5) Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 90-47 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff cannot recommend approval of the Final Re-Plat of property located at 502 Baywatch Dr, also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas. The properties are currently served with a 2" water line that will have to be upgraded to support the additional development. Also, Lot 4E fronts a dedicated r-o-w, Sagebrush Dr, which is required; however the r-o-w is not improved and will be the burden of the lot owner to make improvements in order to build a dwelling.

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**

502 Baywatch

APPLICANT/PROPERTY OWNER

Christian Pham, property owner

PUBLIC HEARING DATE

P&Z – Monday, February 19, 2024
CC – N/A

P&Z DATE

Monday, February 19, 2024

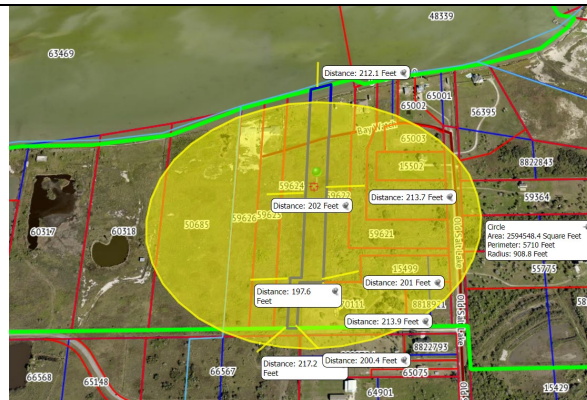
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Christian Pham, wishes to subdivide his 5 acre lot into 5 separate Lots. Each Lot meets the minimum standards required per City of Rockport Code of Ordinances; however, the properties are currently served with a 2" water line that will have to be upgraded to support the additional development. Also, Lot 4E fronts a dedicated r-o-w, Sagebrush Dr, which is not improved and will be the burden of the lot owner to make improvements in order to build a dwelling.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, January 27, 2024 edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters For and five (5) Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1 – 1 st Single Family Dwelling District	Vacant Property	N – Aransas Bay S – R-1 (1st Single Family Dwelling District) E – R-1 (1st Single Family Dwelling District) W – R-1 (1st Single Family Dwelling District)	N/A	5.010 acres

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the ZONING ORDINANCE	PROPERTY HISTORY
The Current Future Land Use Map suggests Residential Use	

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

- # **Plat Application & Checklist**
- ## **Building & Development Services Department**

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	1	5.010 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			
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	5.010 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	5	5.010 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	5	5.010 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: _____

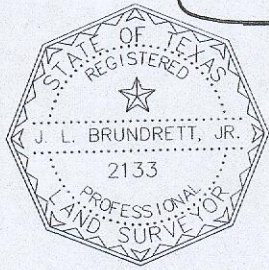
Receipt No. _____

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 27 day of November, A.D., 2023.



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

Owner Certification

State of Texas
County of Bexar

CHRISTIAN PHAM

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 herein; 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 6 day of January, A.D., 2024.

CHRISTIAN PHAM

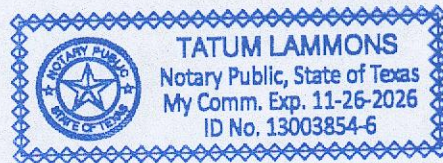
State of Texas
County of Bexar

This instrument was acknowledged before me by:

CHRISTIAN PHAM

This the 6 day of January, A.D., 2024.

Notary Public in and for the State of Texas



Lienholder Certification

State of Texas
County of Bexar

RANDOLPH-BROOKS FEDERAL CREDIT UNION

does hereby certify that I (we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the 9 day of January, A.D., 2024.

Karen Stevens, Manager Mortgage
PRINT NAME & TITLE

Karen Stevens
SIGNATURE

State of Texas
County of Bexar

This instrument was acknowledged before me by:

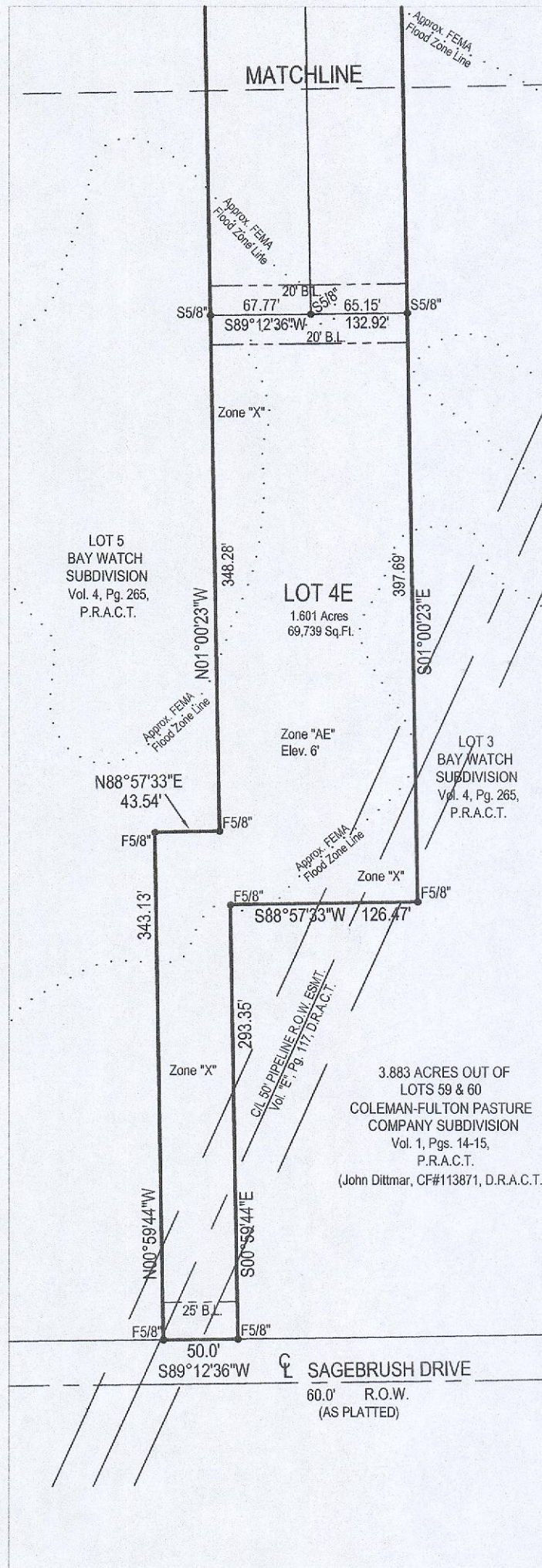
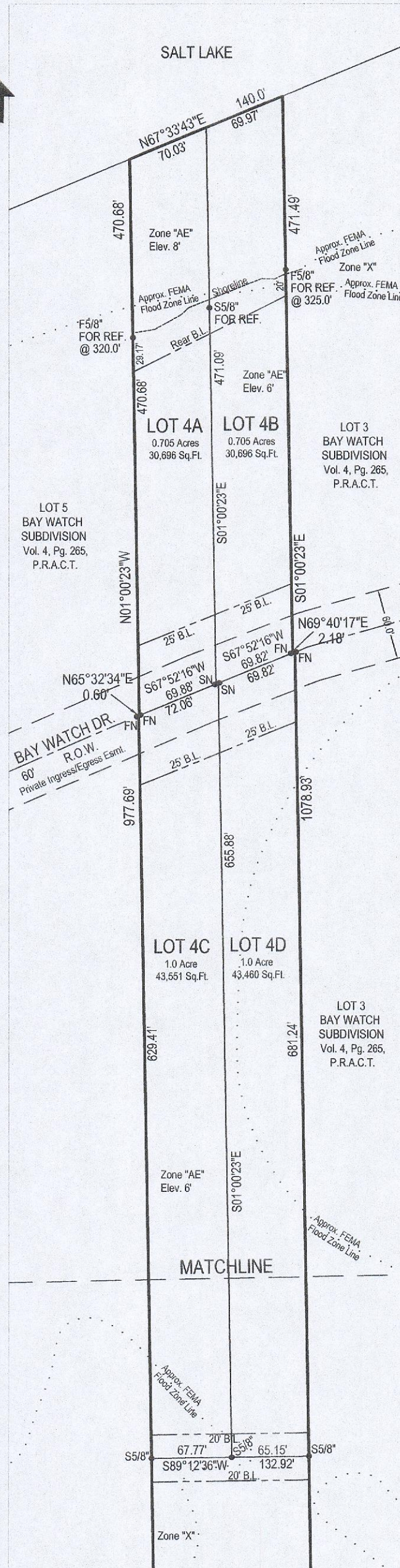
Karen Stevens

This the 9 day of January, A.D., 2024.

Karen Hinkle
Notary Public in and for the State of Texas



FILE NAME: REPLATS/ROCKPORT/BAYWATCH/4A_4E



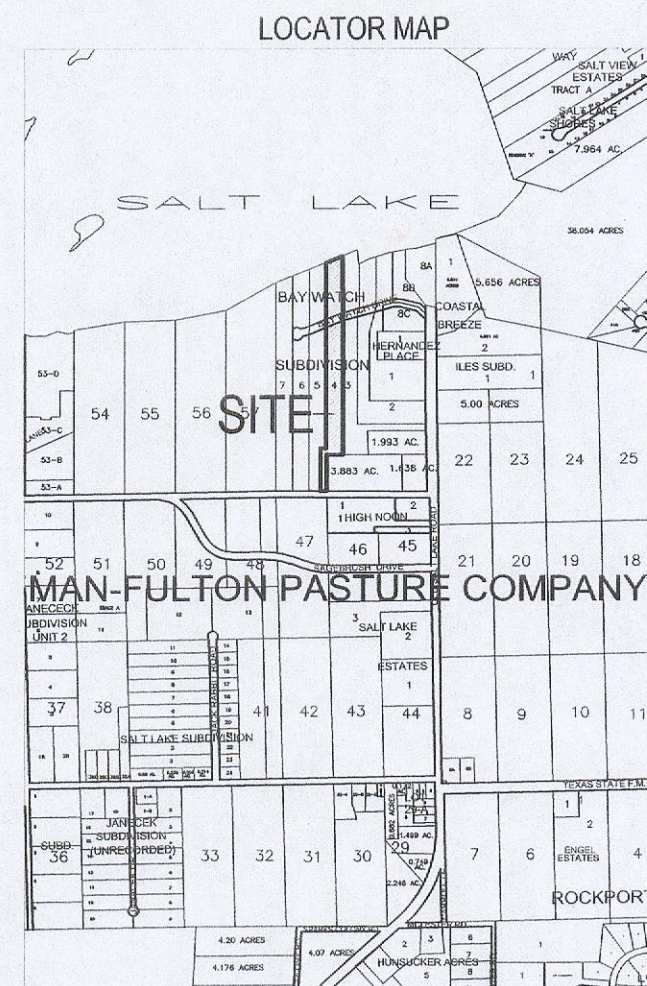
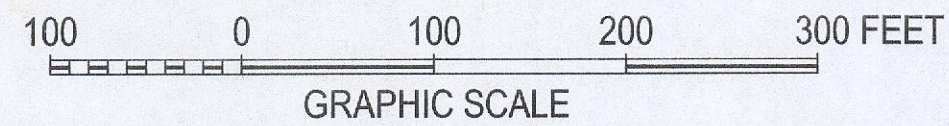
Final Plat of:
LOTS 4A, 4B, 4C, 4D & 4E
BAY WATCH SUBDIVISION

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT 4, BAY WATCH SUBDIVISION, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 265,
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

NOVEMBER 27, 2023

SCALE 1" = 100'



Legend	
B.L.	= BUILDING LINE
P.R.A.C.T.	= PLAT RECORDS OF ARANSAS COUNTY, TX
R.O.W.	= RIGHT-OF-WAY
F5/8"	= FOUND 5/8" STEEL REBAR
FN	= FOUND NAIL & WASHER IN ASPHALT
SN	= SET NAIL & WASHER IN ASPHALT
S5/8"	= 5/8" STEEL REBAR SET, CAPPED
"Griffith & Brundrett."	

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

Firm Name and Address



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
361-729-6479
361-729-7935
jerryb@gsurveyor.com
www.gssurveyor.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 AS SHOWN, Base Elevation AS SHOWN,
Panel No. 0230G
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."
- Bearings & Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 5.010 acres or 218,242 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
25' Front Bldg. Line, 20' Rear Bldg. Line & 5' Side Yard

County Clerk's Certification

State of Texas
County of Aransas

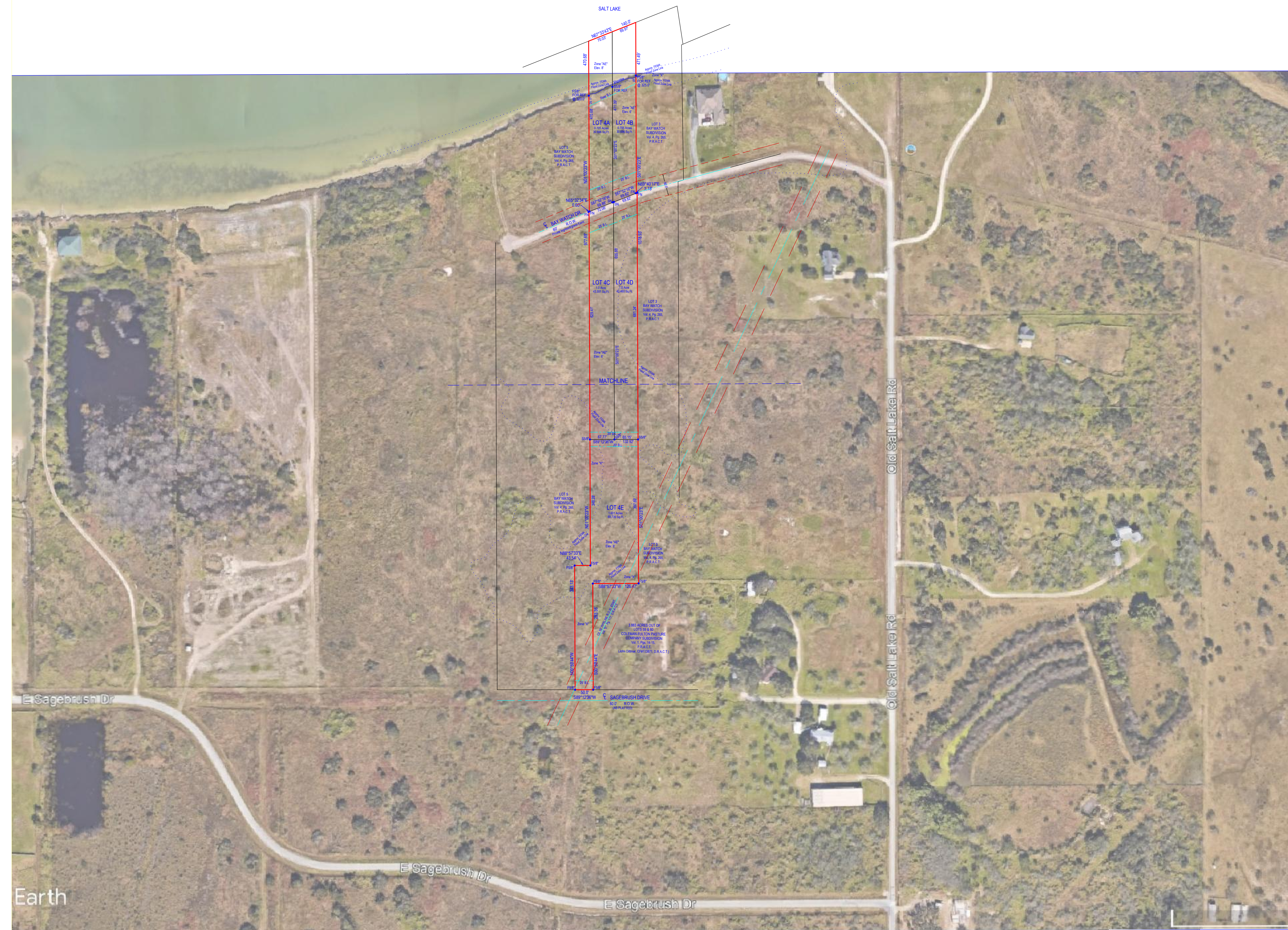
I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 2023, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2023, at _____ o'clock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

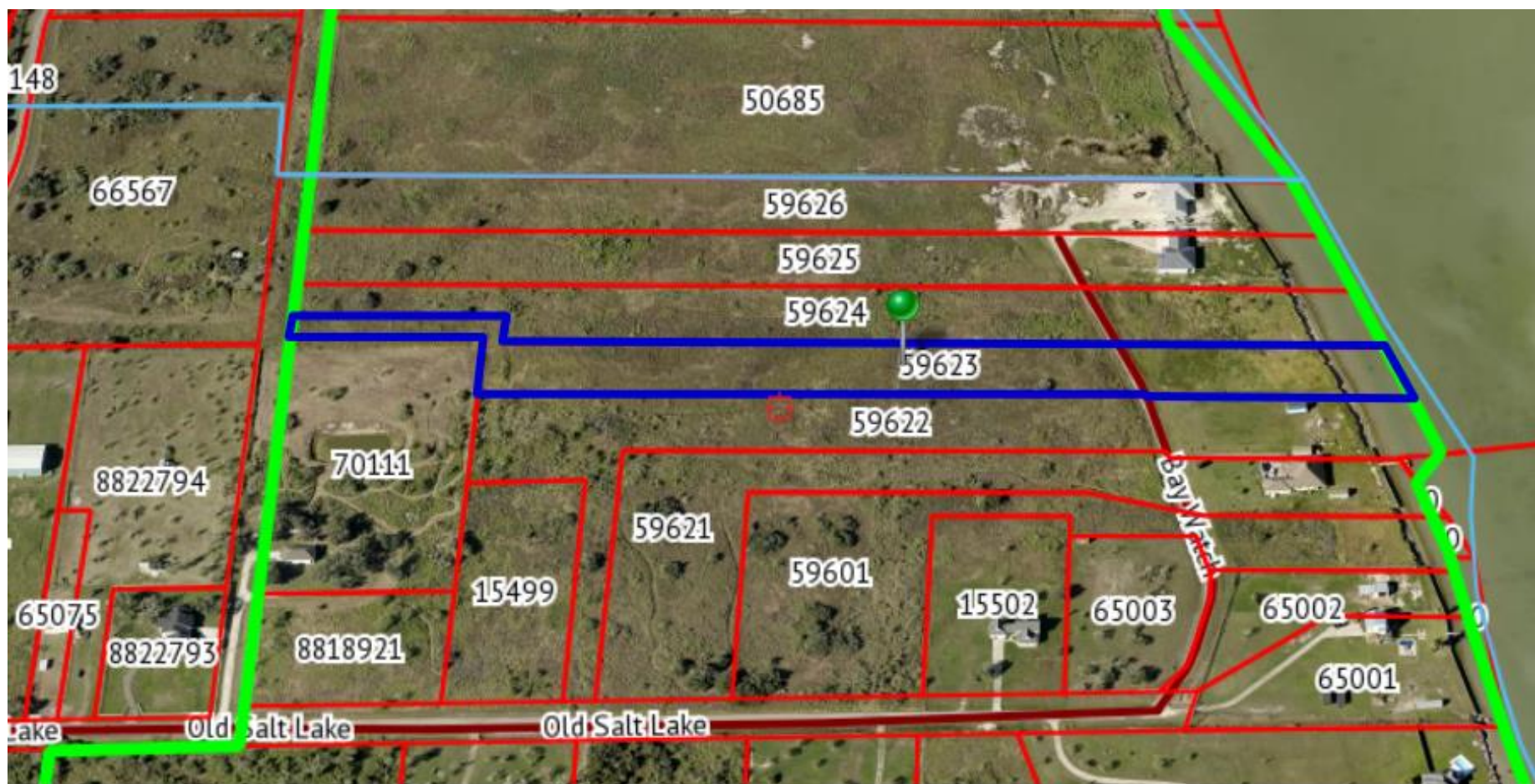
Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

MISTY KIMBROUGH

By: _____ Deputy

Clerk's File No. _____





<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>
59623	Christian Pham	502 Baywatch	9110 Arroyo Hondo	Helotes	TX	78023
59622	Edward & Dianne Botello	402 Baywatch	5401 Cain Rd	Corpus Christi	TX	78411
59624	Howard & Kathy Cruse	602 Baywatch	806 County Rd 393	Granger	TX	76530
59625	Keith Cruse	702 Baywatch	5328 Magdalena Dr	Austin	TX	78735
59621	Russel & Bernice Jackson	302 Baywatch	302 Baywatch Dr	Rockport	TX	78382
59626	Dale & Elizabeth Martinets	802 Baywatch	802 Baywatch Dr	Rockport	TX	78382-2616
59601	Casey & Kathryn Stephenson	202 Baywatch	637 Steart	Rockport	TX	78382
15499	Andrew & Elsa LalmanSingh	311 Old Salt Lake	27218 Cypress Springs	Cypress	TX	77433
70111	John & Joyce Dittmar	303 Old Salt Lake	303 Old Salt lake	Rockport	TX	78382
8822794	Michael & Crystal Ryan	247 Old Salt Lake	P.O. Box 2658	Rockport	TX	78381
66567	Matthew Blake	601-651 E Sagebrush Dr	15 Peets Bend	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

A

Water Distribution Construction Checklist

Texas Commission on Environmental Quality
Water Supply Division
Plan Review Team MC-159
P.O. Box 13 087, Austin, Texas 78711-3087

Public Water System I.D. No. _____
TCEQ Log No. P- _____

The following list is a brief outline of the "Rules for Public Water Systems", 30 TAC Chapter 290 regarding proposed water distribution system improvements. Sealed plans and specifications meeting, but not limited to, the minimum requirements cited here shall be prepared under the supervision of a Texas licensed professional engineer and submitted to TCEQ for approval. This list is not a substitute for the rules and this checklist cannot be accepted in lieu of the required engineering submittals. Failure to submit the following items may delay project approval. Copies of the rules may be obtained from **Texas Register, 1019 Brazos St, Austin, TX, 78701-2413, Phone: (512) 463-5561** or downloaded from the website:

<http://www.tceq.texas.gov/rules/indxpdf.html>

Please address the following in your submittal:

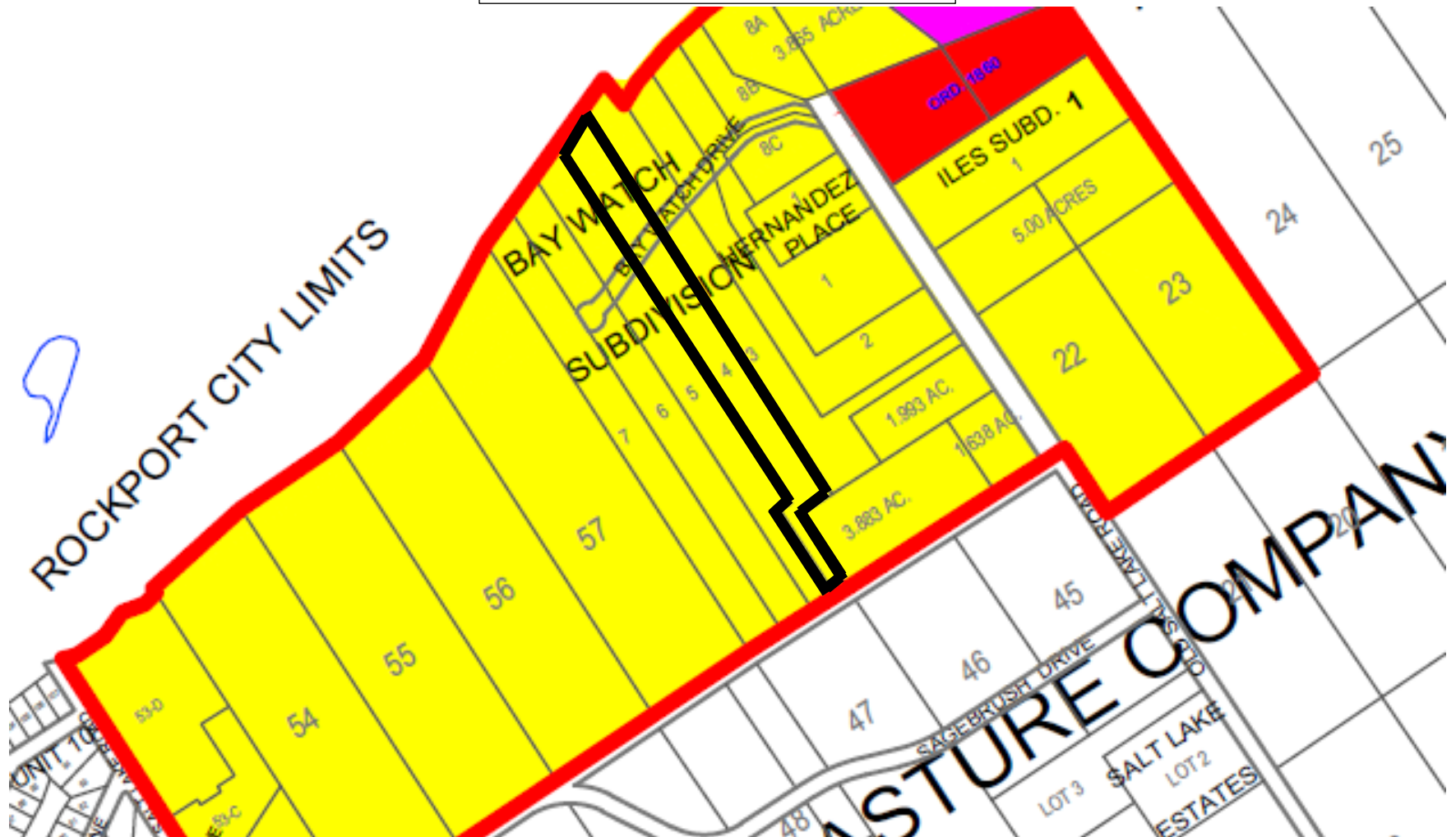
1. ☐ Conforms to American Water Works Association (AWWA) standards. In the absence of AWWA standards, the standards for the American Society for Testing and Materials (ASTM), commercial, and other recognized standards; [§290.44(a)]
2. ☐ Conforms to ANSI/NSF Standard 61 and is certified; [§290.44(a)(1)]
3. ☐ Plastic pipe bears NSF-pw seal; ASTM class 150 psi minimum or SDR-26 or less; [§290.44(a)(2)]
4. ☐ Not previously used for any purpose other than drinking water; [§290.44(a)(3)]
5. ☐ Installed by manufacturer's instructions; [§290.44(a)(4)]
6. ☐ Depth of cover is at least 24 inches; [§290.44(a)(4)]
7. ☐ Hydrostatic leakage testing conforms to AWWA method and leakage rate conforms to AWWA formulas; [§290.44(a)(5)]
8. ☐ Pipes and fittings contain no more than 0.25% lead; [§290.44(b)(1)]
9. ☐ Minimum water line sizes; [§290.44(c)]

CONNECTIONS MINIMUM DIAMETER

10	2 inches
25	2.5
50	3
100	4
150	5
250	6
>250	8 and larger

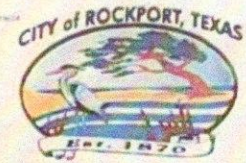
10. ☐ Air release devices where air locks may occur in the lines. 16-mesh or finer screen on vent; [§290.44(d)(1)]
11. ☐ When service is to be provided to more than one pressure plane or when distribution system conditions and demands are such that low pressures develop, the method of providing increased pressure shall be by means of booster pumps taking suction from storage tanks. Otherwise an exception is required; [§290.44(d)(2)]
12. ☐ Sufficient valves so that necessary repairs can be made without undue interruption of service over any considerable area; [§290.44(d)(5)]
13. ☐ Blow-offs at all dead end mains for flushing the system; [§290.44(d)(5)]

ZONING MAP



FUTURE LAND USE MAP





PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, February 19, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to replat property previously platted located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

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 February 19, 2024, and posted on the City's website www.cityofrockport.com.

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

The City encourages citizens to participate and make their views known at the Public Hearings. 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: Splawn L. Cooper, III & Cynthia F Cooper

Address: 17610 Black Rose Trail

City/State: Cypress, TX 77429

() IN FAVOR (X) IN OPPOSITION

Phone: 832-588-7711

REASON:

*Current water supply will not be adequate to supply the proposed replat, would need at least 6" main.

Splawn L. Cooper, III, Cynthia F Cooper
Signature

There is currently not room enough at the end of the culdesac to turn an emergency vehicle around, per city guidelines.



PUBLIC HEARING
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Printed Name: Dale Martinets, Elizabeth Martinets
Address: 802 Baywatch City/State: Rockport, TX 78382

() IN FAVOR ☒ IN OPPOSITION

Phone: 512-589-0181

REASON:

See Attached
Documents

Dale Martinets Elizabeth Martinets
Signature

BAYWATCH SUBDIVISION – NOTICE to Replat, LOT 502 Baywatch Dr, Lot 4, Bay Watch Subdivision being 5.01 acres, City of Rockport, Aransas County, Texas

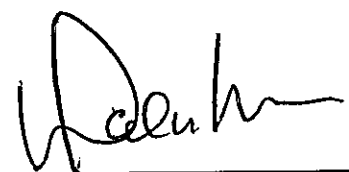
I, Dale Martinets, and Elizebeth Michele Martinets, are in opposition to the replat of Lot 502 Baywatch Drive, Rockport Texas 78382.

As land and homeowner in the Baywatch subdivision, we purchased and built our dream home there because it offered large acres tracks with waterfront views, beautiful natural scenery and a private drive for security, privacy, and peace of mind away from your normal busy city traffic and noise. This would be our perfect paradise, as is the sentiments of most of all neighbors that purchased lots here.

It was and is not the intent of this Subdivision to subdivide or replat to turn Baywatch Subdivision into another huge home development, but to allow acreage home sites for privacy, nor was the infrastructure put in for that purpose. Don't we have enough development going on in the City!

CONCERNS

- **Water Main:** Only a 2" main was put in to for the 10 lots in the subdivision, with 9 of those lots dedicated to that line. Note TCEQ minimum water line size for 10 homes is 2inches [(TCEQ 290.44(b)(3)]. Allowing a replat will exceed TCEQ regulations. Note: most taps are 1" on Baywatch, TCEQ number is based on residential 3/4" taps.
- **Stormwater Management Plan:** Because lots were over 5.01 acres a Stormwater Management Plan or Drainage Plan for the County or City was not required, and water does not adequately drain, and water stands for weeks after rains. (See Attached Pictures). This standing water undermines the integrity of the private drive.
- **Baywatch Drive** is a Private Dead-End Street and because of the **length of the drive**, it will not meet the city ordinance for Dead-End Apparatus Access Road Turnaround for emergency vehicles and responders if allowed to re-plat under 5 acres. (Chapter 90, 90-49(i), Figure D103.1). This is a City Ordinance and 2021 International Fire Code.
- **Septic Systems:** No sewer lines were installed at time of development; City Ordinance for Septic Systems is a minimum ½ Acre lot to follow Aransas County Regulations. I have concerns that if the waterfront lot is divided, the lots may not meet the County requirements when using the actual "Mean High Tide Line" as used for the density of the property when the property line intrudes into the bay.
- **Fire Hydrants:** IF Fire Hydrants will be required when re-plating under 5 acres per Ordnances/IFC. TCEQ requires 6" Main for Fire Hydrants.



- VRBO's/Short Term Vacation Rentals. Per the Baywatch Subdivision Warranty Deeds, no commercial building or Business are allowed in the Baywatch Subdivision.
- If allowed to re-plat and lots are sold, will the unsuspecting buyers be aware of the additional cost to meet City Ordinances to build.

The Baywatch Subdivision was developed with lots over 5 acres and was exempt from the City of Rockport Subdivision and Platting ordinances that are required in lots platted for 5 acres or less. Now that an attempt to replat lots into less than 5 acres should have to meet the city ordinances in Chapter 90, SUBDIVISIONS AND PLATTING.

CHAPTER 90 SUBDIVISIONS AND PLATTING

CHAPTER 90-3 CONDITIONS (c) (ORIGINAL ORDINANCE MEETING BAYWATCH SUBDIVISION)

Any owner of land subdividing such land into lots greater than five acres each (5.01 acre minimum), where each lot has direct access from an existing road/street right-of-way (r-o-w) and no new public improvement (e.g., utilities, electricity, rights-of-way, or other public infrastructure) is being dedicated shall be exempt from these platting requirements, but this does not exempt construction standards as may be required by the city. However, when such a parcel is located within the city's corporate limits, then each lot or tract shall be platted prior to the issuance of a building permit in accordance with the city's zoning ordinance.

CHAPTER 90-3 CONDITIONS (b) - (CURRENT BID TO REPLAT, TO NOW MEET CURRENT

Any owner of land located inside the corporate limits, or within the extraterritorial jurisdiction (ETJ), of the city wishing to subdivide land into lots of five acres or less shall submit to the city's planning and zoning commission a plan of subdivision which shall conform to the minimum requirements set forth in both these regulations and the city's comprehensive plan.

1. BAYWATCH'S 2" WATER MAIN.

- a. 9 or the 10 LOTS CURRENTLY HOOK UP TO THE 2" MAIN, W/ AT LEAST 3 CONNECTIONS HAVING 1 INCH TAPS. ACCORDING TO TCEQ ADMINISTRATIVE CODE 290.44©, MINIMUM WATER LINE SIZE FOR UP TO 10 CONNECTIONS IS 2" W/ ¾ TAPS.
- b. WITH THE 8 LOTS ALREADY DESIGNATED ON THE 2" LINE, WITH 3 KNOWN 1" TAPS, RE-PLATING WILL EXCEED TCEQ CODE (AND WOULD NEED TO UPGRADE THE LINE TO A 6" MAIN TO MEET IFC AND TCEQ).
- c. WHEN THE CITY OF ROCKPORT INSTALLED THE MAIN WATER LINE, ACCORDING TO PAST CITY EMPLOYEES, BILLY DICK WAS THE UTILITY DIRECTOR, IT WAS DETERMINED THAT A 6" MAIN SHOULD BE INSTALLED TO MEET FUTURE GROWTH MEETING THE CITY OF ROCKPORTS SUBDIVISION ORDINANCES AND INTERNATIONAL FIRE CODE. BUT DUE TO THE COST IT WAS AGREED UPON BY ALL PARTIES THAT A 2"

MAIN WOULD BE INSTALLED WITH THE ACKNOWLEDGEMENT THAT BAYWATCH SUBDIVISION WOULD NOT EXPAND, SUB-DIVIDE or REPLAT INTO ADDITIONAL LOTS. (UNLESS UPGRADES ARE MADE)

2. LOT STANDARDS. CHAPTER 90. SUBDIVISIONS AND PLATTING. ARTICLE IV. REQUIREMENTS AND STANDARDS.

a. 90-3 CONDITIONS

- i. (b) ANY OWNER OF LAND LOCATED INSIDE THE CORPORATE LIMITS, OR WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ), OF THE CITY WISHING TO SUBDIVIDE LAND INTO LOTS OF FIVE ACRES OR LESS SHALL SUBMIT TO THE CITY'S PLANNING AND ZONING COMMISSION A PLAN OF SUBDIVISION WHICH SHALL CONFORM TO THE MINIMUM REQUIREMENTS SET FORTH IN BOTH THESE REGULATIONS AND THE CITY'S COMPREHENSIVE PLAN.

b. 90-47(a) ACCESS.

- i. ALL LOTS SHALL FRONT DIRECTLY UPON A DEDICATED CITY STREET RIGHT-OF-WAY OR PRIVATE STREET EASEMENT AS ADDRESSED IN SECTION 90-49 STREET STANDARDS

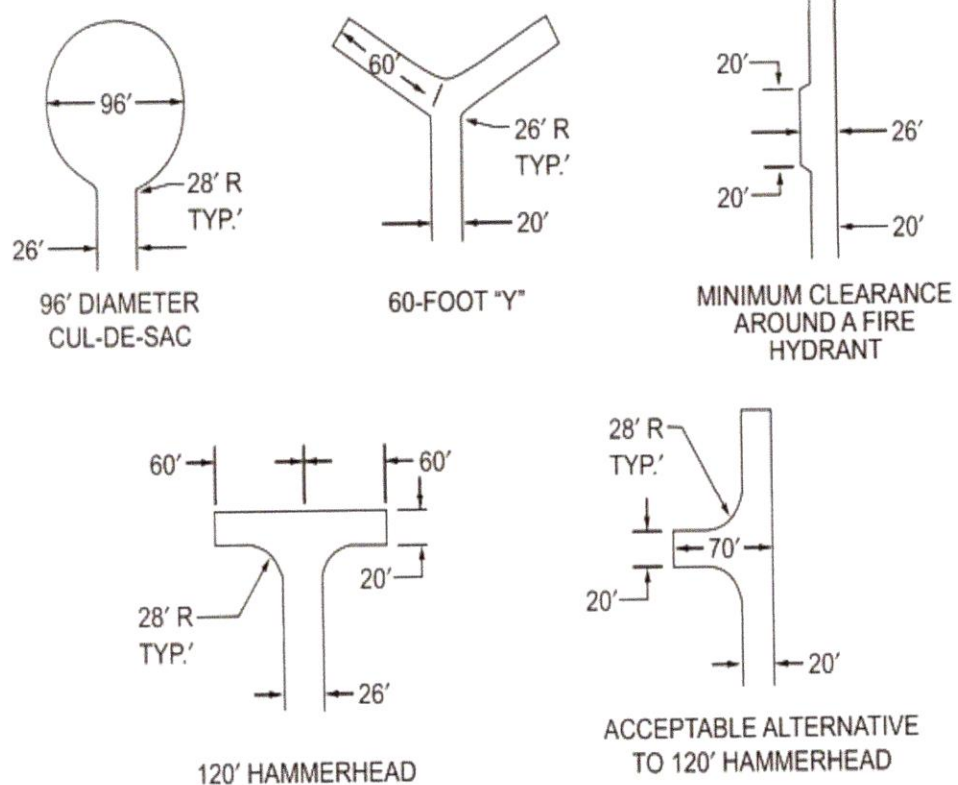
c. 90-49(C) PRIVATE STREETS.

- i. PRIVATE STREETS NOT INCLUDED IN A PLANNED UNIT DEVELOPMENT SHALL BE ALLOWED IN A SUBDIVISION SUBJECT TO MEETING ALL SUBDIVISION AND CITY OF ROCKPORT DESIGN SPECIFICATIONS AND OTHER CONDITIONS SET FORTH.
- ii. MINIMUM WIDTH OF PAVED SURFACE SHALL BE NO LESS THAN 20 FEET TO ALLOW ACCESS BY EMERGENCY ENTITIES (POLICE, FIRE OR EMS VEHICLES)

d. 90-49 (i) DEAD-END STREETS

- i. WHERE A STREET DOES NOT EXTEND TO THE BOUNDARY OF THE SUBDIVISION AND A CONTINUATION IS NOT REQUIRED BY THE CITY FOR ACCESS TO ADJOINING PROPERTY, ITS TERMINUS SHALL NOT BE NEARER TO SUCH BOUNDARY THAN 60 FEET. DEAD END STREETS SHALL BE PROVIDED WITH EITHER A CUL-DE-SAC OR HAMMERHEAD TYPE OF TURNAROUND CONFIGURATION MEETING THE REQUIREMENT ADDRESSED IN APPENDIX D OF THE INTERNATIONAL FIRE CODE, 2006 EDITION (SEE EXHIBIT A ATTACHED). IN NO CASE HOWEVER, SHALL DEAD-END STREETS BE LONGER THAN 1200 FEET AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET THAT FORMS A CONTINUOUS AVENUE OF TRAVEL.
- ii. APPENDIX D, TABLE D103.4.
 1. LENGTH OF ROAD OVER 501 FEET, MINIMUM WIDTH IS 26 FT AND A 120 FOOT HAMMERHEAD, 60 FOOT "Y" OR 96 FOOT DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE D103.1 (SEE APPENDIX D)

BAYWATCH CUL-DE-SAC DOES NOT MEET THOSE MINIMUM REQUIREMENTS FOR SUBDIVISION OF LESS THAN 5 ACRES.



D103.4 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

[TABLE D103.4](#)

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0—150	20	None required
151—500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501—750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

3) DRAINAGE

- a. 90-11 COMPLIANCE WITH STORM DRAINAGE MASTER PLAN AND STORM DRAINAGE DESIGN.**
- b. BAYWATCH SUBDIVISION HAS A DRAINAGE ISSUES AND NEED TO BE ADDRESS**
- c. WATER STANDS ON LOTS 402, 502 AND 602.**
- d. THIS WATER STANDING ON THESE LOTS FOR LONG PERIOD OF TIME COMPROMISE THE ROAD AND FUTURE DEVELOPMENT.**

WHEN REPLATING BAYWATCH SUBDIVISION, CHANGING THE LOT SIZES TO 5 ACRES OR LESS, AND NOW SHOULD FOLLOW ORDINANCES LAID OUT IN CHAPTER 90 SUBDIVISIONS AND PLATTING.

- iii. UTILITIES**
- iv. EMERGENCY EMS, POLICE AND FIRE ACCESS FOR DEAD END ROAD**
- v. DRAINAGE**
- vi. FIRE HYDRANTS**

BESIDES MEETING ORDINANCES WE BOUGHT AND BUILT A HOME IN THE BAYWATCH SUBDIVISION TO HAVE 5 ACRE SPACES AND ENJOYMENT OF PRIVACY THE LARGE LOTS AND ENJOY VIEWS OF THE LAND WITHOUT THE DEVELOPMENT HOMES STACKED ON TOP OF US.

IF APPROVED TO REPLAT THIS WILL OPEN THE DOOR TO PANDORA'S BOX, WITH ALL LOTS WANTING TO REPLAT AND DEVELOPING INTO ANOTHER UNWANTED DEVELOPMENT.

ALSO, IF APPROVED, WHO EVER BUYS THE REPLATTED LOTS WILL UNKNOWINGLY BE RESPONSIBLE FOR UPGRADING WATER LINES, FIRE HYDRANTS AND ROADS TO BUILD.







GF060004

WARRANTY DEED WITH VENDOR'S LIEN

DATE:

March 20, 2001

GRANTOR:

LINDA MYERS and KENT MYERS

GRANTOR'S MAILING ADDRESS:

201 Ridge Harbor Drive
Rockport, TX 78382
Aransas County

GRANTEE:

RUSSELL A. PERKINS and CLAIRE A. PERKINS

GRANTEE'S MAILING ADDRESS:

12515 Deer Falls Drive
Austin, TX 78729
Travis County

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date that is in the principal sum of \$54,466.00 and is executed by Grantee, payable to the order of Bank of America, N.A. The note is secured by a vendor's lien retained in favor of Bank of America, N.A. in this deed and by a deed of trust of even date from Grantee to PRLAP, Inc., Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS)

Lot No. SEVEN (7), BAYWATCH SUBDIVISION, Aransas County, Texas according to the plat thereof recorded in Volume 4, Page 265, Plat Records, Aransas County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Pipeline Easement and Right of Way from V. G. Gwynn, et ux to Lamar Hunt Trust Estate recorded in Volume E-3, Page 117, Deed Records, Aransas County, Texas.
2. All oil, gas and other minerals in, on, under or that may be produced from the herein described property, have been reserved to predecessors in title.
3. Oil and Gas Leases of record in Volume 8, Page 104; Volume 87, Page 189; Volume 87, Page 224; Volume 118, Page 367, and ratification of Oil and Gas Lease of record in Volume 110, Page 207, Oil and Gas Records, Aransas County, Texas.
4. Right of Ways of record in Volume H-3, Page 448; Volume J-3, Page 361 and Volume Z-3, Page 291, Deed Records, Aransas County, Texas.
5. Royalty reservation of record in Volume Y-2, Page 486, Deed Records, Aransas County, Texas.
6. Right of Way to Aransas County of record in Volume 164, Page 328, Deed Records, Aransas County, Texas.
7. Right of Way to Aransas County of record in Volume E-3, Page 619, Deed Records, Aransas County, Texas.
8. Agreement between V. G. Gwynn and Alex Sannes of record in Volume H-3, Page 388, Deed Records, Aransas County, Texas.
9. Assignment of easement of record under Clerk's File No. 214091, Official Public Records, Aransas County, Texas.

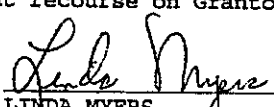
10. The following restrictions shall be a covenant running with the land:

- a) The property is restricted to single-family residences. There shall be no Mobile Homes, Manufactured Homes or houses, or modular buildings or pre-fab homes or duplexes. All building material must be new.
- b) There shall be no commercial buildings/ structures, or outdoor business of any kind of any of the property.
- c) Residences must contain a minimum of 1200 square feet and have a minimum two car garage.
- d) The private road shown on the subdivision plat shall be maintained equally by all property owners of the subdivision.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the right and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee, and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to it's terms, at which time this deed shall become absolute.

Bank of America, N.A. at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Bank of America, N.A. and are transferred to that party without recourse on Grantor.

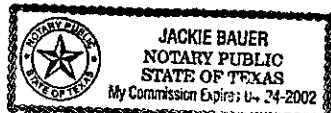

LINDA MYERS


KENT MYERS

THE STATE OF TEXAS }
COUNTY OF ARANSAS }

FILE NO. **238990**
County Clerk, Aransas County, Texas

This instrument was acknowledged before me on the 28th day of March, 2001, by LINDA MYERS and KENT MYERS.



Jackie Bauer
Notary Public, State of Texas
My Commission Expires: _____

Printed Name of Notary

RECORDER'S MEMORANDUM:
All or part of the text on this page was not
clearly legible for satisfactory recordation.

FILED FOR RECORD
At 4:00 P M.

INDEXED

MAR 28 2001

3 pgs

Peggy L. Friebele

130

PEGGY L. FRIEBELE
COUNTY CLERK, ARANSAS CO., TEXAS

RTA (WGW)

February 16, 2024

Planning and Zoning Committee:

**BAYWATCH SUBDIVISION – NOTICE to Replat, 502 Baywatch Dr, Lot 4, Bay
Watch Subdivision being 5.01 acres, City of Rockport, Aransas County, Texas**

We, Howard and Kathy Cruse, being owners of 602 Baywatch Drive, in Baywatch subdivision, OPPOSE the replat of Lot 502 Baywatch Drive, Rockport Texas 78382.

We purchased the property in the Baywatch subdivision because of the large lots and the promise of a quiet secluded area to build our home. We did not want to be in a neighborhood with houses touching and encroaching on each other. We wanted a property away from the city hustle and bustle. This property offered a private driver with a limited number of lots. We paid a premium price to avoid all of that and to have a beautiful view with wildlife. The subdivision was not intended to be broken up into smaller lots to allow for a developer to make money and destroy the scenic quiet neighborhood.

Currently we all share cost to keep up the right of way and infrastructure within the subdivision. Because we are over 5 acres, we avoided some city of Rockport subdivision requirements. It would take considerable renovations to the infrastructure to allow this replat. We are not, as I am sure the city of Rockport is not, willing to pay any of this cost for someone else to reap the financial gains. To approve to replat and push the cost onto an unaware future purchaser would not be appropriate either.

With the short notice given and the limited information shared as to what is happening with the replat, this is a quick summation of why we oppose the replat of 502 Baywatch.

Please feel free to reach out to us with any questions or concerns with the letter.

Howard and Kathy Cruse

602 Baywatch Drive

Rockport Tx 78382

512-923-4204

Planning and Zoning Commission

February 16, 2024

City of Rockport

Keith Cruse (my husband) and I purchased 702 Baywatch and built our final home. We liked the design of the neighborhood with only 10 lots with seven of the lots being 5+acres and very similar to ours with waterfront on the Salt Lake and the open meadow in the front giving us a view of wildlife along with a buffer from traffic.

Water pressure is a concern. Currently there are times that my impulse sprinkler does not have enough water pressure to reverse so I have to water in a circle which is not always the most efficient way to water my grass areas. If lot 502 is subdivided and sets a precedence for the undeveloped lots to be divided, there could be 3 or more additional lots/houses plus the (5) subdivided lots/houses of 502 on the water supply. The subdivision of 502 would significantly affect the water supply for Baywatch.

Drainage is another concern. In times of severe rain, water stands and sometimes across the road. Additional lot preparation and elevations above what was planned for the 8-10 lots could be a drainage nightmare.

I presume that any subdivided lots would have same building restrictions and same code for no businesses including short term rentals.

There are some city ordinances that protect our neighborhood from propositions that would drastically change the landscape, safety, and scope of our Baywatch neighborhood.

Keith Cruse opposed and I oppose the zoning request to replat 502 Baywatch.

Thank you for your consideration.

Donna Goodenough



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, February 19, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to replat property previously platted located at 502 Baywatch Dr; also known as Lot 4, Bay Watch Subdivision being 5.010 acres, City of Rockport, Aransas County, Texas.

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 February 19, 2024, and posted on the City's website www.cityofrockport.com.

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

The City encourages citizens to participate and make their views known at the Public Hearings. 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: Russell Jackson

Address: 302 Bay Watch Drive

City/State: Rockport Texas

() IN FAVOR (X) IN OPPOSITION

Phone: 361-557-1094

REASON:

See attached

[Signature]
Signature

2/15/2024

Russell Jackson
302 Bay Watch Drive
Rockport, Texas 78382
Cell# 361-557-1094

City of Rockport
Building & Development Dept.
2751 S.H. 35 Bypass
Rockport, Texas 78382

Planning and Zoning Commission & City Council: Replat Concern(s)

- 1) **Replat:** Replat of the waterfront portion of the property by splitting it length wise into separate long narrow strips of less than 70 feet in width destroys the esthetic value of our subdivision. Not to mention the property value since this was what attracted my wife and I by not having homes being built right next to you.
- 2) **Water main:** The water main that exists currently is only a 2" line. This allows for 10 ¾" taps according to TCEQ. Mine and Mr. Martinet and the Cruse's homes are using 1" taps.
- 3) **Septic system:** I was informed that you must have at least a ½ acre for a septic system and the system cannot be within 25 feet of the waterfront or roadway drainage and 10 feet from the property lines(s). This would include 10 feet on either side of the new property line down the center if approved. I inquired with a certified septic installer who quoted TCEQ OSSF Rules. I am not sure if the current Mean High Tide Line was referenced correctly or not in the survey.
- 4) **Cost of repairs or improvements:** My wife and I purchased the property from Mrs. Meyers, and we were the first home to build in this subdivision other than the Meyer's home which the Parkers (Dan and Debbie) now live in at the end of Old Salt Lake Road. We were the first to

build on Bay Watch Drive. **The approximately 136 to 140 foot wide frontage on the water is what attracted us to the property.** The cost of the easement right of way, electric line installation has been at our own cost. We have yet to be able to collect from a neighbor that stated that they would pay their share. My wife and I have spent thousands of dollars to resurface Bay Watch Drive after we built our home in 2006. We have also had to cut the drainage ditch at our cost. I have maintained the drainage right of way since we purchased the property in 2006. We do not wish to be responsible for the cost of any new improvements or repairs as a result of this replat

- 5) **Drainage:** The property in question floods severely when it rains on both sides of Bay Watch Drive and needs to be addressed without causing excess water to flood into or onto the neighbor's property. The current condition results in a mosquito breeding haven. The flooding is currently undermining Bay Watch Drive roadway.
- 6) **Roadway:** The condition of the road due to flooding right at the property in question needs to be repaired and adequate drainage installed or improved. The roadway will be severely impacted when construction or improvements begins. Splitting the property lengthwise increases drainage to the roadway from two houses and two possible septic systems dumping into the drainage ditches. The cul-de-sac at the end of Bay Watch Drive does not currently allow adequate room for emergency or large vehicles to turn around. **At what point or number of lots is it required for a Fire Hydrant to be installed? Will a 2" main be sufficient to support it?**
- 7) **Conclusion:** I am not totally against a replat, I am against a replat that narrows the property allowing to build houses on top of each other. This affects the value of the neighbor's properties as well as the aesthetic of the neighborhood. Also incurring costs and damages that will affect

your neighbor's property, for example the roadway, drainage, water lines and sewer. My wife and I are still waiting for repairs on the roadway and culverts due to recent construction(s). All these issues affect the value and beauty and value of our home, not to mention the expense!

Sincerely

A handwritten signature in black ink, appearing to read 'Russell Jackson', written in a cursive style.

Russell Jackson

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, February 19, 2024

AGENDA ITEM: 7

Discussion regarding training provided by Halff to determine available dates.

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

BACKGROUND:

Staff has been communicating with members of Halff regarding some training we would like to present to the P&Z Board. Halff has sent some options for a full day of training or a half day of training. I personally prefer the full day as there is so much more information in the full day course. The City will provide lunch for participants.

Please see the accompanying Scope of Work from Halff for detail information.

RECOMMENDATION: No recommendation, for discussion only

Scope of Work: Planning Commissioner Training Session

Halff will design and deliver planning commissioner training exclusively for the city of Rockport for both new and experienced planning commissioners. This training will define the role of planning commissioners and help planning commissioners better understand the basics of planning documents, Texas planning laws, comprehensive planning review, emerging issues, and public engagement principles.

The training aims to equip commissioners with the necessary skills and knowledge to effectively plan, implement, and oversee the City of Rockport planning issues and challenges presented by staff and the development community as well as how their work and governing ordinances relates to the City's Comprehensive Plan.

TASK 1: Curriculum and Materials

1.1 Create a brief assessment form to be completed by staff and planning commissioners to gauge the level of understanding or learning needs, objectives and preference of the planning commissioners.

1.2 Research and review Rockport's code to gain a full understanding of local context. Design a training curriculum that covers essential topics related to commissioner planning and the needs identified through the assessment survey, including but not limited to:

- Overview of urban planning principles
- Zoning and land use regulations.
- Legal Framework (relevant local and state planning laws, legal responsibilities and limitations.
- Roles and Responsibilities of Planning Commissioners
- Effective Communication to the public
- Review the City's Comprehensive Plan and Local Issues
- Emerging Issues in Planning

1.3 Develop engaging and interactive training materials, including presentations, manuals, and case studies. Materials will be provided in print and digitally for staff and commissioners.

Key Deliverables:

- Create a digital assessment survey.
- Design a training curriculum that covers essential topics related to commissioner planning.
- Develop training materials, including presentations, manuals, and case studies.

Task 2: In-Person Technical Training:

2.1 Training: Provide an in-person training session presented by Halff Team (two staff planners). The team would facilitate an in-person, classroom learning format for Planning and Zoning Commissioner training to effectively communicate the history of city planning, role of planning and applicable laws in a clear and concise manner, using diverse presentation methods such as visual aids, Q&A, and discussions.

Option 1: Full-Day of Training (6-8 hours)

This training includes two parts with a break for lunch (lunch to be provided by the City):

