



PLANNING & ZONING PACKET

May 20, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, May 20, 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 replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of May 6, 2024.
4. Deliberate and act on a request to replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.
5. 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 Tuesday, April 23, 2024, at 11:00 am 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, May 20, 2024

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owners, Ronnie & Donna Melton, are purchasing property from adjacent property owner, Ms. Nancy Norrell and wish to replat their properties located at lots 1 & 2, Block 1, Norrell Acres, otherwise known as 112 & 116 Spring Lane.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 27, 2024 edition and mailed out to nine (9) 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 replat request application and Section 90.22 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, May 20, 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 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 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 May 20, 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 23rd day of April 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, April 27, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst Director Building & Development

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**

112 & 116 Spring Lane

APPLICANT/PROPERTY OWNER

Ronnie & Donna Melton & Nancy Norrell, Owners

PUBLIC HEARING DATE

P&Z – Monday, May 20, 2024
 CC – N/A

P&Z DATE

P&Z – Monday, May 20, 2024

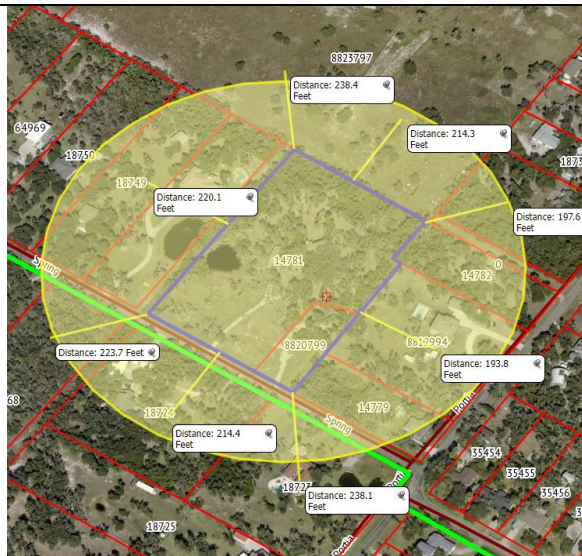
CITY COUNCIL DATE(S)

1st Reading – N/A
 2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owners, Ronnie & Donna Melton, are purchasing property from adjacent property owner, Ms. Nancy Norrell and wish to replat their properties located at lots 1 & 2, Block 1, Norrell Acres, otherwise known as 112 & 116 Spring Lane.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 27, 2024 edition and mailed out to nine (9) property owners within a 200-foot radius of the property. No letters For or 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
R1 - 1 st Single Family Dwelling District	Two (2) existing residential dwellings Original Acreage: Lot 1: 4.398 acres Lot 2: .582 acres	N – R1 (1 st Single Family Dwelling District) S – Outside City Limits E – R1 (1 st Single Family Dwelling District) W – R1 (1 st Single Family Dwelling District)	Single family dwellings with associated accessory use structures	4.980 acres Total Lot 1 Size: 3.776 Acres 252.43/ 310.16 X 578.39 Lot 2 Size: 1.204 135.15/45.48 X 580.56

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Lot 1 has one (1) single family dwelling with associated accessory use structures and Lot 2 has one (1) single family dwelling with associated accessory use structures

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING AND ZONING COMMISSION MINUTES

On this the 6th day of May, 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

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

Members Absent

Josh Dowling

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Asst Director Bldg. & Dev
Bob Argetsinger, IT
Finn Klancia, IT
Belinda Garcia, Administrative Coordinator

Guest(s) Present

Two (2)

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 the property located at 424 Eloise; also known as Lot 14, Civileto Subdivision, to R-5 (2nd Multi Family Dwelling District), currently zoned R-2 (2nd Single Family Dwelling District). Rockport, Aransas County, Texas.
Traci Poteet spoke.
3. Conduct a Public Hearing to consider a request to replat property previously platted located at 405 & 421 Sanctuary Road; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.
Elizabeth Brundrett spoke.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:34 pm.

4. Deliberate and act on approval of the regular meeting minutes of March 18, 2024.

Motion: Secretary Hesley made a motion to approve the March 18, 2024, minutes. Member Blazek seconded. **Motion Passed Unanimously.**

5. Deliberate and act on a request to rezone the property located at 424 Eloise; also known as Lot 14, Civileto Subdivision, to R-5 (2nd Multi Family Dwelling District), currently zone R-2 (2nd Single Family Dwelling District), Rockport, Aransas County, Texas.

Motion: Vice-Chair Hassinger made a motion to recommend to City Council to approve the rezone to R-5 (2nd Multi Family Dwelling District), currently zone R-2 (2nd Single Family Dwelling District) Member Gudim seconded. **Motion passed unanimously.**

6. Deliberate and act on a request to replat property previously platted located at 405 & 421 Sanctuary Road; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.

Motion: Chair Davis made a motion to approve the replat. Vice-Chair Kim Hesley seconded. **Motion Passed Unanimously.**

7. Presentation and Discussion regarding current developments.
Community Planner Carey Dietrich Spoke.

8. Adjournment 6:20 pm

Motion: Member Young made a motion to adjourn. Member Gudim seconded.

Motion passed unanimously.

Prepared by:

Approved by:

Belinda Garcia, Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, May 20, 2024

AGENDA ITEM: 4

Deliberate and act on a request to replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owners, Ronnie & Donna Melton, are purchasing property from adjacent property owner, Ms. Nancy Norrell and wish to replat their properties located at lots 1 & 2, Block 1, Norrell Acres, otherwise known as 112 & 116 Spring Lane.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 27, 2024 edition and mailed out to nine (9) 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 replat request application and Section 90.22 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request to replat property previously platted located at 112 & 116 Spring Lane.; also known as Lots 1 & 2, Block 1, Norrell Acres, being 4.98 acres, City of Rockport, Aransas County, Texas.

4/18/24 - scanned

CL



Plat Application & Checklist

Building & Development Services Department

RECEIVED
APR 18 2024

BY: PM

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: 112 & 116 SPRING LANE ACAD Property ID: 14781 & 8820799

Subdivision: NORRELL ACRES Block: 1 Lot: 1 & 2

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: RONNIE & DONNA MELTON

Company: _____

Mailing Address: PO BOX 186, PATTISON, TX 77466

Phone: 713.252.3567

Email: MELTON4@CONSOLIDATED.NET

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 1-R & 2-R, BLOCK 1, NORRELL ACRES

- Present Zoning District: R-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	2	4.980 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	2	4.980 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	4.980 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	4.980 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

Donna L. Melton
(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

NANCY NORRELL
RONALD C. MELTON
DONNA L. MELTON

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 15 day of April, A.D., 2024.

Nancy Norrell
Ronald C. Melton
Donna L. Melton

RONALD C. MELTON
DONNA L. MELTON

State of Texas
County of Harris

This instrument was acknowledged before me by:

NANCY NORRELL

This the 16 day of April, A.D., 2024.

Notary Public in and for the State of Texas



State of Texas
County of Aransas

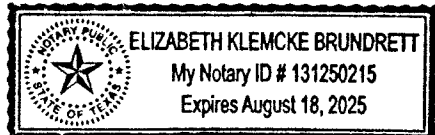
This instrument was acknowledged before me by:

RONALD C. MELTON

DONNA L. MELTON

This the 10th day of April, A.D., 2024.

Notary Public in and for the State of Texas



Lienholder Certification

State of Texas
County of Austin

FIRST NATIONAL BANK OF MELVILLE

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 16th day of April, A.D., 2024.

Daryl Okonski, VP
Print Name & Title

Daryl Okonski
Signature

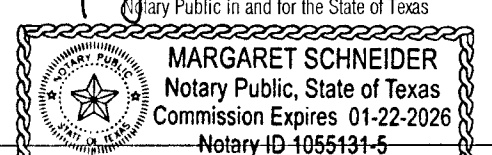
State of Texas
County of Austin

This instrument was acknowledged before me by:

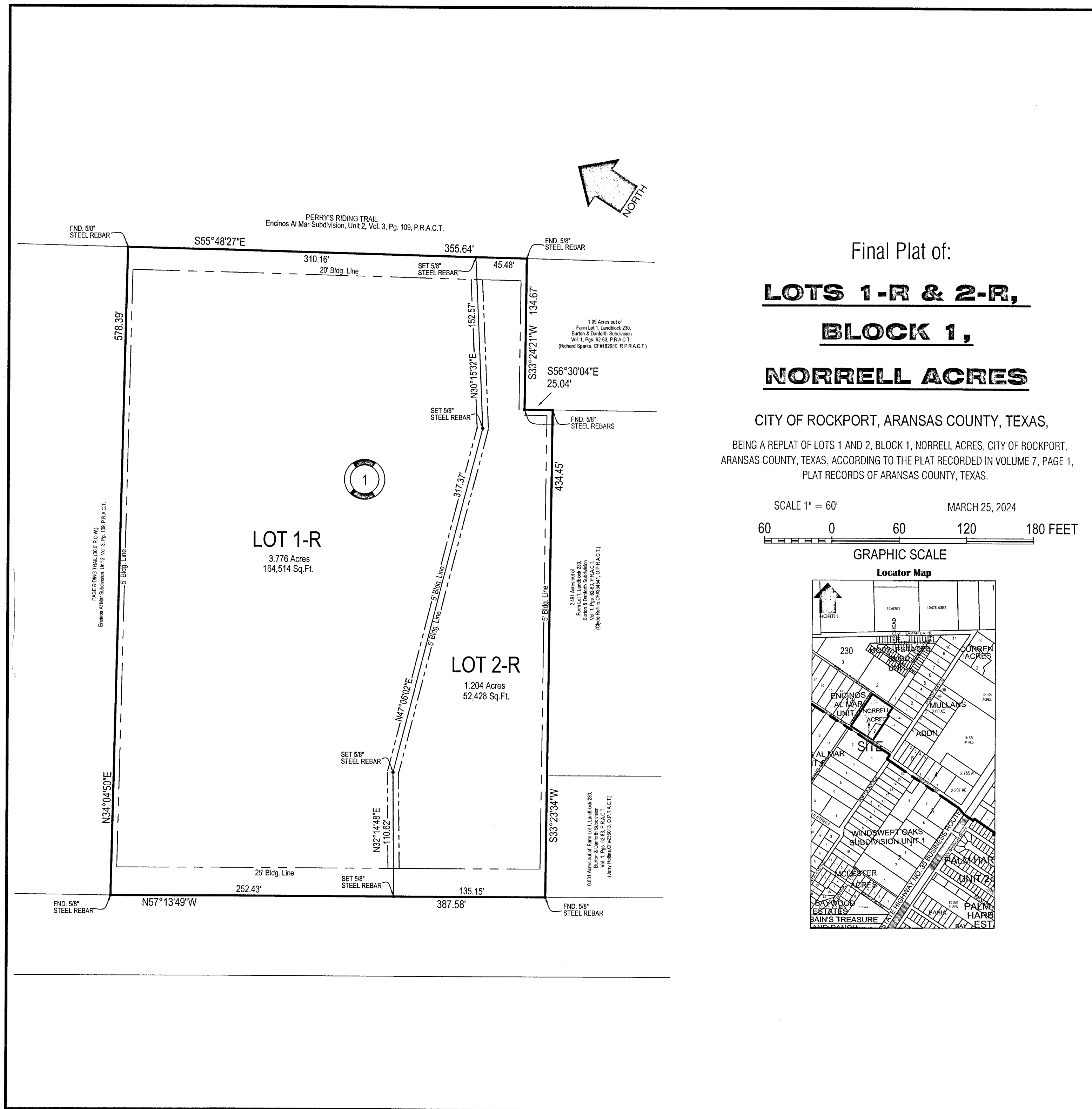
Daryl Okonski, Vice President
Of First National Bank of Bellville

This the 16th day of April, A.D., 2024.

Margaret Schneider
Notary Public in and for the State of Texas



FILE NAME: REPLATS/ROCKPORT/NORRELL ACRES, LOTS 1R, 2R



Final Plat of:

LOTS 1-R & 2-R, BLOCK 1, NORRELL ACRES

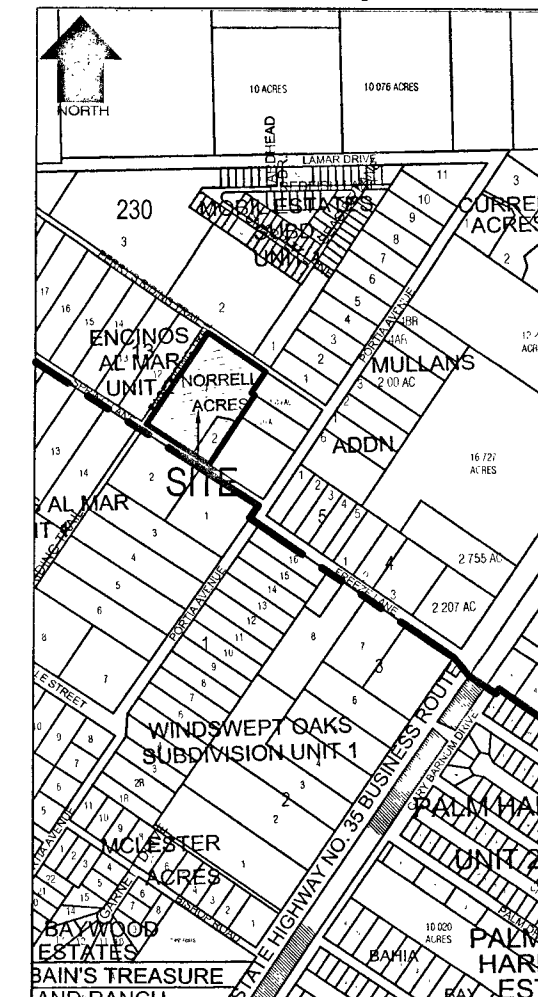
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, NORRELL ACRES, CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 1,
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 60'
60 0 60 120 180 FEET

GRAPHIC SCALE

Locator Map

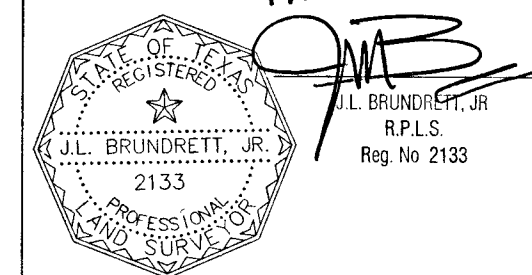


Surveyor Certification

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 25 day of MARCH, A.D., 2024.



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. 2024.

Chair

Secretary

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 based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 4.980 acres or 216,942 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

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. 0350G
Community No. 485504

This information is based on 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.

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Fax: 361-729-7983
Email: jbrundrett@griffithsurvey.com
Website: www.griffithsurvey.com
TBPELS FIRM NO. F414

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. 2024,

with its certificate of authentication was filed for record in my office the ____ day of ____, A.D. 2024,

at ____ o'clock ____ m., and duly recorded the ____ day of ____, A.D. 2024, 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. ____

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**

112 & 116 Spring Lane

APPLICANT/PROPERTY OWNER

Ronnie & Donna Melton & Nancy Norrell, Owners

PUBLIC HEARING DATE

P&Z – Monday, May 20, 2024
 CC – N/A

P&Z DATE

P&Z – Monday, May 20, 2024

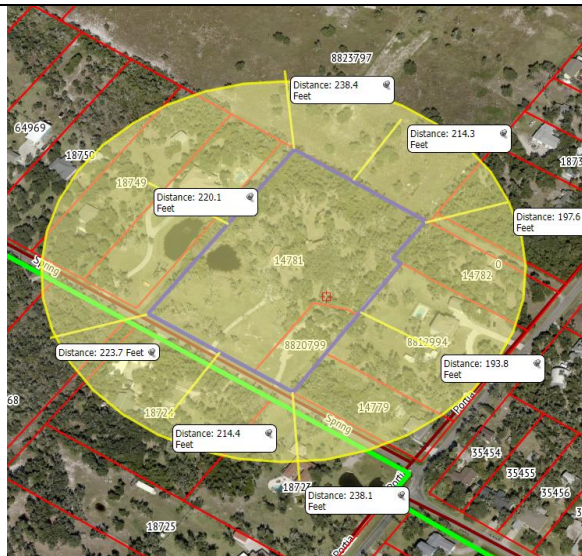
CITY COUNCIL DATE(S)

1st Reading – N/A
 2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owners, Ronnie & Donna Melton, are purchasing property from adjacent property owner, Ms. Nancy Norrell and wish to replat their properties located at lots 1 & 2, Block 1, Norrell Acres, otherwise known as 112 & 116 Spring Lane.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 27, 2024 edition and mailed out to nine (9) property owners within a 200-foot radius of the property. No letters For or 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
R1 - 1 st Single Family Dwelling District	Two (2) existing residential dwellings Original Acreage: Lot 1: 4.398 acres Lot 2: .582 acres	N – R1 (1 st Single Family Dwelling District) S – Outside City Limits E – R1 (1 st Single Family Dwelling District) W – R1 (1 st Single Family Dwelling District)	Single family dwellings with associated accessory use structures	4.980 acres Total Lot 1 Size: 3.776 Acres 252.43/ 310.16 X 578.39 Lot 2 Size: 1.204 135.15/45.48 X 580.56

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Lot 1 has one (1) single family dwelling with associated accessory use structures and Lot 2 has one (1) single family dwelling with associated accessory use structures

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

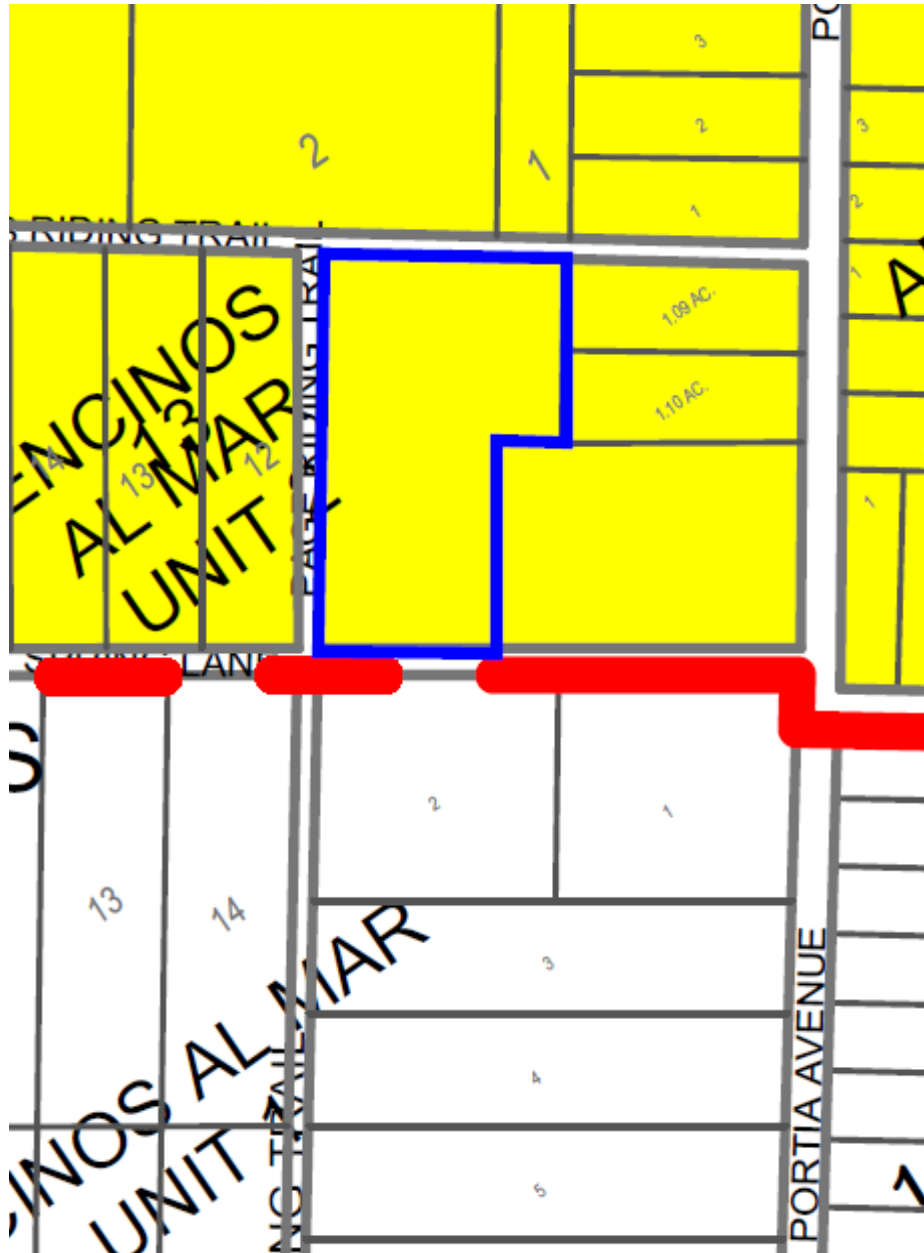
AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PROPERTY ID	PROPERTY OWNER	SITUS ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP
14781	Mr. & Mrs. D. L. Norrell	116 Spring Ln.	P.O. Box 564	Rockport	TX	78382
8820799	Ronald & Donna Melton	112 Spring Ln.	P.O. Box 186	Pattison	TX	77466
8823797	Ryan David Ayres	125 Lamar Dr.	11281 126th St.	Oskaloosa	KS	66066
70304	Kevin Kalmar	201 Portia Dr.	210 Portia Dr.	Rockport	TX	78382
14782	Mr. & Mrs. Richard Spark	206 Portia Dr.	P.O. Box 844	Rockport	TX	78381
8812994	Clyde Rollins	204 Portia Dr.	P.O. Box 43	Rockport	TX	78381
14779	Jerry W. Rollins	102 Spring Ln.	P.O. Box 1421	Rockport	TX	78381
18748	Claude & Amy Wilson	130 Spring Ln.	130 Spring Ln.	Rockport	TX	78382
18749	Jeffrey B. Massengill	134 Spring Ln.	134 Spring Ln.	Rockport	TX	78382
	Ruth Davis	Planning & Zoning Commission	P.O. Box 706	Fulton	TX	78358
	Ric Young	Planning & Zoning Commission	123 Royal Oaks Dr.	Rockport	TX	78382
	Kim Hesley	Planning & Zoning Commission	2003 Tule Park Dr.	Rockport	TX	78382
	Warren Hassinger	Planning & Zoning Commission	2517 Turkey Neck Cr	Rockport	TX	78382
	Thomas Blazek	Planning & Zoning Commission	102 St. Andrews St.	Rockport	TX	78382
	Rocky Gudim	Planning & Zoning Commission	1016 S. Magnolia	Rockport	TX	78382
	Josh Dowling	Planning & Zoning Commission	102 N. Santa Clara Dr	Rockport	TX	78382

ZONING MAP (R-1)



FUTURE LAND USE MAP

