



# **PLANNING & ZONING PACKET**

**July 29, 2024**

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## PLANNING & ZONING COMMISSION AGENDA

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Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, July 29, 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**

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1. Call meeting to order.

### **Public Hearing**

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2. Conduct a Public Hearing, to consider a request to replat property previously platted located at 116 Forest Hills.; also known as Lot 26, Block 18, Rockport Country Club #2, being 4.78 acres, City of Rockport, Aransas County, Texas.
3. Conduct a Public Hearing, to consider a request to replat property previously platted located at 101 W Corpus Christi St.; also known as Lot 1R & 2R, Block 130, Doughty & Mathis, being 2.7548 acres, City of Rockport, Aransas County, Texas.

### **Regular Agenda**

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4. Deliberate and act on approval of the regular meeting minutes of July 1, 2024.
5. Deliberate and act on a request to replat property previously platted located at 116 Forest Hills.; also known as Lot 26, Block 18, Rockport Country Club #2, being 4.78 acres, City of Rockport, Aransas County, Texas.
6. Deliberate and act on a request to replat property previously platted located at 101 W Corpus Christi St.; also known as Lot 1R & 2R, Block 130, Doughty & Mathis, being 2.7548 acres, City of Rockport, Aransas County, Texas.
7. 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](mailto:citysec@cityofrockport.com) for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

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

**Certification**

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, July 26, 2024, at 11:00 am and on the City's website at [www.cityofrockport.com](http://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*

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Carey Dietrich,  
Asst Director Building & Development



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## PUBLIC HEARING

### Planning & Zoning Commission

**NOTICE** is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, July 29, 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 116 Forest Hills.; also known as Lot 26, Block 18, Rockport Country Club #2, being 4.78 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 July 29, 2024, and posted on the City's website [www.cityofrockport.com](http://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>. 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 12<sup>th</sup> day of July 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

**PUBLISHED** in *The Rockport Pilot* in the Saturday, July 13, 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**

116 Forest Hills

**APPLICANT/PROPERTY OWNER**

Ocean Glory Homes, LLC Owner  
By: Razi Khalili, Registered Agent

**PUBLIC HEARING DATE**

P&Z – Monday, July 29, 2024  
CC – N/A

**P&Z DATE**

P&Z – Monday, July 29, 2024

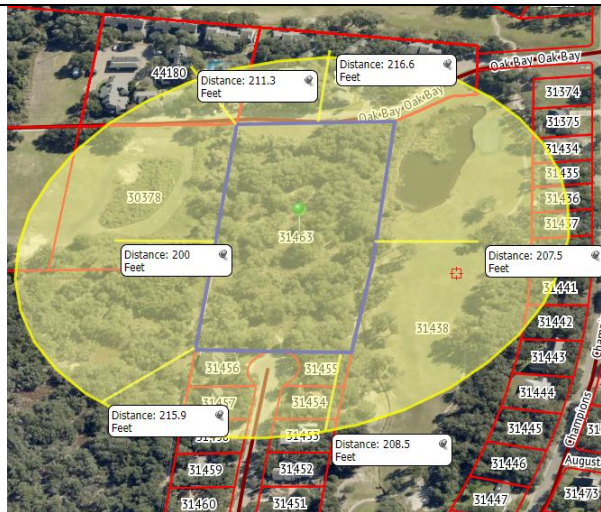
**CITY COUNCIL DATE(S)**

1<sup>st</sup> Reading – N/A  
2<sup>nd</sup> Reading – N/A

**BRIEF SUMMARY OF REQUEST**

Property owner, Ocean Glory Homes, LLC, represented by Razi Khalili wishes to develop a 20 Lot single family homes subdivision on the 4.76 acre lot. The City's engineering representative reviewed the submittal and approved the preliminary plat and drainage plan for P&Z review.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 13, 2024 edition and mailed out to twelve (12) 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
R5 – 2 <sup>nd</sup> Multi-Family Dwelling District	Vacant - undeveloped	<b>N</b> – R1 (1 <sup>st</sup> Single Family Dwelling District) <b>S</b> – R1 (1 <sup>st</sup> Single Family Dwelling District) <b>E</b> – R1 (1 <sup>st</sup> Single Family Dwelling District) <b>W</b> – R1 (1 <sup>st</sup> Single Family Dwelling District)	No site Improvements	4.76 acres

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Multi-Family Use

**PROPERTY HISTORY**

Vacant property – never developed. Zoned for Multi-Family use for many years although it is surrounded by single family zoning.

**ATTACHMENTS (CIRCLE)**

SUBMITTED PLANS

PUBLIC HEARING PETITION/  
APPLICATION FORM

LEGAL NOTICE

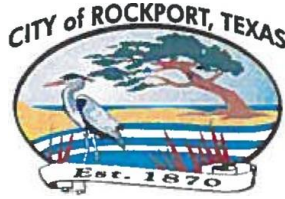
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

**OTHER (DESCRIBE)**



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## PUBLIC HEARING

### Planning & Zoning Commission

**NOTICE** is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, July 29, 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 101 W Corpus Christi St.; also known as Lot 1R & 2R, Block 130, Doughty & Mathis, being 2.7548 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 July 29, 2024, and posted on the City's website [www.cityofrockport.com](http://www.cityofrockport.com).

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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 12<sup>th</sup> day of July 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

**PUBLISHED** in *The Rockport Pilot* in the Saturday, July 13, 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**

101 W Corpus Christi St

**APPLICANT/PROPERTY OWNER**

Michael Arch w/Michael Arch LLC - Owner

**PUBLIC HEARING DATE**

P&Z – Monday, July 29, 2024  
CC – N/A

**P&Z DATE**

P&Z – Monday, July 29, 2024

**CITY COUNCIL DATE(S)**

1<sup>st</sup> Reading – N/A  
2<sup>nd</sup> Reading – N/A

**BRIEF SUMMARY OF REQUEST**

Property owner, Michael Arch with Michael Arch, LLC wishes to replat the two existing lots to create four lots with the 2.755 acres. The replat is created on previously platted lots which requires a public hearing and Planning & Zoning Commission review.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 13, 2024 edition and mailed out to eighteen (18) 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
B1 – General Business District	Metal Building – previously RV Repair Service	<b>N</b> – B1 – General Business District <b>S</b> – B1 – General Business District <b>E</b> – B1 – General Business District <b>W</b> – R2 (2 <sup>nd</sup> Single Family Dwelling District)	Existing Metal Building from previous business	2.755 acres  Lots 1R – 2R Each 200X300  Total 400X300

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Commercial Use

**PROPERTY HISTORY**

Previously owned and operated RV Repair Service – property had multiple Code violations which Mr. Arch has abated and cleaned the property.

Water is available; however, wastewater will require engineering and extension of the line.

**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 1st day of July 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

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Ruth Davis – Chair  
Warren Hassinger – Vice Chair  
Kim Hesley – Secretary  
Rocky Gudim  
Josh Dowling  
Tom Blazek

### Members Absent

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Ric Young

### Staff Members Present

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Mike Donoho, Director  
Carey Dietrich, Asst Director Bldg. & Dev  
Patti Dodson, Planning Technician  
Robert Decker, Building Inspector  
David Lowell, Building Inspector  
Robert Argetsinger, IT Director

### Guest(s) Present

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None

### Open Meeting

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

### Public Hearing

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**Open 5:31pm.**

2. Conduct a Public Hearing to consider a request to replat property previously platted located at 1001 E Hackberry.; also known as Lot 1, Block 1, Hunt's Courts, being .2296 acres, City of Rockport, Aransas County, Texas.

**Chair Davis read online comment submitted by Elizabeth Brundrett and read into record two (2) citizen responses who were opposed to the replat; Community Planner Carey Dietrich spoke.**

### Regular Agenda

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**Close Public Hearing and Open Regular Meeting 5:33 pm.**

3. Deliberate and act on approval of the regular meeting minutes of June 17, 2024.

**Motion:** Member Dowling made a motion to approve the June 17, 2024 minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

4. Deliberate and act on a request to replat property previously platted located at 1001 E Hackberry.; also known as Lot 1, Block 1, Hunt's Courts, being .2296 acres, City of Rockport, Aransas County, Texas.



**Community Planner Carey Dietrich spoke.**  
**Member Gudim spoke.**

**Motion:** Secretary Hesley made a motion to approve the replat. Member Dowling seconded.  
**Motion Passed Unanimously.**

5. Adjournment 5:34 pm

**Motion:** Vice Chair Hassinger made a motion to adjourn. Member Blazek seconded.  
**Motion passed unanimously.**

Prepared by:

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Patti Dodson, Planning Technician

Approved by:

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Ruth Davis, Chair

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Kim Hesley, Secretary

**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

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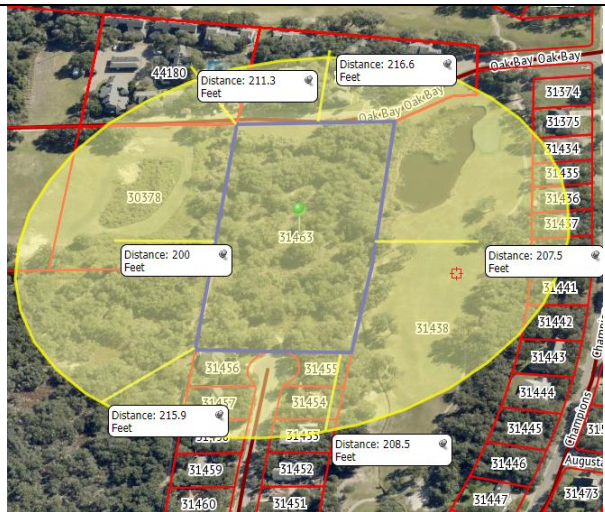
**CITY COUNCIL DATE(S)**

1<sup>st</sup> Reading – N/A  
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**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**COMPATIBILITY with the ZONING ORDINANCE**

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**PROPERTY HISTORY**

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**ATTACHMENTS (CIRCLE)**

SUBMITTED PLANS

PUBLIC HEARING PETITION/  
APPLICATION FORM

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PUBLIC COMMENTS

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RESPONSE TO STANDARDS

**OTHER (DESCRIBE)**

Scanned 5/16/24



# Plat Application & Checklist

Building & Development Services Department

RECEIVED  
MAY 15 2024  
BY: [Signature]

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](http://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: 116 FOREST HILLS, ROCKPORT, TX ACAD Property ID: 31463

Subdivision: ROCKPORT COUNTRY CLUB #2 Block: 18 Lot: 26

Other Legal Description: \_\_\_\_\_

## PROPERTY OWNER OF RECORD:

Name: REZA KHALILI

Company: OCEAN GLORY HOMES, LLC

Mailing Address: 6901 SIR LANCELOT

CORPUS CHRISTI, TX 78413-5301

Phone: (361) 765-8888

Email: oceanloryhomes@gmail.com

## ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.

Company: J. SCHWARZ & ASSOCIATES

Mailing Address: PO BOX 60733

CORPUS CHRISTI, TX 78466

Phone: 361-774-4534

Email: brandi@jsatx.com

## BACKGROUND

Project Name: DANIEL'S FOREST

- Present Zoning District: R-5 Are you requesting a zoning change? YES ☒ NO
- If yes, which Zoning District is requested? \_\_\_\_\_ YES ☒ NO
- Do all proposed lots have access to existing public streets? YES ☒ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? YES ☒ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped	1	4.78 AC	
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			
<b>TOTAL</b>	1	4.78 AC	

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

All lots within the development will be constructed in accordance with the current Zoning designation. Typical single-family residential lots will be 65' wide by 135' deep with a lot area in excess of 8100 square feet.



**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	20	3.97 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other: Amenities Center			
Public/ Private Street R.O.W	1	0.81 AC	
<b>TOTAL</b>		4.78 AC	

**REQUIRED PLAT COPIES & RECORDING PROCEDURES**

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

## FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT

CITY REVIEW:

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

INDICATE IF ON PLAT

CITY REVIEW:

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

INDICATE IF ON PLAT

CITY REVIEW:

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

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

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

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

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

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

SIGNED

(Owner or Developer)

### FOR CITY USE

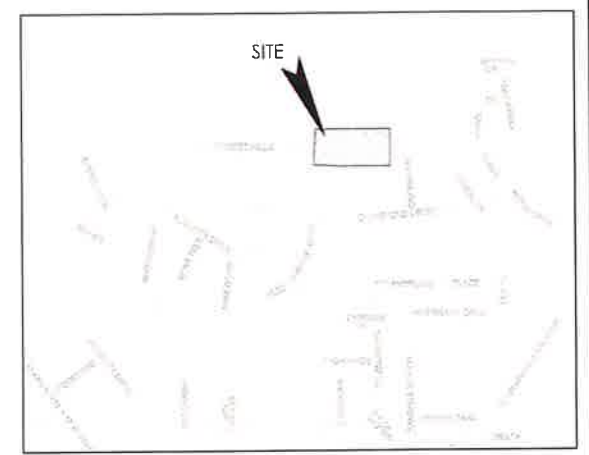
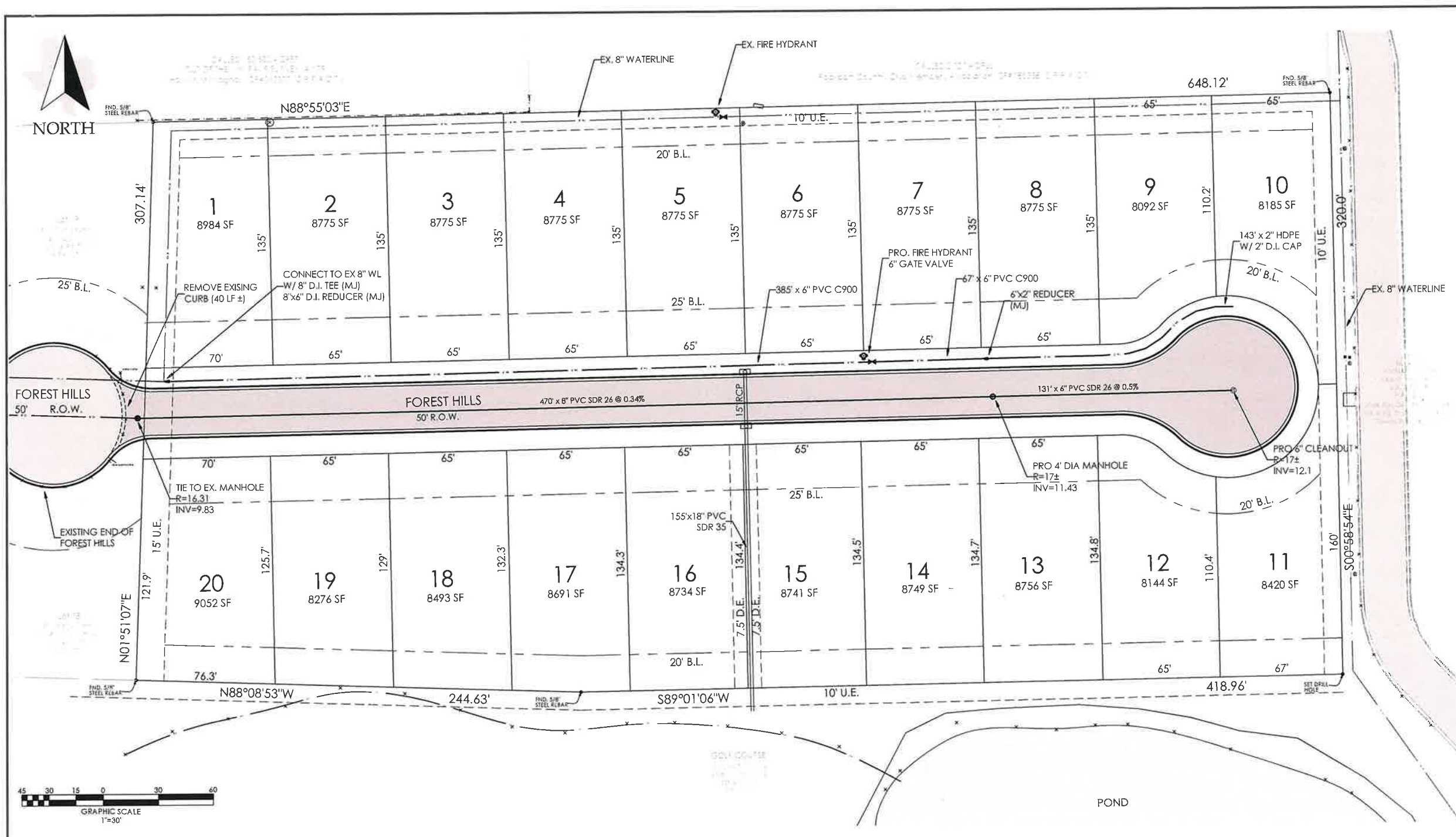
Received By \_\_\_\_\_ Date \_\_\_\_\_ Fees Paid \$ \_\_\_\_\_

Submitted information (\_\_\_\_) accepted (\_\_\_\_) rejected By: \_\_\_\_\_

If rejected, reasons why: \_\_\_\_\_

Receipt No. \_\_\_\_\_





LOCATION MAP  
N.T.S.

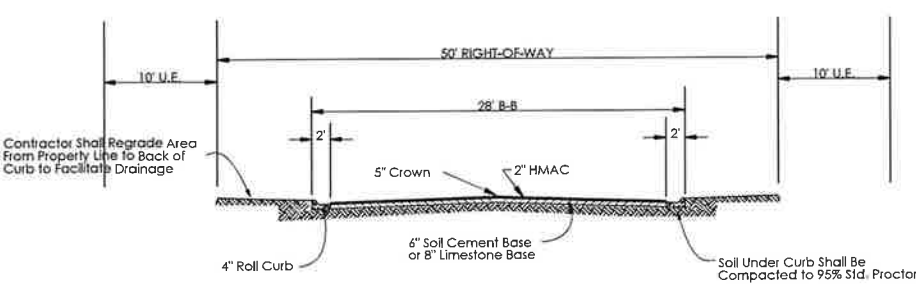
- NOTES:
1. STREETS WILL BE PUBLIC ROADWAYS BUILT TO CITY DESIGN STANDARDS.
  2. 25' FRONT BUILDING LINE, 20' REAR BUILDING LINE.
  3. 5' SIDE YARD SETBACK, 15' STREET SIDE SETBACK.
  4. THERE WERE NO WETLANDS INDICATED ON THE PROPERTY ON THE NATIONAL WETLANDS MAPPER BY THE U.S. FISH & WILDLIFE SERVICES.
  5. ALL LOTS ARE 7,000 SF OR LARGER, IN COMPLIANCE WITH R-1 ZONING.

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

ZONING  
ZONING IS R-5 (SECOND MULTI-FAMILY RESIDENTIAL)  
NO REZONING IS REQUIRED FOR DEVELOPMENT

PROPERTY ADDRESS  
116 FOREST HILLS, ROCKPORT, TX

- UTILITY NOTES:
1. SANITARY SEWER TO CONNECT TO THE EXISTING MANHOLE AT THE END OF FOREST HILLS DRIVE.
  2. WATER WILL CONNECT TO THE EXISTING 8" THAT RUNS ALONG THE WEST PROPERTY LINE.
  3. ALL PUBLIC UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROCKPORT'S ADOPTED DESIGN STANDARDS.



TYPICAL 50' RIGHT-OF-WAY STREET SECTION  
Not to Scale

SPECIFICATIONS:  
2" Type D Hot Mix Asphaltic Concrete  
6" Cement (11% by Weight) Stabilized Soil Base with 2" Crushed Concrete (or 8" Compacted Limestone Base)  
Compacted to 98% Standard Proctor Density  
Moisture shall be within ±3% of Optimum Moisture.  
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

## PRELIMINARY PLAT DANIEL'S FOREST

LEGAL DESCRIPTION  
LOT 26, BLOCK 18, ROCKPORT COUNTRY CLUB ESTATES,  
UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31,  
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.



Digitally signed by  
Brandi B. Karl, P.E.  
Date: May 13, 2024

OWNER:  
OCEAN GLORY HOMES, LLC  
REZA KHALILI  
6901 SIR LANCELOT  
CORPUS CHRISTI, TX 78413-5301  
oceangloryhomes@gmail.com

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

SURVEYOR:  
GRIFFITH & BRUNDRITT  
SURVEYING & ENGINEERING  
4111 S. PEARL ST  
ROCKPORT, TX 78382  
(361) 729-6479

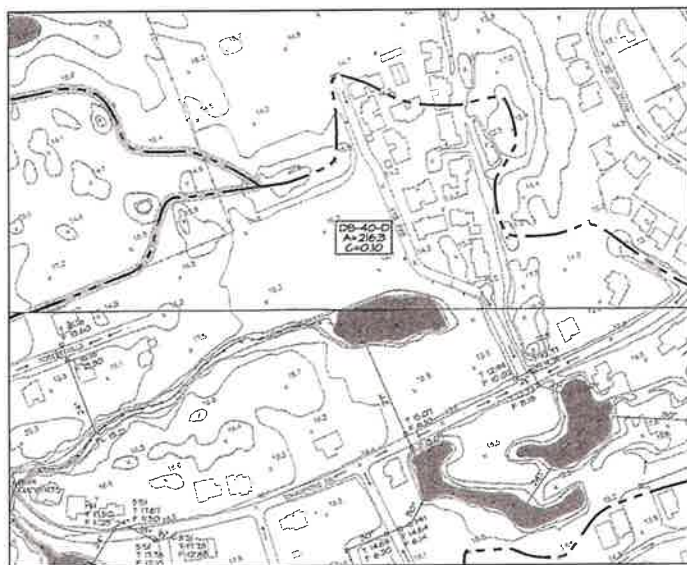
**JSA** J. SCHWARZ & ASSOCIATES, INC.  
Professional Engineering Solutions

## PRELIMINARY PLAT

DANIEL'S FOREST  
OCEAN GLORY HOMES, LLC

REVISION		DATE		FILE NAME		REVISION NUMBER		SHEET NUMBER	
				DATE		X		001	
				5/11/24		daniel civil file.dwg			
				JOB NUMBER		ENGINEER			
				20240312B		F-8138		1"=30'	





DRAINAGE MASTER PLAN EXHIBIT

## DRAINAGE MASTER PLAN EXHIBIT:

1. PROPERTY GENERALLY SLOPES FROM THE NORTHWEST TOWARDS THE SOUTHEAST AND THE EXISTING DITCH ALONG THE SOUTH SIDE. THE MASTER PLAN SHOWS THAT THE ENTIRE PROJECT SITE IS IN ONE DRAINAGE BASIN, WITH RUNOFF DIRECTED TO THE DITCH AND EXISTING DETENTION, AS PROPOSED.
2. THE EXISTING OUTFALL FROM THE DETENTION POND AT HOLE #17 IS UNDER-SIZED, NOT ALLOWING THE 27" RCP PIPE OUTFALL TO BE UTILIZED TO FULL CAPACITY. DEVELOPER PROPOSES TO CONSTRUCT A NEW OUTFALL WEIR FOR THE POND, AS REQUESTED BY THE RCC HOMEOWNERS ASSOCIATION.
3. THIS PROJECT COMPLIES WITH THE ADOPTED ROCKPORT DRAINAGE MASTER PLAN AND THIS PRELIMINARY DRAINAGE PLAN HAS BEEN REVIEWED WITH CITY STAFF.
4. PRE-DEVELOPMENT RUNOFF:  $Q(5) = 1.9$  CFS  
POST-DEVELOPMENT RUNOFF:  $Q(5) = 5.87$  CFS

TREE EXHIBIT:

1. PRELIMINARY PLAT CHECKLIST CALLS FOR LOCATION OF ANY TREES SIX INCHES OR LARGER WHICH WOULD BE LOCATED IN PROPOSED RIGHTS-OF-WAY. THIS EXHIBIT IDENTIFIES TREES IN THE R.O.W., AND AROUND THE FRONT PROPERTY LINE.
2. THE GRADING WORK FOR THE DEVELOPMENT IS PROPOSED ONLY WITHIN THE STREET R.O.W. WITH MINIMAL GRADING IN THE FRONT OF THE LOTS, IN ORDER TO PRESERVE AS MANY TREES ON THE LOTS AS POSSIBLE.
3. TREE SURVEY WAS PERFORMED BY GRIFFITH & BRUNDRETT IN APRIL, 2024.



Digitally signed by  
Brandi B. Karl, P.E.  
Date: May 13, 2024

FLOOD DATA:

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is        (or) is not X located in a "Special Flood Hazard Area." Flood Zone "X", Base Elevation N/A  
Panel No. 0245G, Community No. 485504.



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

## DRAINAGE & TREE EXHIBIT

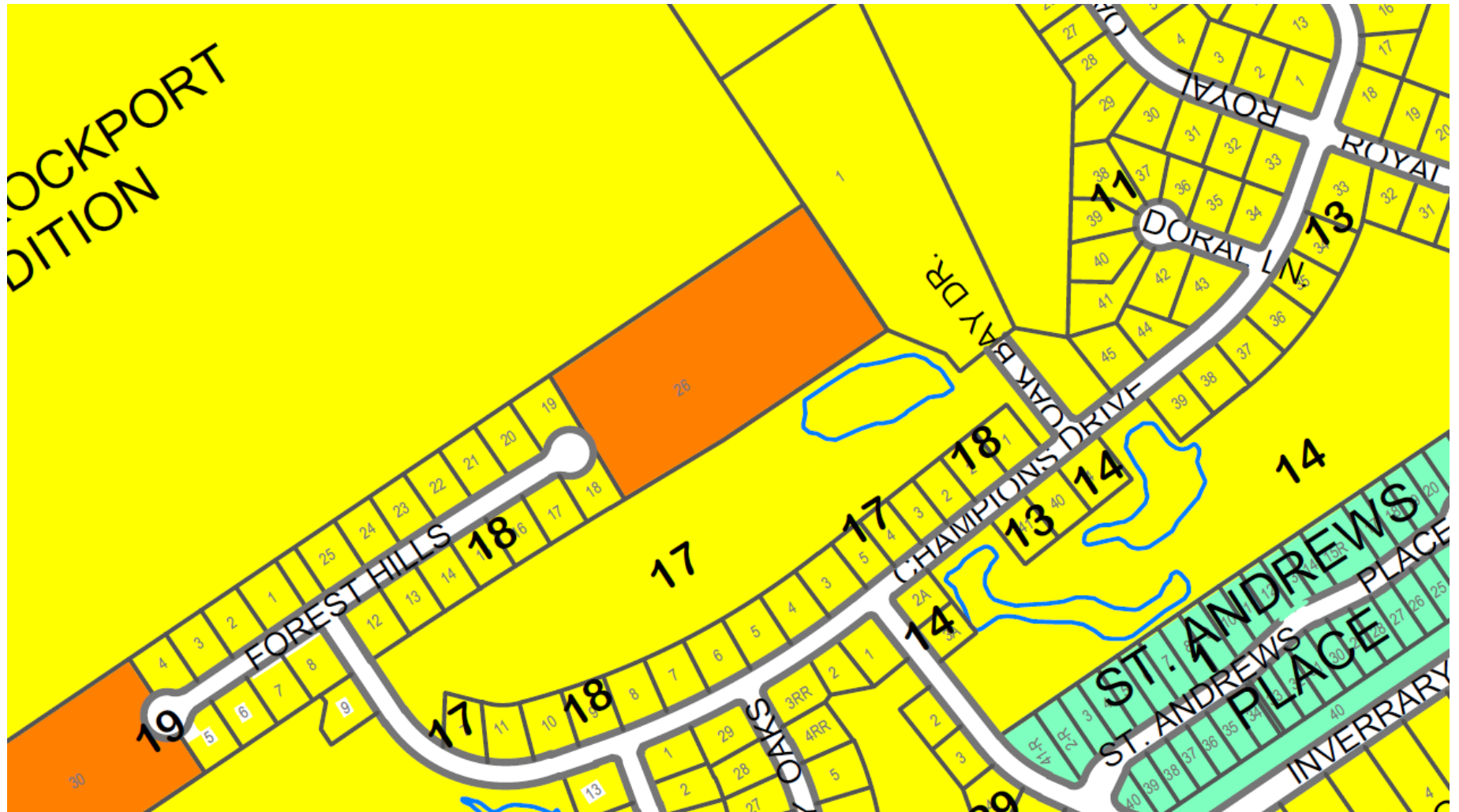
**DANIEL'S FOREST**  
OCEAN GLORY HOMES, LLC

REVISION		DATE		DATE		FILE NAME		REVISION NUMBER		SHEET NUMBER	
				5/11/24		daniel civil file.dwg		X		002	
				JOB NUMBER		ENGINEER		SCALE			
				20240312B		F-8138		1"=30'			

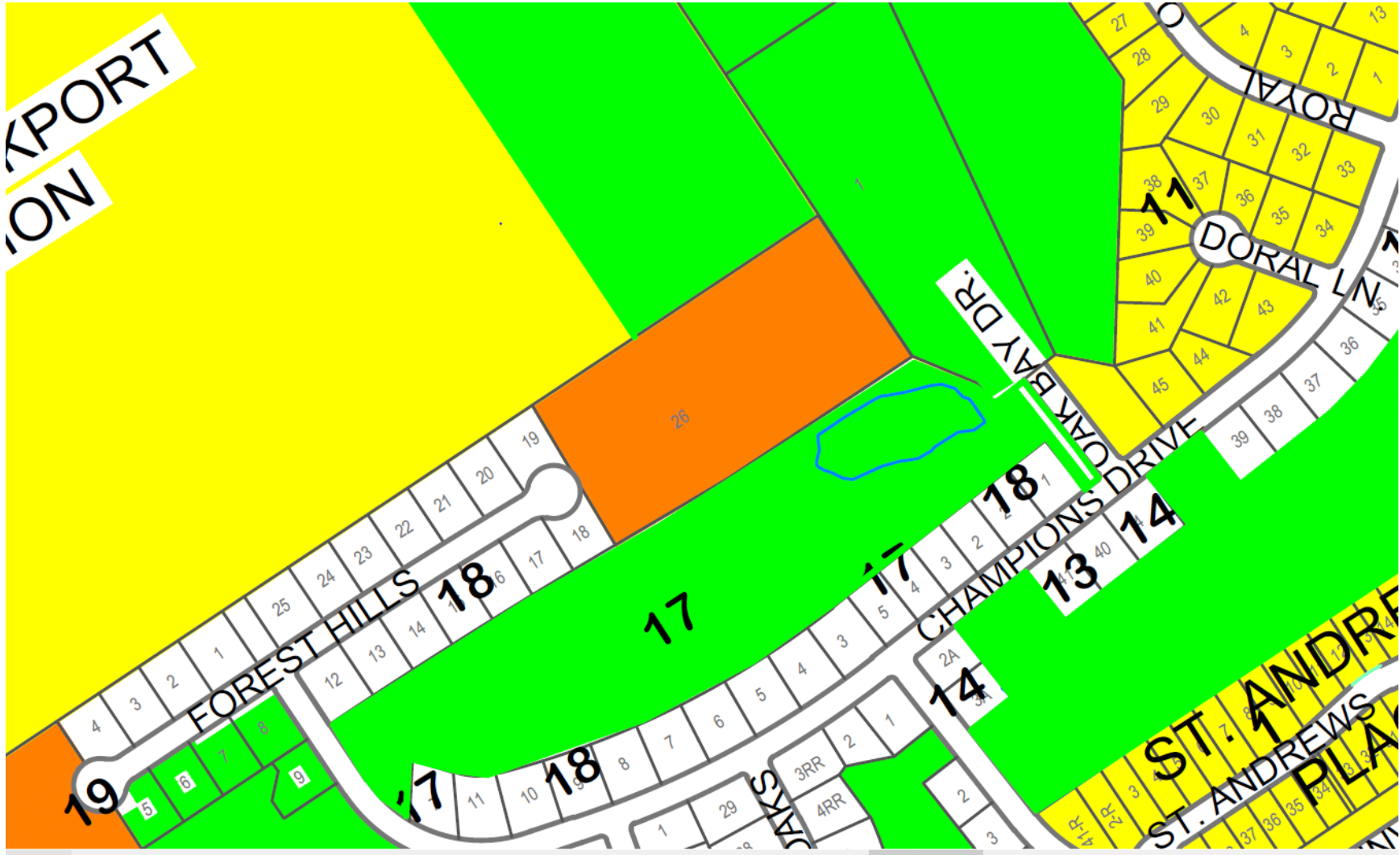
PROPERTY ID	PROPERTY OWNER	SITUS ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP
31463	Ocean Glory Homes LLC	116 Forest Hills	6901 Sir Lancelot	Corpus Christi	TX	78413
31735	Charles & Clara Howell	210 Oak Bay, Apt. 501	P.O. Box 2438	Rockport	TX	78381
31438	Rockport Country Club	IS 17th Fairway	P.O. Box 1539	Rockport	TX	78381
31455	Ocean Glory Homes LLC	114 Forest Hills	6901 Sir Lancelot	Corpus Christi	TX	78413
31454	Phillip J Ferry	112 Forest Hills	6015 Winterhaven Dr.	San Antonio	TX	78239
31453	William & Susan Woodley	110 Forest Hills	110 Forest Hills	Rockport	TX	78382
31456	Jeremy & K'trina Saegert	113 Forest Hills	113 Forest Hills	Rockport	TX	78382
31457	Christopher & Lisa Ostby	111 Forest Hills	111 Forest Hills	Rockport	TX	78382
31458	Darryl Johnson	109 Forest Hills	109 Forest Hills	Rockport	TX	78382
8823638	Hossein & Hamed Mostagh	3290 SH 35 Bypass	4833 Saratoga Blvd. #42	Corpus Christi	TX	78413
30378	Rockport Country Club	312 Colonial Dr.	P.O. Box 1539	Rockport	TX	78381
44180	James & Patricia Long	210 Oak Bay, Apt. 1204	210 Oak Bay, Apt. 1204	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



# FUTURE LAND USE MAP



**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**

101 W Corpus Christi St

**APPLICANT/PROPERTY OWNER**

Michael Arch w/Michael Arch LLC - Owner

**PUBLIC HEARING DATE**

P&Z – Monday, July 29, 2024  
CC – N/A

**P&Z DATE**

P&Z – Monday, July 29, 2024

**CITY COUNCIL DATE(S)**

1<sup>st</sup> Reading – N/A  
2<sup>nd</sup> Reading – N/A

**BRIEF SUMMARY OF REQUEST**

Property owner, Michael Arch with Michael Arch, LLC wishes to replat the two existing lots to create four lots with the 2.755 acres. The replat is created on previously platted lots which requires a public hearing and Planning & Zoning Commission review.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 13, 2024 edition and mailed out to eighteen (18) 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
B1 – General Business District	Metal Building – previously RV Repair Service	<b>N</b> – B1 – General Business District <b>S</b> – B1 – General Business District <b>E</b> – B1 – General Business District <b>W</b> – R2 (2 <sup>nd</sup> Single Family Dwelling District)	Existing Metal Building from previous business	2.755 acres  Lots 1R – 2R Each 200X300  Total 400X300

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Commercial Use

**PROPERTY HISTORY**

Previously owned and operated RV Repair Service – property had multiple Code violations which Mr. Arch has abated and cleaned the property.

Water is available; however, wastewater will require engineering and extension of the line.

**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

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](http://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: 101 W CORPUS CHRISTI ST ACAD Property ID: 65929

Subdivision: DOUGHTY & MATHIS DIVISION Block: 130 Lot: 1-R & 2-R

Other Legal Description: \_\_\_\_\_

### PROPERTY OWNER OF RECORD:

Name: MICHAEL ARCH

Company: MICHAEL ARCH, LLC

Mailing Address: 603 LIMESTONE OAK

SHAVANO PARK, TX 78230

Phone: 210.347.6898

Email: MIKE@ALAMOHS.COM

### ENGINEER/PLANNER/SURVEYOR:

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

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322

ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

### BACKGROUND

Project Name: LOT 1-RR, 2-RR, 3-R & 4-R, BLOCK 130, DOUGHTY & MATHIS DIVISION

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



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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	2	2.755 ACRES	
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			
<b>TOTAL</b>	2	2.755 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail	4	2.755 ACRES	
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			
<b>TOTAL</b>	<b>4</b>	<b>2.755 ACRES</b>	

**REQUIRED PLAT COPIES & RECORDING PROCEDURES**

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

**FINAL PLAT/RE-PLAT CHECKLIST:**

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED



(Owner or Developer)

**FOR CITY USE**

Received By \_\_\_\_\_ Date \_\_\_\_\_ Fees Paid \$ \_\_\_\_\_

Submitted information ( ) accepted ( ) rejected By: \_\_\_\_\_

If rejected, reasons why: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Owner Certification

State of Texas  
County of Bexar

MICHAEL ARCH, LLC

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 27<sup>th</sup> day of June, A.D., 2024.

*Michael Arch*  
MICHAEL ARCH, Manager

State of Texas  
County of Bexar

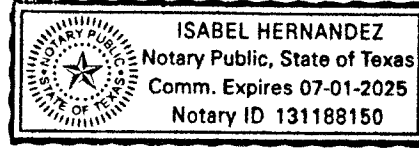
This instrument was acknowledged before me by:

MICHAEL ARCH, Manager of

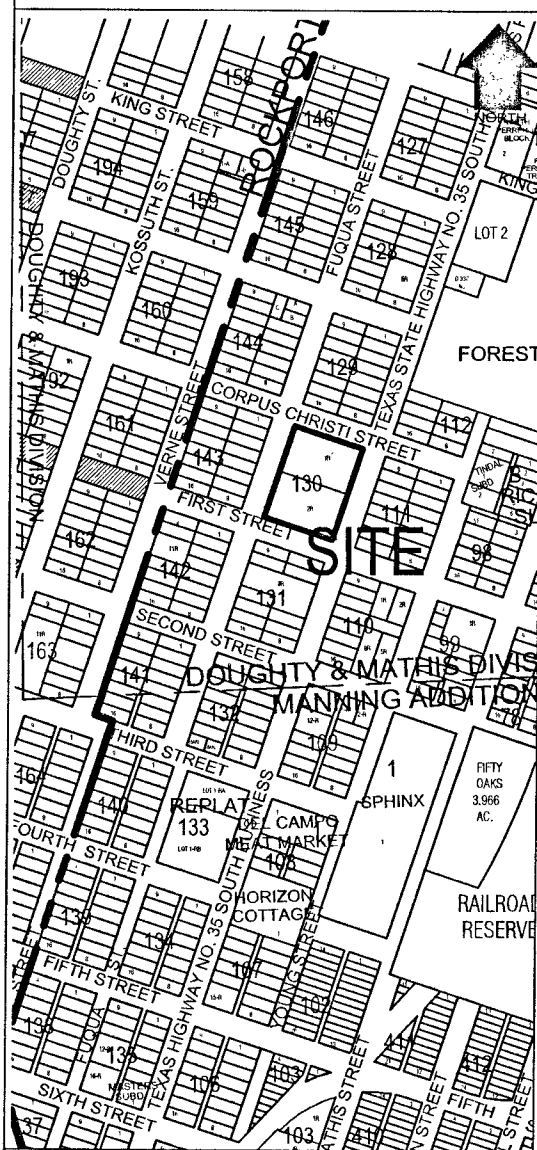
MICHAEL ARCH, LLC

This the 27<sup>th</sup> day of June, A.D., 2024.

*Isabel Hernandez*  
Notary Public in and for the State of Texas



Locator Map



Flood Data

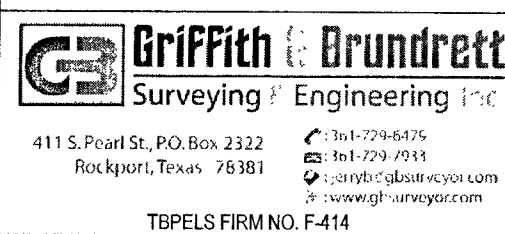
This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16 and found that the property described herein is (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A  
Panel No. 0240G  
Community No. 485504

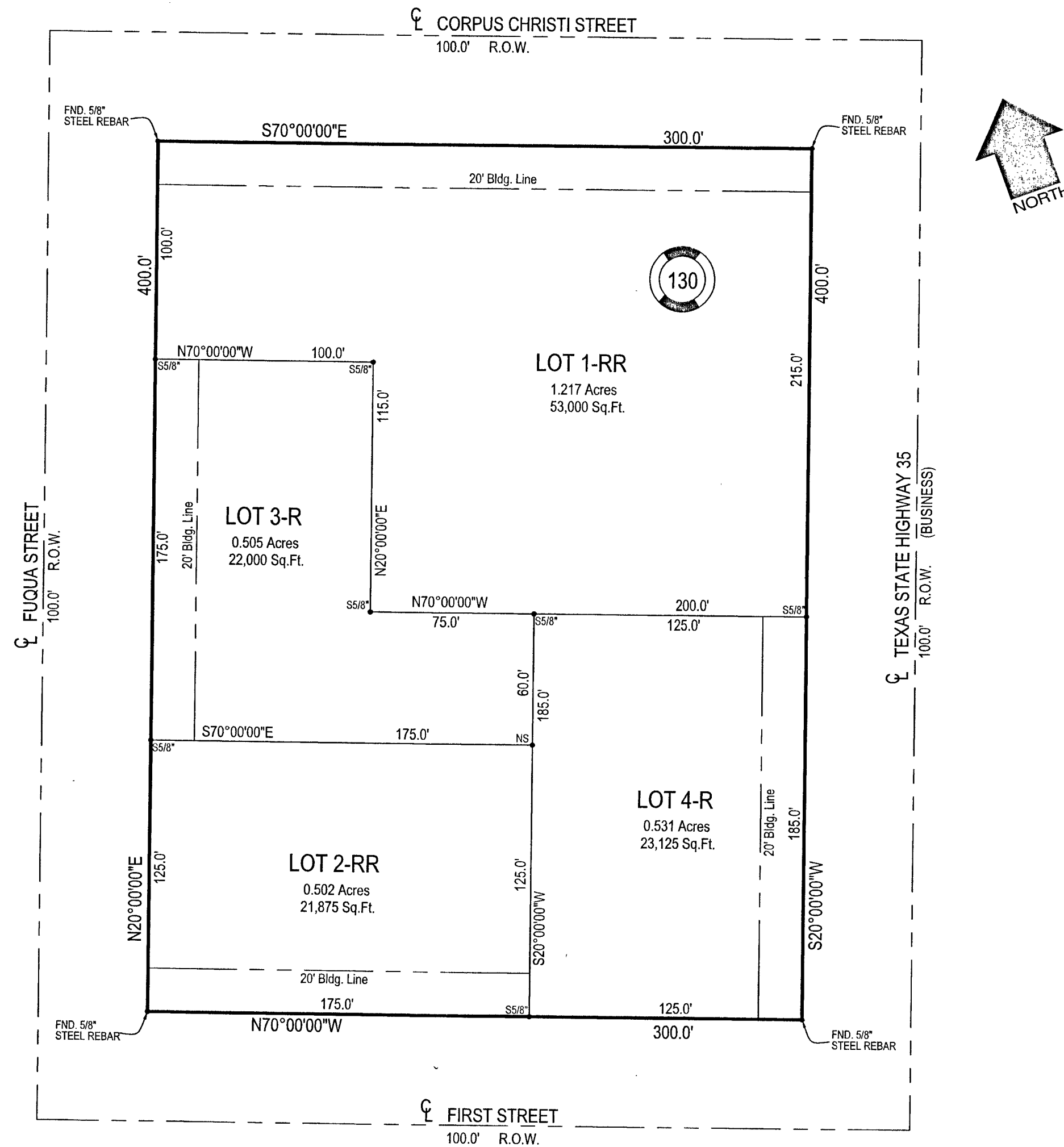
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Firm Name and Address



FILE NAME: REPLATS/ROCKPORT/D&M, 130, 1RR\_4R



FINAL PLAT OF:

LOTS 1-RR, 2-RR, 3-R & 4-R, BLOCK 130,

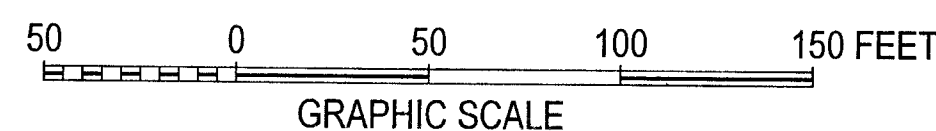
DOUGHTY & MATHIS DIVISION

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOTS 1-R AND 2-R, BLOCK 130,  
DOUGHTY & MATHIS DIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 177,  
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 50'

JUNE 20, 2024

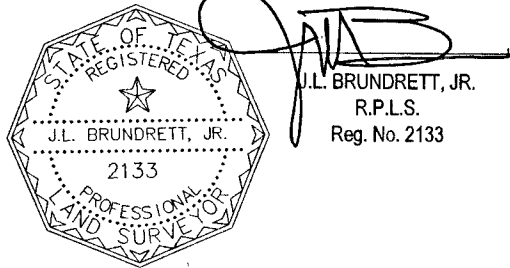


Surveyor Certification

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 20 day of June, 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.

Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- 2) Plat bearing used for directional control, unless otherwise shown.
- 3) Total platted area contains 2.755 acres or 120,000 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.

County Clerk's Certification

State of Texas  
County of Aransas

I, 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 \_\_\_\_\_ 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. \_\_\_\_\_





# REQUEST FOR UTILITIES AVAILABILITY

**REQUIRES UPDATE IF NOT COMPLETED WITHIN 30 DAYS**

☐

RESIDENTIAL

☒

COMMERCIAL

**\*\*If the request is commercial, the customer will need to contact the Building & Development Dept. at (361)790-1125 for a pre-development meeting\*\***

DATE OF REQUEST

4-23-24

CLERK

Stacy C. (per email)

CUSTOMER NAME

Michael ARCH

PROPERTY ADDRESS

101 W. Corpus Christi Street

LEGAL DESCRIPTION

Lots 1-R and 2-R, Block 130 (ACAD 65929)

PHONE NUMBER

210-347-6898

\*EMAIL

ARCH@ALAMOH5.COM

CIRCLE UTILITY TO BE VERIFIED

☐

WATER

☒

SEWER

☐

GAS

BTU #

FIRST, Fuqua, 35 only

**\*\*STANDARD FEES APPLY**

**\*\*REQUIRES ESTIMATE**

**\*\*REQUIRES CONTRACTOR**

**\*\*REQUIRES ENGINEERING**

WATER

☒☐☐☐

SEWER

☐☐☐☒

GAS

☒☐☐☐

**\*\*Additional Fees Apply:**

**Note: Costs are based on current fee schedule**

**\*\*Standard Fees Apply:** Please contact the Building & Development Department at (361)790-1125 or 2751 SH 35 Bypass for water & sewer impact fees. **Impact fees must be paid prior to paying standard tap fees.** Utility fees may be obtained by contacting the City of Rockport Utilities Dept. at 402 E. Laurel St., or (361)729-2213 Ext. 234.

**\*\*Requires Estimate:** It will be necessary to pay a \$50.00 estimate fee at City of Rockport Utilities Department, 402 E. Laurel St, prior to continuing research. Estimate is only good for 30 days.

**\*\*Requires Contractor:** It is the customer's responsibility to speak with a contractor to determine the expense of connecting to city services. After selecting a contractor that meets the City of Rockport's requirements please contact the city at (361)790-1160 to set up a pre-construction meeting.

**\*\*See attached list of the city's contractor requirements\*\***

**\*\*Requires Engineering:** It is the customer's responsibility and expense to speak with a civil engineer of their choice to determine the feasibility of connecting to city services. After selecting an engineer, please contact the City of Rockport Building & Development Department at (361)790-1125 to set up a pre-development meeting.

**\*\*\*FOR OFFICIAL USE ONLY\*\*\***

Revised 04/11/2024

<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>
65929	Michael Arch, LLC	101 W. Corpus Christi St.	103 Limestone Oak	Shavano Park	TX	78230
18187	Texas Parks & Wildlife Dept	824 S. Fuqua St.	4200 Smith School Rd.	Austin	TX	78744
18227	John Lybarger	831 S. Fuqua St.	831 S. Fuqua St.	Rockport	TX	78382
18218	Christopher & Laura Tobar	907 S. Fuqua St.	125 Jasmine Ln.	San Antonio	TX	78237
8818678	Sal's Construction Co. Inc.	911-915 S. Fuqua St.	613 SH 123 N	Stockdale	TX	78160
8818311	Benito & Deborah Martinez	919 S. Fuqua St.	609 SH 123 N	Stockdale	TX	78160
49746	Worthaven Ranch LLC	923 S. Fuqua St.	158 Highridge Ln.	Fredericksburg	TX	78624
8821633	Worthaven Ranch LLC	927 S. Fuqua St.	158 Highridge Ln.	Fredericksburg	TX	78624
8821634	Worthaven Ranch LLC	931 S. Fuqua St.	158 Highridge Ln.	Fredericksburg	TX	78624
69820	James Hamilton	1003 S. Fuqua St.	1003 S. Fuqua St.	Rockport	TX	78382
70147	Alton & Lucy Oncken	1007 S. Fuqua St.	709 Windrock Dr.	Windcrest	TX	78239
18195	Alton & Lucy Oncken	1004 S. Fuqua St.	709 Windrock Dr.	Windcrest	TX	78239
18191	Alton & Lucy Oncken	1503 Hwy. 35 S	709 Windrock Dr.	Windcrest	TX	78239
61783	Steve & Diana Martinez	1515 Hwy. 35 S	3910 W. Horseshoe Blvd	San Antonio	TX	78228
18095	Coastline Investments Inc.	1504 Hwy. 35 S	P.O. Box 691	Rockport	TX	78381
55257	Alan Jacobsen	1432 Hwy. 35 S	2209 Jacks Pass	Austin	TX	78734
50680	David Falconnier	1404 Hwy. 35 S	1404 Hwy. 35 S	Rockport	TX	78382
18108	Big Diamond Inc.	1328 Hwy. 35 S	P.O. Box 52085 DC17	Phoenix	AZ	85072
	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



# FUTURE LAND USE MAP

