



PLANNING & ZONING PACKET

July 29, 2024

PLANNING & ZONING COMMISSION AGENDA

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

1. Call meeting to order.

Public Hearing

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

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 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. 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



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.

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 12th 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.

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)

1st Reading – N/A
 2nd 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.





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.

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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)
 1st Reading – N/A
 2nd 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	N – B1 – General Business District S – B1 – General Business District E – B1 – General Business District W – R2 (2 nd 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	PROPERTY HISTORY
The Current Future Land Use Map suggests Commercial Use	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

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

Members Absent

Ric Young

Staff Members Present

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

None

Open Meeting

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

Public Hearing

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

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:

Patti Dodson, Planning Technician

Approved by:

Ruth Davis, Chair

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

**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)

1st Reading – N/A
 2nd 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.





Scanned 5/16/24

RECEIVED
MAY 2024

BY: *[Signature]*

Plat Application & Checklist

Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: Administrative Minor Subdivision Major Subdivision

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: Concept Plan & Preliminary Plat Final Plat Re-plat

GENERAL INFORMATION:

Address: 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: oceangloryhomes@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			
TOTAL	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	
TOTAL		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
<input checked="" type="checkbox"/>			A. Subdivision/ Project Name		
<input checked="" type="checkbox"/>			B. Name & Address of Owner		
<input checked="" type="checkbox"/>			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
<input checked="" type="checkbox"/>			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
<input checked="" type="checkbox"/>			E. Date		
<input checked="" type="checkbox"/>			F. Scale		
<input checked="" type="checkbox"/>			G. North Arrow		
<input checked="" type="checkbox"/>			H. Small Scale Location Map		
<input checked="" type="checkbox"/>			I. Names of Adjacent Subdivisions		

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

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



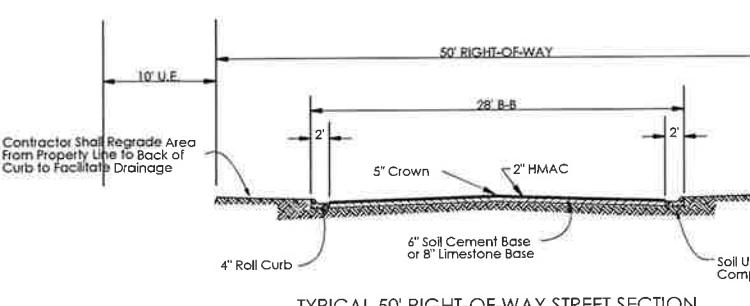
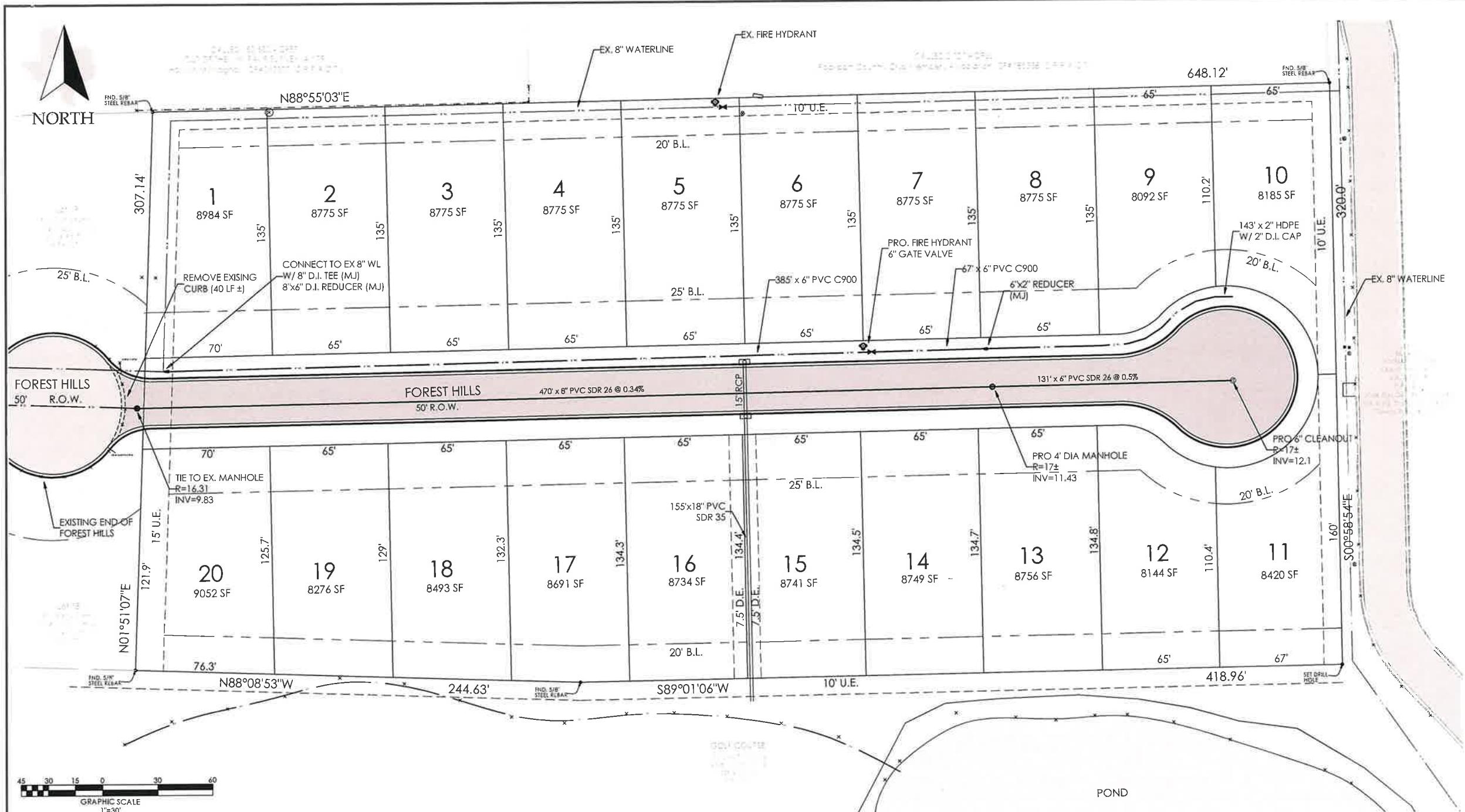
(Owner or Developer)
FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information (____) accepted (____) rejected By: _____

If rejected, reasons why: _____

Receipt No. _____



TYPICAL 50' RIGHT-OF-WAY STREET SECTION

Not to Scale

SPECIFICATIONS:
 2" Type D Hot Mix Asphaltic Concrete
 5" 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 25% of Optimum Moisture.
 Prime Coat MC-30 at 1.05 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.

The image shows the official seal of the State of Texas, which is circular with a five-pointed star in the center. The words "STATE OF TEXAS" are written in a circle around the star. Below the star, the name "BRANDI B. KARL" is printed, followed by the number "87646". At the bottom of the seal, the words "PROFESSIONAL ENGINEER" are written. Below the seal, there is a handwritten signature of "Brandi Karl".

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

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

GINEER:
CHWARTZ & ASSOC., INC.
ANDI B. KARL, P.E.
O. BOX 60733
ORPUS CHRISTI, TX 78466
andi@jsatx.com

REVEYOR:
IFFITH & BRUNDRETT
REVEYING & ENGINEERING
1 S. PEARL ST
CKPORT, TX 78382
(1) 729-6479



JSA

J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions



J. SCHWARZ & ASSOCIATES, INC.

Professional Engineering Solutions

DANIEL'S FOREST

OCEAN GLORY HOMES, LLC

REVISION	DATE	OCEAN GLORY HOMES, LLC					
	DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER			
	5/11/24	daniel_civil_file.dwg	X	001			
JOB NUMBER	ENGINEER	SCALE					
20240312B	F-8138	1"=30'	OF 002				

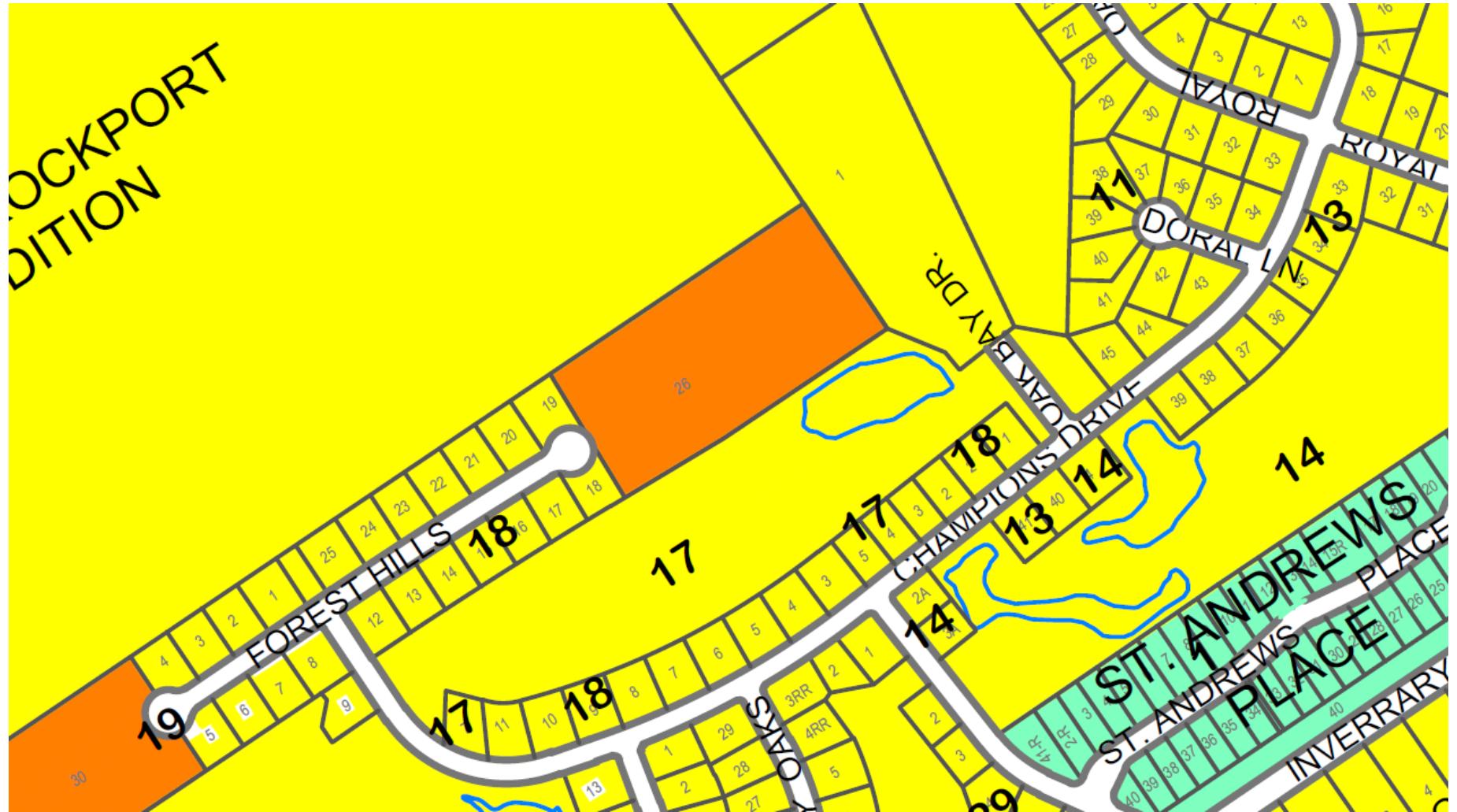


NORTH

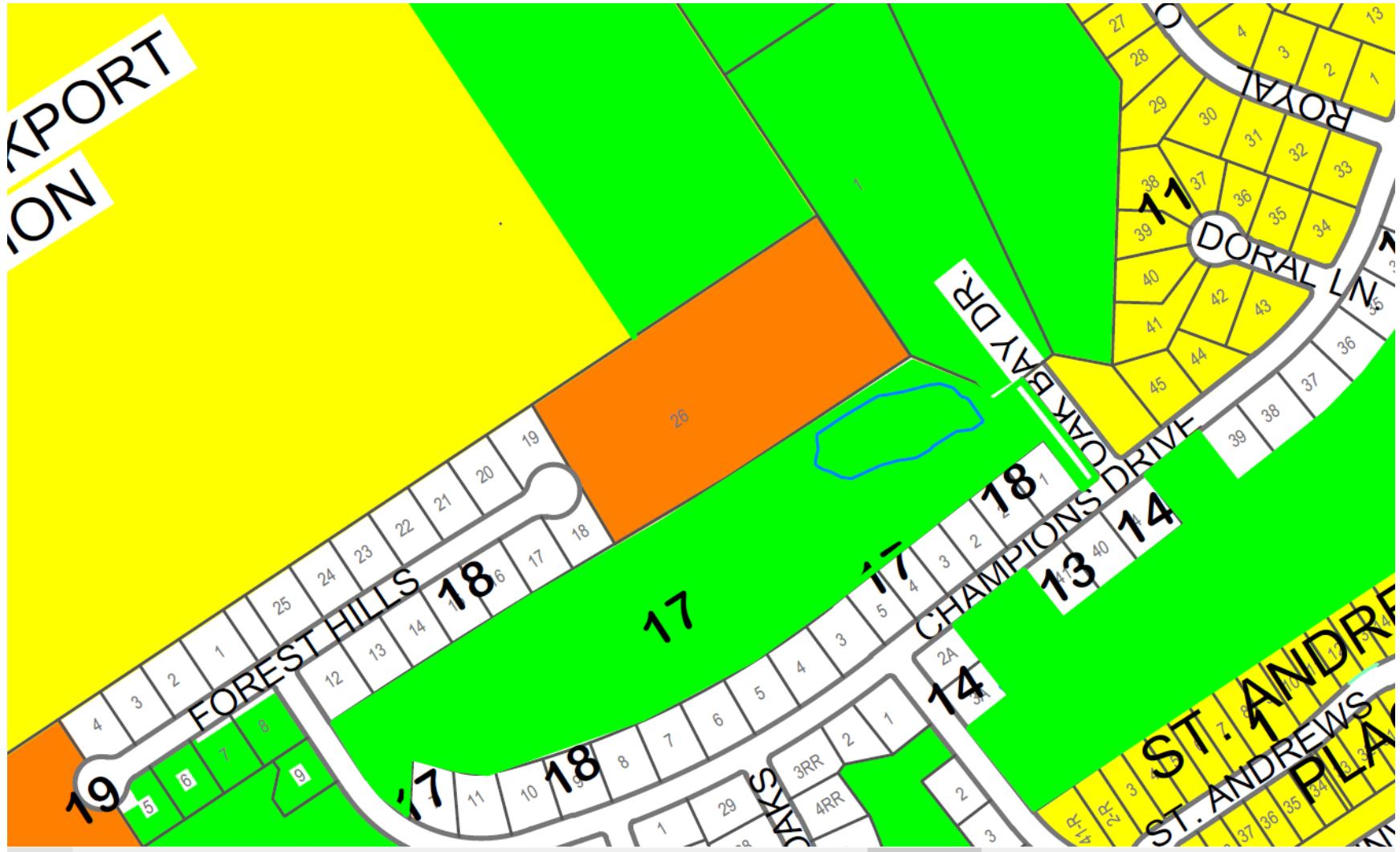


PROPERTY ID	PROPERTY OWNER	SITUS ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP
31463	Ocean Glory Homes LLC	116 Forest Hills	6901 Sir Lancelot	Corpus Christi	TX	78413
31735	Charles & Clara Howell	210 Oak Bay, Apt. 501	P.O. Box 2438	Rockport	TX	78381
31438	Rockport Country Club	IS 17th Fairway	P.O. Box 1539	Rockport	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)
 1st Reading – N/A
 2nd 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	N – B1 – General Business District S – B1 – General Business District E – B1 – General Business District W – R2 (2 nd 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	PROPERTY HISTORY
The Current Future Land Use Map suggests Commercial Use	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)



RECEIVED
JUL 01 2024
B.R. [Signature]

Plat Application & Checklist

Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: Administrative Minor Subdivision Major Subdivision

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: Concept Plan & Preliminary Plat Final Plat Re-plat

GENERAL INFORMATION:

Address: 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? _____ 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			
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			
TOTAL	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			
TOTAL	4	2.755 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. _____

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 27th day of June A.D. 2024.

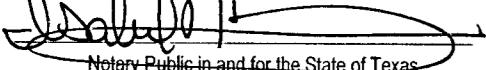

MICHAEL ARCH, Manager

State of Texas
County of Bexar

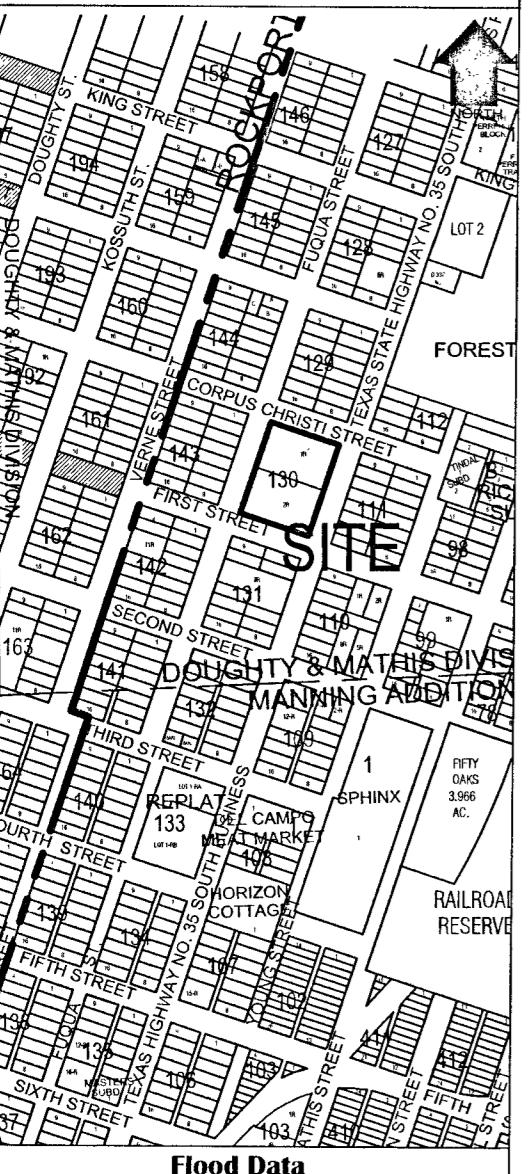
This instrument was acknowledged before me by:

MICHAEL ARCH, Manager of
MICHAEL ARCH, LLC

This the 27th day of June A.D. 2024.



ISABEL HERNANDEZ
Notary Public, State of Texas
Comm. Expires 07-01-2025
Notary ID 131188150

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) 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


Griffith Brundrett
Surveying & Engineering Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
361-729-6475
361-729-7933
griffithbrundrett.com
www.griffithsurveyor.com
TBPELS FIRM NO. F-414

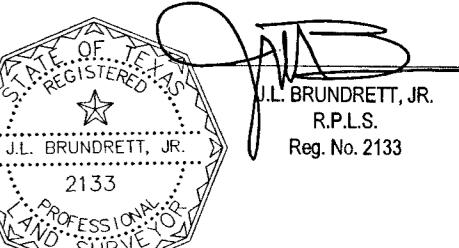
FILE NAME: REPLATS/ROCKPORT/D&M, 130, 1RR_4R

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.


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

Planning & Zoning Commission

State of Texas
County of Aransas

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

Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett".
S5/8" = Set 5/8" Steel Rebar
NS = Corner Not Set, Pile of Concrete Over Corner
- 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

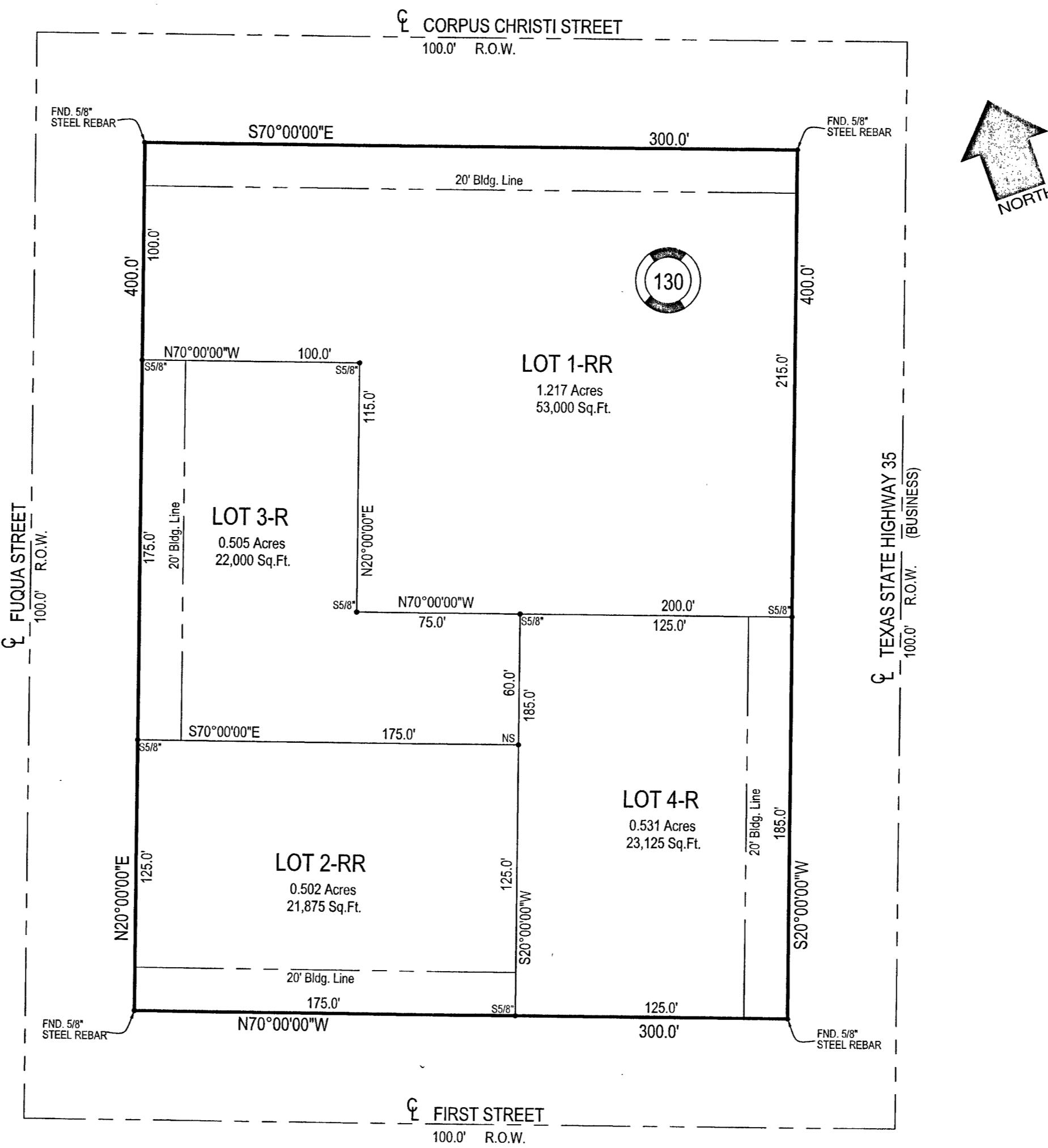
I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the day of , A.D. 2024, with its certificate of authentication was filed for record in my office the day of , A.D. 2024 at o'clock m. and duly recorded the day of , A.D. 2024 at o'clock 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.

**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

50 0 50 100 150 FEET

GRAPHIC SCALE



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@ALAMOHS.COM

CIRCLE UTILITY TO BE VERIFIED

WATER SEWER GAS

BTU #

FIRST, Fuqua, 35
on 14

**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.

PROPERTY ID	PROPERTY OWNER	SITUS ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP
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 Bnd	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

