



PLANNING & ZONING PACKET

August 5, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, August 5, 2024, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Public Hearing

2. Conduct a Public Hearing to consider a request to rezone the property located at 2202 FM 3036; also known as Lots 64A, 64B, and 64C as shown on the Kokomo PH 6 Preliminary Pat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R2 (2nd Single Family Dwelling District), currently zoned B1 (2nd General Business District).
3. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office on property located at 2562 FM 3036; also known as A76 Joseph Hollis Survey, 2.131 acres, Rockport, Aransas County, Texas, more accurately described on the attached Exhibit A.

Regular Agenda

4. Deliberate and act on approval of the special meeting minutes of July 29, 2024.
5. Deliberate and act on a request to rezone the property located at 2202 FM 3036; also known as Lots 64A, 64B, and 64C as shown on the Kokomo PH 6 Preliminary Pat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R2 (2nd Single Family Dwelling District), currently zoned B1 (2nd General Business District).
6. Deliberate and act on a request for a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office on property located at 2562 FM 3036; also known as A76 Joseph Hollis Survey, 2.131 acres, Rockport, Aransas County, Texas, more accurately described on the attached Exhibit A.
7. Adjourn.

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, August 2, 2024, at 11:00 am and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich,
Asst Director Building & Development

PLANNING & ZONING COMMISSION
Regular Meeting: Monday, August 5, 2024

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to rezone the property located at 2202 FM 3036; also known as Lots 64A, 64B, and 64C as shown on the Kokomo PH 6 Preliminary Plat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R2 (2nd Single Family Dwelling District), currently zoned B1 (2nd General Business District).

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

BACKGROUND: Property owner, Kokomo Development, LP wishes to rezone Lots 64A, 64B, 64C and 65 (exhibit A) to R2 (2nd Single Family Dwelling District), currently zoned B1 (General Business District). D.R. Horton has requested from the owner, Kokomo Development, LP an area along the bypass to try their 50 X 115 feet lot models which would not meet current B1 zoning requirements.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to twenty-eight (28) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-7 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public Hearing only.



PUBLIC HEARING

Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, August 5, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, August 13, 2024, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 2202 FM 3036; also known as Lots 64A, 64B, and 64C as shown on the Kokomo PH 6 Preliminary Pat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R2 (2nd Single Family Dwelling District), currently zoned B1 (2nd General Business District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of August 5, 2024, and the City Council Agenda of August 13, 2024, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

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

POSTED the 19th 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 20, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich

Carey Dietrich, Asst. Director Building & Development

PLANNING & ZONING COMMISSION
Regular Meeting: Monday, August 5, 2024

AGENDA ITEM: 3

Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office on property located at 2562 FM 3036; also known as A76 Joseph Hollis Survey, 2.131 acres, Rockport, Aransas County, Texas, more accurately described on the attached Exhibit A.

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

BACKGROUND: Property owners, Bertina and Davis Schreiber, are requesting a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office space on the premises. The property located at 2562 FM 3036 is currently zoned B1 (General Business District), and Zoning Ordinance 118-15 does not allow this use without a CUP.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to seven (7) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-23 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public Hearing only.



PUBLIC HEARING

Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, August 5, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, August 13, 2024, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office on property located at 2562 FM 3036; also known as A76 Joseph Hollis Survey, 2.131 acres, Rockport, Aransas County, Texas, more accurately described on the attached Exhibit A.

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 August 5, 2024, and the City Council Agenda of August 13, 2024, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

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

POSTED the 19th 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 20, 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
 2562 FM 3036

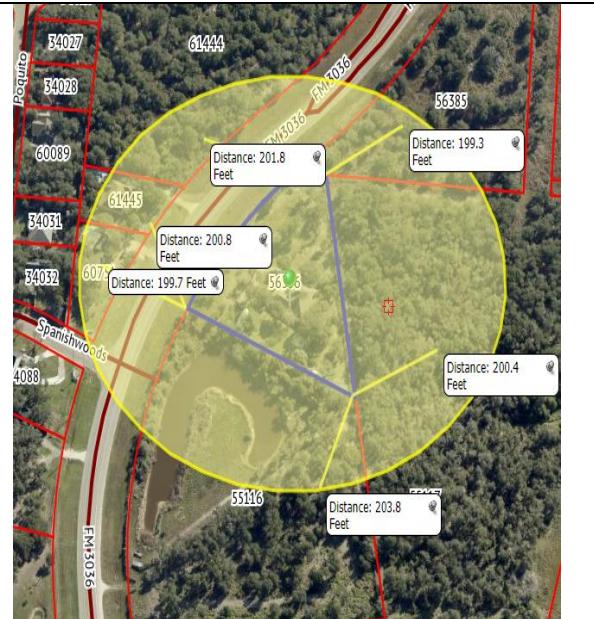
APPLICANT/PROPERTY OWNER
 Bertina & Davis Schreiber - Owners
PUBLIC HEARING DATE
 P&Z – Monday, August 5, 2024
 CC – Tuesday, August 13, 2024
P&Z DATE

P&Z – Monday, August 5, 2024

CITY COUNCIL DATE(S)
 1st Reading – Tuesday, August 13, 2024
 2nd Reading – Tuesday, August 27, 2024
BRIEF SUMMARY OF REQUEST

Property owners, Bertina and Davis Schreiber, are requesting a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office space on the premises. The property located at 2562 FM 3036 is currently zoned B1 (General Business District), and Zoning Ordinance 118-15 does not allow this use without a CUP.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to seven (7) 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: Picrometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B1 – General Business District	Single Family Dwelling	N – R1 – 1 st SF Dwelling District S – R1 – 1 st SF Dwelling District E – B1 – General Business District W – B1 – General Business District	Park Model RV set up on property as an office	2.13 acres

STAFF RECOMMENDATION

APPROVE**APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the ZONING ORDINANCE The Current Future Land Use Map suggests Commercial Use	PROPERTY HISTORY Code Enforcement issued a violation notice for the use of the RV in the B1 zoning district and instructed the owners to remove the RV. This CUP request is to resolve the code violations on the property.
---	---

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 29th 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

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

Members Absent

Ruth Davis - Chair
Josh Dowling

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Asst Director Bldg. & Dev
Patti Dodson, Planning Technician
Belinda Garcia, Administrative Coordinator
Robert Argetsinger, IT Director

Guest(s) Present

Two (2): Brandi Karl, PE and Reza Khalili

Open Meeting

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

Public Hearing

Open 5:30pm.

2. Conduct a Public Hearing to consider a request to 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.

Brandi Karl spoke in favor. Against – N/A.

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.

Vice Chair Hassinger read comment in favor submitted by Elizabeth Brundrett.

Against – N/A

Regular Agenda

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

4. Deliberate and act on approval of the regular meeting minutes of July 1, 2024.

Motion: Secretary Hesley made a motion to approve the July 1, 2024 minutes as presented. Member Blazek seconded. **Motion Passed Unanimously.**

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.

Community Planner Carey Dietrich spoke.

Member Hesley spoke and Member Gudim spoke.

Motion: Member Blazek made a motion to approve the Preliminary Plat of Daniel's Forest. Member Young seconded. **Motion Passed Unanimously.**

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.

Member Gudim spoke.

Motion: Member Gudim made a motion to approve the Final Replat. Member Young seconded. **Motion Passed Unanimously.**

7. Adjournment 5:40 pm

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

Prepared by:

Patti Dodson, Planning Technician

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, August 5, 2024

AGENDA ITEM: 5

Deliberate and act on a request to rezone the property located at 2202 FM 3036; also known as Lots 64A, 64B, and 64C as shown on the Kokomo PH 6 Preliminary Pat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R2 (2nd Single Family Dwelling District), currently zoned B1 (2nd General Business District).

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

BACKGROUND: Property owner, Kokomo Development, LP wishes to rezone Lots 64A, 64B, 64C and 65 (exhibit A) to R2 (2nd Single Family Dwelling District), currently zoned B1 (General Business District). D.R. Horton has requested from the owner, Kokomo Development, LP an area along the bypass to try their 50 X 115 feet lot models which would not meet current B1 zoning requirements.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to twenty-eight (28) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-12 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends Denial of the request to rezone the property located at 2202 FM 3036; also known as Lots 64A, 64B, and 64C as shown on the Kokomo PH 6 Preliminary Pat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R2 (2nd Single Family Dwelling District), currently zoned B1 (2nd General Business District). An R2 zoning is in direct conflict with the Future Land Use Map and therefore should be denied.

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
 2202 FM 3036

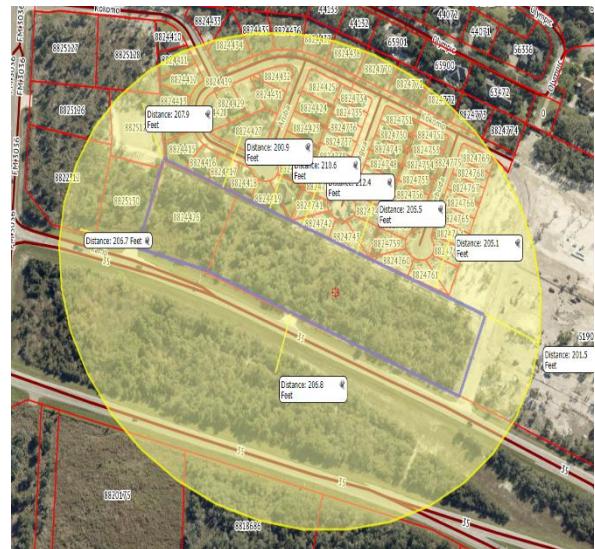
APPLICANT/PROPERTY OWNER
 Kokomo Development, LP - Owner
PUBLIC HEARING DATE
 P&Z – Monday, August 5, 2024
 CC – Tuesday, August 13, 2024
P&Z DATE

P&Z – Monday, August 5, 2024

CITY COUNCIL DATE(S)
 1st Reading – Tuesday, August 13, 2024
 2nd Reading – Tuesday, August 27, 2024
BRIEF SUMMARY OF REQUEST

Property owner, Kokomo Development, LP wishes to rezone Lots 64A, 64B, 64C and 65 (exhibit A) to R2 (2nd Single Family Dwelling District), currently zoned B1 (General Business District). D.R. Horton has requested from the owner, Kokomo Development, LP an area along the bypass to try their 50 X 115 feet lot models which would not meet current B1 zoning requirements.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to twenty-eight (28) 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	Undeveloped / Vacant Land	N – B1 – General Business District S – R1 – 1 st SF Dwelling District E – R1 – 1 st SF Dwelling District W – B1 – General Business District	N/A	8.01 acres

STAFF RECOMMENDATION

APPROVE**APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the ZONING ORDINANCE	PROPERTY HISTORY
The Current Future Land Use Map suggests Commercial Use	<p>This property is part of the Kokomo Development Phase 6 and part of Phase 3.</p> <p>Phase 6 does not have a Final Plat but was part of the Preliminary Plat approved by Planning & Zoning on May 1, 2023</p>

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

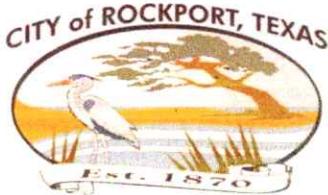
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



RECEIVED
JUN 24 2024
BY: *PMW*

**CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION**

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning Conditional Permit
Planned Unit Development (P.U.D.) by Conditional Permit

B. ADDRESS AND LOCATION OF PROPERTY 2202 FM 3036,
ROCKPORT, TX 78382

C. CURRENT ZONING OF PROPERTY: B-1

D. PRESENT USE OF PROPERTY: RAW LAND ADJACENT TO R-1

E. ZONING DISTRICT REQUESTED: R-2 (2ND SINGLE FAMILY)

F. CONDITIONAL USE REQUESTED: 5,750 SF LOTS

G. LEGAL DESCRIPTION: (Fill in the one that applies)

- Lot or Tract 64A, 64B, 64C + 65 Block 1
- Tract PHASE VI + PART OF PHASE II of the PRELIMINARY PLAT
Survey as per metes and bounds (field notes attached) ATTACHED
- If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) KOKOMO SUBDIVISION

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 8.01 ACRES

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

COMMERCIAL RESERVES HAVEN'T SOLD +
D.R. HORTON HAS REQUESTED AN AREA TO
TRY THEIR 50' x 115' LOT MODEL. WE FEEL
THIS AREA ALONG THE BYPASS NEAR THE
CORNER WOULD BE A DESIRED LOCATION FOR IT.

K. OWNER'S NAME: (Please print) KOKOMO DEVELOPMENT, LP
ADDRESS: 14830 FM 1346
CITY, STATE, ZIP CODE: ST. HEWIG, TX 78152
PHONE NO 210-573-6615

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

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

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: 
(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (accepted) (rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

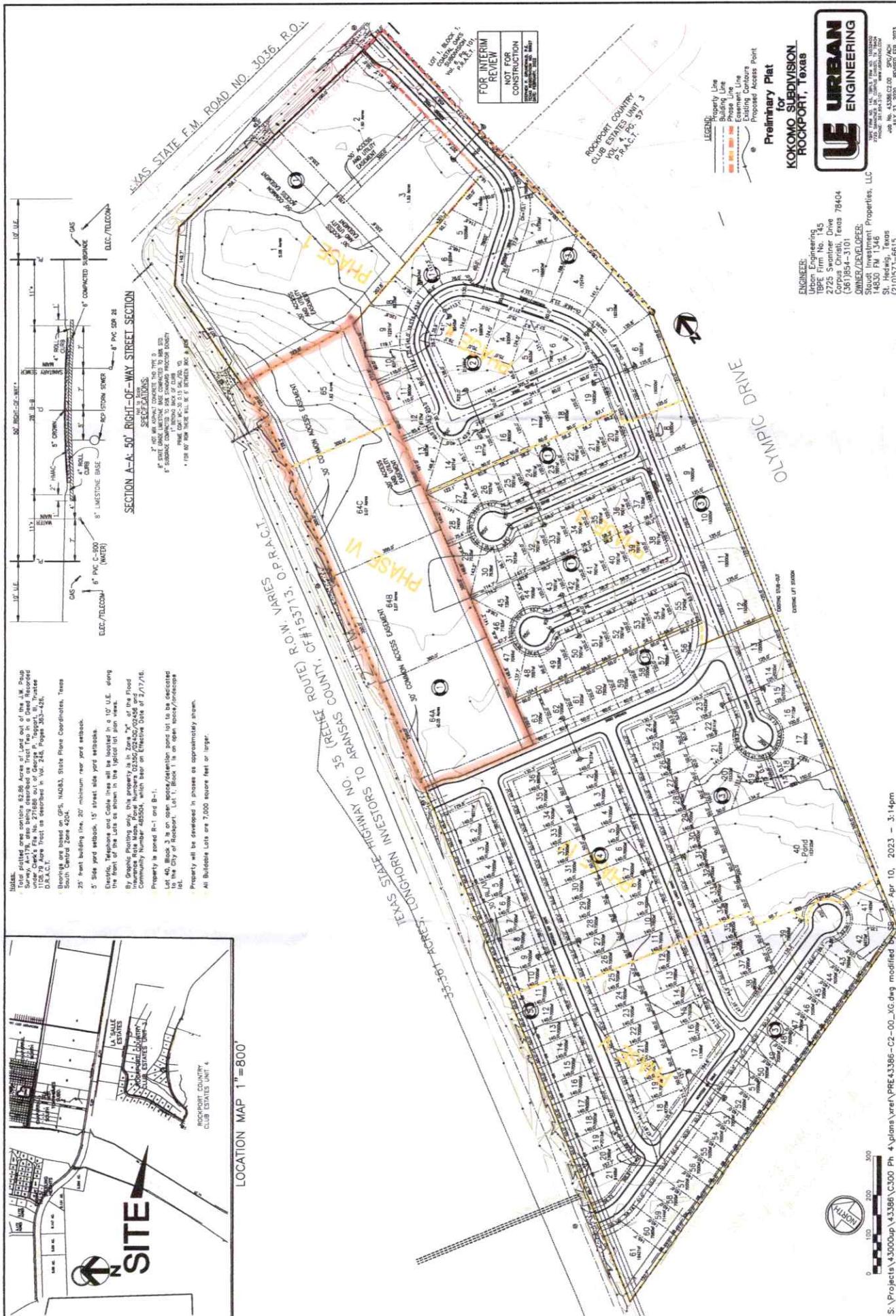


EXHIBIT "A"

JULY11, 2024

BEING THE DESCRIPTION OF 6.184 ACRES OF LAND OUT OF A 62.86 ACRE TRACT OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND BEING REFERENCED ON THE PRELIMINARY PLAT OF KOKOMO SUBDIVISION AS LOTS 64A, 64B AND 64C, BLOCK 1, KOKOMO SUBDIVISION, PHASE VI, AND SAID 62.86 ACRES BEING DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY TEXAS, WITH SAID 6.184 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar in the Northeasterly R.O.W. line of Texas State Highway 35 Relief Route, and being the Southwest corner of Lot 65, Block 1, Kokomo Subdivision, Phase II, according to the amending plat recorded in Volume 7, Pages 233-234, Plat Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this description;

THENCE, South 16°15'37" East, along and with the South boundary line of said Lot 65, a distance of 299.98 feet to a point in the West boundary line of Lot 12, Block 1, of said Kokomo Subdivision, Phase II, and being the NORTHEAST corner of this description;

THENCE, South 29°44'17" West, along and with the West boundary line of Lots 12 and 13, of said Block 1, a distance of 200.17 feet to a point for the common corner of Lots 13 and 14, of said Block 1, and being the common corner of Lots 26 and 27, Block 1, Kokomo Subdivision, Phase III, according to the plat recorded in Volume 8, Pages 25-26, Plat Records of Aransas County, Texas, and being an EXTERIOR corner of this description;

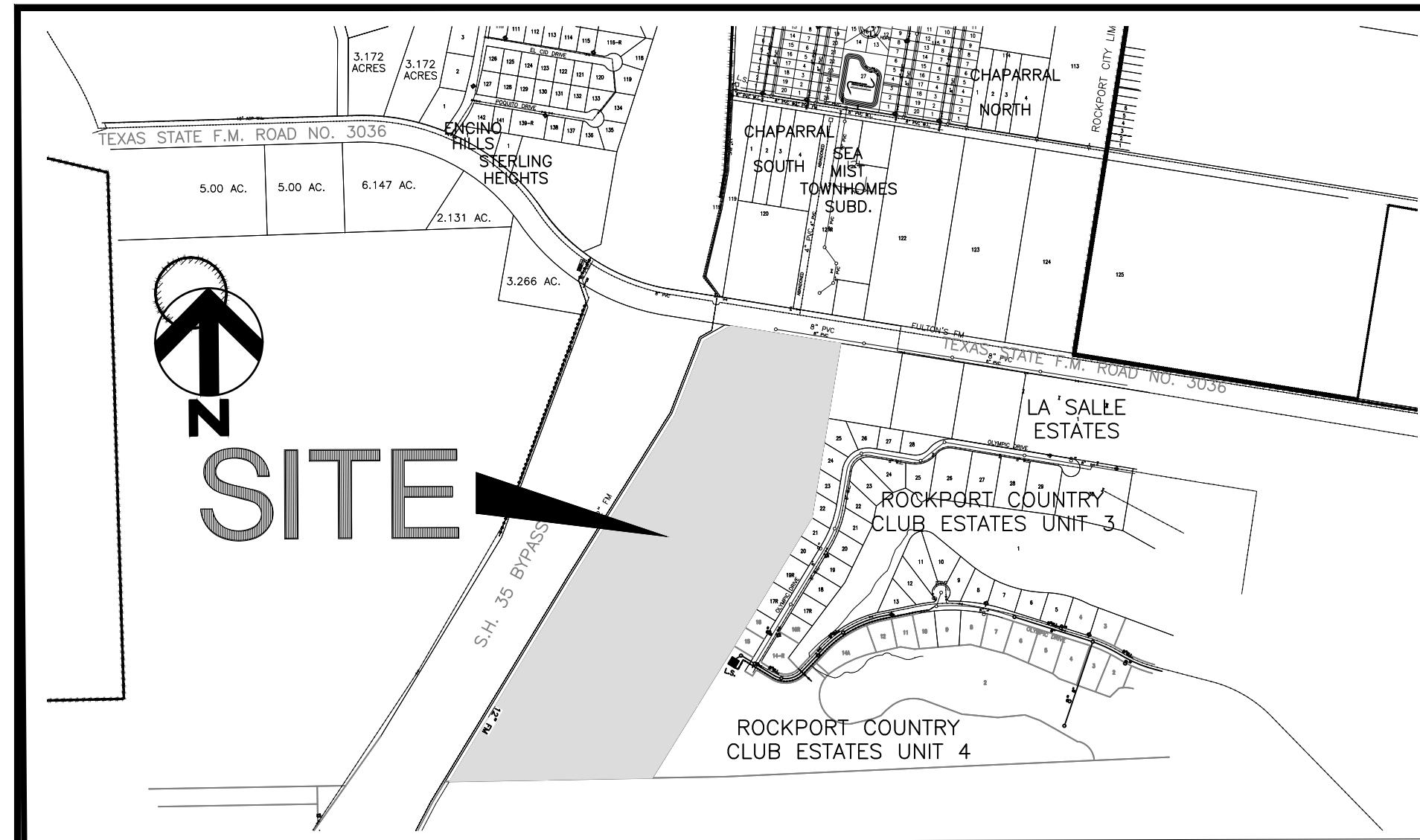
THENCE, South 29°44'16" West, along and with the West boundary line of said Kokomo Subdivision, Phase III, a distance of 580.06 feet to a point for the common corner of Lots 47 and 48, of said Block 1, and being the Northwest corner of Lot 63, Block 1, Kokomo Subdivision, Phase IV, according to the plat recorded in Volume 8, Pages 94-95, Plat Records of Aransas County, Texas, and being an EXTERIOR corner of this description;

THENCE, South 29°44'23" West, along and with the Westerly boundary line of said Lot 63, a distance of 120.0 feet to a point in the Northerly R.O.W. line of Kokomo Drive, and being the Southwest corner of said Lot 63, and being the SOUTHEAST corner of this description;

THENCE, in a Northwesterly direction along and with the Northerly R.O.W. line of Kokomo Drive as follows: North 60°15'37" West, a distance of 210.02 feet to a point; THENCE, North 46°13'27" West, a distance of 41.23 feet to a point; THENCE, North 60°13'27" West, a distance of 50.0 feet to a point in the Northeasterly R.O.W. line of Texas State Highway 35 Relief Route, and being the SOUTHWEST corner of this description;

THENCE, North 29°44'23" East, along and with the Northeasterly R.O.W. line of Texas State Highway 35 Relief Route, a distance of 890.23 feet to the PLACE OF BEGINNING of this description and containing 6.184 acres of land, more or less.

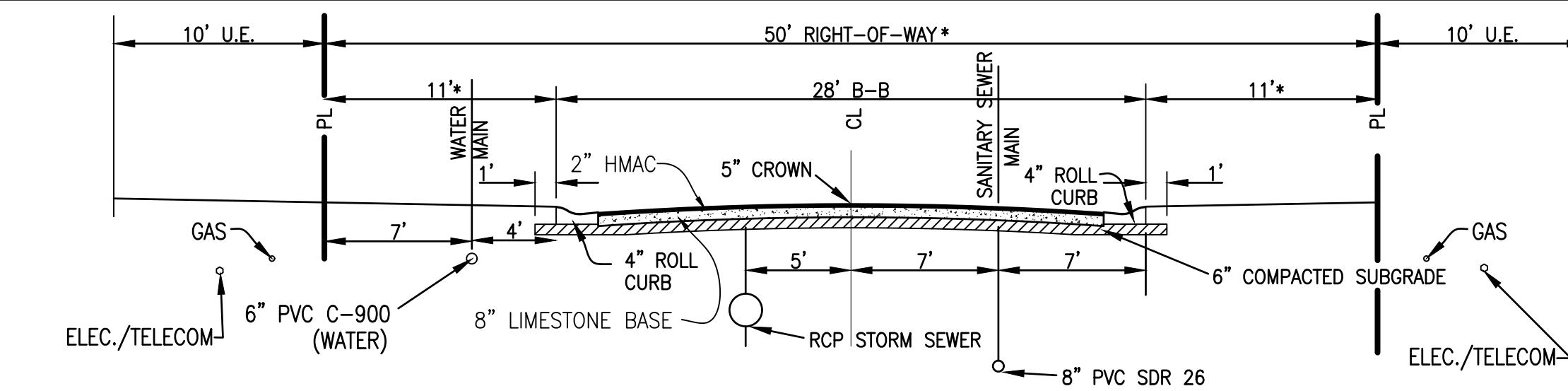
240711BB1FN



LOCATION MAP 1"=800'

Notes:

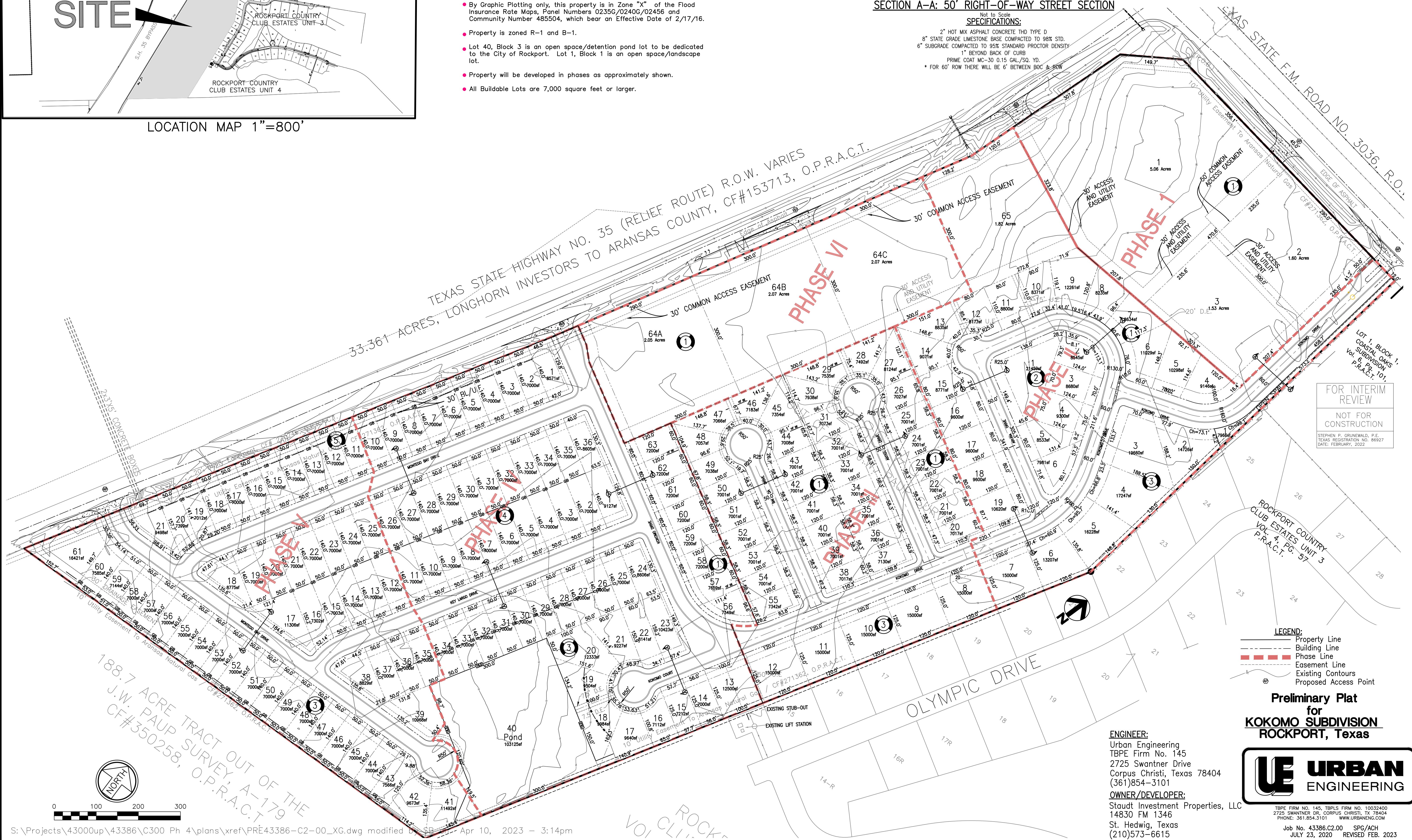
- Total platted area contains 62.86 Acres of Land out of the J.W. Paup Survey, A-179, also being described as Tract Two in a Deed Recorded under Clerk's File No. 271686 out of George P. Taggart, III, Trustee D.R.A.C.T.
- Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.
- 25' front building line, 20' minimum rear yard setback.
- 5' side yard setback, 15' street side yard setbacks.
- Electric, Telephone and Cable lines will be located in a 10' U.E. along the front of the lots as shown in the typical lot plan views.
- By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Maps, Panel Numbers 0235G/0240G/02456 and Community Number 485504, which bear an Effective Date of 2/17/16.
- Property is zoned R-1 and B-1.
- Lot 40, Block 3 is an open space/detention pond lot to be dedicated to the City of Rockport. Lot 1, Block 1 is an open space/landscape lot.
- Property will be developed in phases as approximately shown.
- All Buildable Lots are 7,000 square feet or larger.



SECTION A-A: 50' RIGHT-OF-WAY STREET SECTION

Not to Scale
SPECIFICATIONS:

2" HOT MIX ASPHALT CONCRETE THD TYPE D
8" STATE GRADE LIMESTONE BASE COMPACTED TO 98% STD.
6" SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
BEYOND BACK OF CURB
PRIME COAT MC-30 0.15 GAL/SQ. YD.
* FOR 60' ROW THERE WILL BE 6' BETWEEN BOC & BOW



ENGINEER:
Urban Engineering
TBPE Firm No. 145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

OWNER/DEVELOPER:
Staudt Investment Properties, LLC
14830 1346
St. Hedwig, Texas
(210)573-6615

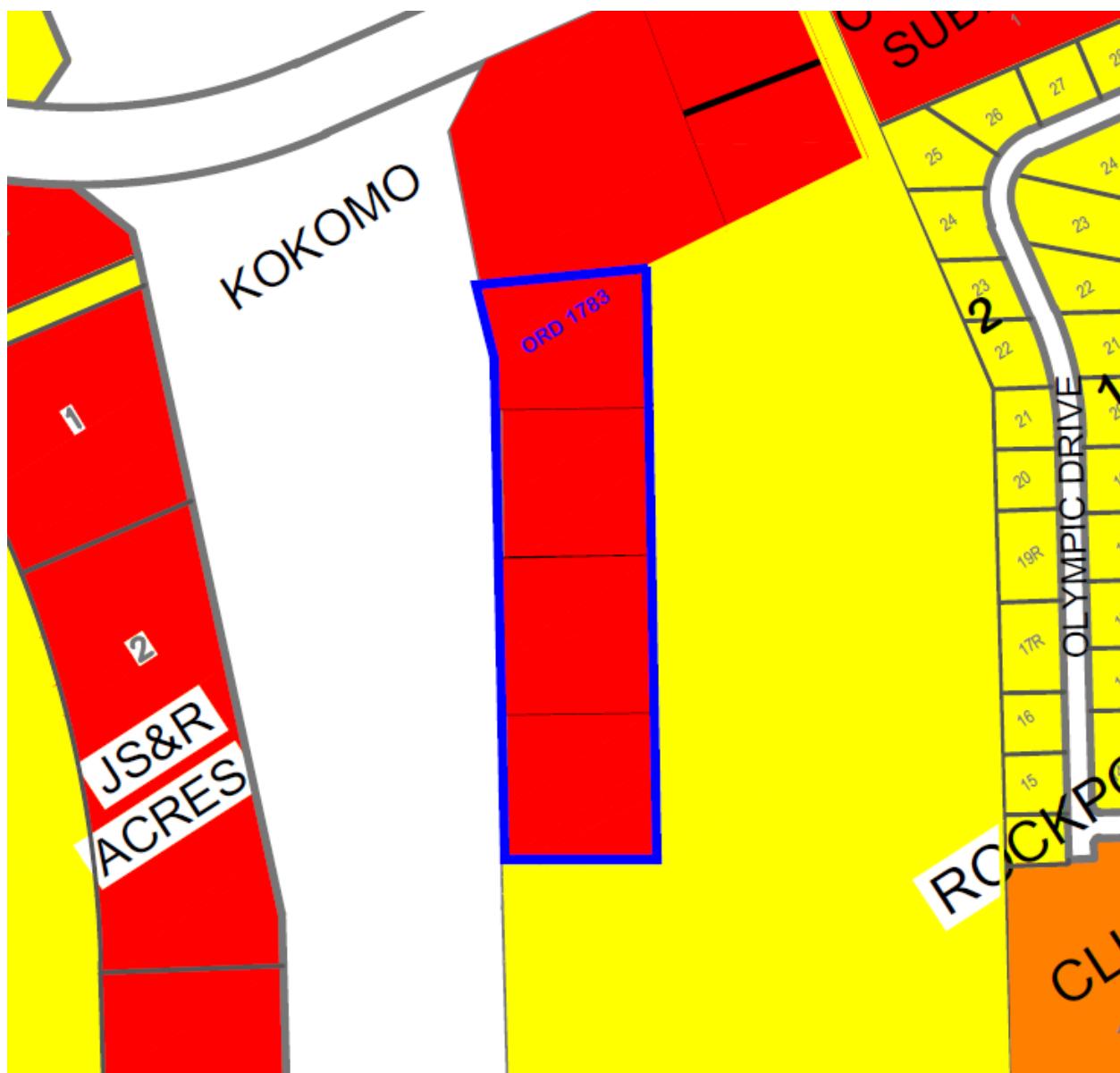
UE URBAN
ENGINEERING

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANEI.COM

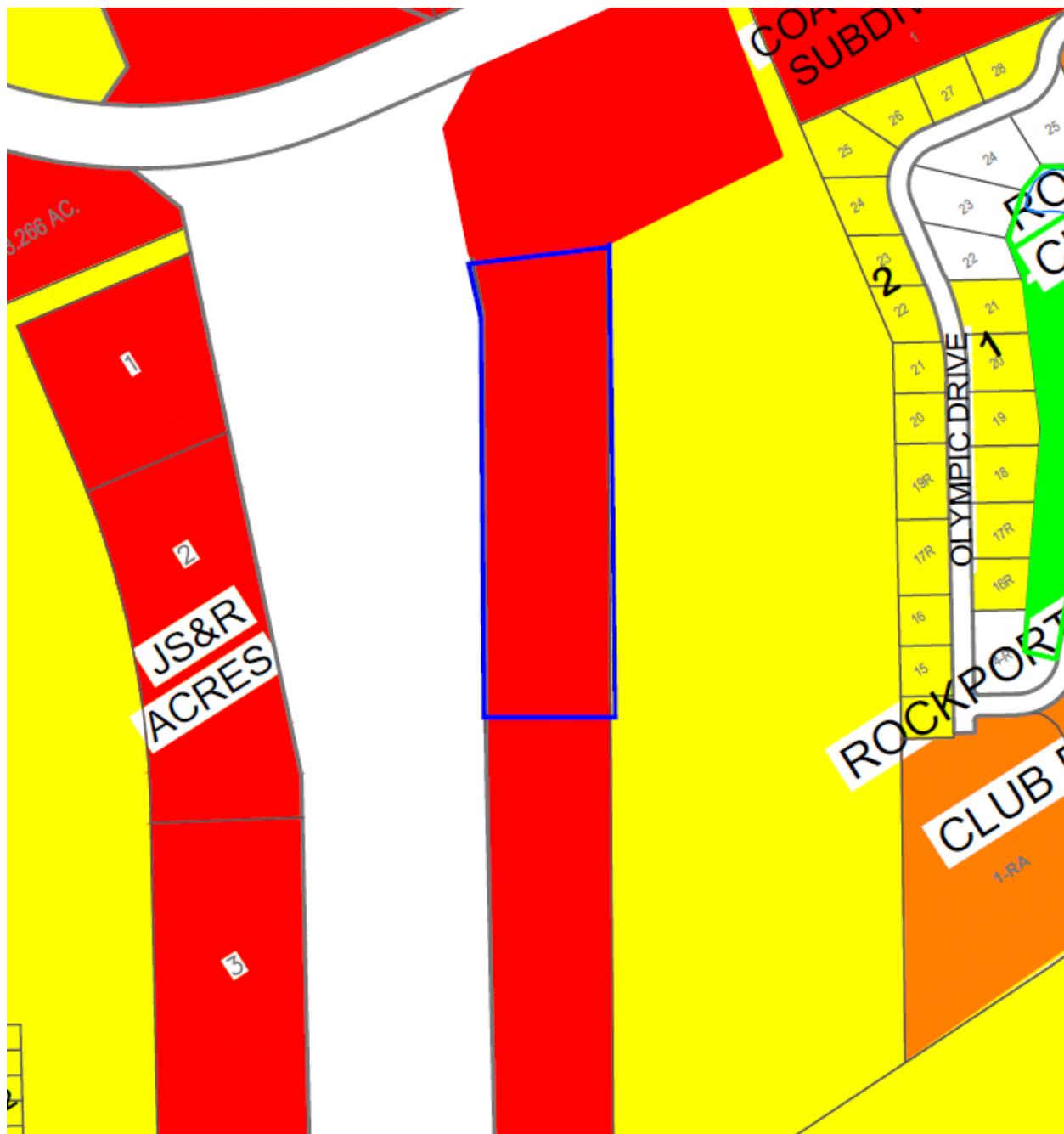
Job No. 43386.C2.00 SPG/ACH
JULY 23, 2020 REVISED FEB. 2023

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
51907	Kokomo Development LP	2202 FM 3036	14830 FM 1346	St. Hedwig	TX	78152
8824426	Kokomo Development LP	3540 SH 35 Bypass	14830 FM 1346	St. Hedwig	TX	78152
8824761	Kokomo Development LP	133 Barbuda Dr.	14830 FM 1346	St. Hedwig	TX	78152
8824763	D.R. Horton Corpus Christi LLC	124 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824764	D.R. Horton Corpus Christi LLC	121 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824760	D.R. Horton Corpus Christi LLC	134 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824759	D.R. Horton Corpus Christi LLC	130 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824758	D.R. Horton Corpus Christi LLC	126 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824757	D.R. Horton Corpus Christi LLC	122 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824743	Kevin A. Flores	133 Antigua Dr.	133 Antigua Dr.	Rockport	TX	78382
8824745	Larry R. Krogsgaard	125 Antigua Dr.	125 Antigua Dr.	Rockport	TX	78382
8824746	Anna & Harrison Tharpe	121 Antigua Dr.	121 Antigua Dr.	Rockport	TX	78382
8824742	Raul Mosqueda & Margaita Ortiz	134 Antigua Dr.	4473 Brookstone Dr.	Saginaw	MI	48603
8824741	Nicole Thomas	130 Antigua Dr.	130 Antigua Dr.	Rockport	TX	78382
8824740	D.R. Horton Corpus Christi LLC	130 Barbuda Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824739	D.R. Horton Corpus Christi LLC	122 Antigua Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824419	Andrew & Jennifer Gordon	125 Aruba Dr.	125 Aruba Dr.	Rockport	TX	78382
8824421	Robby & Karen Donaldson	117 Aruba Dr.	117 Aruba Dr.	Rockport	TX	78382
8824422	Clyde & Janice Patton	113 Aruba Dr.	113 Aruba Dr.	Rockport	TX	78382
8824418	Sarah & Charles Johnson	129 Aruba Dr.	129 Aruba Dr.	Rockport	TX	78382
8824417	Elma Valdez	133 Aruba Dr.	133 Aruba Dr.	Rockport	TX	78382
88824416	Christopher & Karra Crowley	137 Aruba Dr.	P.O. Box 296	Rockport	TX	78381
8824414	David Jaimes	145 Aruba Dr.	145 Aruba Dr.	Rockport	TX	78382
8824413	Tonya Carlton	149 Aruba Dr.	149 Aruba Dr.	Rockport	TX	78382
8824427	D.R. Horton Corpus Christi LLC	122 Aruba Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8824428	D.R. Horton Corpus Christi LLC	146 Aruba Dr.	3515 SW H.K. Dodgen Loop	Temple	TX	76502
8825129	RP Retail Partners LTD	2302 FM 3036	1207 Antoine Dr.	Houston	TX	77055
8825130	Kokomo Development LP	3572 SH 35 Bypass	14830 FM 1346	St. Hedwig	TX	78152
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

ZONING MAP



FUTURE LAND USE MAP



PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, August 5, 2024

AGENDA ITEM: 6

Deliberate and act on a request for a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office on property located at 2562 FM 3036; also known as A76 Joseph Hollis Survey, 2.131 acres, Rockport, Aransas County, Texas, more accurately described on the attached Exhibit A.

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

BACKGROUND: Property owners, Bertina and Davis Schreiber, are requesting a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office space on the premises. The property located at 2562 FM 3036 is currently zoned B1 (General Business District), and Zoning Ordinance 118-15 does not allow this use without a CUP.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to seven (7) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-12 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends Denial of the request for a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office on property located at 2562 FM 3036; also known as A76 Joseph Hollis Survey, 2.131 acres, Rockport, Aransas County, Texas, more accurately described on the attached Exhibit A. Allowing an RV to be utilized for any reason in a zoning district that does not allow the use would be detrimental to future zoning regulations being enforced. Staff believes this would start a trend that we don't want to encourage.

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
 2562 FM 3036

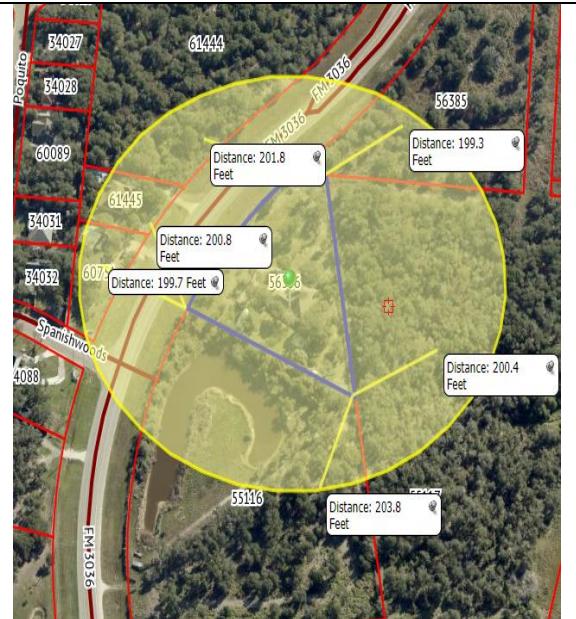
APPLICANT/PROPERTY OWNER
 Bertina & Davis Schreiber - Owners
PUBLIC HEARING DATE
 P&Z – Monday, August 5, 2024
 CC – Tuesday, August 13, 2024
P&Z DATE

P&Z – Monday, August 5, 2024

CITY COUNCIL DATE(S)
 1st Reading – Tuesday, August 13, 2024
 2nd Reading – Tuesday, August 27, 2024
BRIEF SUMMARY OF REQUEST

Property owners, Bertina and Davis Schreiber, are requesting a Conditional Use Permit (CUP) to allow the use of a Park Model RV as an office space on the premises. The property located at 2562 FM 3036 is currently zoned B1 (General Business District), and Zoning Ordinance 118-15 does not allow this use without a CUP.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, July 20, 2024 edition and mailed out to seven (7) 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: Picrometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B1 – General Business District	Single Family Dwelling	N – R1 – 1 st SF Dwelling District S – R1 – 1 st SF Dwelling District E – B1 – General Business District W – B1 – General Business District	Park Model RV set up on property as an office	2.13 acres

STAFF RECOMMENDATION

APPROVE**APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the ZONING ORDINANCE The Current Future Land Use Map suggests Commercial Use	PROPERTY HISTORY Code Enforcement issued a violation notice for the use of the RV in the B1 zoning district and instructed the owners to remove the RV. This CUP request is to resolve the code violations on the property.
---	---

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

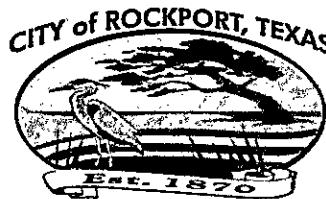
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning Conditional Permit
Planned Unit Development (P.U.D.) by Conditional Permit

B. ADDRESS AND LOCATION OF PROPERTY _____
2562 FM 3036, Rockport, TX

C. CURRENT ZONING OF PROPERTY: Commercial

D. PRESENT USE OF PROPERTY: Residence and Business office

E. ZONING DISTRICT REQUESTED: n/a

F. CONDITIONAL USE REQUESTED: for office space on premises

G. LEGAL DESCRIPTION: (Fill in the one that applies)
See attached metes &
• Lot or Tract bounds _____ Block _____
• Tract Wm M. Carper Survey, A-76 of the _____
Survey as per metes and bounds (field notes attached)
• If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) N/A

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 2.13 AC

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
NEED TO USE OFFICE
SPACE

K. OWNER'S NAME: (Please print) BERTINA & DAVIS SCHREIBER
ADDRESS: 2562 fm 3036
CITY, STATE, ZIP CODE: ROCKPORT, TX
PHONE NO 512.796.5740

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

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

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Authentisign
Signed: Bertina Schreiber 
07/06/24
(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (accepted) (rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

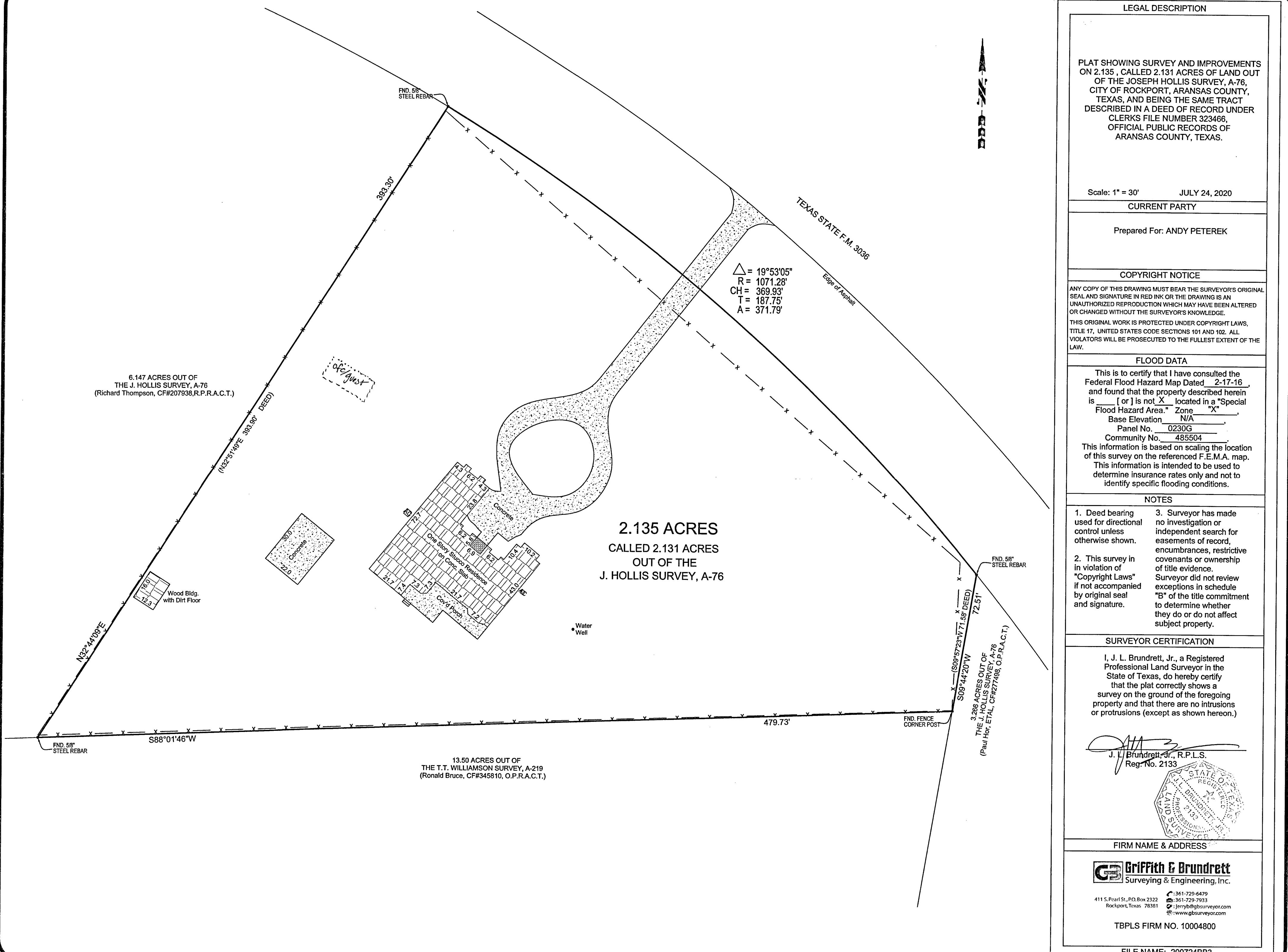


EXHIBIT A

FIELD NOTE DESCRIPTION

JULY 15, 2004

BEING 2.131 ACRES OF LAND OUT OF A 27.294-ACRE TRACT AS CONVEYED TO BEN WOODSON UNDER CLERK'S FILE NO. 192032, OFFICIAL PROPERTY RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 27.294-ACRE TRACT BEING OUT OF A 1126.13-ACRE TRACT OUT OF PORTIONS OF THE WILLIAM M. CARPER SURVEY, A-47 AND THE JOSEPH HOLLIS SURVEY, A-76, ARANSAS COUNTY, TEXAS, AS SAID 1126.13-ACRE TRACT CONVEYED BY KEN OIL CORORATION TO F & S LAND AND CATTLE COMPANY INCORPORATED BY DEED RECORDED IN VOLUME 226, PAGE 484, DEED RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 2.131 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at a large fence corner post found in the Easterly R.O.W. line of Texas F.M. Road No. 1781 for the Southwest corner of said 27.294-acre tract for the most Westerly Northwest corner of the Longhorn Investors 1108.79-acre tract described in a deed recorded in Volume 148, Page 363, Deed Records of Aransas County, Texas; thence, North 88°01'46" East along and with the common line between said 27.294-acre tract and said Longhorn Investors tract a distance of 1721.80 feet to a 5/8" steel rebar found for the Southeast corner of a 6.147-acre tract out of said 27.294-acre tract described under Clerk's File No. 207938, Official Property Records of Aransas County, Texas, and being the most WESTERLY corner and PLACE OF BEGINNING of this survey;

THENCE, North 32°51'49" East along and with the Southeast line of said 6.147-acre tract a distance of 393.90 feet to a 5/8" steel rebar found in the Southwesterly R.O.W. line of Texas F.M. Road No. 3036, and being the most NORTHERLY corner of this survey;

THENCE, in a Southeasterly direction along and with the Southwesterly R.O.W. line of said Texas F.M. Road No. 3036, a circular curve to the right with a central angle of 19°52'52", a radius of 1,071.28 feet, a chord distance of 369.86 feet, a tangent of 187.75 feet for an arc distance of 371.72 feet along a chord bearing of South 48°45'02" East to a 5/8" steel rebar found, and being the most NORTHEASTERLY corner of this survey;

THENCE, South 09°57'23" West a distance of 71.58 feet to an old fence corner post found for an original interior corner of said 27.294-acre tract, and being an exterior corner of said Longhorn Investors tract, and being the SOUTHEASTERLY corner of this survey;

THENCE, South 88°01'46" West along and with the common line between said 27.294-acre tract and said Longhorn Investors tract a distance of 479.73 feet to the PLACE OF BEGINNING and containing 2.131 acres of land more or less.


J. L. Brundrett, Jr., R.P.L.S.
Reg. No. 2133



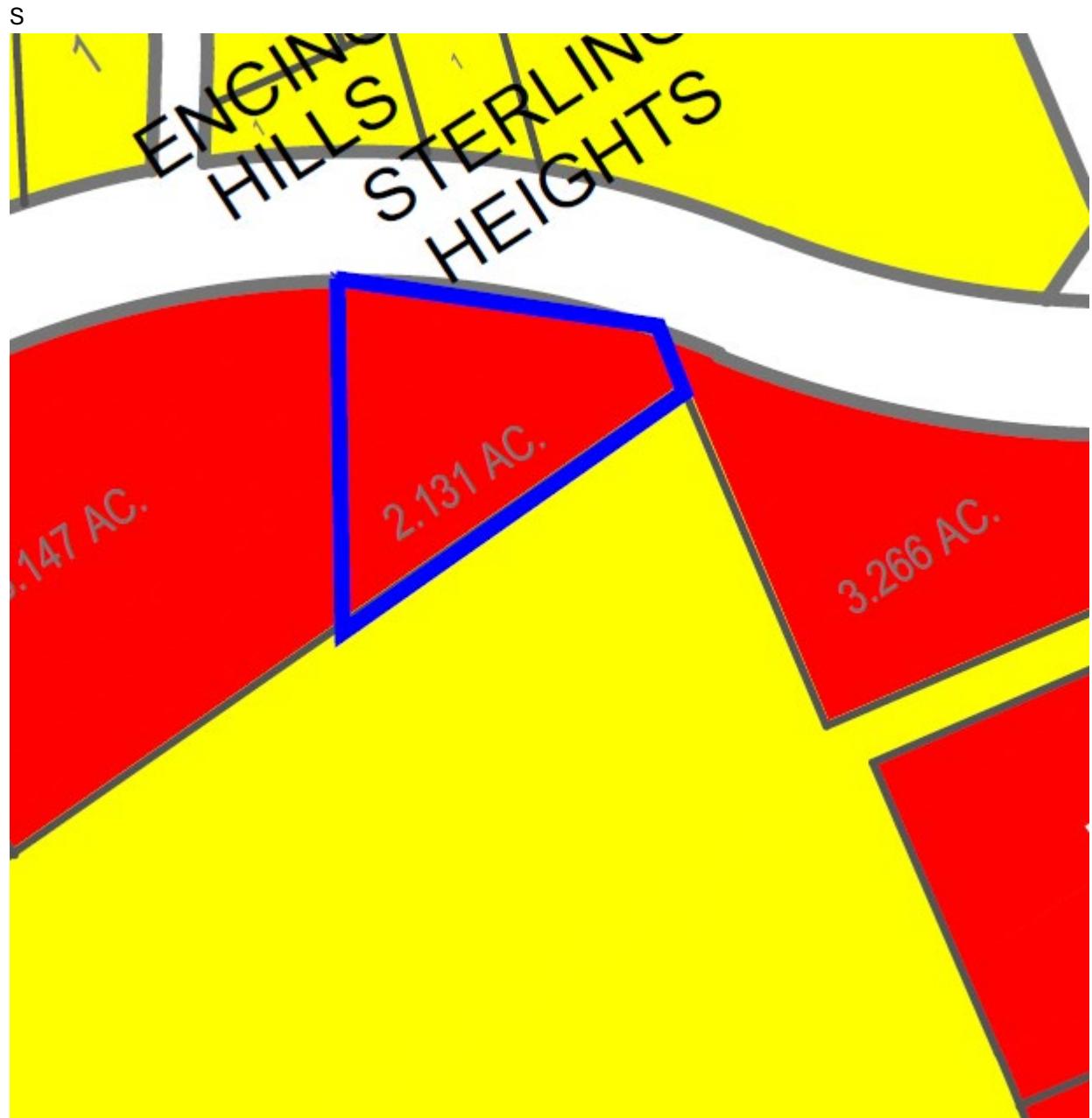
Note:

1. SEE ACCOMPANYING SURVEY PLAT.
2. UNLESS THIS FIELD NOTE DESCRIPTION, INCLUDING PREAMBLE, SEAL AND SIGNATURE, APPEARS IN ITS ENTIRETY, IN ITS ORIGINAL FORM, SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ITS ACCURACY.

040715T1

<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>
56386	David & Bertina Schreiber	2562 FM 3036	2562 FM 3036	Rockport	TX	78382
55116	Adam & Katherine Putz	2612 FM 3036	138 Dream Oak Dr.	Rockport	TX	78382
55117	Ronald & Melissa Bruce	2662 FM 3036	2662 FM 3036	Rockport	TX	78382
56385	Paul B. Hor	3591 SH 35 Bypass	3528 Boren Court	Raleigh	NC	27616
61444	Mo Tran	2501-2551 FM 3036	617 Hickory Ave.	Rockport	TX	78382
61445	Nathan & Beverly Damico	2561 FM 3036	2561 FM 3036	Rockport	TX	78382
60751	Leslie Voigt	2571 FM 3036	2571 FM 3036	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

ZONING MAP



FUTURE LAND USE MAP

