



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.

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CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Asst. Director Building & Development

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.