



PLANNING & ZONING PACKET

May 6, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, May 6, 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 424 Eloise; also known as Lot 14, Civileto Subdivision, to R-5 (2nd Multi Family Dwelling District), currently zoned R2 (2nd Single Family Dwelling District).
3. Conduct a Public Hearing to consider a request to replat property previously platted located at 405 & 421 Sanctuary Rd.; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.

Regular Agenda

4. Deliberate and act on approval of the regular meeting minutes of March 18, 2024.
5. Deliberate and act on a request to rezone the property located at 424 Eloise; also known as Lot 14, Civileto Subdivision, to R-5 (2nd Multi Family Dwelling District), currently zoned R2 (2nd Single Family Dwelling District).Adjournment.
6. Deliberate and act on a request to replat property previously platted located at 405 & 421 Sanctuary Rd.; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.
7. Presentation and Discussion regarding current development.

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 Thursday, March 28, 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, May 6, 2024

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to rezone the property located at 424 Eloise; also known as Lot 14, Civileto Subdivision to R5 (2nd Multi Family Dwelling District), currently zoned R2 (2nd Single Family Dwelling District).

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

BACKGROUND: Property owner, James Nelson, wishes to rezone the property located at 424 Eloise to R5 (2nd Multi Family Dwelling District) in order to bring the property into compliance with the current use. There are two separate residential dwellings on the property and have been there for many years prior to annexation. Property meets the requirements of the R5 (2nd Multi Family District) shown in Table 20 in Chapter 118, Section 20.3 of the Rockport Code of Ordinances.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 20, 2024 edition and mailed out to nineteen (19) 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.

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, May 6, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, May 14, 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 424 Eloise; also known as Lot 14, Civileto Subdivision to R5 (2nd Multi Family Dwelling District), currently zoned R2 (2nd Single Family Dwelling 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 May 6, 2024, and the City Council Agenda of May 14, 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 16th day of April 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, April 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

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com



424 Eloise

James D Nelson, Owner

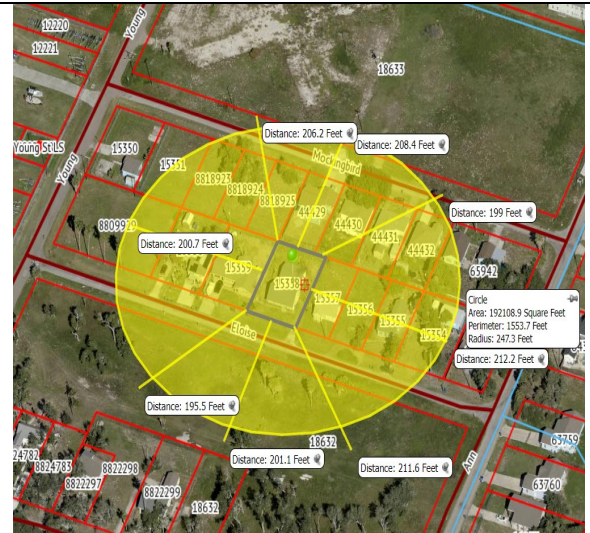
P&Z – Monday, May 6, 2024
CC – Tuesday, May 14, 2024

P&Z – Monday, May 6, 2024

1st Reading - Tuesday, May 14, 2024
2nd Reading – Tuesday, May 28, 2024,

Property owner, James Nelson, wishes to rezone the property located at 424 Eloise to R5 (2nd Multi Family Dwelling District) in order to bring the property into compliance with the current use. There are two separate residential dwellings on the property and have been there for many years prior to annexation. Property meets the requirements of the R5 (2nd Multi Family District) shown in Table 20 in Chapter 118, Section 20.3 of the Rockport Code of Ordinances.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 20, 2024 edition and mailed out to nineteen (19) 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
R2 – 2nd Single Family Dwelling District	Two (2) existing residential dwellings	N – R2 (2 nd Single Family Dwelling District) and R5 (2 nd Multi Family Dwelling District) S – R2 (2 nd Single Family Dwelling District) E – R2 (2 nd Single Family Dwelling District) W – R2 (2 nd Single Family Dwelling District) and B-1 (General Business District)	Currently working on repair/maintenance of the existing structures	.2066 acres 9,000 sq ft Lot Size: 75 X 120

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

DENY

The Current Future Land Use Map suggests Residential Use

Property has had two (2) separate residential dwellings for many years

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, May 6, 2024

AGENDA ITEM: 3

Conduct a Public Hearing to consider a request to replat property previously platted located at 405 & 421 Sanctuary Rd.; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owners, Kevin & Kenzlee Monaco wish to replat their property located at lots 5 & 6R, The Sanctuary at Rockport, otherwise known as 405 & 421 Sanctuary Dr in order to give more acreage to Lot 6-R. The replat meets the standards required in Section 90-47 of the City of Rockport Code of Ordinances.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 20, 2024 edition and mailed out to fourteen (14) 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 90.47 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: No action required. Public Hearing only.



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, May 6, 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 405 & 421 Sanctuary Rd.; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of May 6, 2024, and posted on the City's website www.cityofrockport.com.

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

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

POSTED the 16th day of April 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Saturday, April 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

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com



PLANNING AND ZONING COMMISSION MINUTES

On this the 18th day of March, 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
Kim Hesley – Secretary
Rocky Gudim
Josh Dowling
Ric Young
Tom Blazek

Members Absent

Warren Hassinger-Vice Chairman

Staff Members Present

Mike Donoho, Director
Bob Argetsinger, IT
Belinda Garcia, Administrative Coordinator
Danielle Hale, Council Member

Guest(s) Present

Two (2)

Open Meeting

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

Public Hearing

Open 5:30pm.

2. Conduct a Public Hearing to consider a request for a Conditional Use Permit (CUP) to allow for the development of 15 short term rental cottages and one (1) homestead for the manager's quarters on the property located at 2802 Loop 1781; also known as Spanish Woods #5, Rockport, Aransas County, Texas.

Public Works Director Mike Donoho spoke.

Shelly Steckler, Nancy Bolting and Danielle Hale Spoke in Opposition of the request.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:38 pm.

3. Deliberate and act on approval of the regular meeting minutes of February 19, 2024.

Motion: Member Dowling made a motion to approve the February 19, 2024, minutes.
Member Gudim seconded. **Motion Passed Unanimously.**

4. Deliberate and act on a request for Conditional Use Permit (CUP) to allow for the development of 15 short term rental cottages and one (1) homestead for the manager's quarters on property located at 2802 Loop 1781; also known as Spanish Wood #5, Rockport, Aransas County, Texas.

Motion: Chair Davis recommended taking no action on this item as the owner was not here to provide significant information for us to consider his request. Member Dowling seconded. **Motion passed unanimously.**

5. Discussion regarding training scheduled on March 27, 2024, provided by Halff Consulting.
6. Adjournment 5:47 pm

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

Motion passed unanimously.

Prepared by:

Approved by:

Belinda Garcia, Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, May 6, 2024

AGENDA ITEM: 5

Deliberate and act on a request to rezone the property located at 424 Eloise; also known as Lot 14, Civileto Subdivision to R5 (2nd Multi Family Dwelling District), currently zoned R2 (2nd Single Family Dwelling District).

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

BACKGROUND: Property owner, James Nelson, wishes to rezone the property located at 424 Eloise to R5 (2nd Multi Family Dwelling District) in order to bring the property into compliance with the current use. There are two separate residential dwellings on the property and have been there for many years prior to annexation. Property meets the requirements of the R5 (2nd Multi Family District) shown in Table 20 in Chapter 118, Section 20.3 of the Rockport Code of Ordinances.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 20, 2024 edition and mailed out to nineteen (19) 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 approval of the request to rezone the property located at 424 Eloise; also known as Lot 14, Civileto Subdivision to R5 (2nd Multi Family Dwelling District), currently zoned R2 (2nd Single Family Dwelling District).



**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 424 Eloise Dr.

C. CURRENT ZONING OF PROPERTY: R2

D. PRESENT USE OF PROPERTY: Two houses

E. ZONING DISTRICT REQUESTED: R5

F. CONDITIONAL USE REQUESTED: _____

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

• Lot or Tract 14 Civilleto Block _____

• Tract _____ 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) _____

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): • 2066 of an acre

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

Property currently has 2 full houses on it. ~~asking for zone change to bring into compliance with current city zoning~~

K. OWNER'S NAME: (Please print) James D Nelson
ADDRESS: 4212 Hwy 35, S
CITY, STATE, ZIP CODE: Rockport TX 78382
PHONE NO 361-463-8981

L. REPRESENTATIVE: (If Other Than Owner) Traei Poteet
ADDRESS: 3215 Henderson St
CITY, STATE, ZIP CODE: Rockport TX 78382
PHONE NO 361-557-4325

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

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE <input checked="" type="checkbox"/>
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: Traei Poteet

(Owner or Representative)

(FOR CITY USE)

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

Submitted Information (_____ accepted) (_____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com



424 Eloise

James D Nelson, Owner

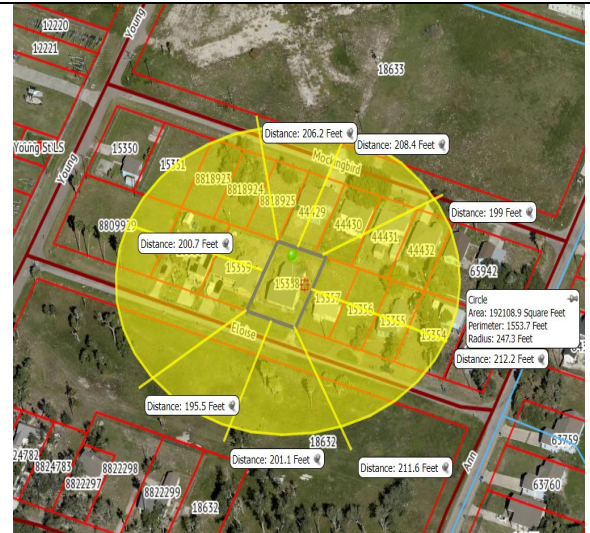
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MAP SOURCE: Pictometry

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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

DENY

The Current Future Land Use Map suggests Residential Use

Property has had two (2) separate residential dwellings for many years

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

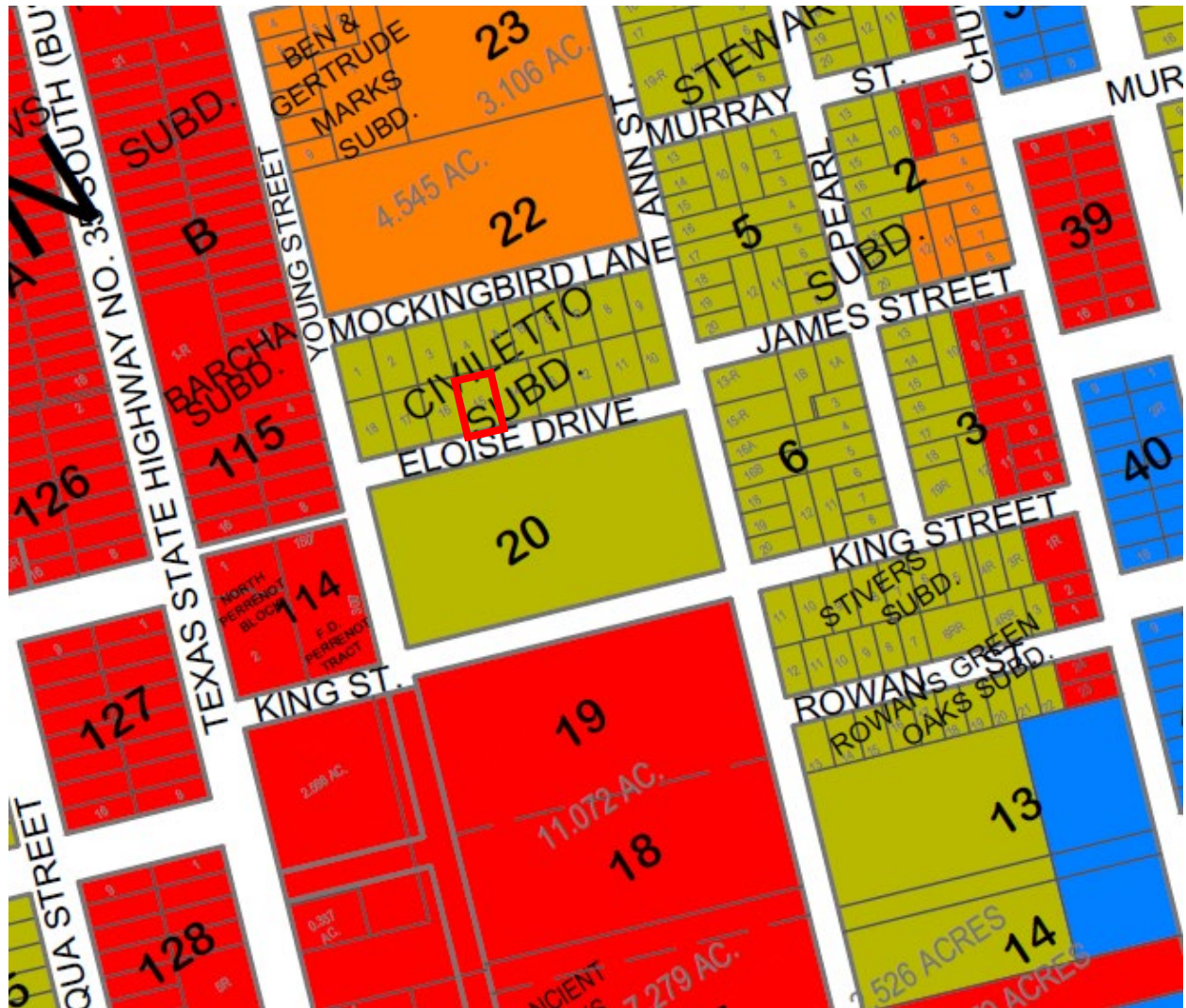
AGENCY COMMENTS

RESPONSE TO STANDARDS

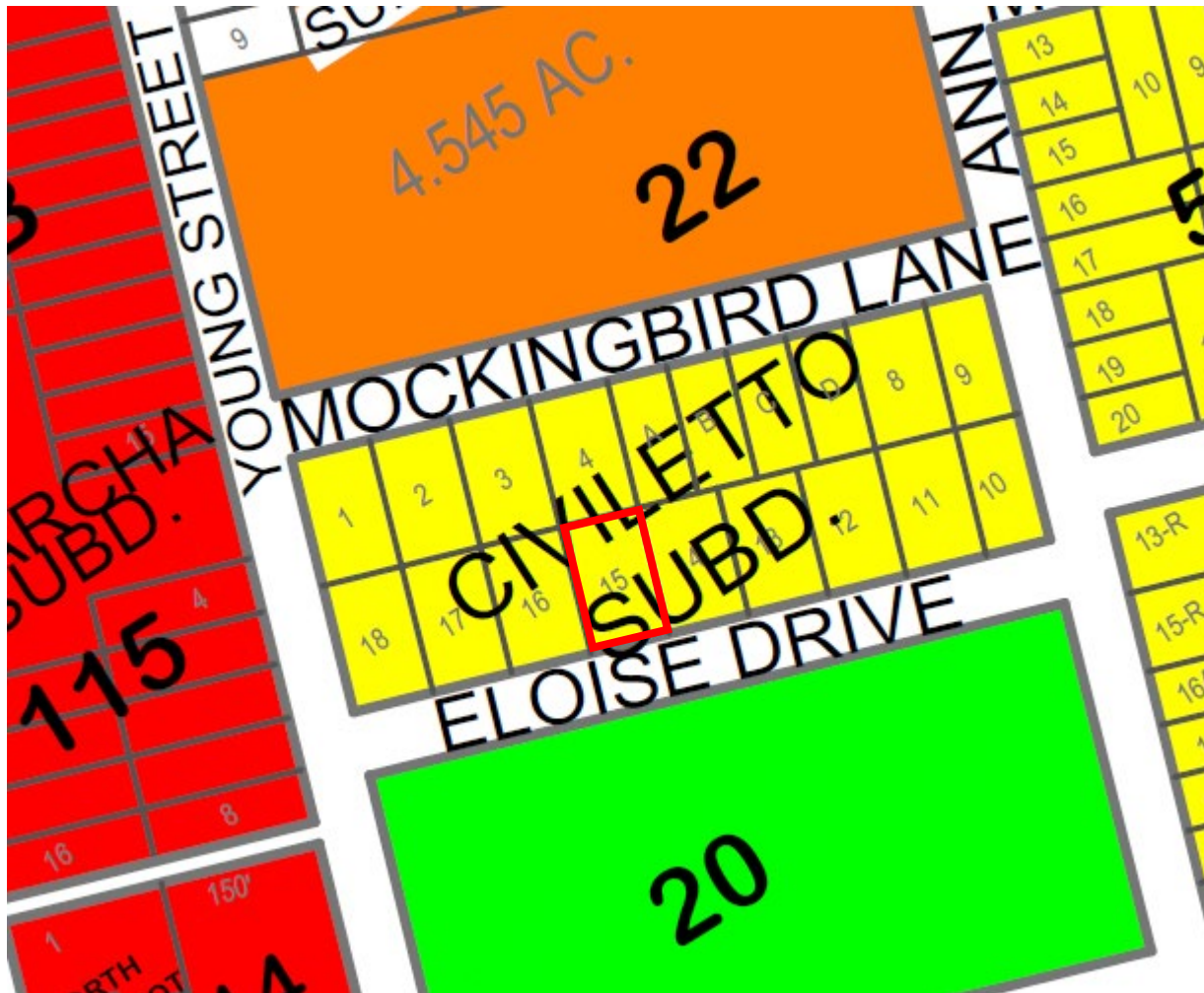
OTHER (DESCRIBE)

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
18632	Kyle Alston	520 E. King St.	403 Traylor Blvd.	Rockport	TX	78382
8809929	Bonette Bouth and Matthew Reyner	410 Eloise Dr.	2503 E. Riviera Dr.	Cedar Park	TX	78613
15360	Adrian and Pablo Jr.	414 Eloise Dr.	414 Eloise Dr.	Rockport	TX	78382
15359	George L and Marsha Herzog	420 Eloise Dr.	420 Eloise Dr.	Rockport	TX	78382
15358	James D Nelson	424 Eloise Dr.	4212 Hwy. 35 S	Rockport	TX	78382
15357	Bonette Bouth	426 Eloise Dr.	2503 E. Riviera Dr.	Cedar Park	TX	78613
15356	Mary L Arguijo	428 Eloise Dr.	914 E Mile 3 Rd.	Palmhurst	TX	78574
15355	Ralph Aleman	430 Eloise Dr.	430 Eloise Dr.	Rockport	TX	78382
15354	Michael A Harber	432 Eloise Dr.	7220 Crow Rd.	San Antonio	TX	78263
15351	Alan Martinez	509 Mockingbird Ln.	1609A W Moore Ave.	Aransas Pass	TX	78336
8818923	Alan Martinez	511 Mockingbird Ln.	1609A W Moore Ave.	Aransas Pass	TX	78336
8818924	Alan Martinez	513 Mockingbird Ln.	1609A W Moore Ave.	Aransas Pass	TX	78336
8818925	Alan Martinez	515 Mockingbird Ln.	1609A W Moore Ave.	Aransas Pass	TX	78336
44429	Rene Kinney	517 Mockingbird Ln.	44684 Sunrise Ave.	Soldotna	AK	99669
44430	Robert G and Andrea N Buck	519 Mockingbird Ln.	111 Spring Rd.	Williamsburg	VA	23185
44431	Porfirio M and Phyllis A Galvan	521 Mockingbird Ln.	521 Mockingbird Ln.	Rockport	TX	78382
44432	Erica Sorenson	523 Mockingbird Ln.	1331 S. Church St.	Rockport	TX	78382
65942	Joe A and Yvonne De La Rosa	525 Mockingbird Ln.	7812 Finch Trail	Austin	TX	78745
18633	Rockport Associates I LLC	1004 Young St.	111 S. Pfingsten Rd. Ste 105	Deerfield	IL	60015
	Ruth Davis	Planning and Zoning Commission	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commission	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commission	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commission	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commission	102 St Andrews St	Rockport	Tx	78382
	Rocky Gudim	Planning and Zoning Commission	1016 S Magnolia	Rockport	Tx	78382
	Josh Dowling	Planning and Zoning Commission	102 N Santa Clara Dr	Rockport	Tx	78382

ZONING MAP



FUTURE LAND USE MAP



PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: Monday, May 6, 2024

AGENDA ITEM: 6

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

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

BACKGROUND: Property owners, Kevin & Kenzlee Monaco wish to replat their property located at lots 5 & 6R, The Sanctuary at Rockport, otherwise known as 405 & 421 Sanctuary Dr in order to give more acreage to Lot 6-R. The replat meets the standards required in Section 90-47 of the City of Rockport Code of Ordinances.

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Please see the accompanying zoning change request application and Section 90-47 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request to replat property previously platted located at 405 & 421 Sanctuary Rd.; also known as Lots 5R & 6R, The Sanctuary at Rockport, being 15.282 acres, City of Rockport, Aransas County, Texas.



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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	2	15.283 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			2
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	15.283 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	2	15.283 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	2	15.283 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:

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

CITY REVIEW:

INDICATE IF ON PLAT:

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		

CITY REVIEW:

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)

Signed on behalf of customer

FOR CITY USE

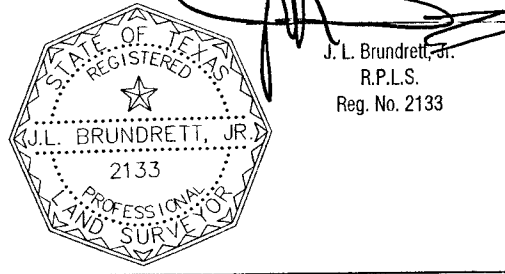
Received By _____	Date _____	Fees Paid \$ _____
Submitted information () accepted () rejected By: _____		
If rejected, reasons why: _____		
Receipt No. _____		

Surveyor Certification

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., 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 4 day of April, A.D., 2024.



Owner Certification

State of Texas
County of Aransas

KEVIN C. MONACO
KEZLEE MONACO

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 5th day of April, A.D., 2024.

Kevin C. Monaco
KEVIN C. MONACO
Kezlee Monaco
KEZLEE MONACO

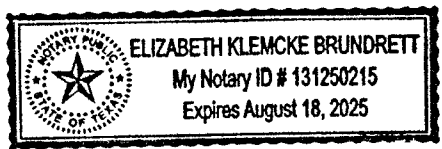
State of Texas
County of Aransas

This instrument was acknowledged before me by:

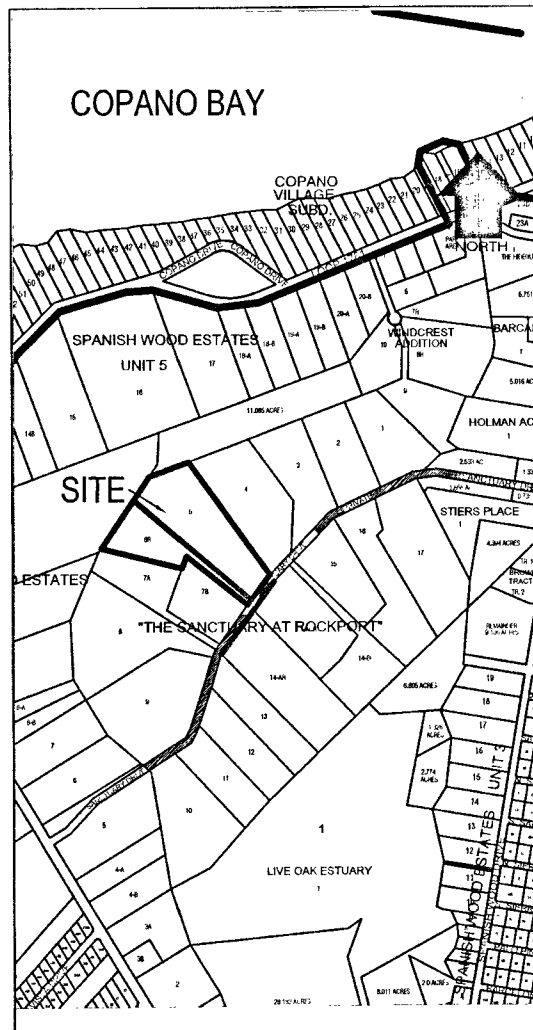
KEVIN C. MONACO
KEZLEE MONACO

This the 5th day of April, A.D., 2024.

Notary Public in and for the State of Texas



Locator Map



FILE NAME: REPLATS/ROCKPORT/THE SANCTUARY, LOT 5R

Final Plat of:

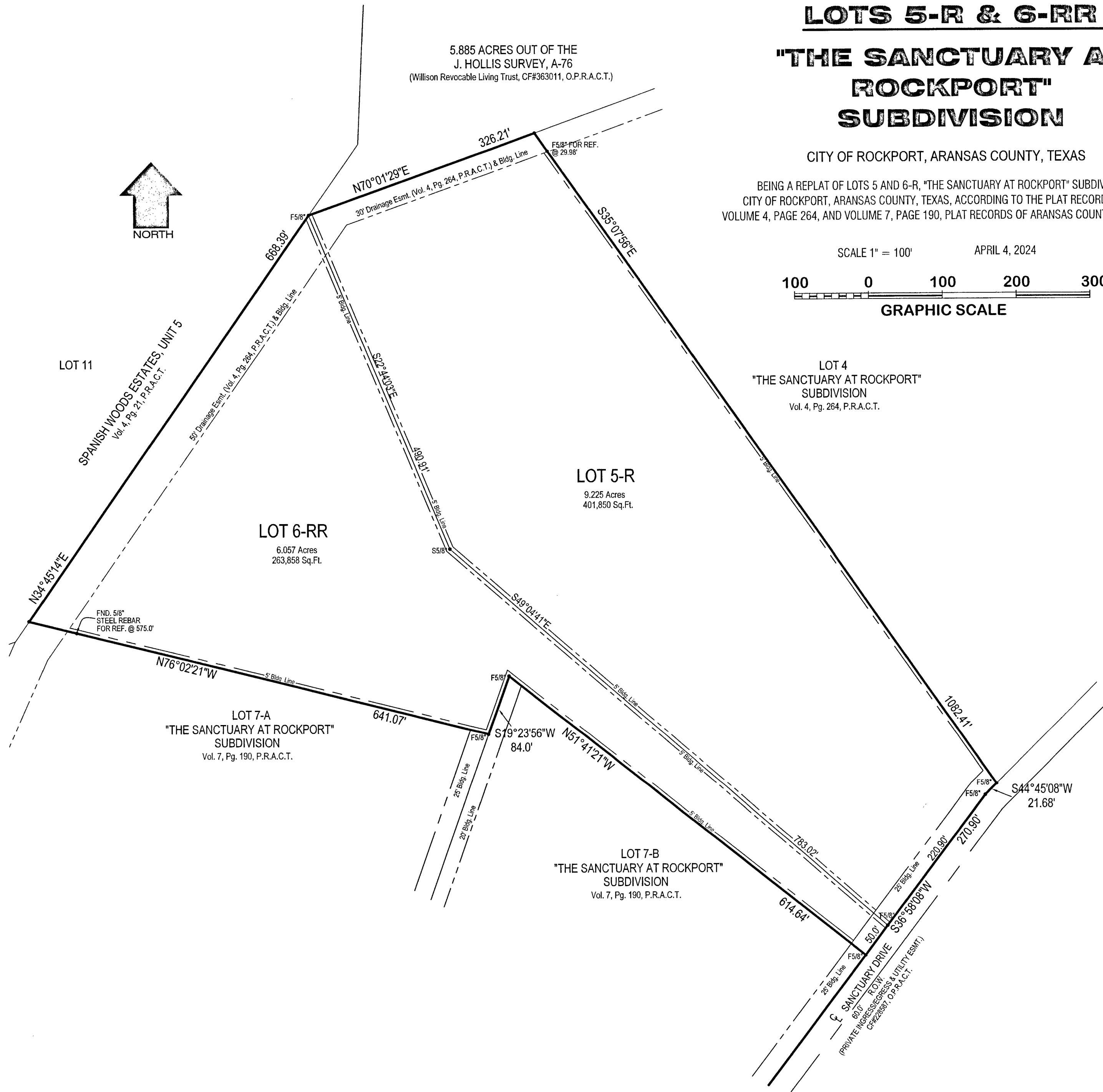
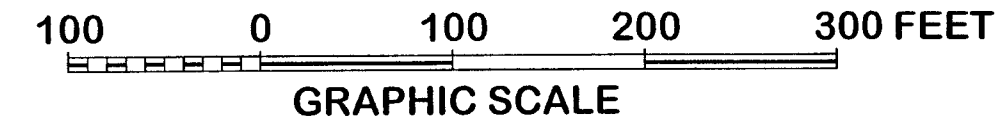
LOTS 5-R & 6-RR

"THE SANCTUARY AT ROCKPORT" SUBDIVISION

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS

BEING A REPLAT OF LOTS 5 AND 6-R, "THE SANCTUARY AT ROCKPORT" SUBDIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 264, AND VOLUME 7, PAGE 190, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100' APRIL 4, 2024



Planning & Zoning Commission

State of Texas
County of Aransas

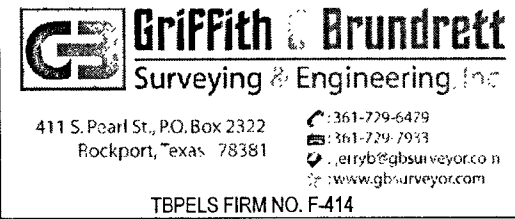
This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the _____ day of _____, A.D. 2024.

Chairman

Secretary

Firm Name and Address



Flood Data

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

Flood Zone "X", Base Elevation N/A.

Panel No. 0230G.

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.

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" F5/8" = Found 5/8" steel rebar
- 2) Plat Bearing of The Sanctuary at Rockport Subdivision, Vol. 4, Pg. 264, P.R.A.C.T., used for directional control.
- 3) Total platted area contains 15.283 acres of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
25' Front Bldg. Line, 20' Rear Bldg. Line, 5' Side Yard Setback

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 _____, and duly recorded the _____ day of _____, A.D. 2024, at _____ o'clock _____, in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

Misty Kimbrough

By: _____ Deputy

Clerk's File No. _____

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**

405 & 421 Sanctuary Rd

APPLICANT/PROPERTY OWNER

Kevin & Kezlee Monaco, Owners

PUBLIC HEARING DATE

P&Z – Monday, May 6, 2024
CC – N/A

P&Z DATE

P&Z – Monday, May 6, 2024

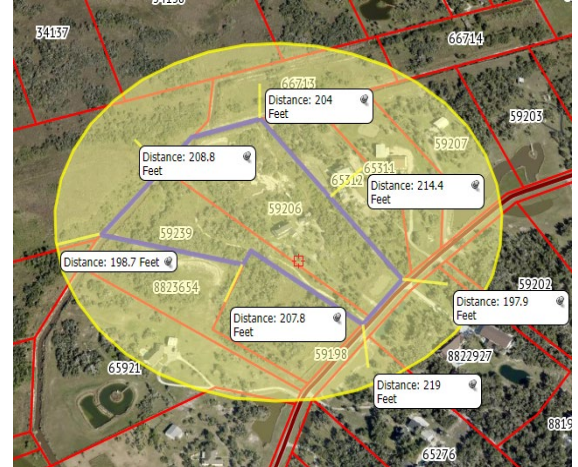
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owners, Kevin & Kezlee Monaco wish to replat their property located at lots 5 & 6R, The Sanctuary at Rockport, otherwise known as 405 & 421 Sanctuary Dr in order to give more acreage to Lot 6-R.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, April 20, 2024 edition and mailed out to fourteen (14) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R1 - 1 st Single Family Dwelling District	One (1) existing residential dwelling and undeveloped land	N – R1 (1 st Single Family Dwelling District) S – R1 (1 st Single Family Dwelling District) E – R1 (1 st Single Family Dwelling District) W – R1 (1 st Single Family Dwelling District)	Single family dwelling with associated accessory use structures	15.282 acres Total 665,708 sq ft Lot 5 Size: 220.90 X 326.21 Lot 6R Size: 50 X 668.39

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Lot 5 has one (1) single family dwelling with associated accessory use structures and Lot 6-R is undeveloped land

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

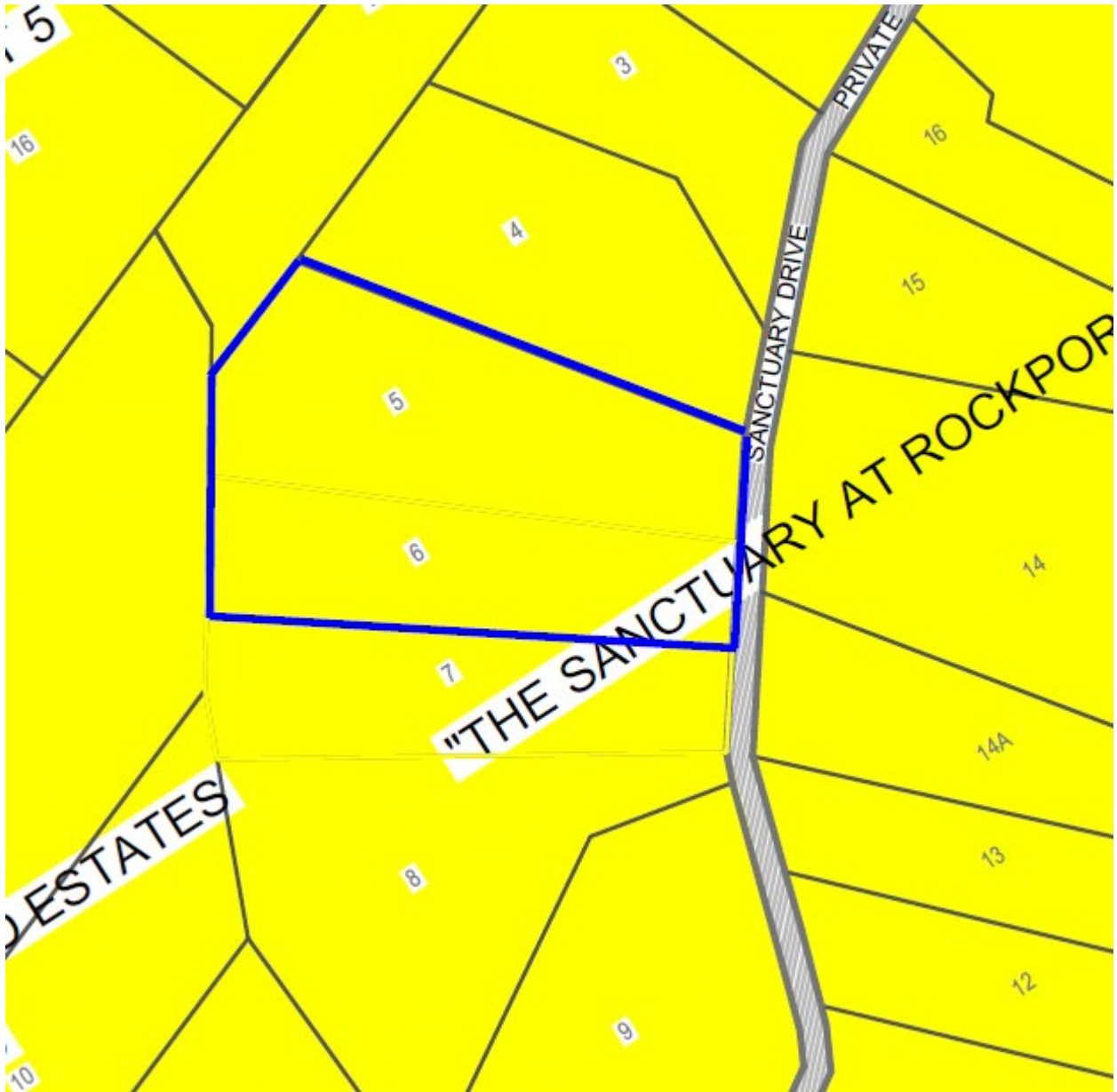
AGENCY COMMENTS

RESPONSE TO STANDARDS

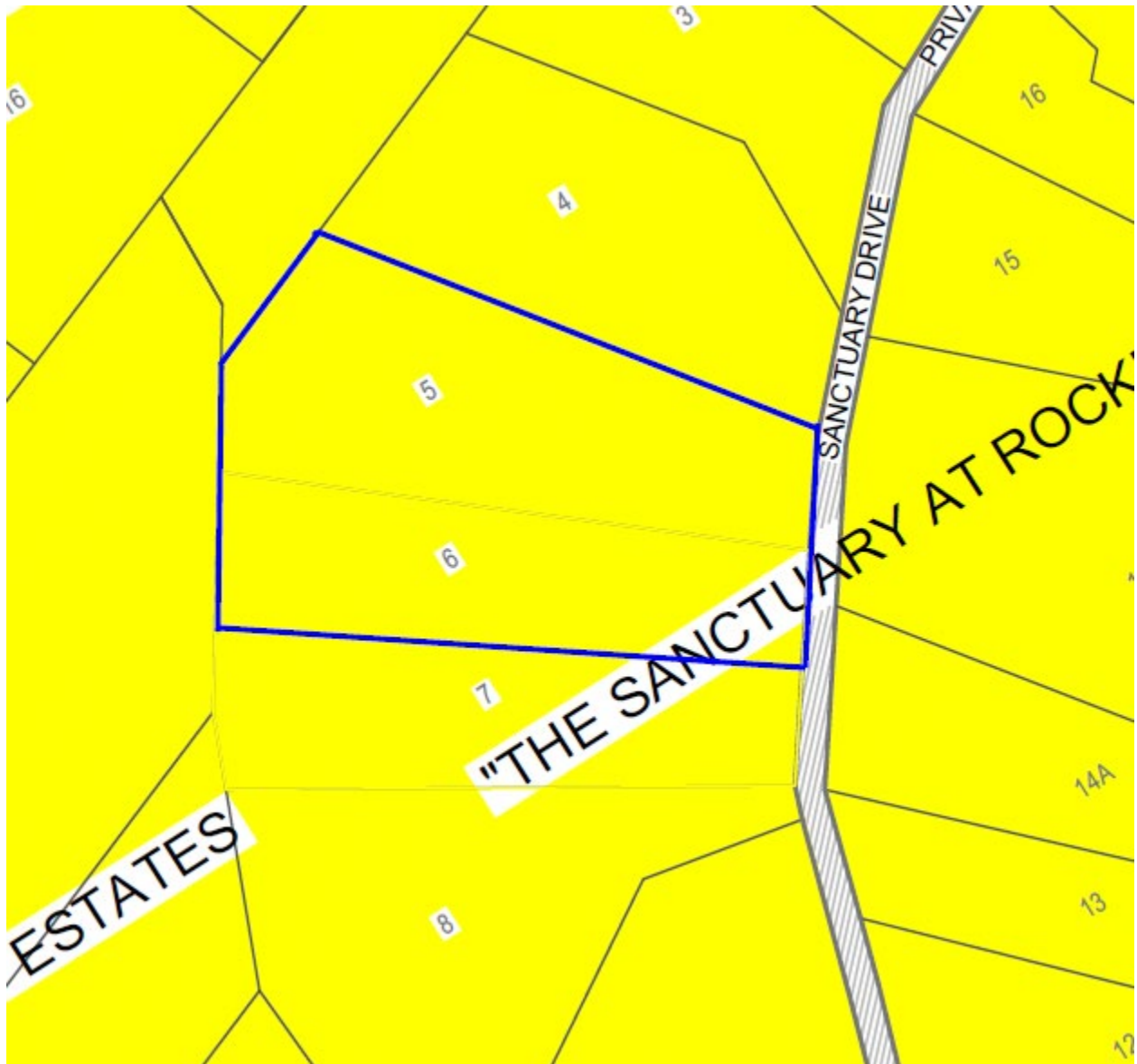
OTHER (DESCRIBE)

<u>PROPERTY ID</u>	<u>PROPERTY OWNER</u>	<u>SITUS ADDRESS</u>	<u>MAILING ADDRESS</u>	<u>CITY</u>	<u>TEXAS</u>	<u>ZIP</u>
59206 & 59239	Kevin & Kezlee Monaco	405 & 421 Sanctuary Dr.	405 Sanctuary Dr.	Rockport	TX	78382
59198	Sanctuary at Rockport	IS Sanctuary Dr.	105 N. Magnolia	Rockport	TX	78382
8823654	Richard & Julee E. Lashley	439 Sanctuary Dr.	1185 HUB CT.	El Cajon	CA.	92020
65921	Melody & Gary Waggoner	501 Sanctuary Dr.	501 Sanctuary Dr.	Rockport	TX	78382
34132 & 34133	Spanwood LP	3242 & 3282 Loop 1781	P.O. Box 366698	Bonita Springs	FL	34136
66713	Gary & Frances Willison	3502-R FM 1781	P.O. Box 2747	Rockport	TX	78382
65312	Anthony Eby	349 Sanctuary Dr.	349 Sanctuary Dr.	Rockport	TX	78382
65311	Nikunj Patel	339 Sanctuary Dr.	339 Sanctuary Dr.	Rockport	TX	78382
59200	James & Belinda Cate	510 Sanctuary Dr.	510 Sanctuary Dr.	Rockport	TX	78382
59202	Gail Johnson	330 Sanctuary Dr.	P.O. Box 1808	Rockport	TX	78381
8819680	Cory & Amanda Fontenot	340 Sanctuary Dr.	340 Sanctuary Dr.	Rockport	TX	78382
8822927	Benjamin & Stefani Watson	350 Sanctuary Dr.	350 Sanctuary Dr.	Rockport	TX	78382
65276	Greg & Brandi Karl	450 Sanctuary Dr.	450 Sanctuary Dr.	Rockport	TX	78382
8823653	Martin & Celeste Williams	427 Sanctuary Dr.	7306 Robin Rest Dr.	San Antonio	TX	78209
	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



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, May 6, 2024

AGENDA ITEM: 7

Presentation and Discussion regarding current Residential Development.

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

BACKGROUND: This is a power point presentation to update the Planning & Zoning Commission on the current Residential Development. Staff will have an update on current Commercial Development for presentation at a later date.

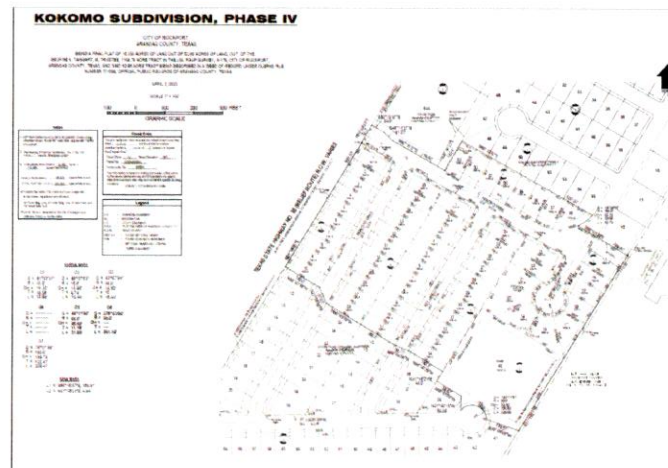
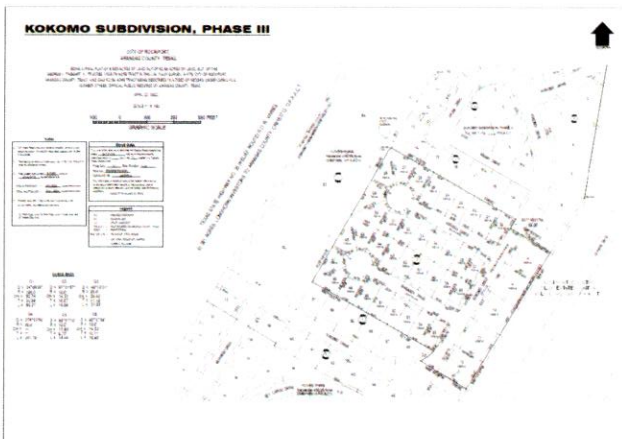
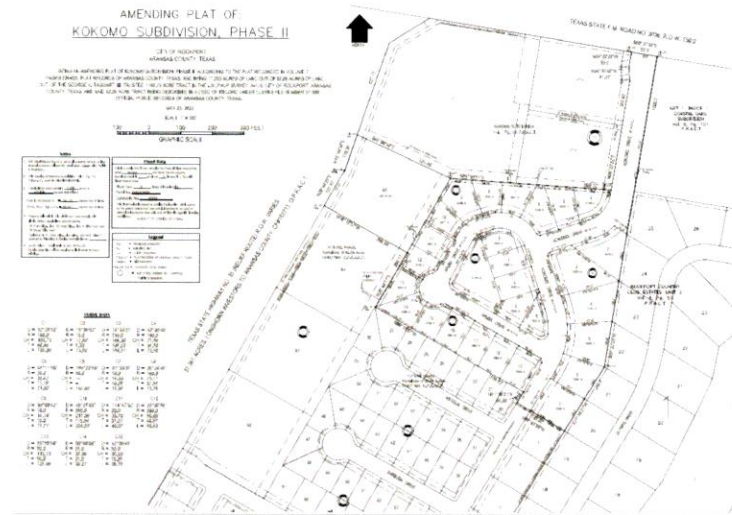
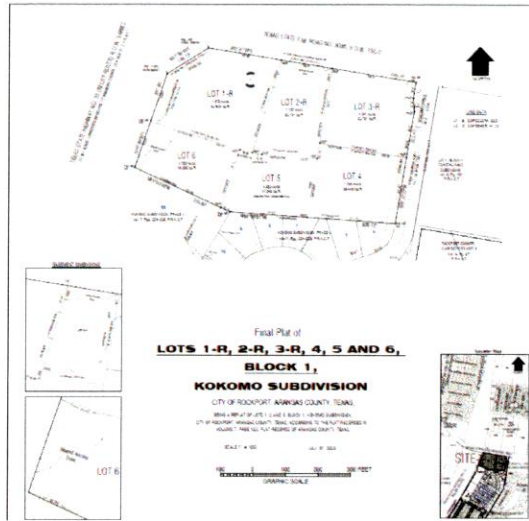
RECOMMENDATION: N/A

Current Residential Developments

- **Kokomo Subdivision, 2202 FM 3036 :**
Phase 4 consisting of 114 residential lots / Infrastructure accepted by the City – Final Plat recorded April 23, 2024.
Phase 3 consisting of 41 residential lots / Infrastructure accepted and Final Plat recorded March 31, 2023 / in process of build out with 11 SFD completed
Phase 2 consisting of 28 residential lots / Infrastructure accepted and Final Plat recorded June 30, 2022 / in process of build out with 16 SFD completed
Phase 1 consisting of 5 Commercial Lots: Original Final Plat recorded October 15, 2020/ Replat approved September 5, 2023 / Seven Eleven store plans approved for construction on Lot 1R, corner of FM 3036 and SH 35 Bypass – 3588 SH 35 Bypass.
- **Pearl Street Square, 1802 FM 2165 – 37 R1 SFD Lots with 2 R7 Lots:**
4/11/2024 – Lift Station plans under review
- **Fulton Shores, 417 S Fulton Beach Road – 57 Lot SFD Subdivision:** Final Plat revision approved 12/28/2023 will expire on 6/28/2025 and revert back to original as per Section 90-32 (e). *No current activity*
- **Heritage Park, 2701 FM 3036 – 106 Lot SFD Subdivision** Infrastructure accepted by City on January 5, 2024, permits issued for five (5) SFD in Phase I.
- **Lakeway Estates Conceptual Plan/Preliminary Plat – 431 R1 SFD Lots with 3 B1 Commercial Lots:** Conceptual plan approved on September 18, 2023 / *No current activity*
- **Water Street Condos – 703 S Water – Eleven (11) SFD Condominiums:** Civil and drainage plans approved/ Construction plans in review 5/1/2024
- **East Linden Duplex Addition, 1117 N Live Oak:** Infrastructure under review for 6 buildings with 12 duplexes; property zoned R1 – Rezone to R3 required
- **Ocean Reef Subdivision, 4102-4112 Hwy 35 S (ETJ):** Infrastructure completed, Final Plat filed, 82 SFD completed, 4 under construction
- **Lucus Ranch, S Hwy 1069- 98 Lots SFD Subdivision (ETJ)** Lift station (Electrical Power) New address for Lift Station – Account set up with AEP 4/9/2024/ no final inspections yet 5/1/2024

- **Estes Point PUD - Marea Subdivision (formerly La Buena Vida PH 2)** Infrastructure plans submitted 4/18/2024 under review
- **Silverleaf Apartments (55+) (ETJ), 362 Rattlesnake Pt – 20 Duplexes/40 Units**
Completed and occupied
- **Costa Palms Resort (55+) & Pura Vida Palms – 501 Rattlesnake Pt Rd (ETJ):**
1,118 Lot MH Park – infrastructure accepted – Final Plat filed
- **Isles of Rockport (ETJ) :** 227 SFD Lots with 1 Lot for future Hotel/Motel Commercial Development / Amenities of 2 Clubhouses with Pool and a private Marina with access to the Intercoastal Canal

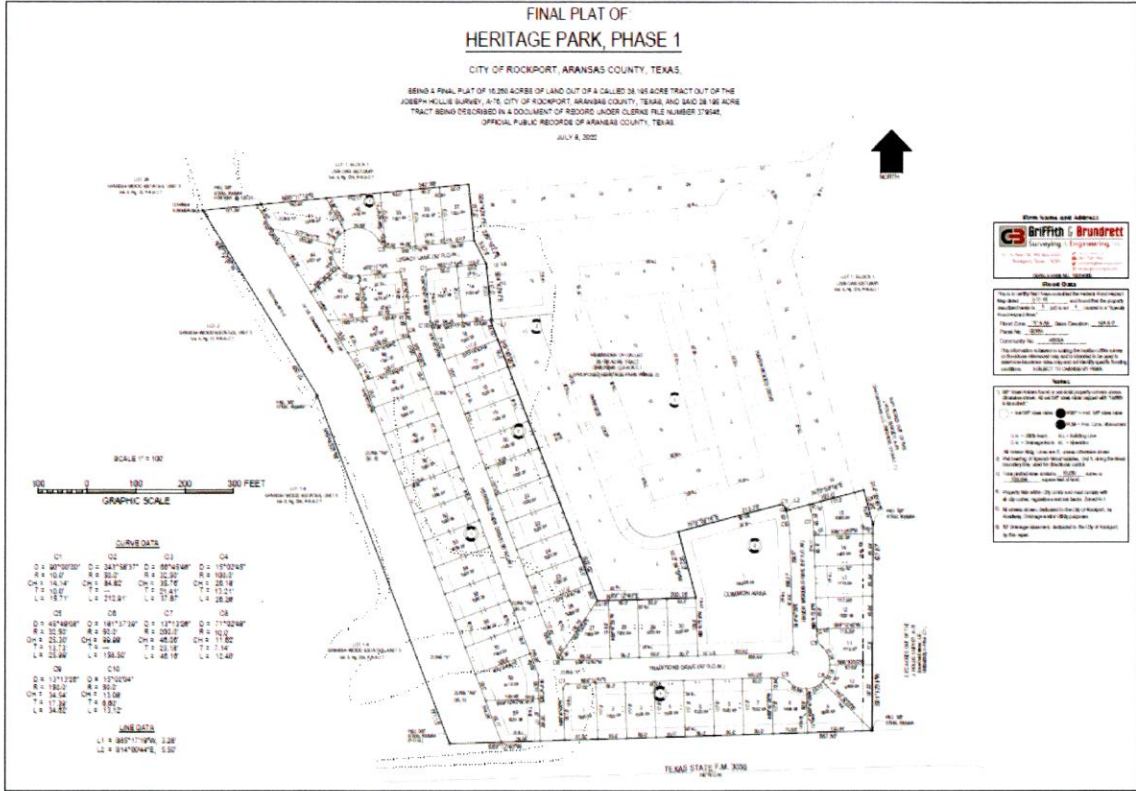
City of Rockport Residential Growth and Development inside city limits



- **Kokomo Subdivision, 2202 FM 3036 :**
- **Phase 1 consisting of 5 Commercial Lots:** Seven Eleven store plans approved for construction on Lot 1R, corner of FM 3036 and SH 35 Bypass.
- **Phase 2 consisting of 30 residential lots /** in process of build out with 16 SFD completed
- **Phase 3 consisting of 46 residential lots /** Infrastructure accepted March 23, 2023 / in process of build out with 11 SFD completed and 3 SFD construction ongoing
- **Phase 4 consisting of 114 residential lots /** Infrastructure accepted, Final Plat Filed 4/22/2024

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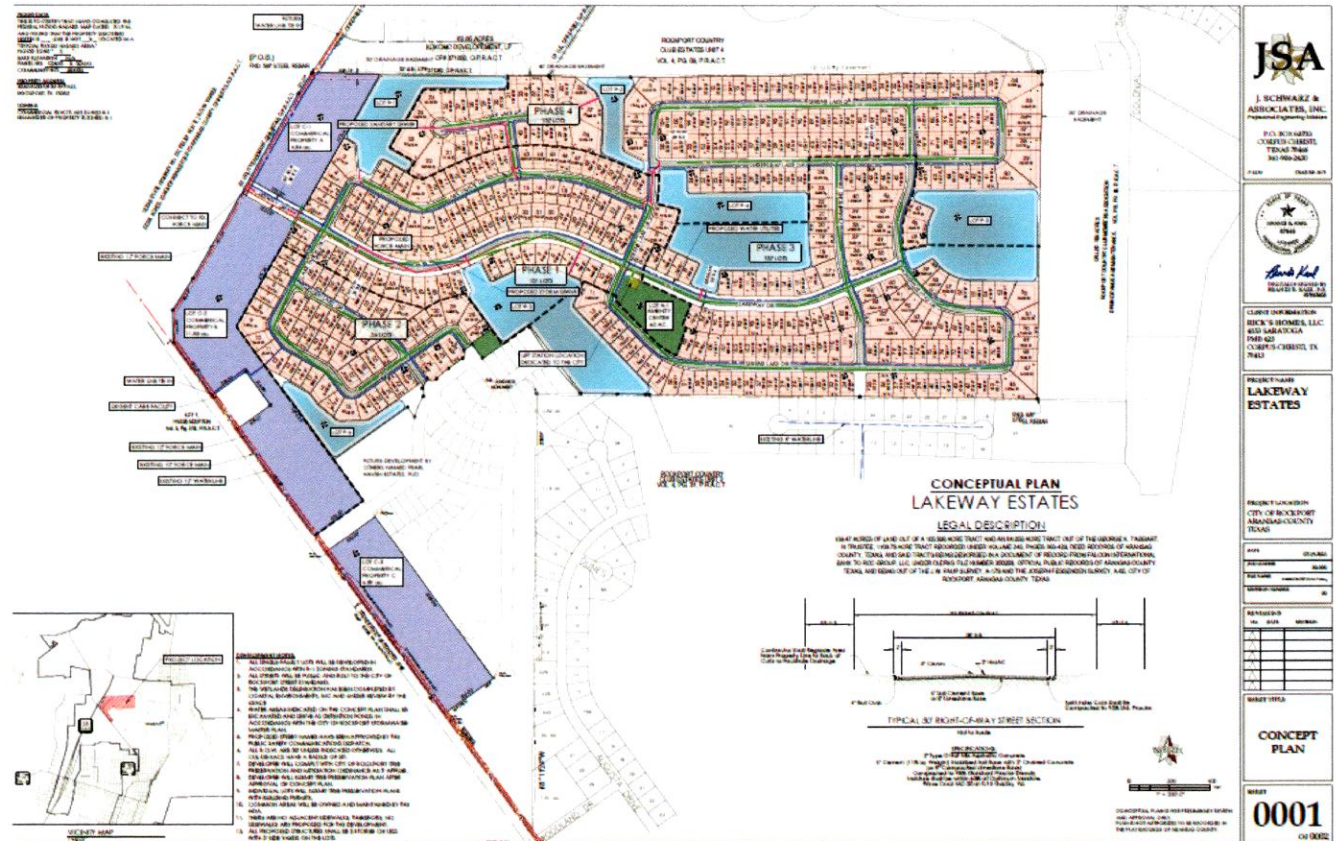
Heritage Park
2701 FM 3036
106 Lot SFD
Subdivision



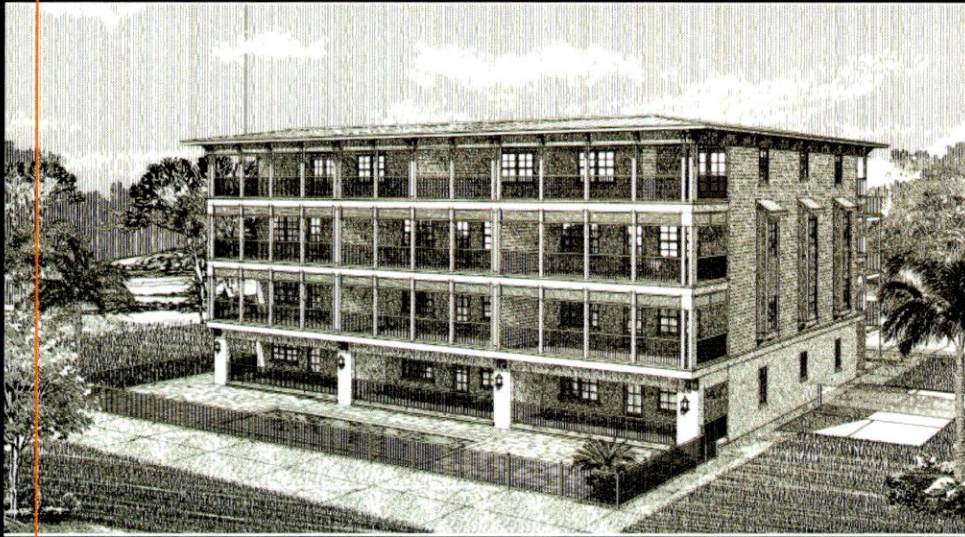
Conceptual plan approved on September 18, 2023

Lakeway Estates **SH 35 Bypass/FM 2165** **434 Lot SFD Subdivision**

- 431 SFD Lots
and
• 3 Commercial Lots

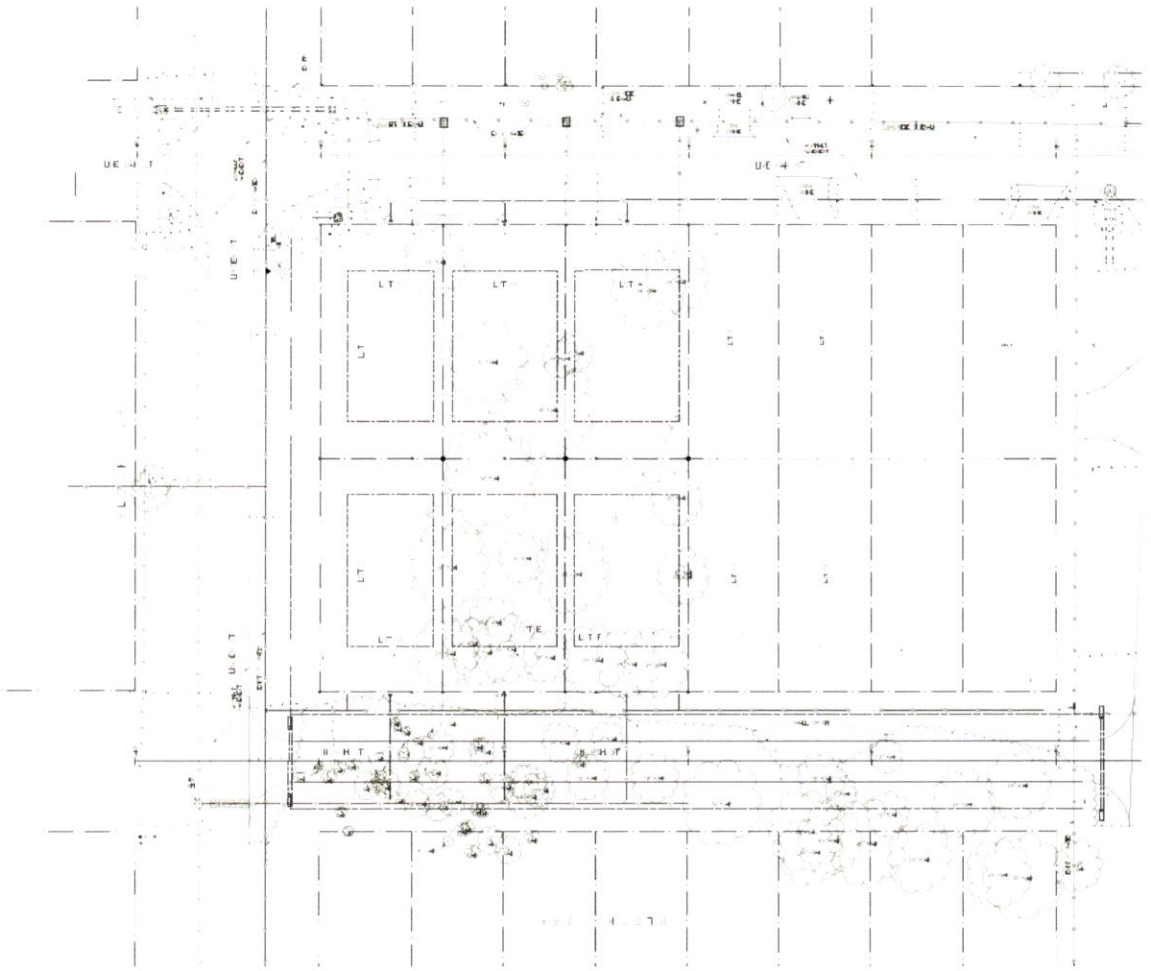


Proposed Condominium Complex at Water Street in Rockport, Texas For Cupic Custom Homes, LLC



- This project is currently under review for eleven (11) condominiums
- The first three floors will have three units each with 3 bedrooms and 3 baths.
- The fourth floor will have two (2) luxury penthouse condominiums
- Amenities will include a swimming pool and pickle ball court.
- The price range of these condominiums will be in the range of \$500,000 to \$1.5 million.

East Linden Duplex
Addition
1117 N Live Oak
6 Lots w/12
Duplexes



Growth and Residential Development Outside City Limits (ETJ) Utilizing City Utilities

Lucas Ranch (ETJ) , 2502-2560 FM 1069 – 98 Lot SFD Subdivision



R&M
ENGINEERING
CONSULTANTS

2502-2560 FM 1069
ET 10-100 FT - 5-6-8 FT
08/11/14
ET 10-100 FT - 5-6-8 FT
ET 10-100 FT - 5-6-8 FT

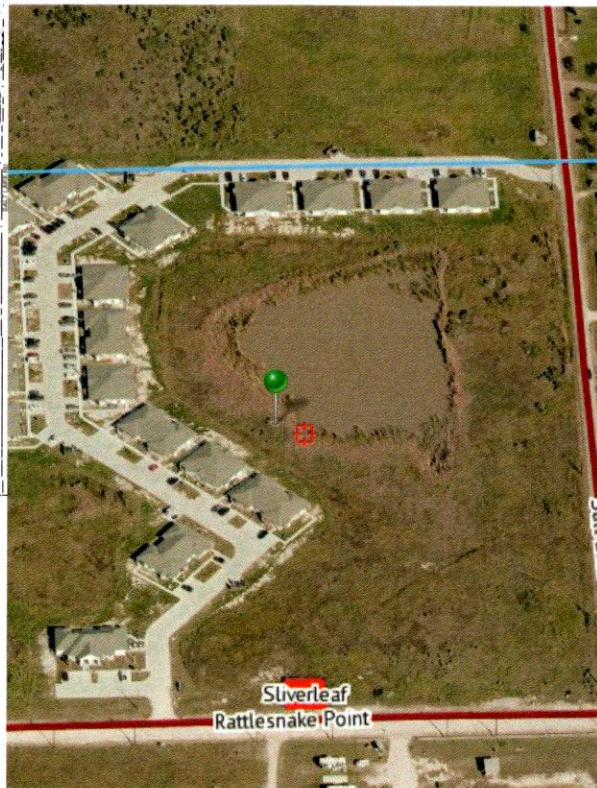
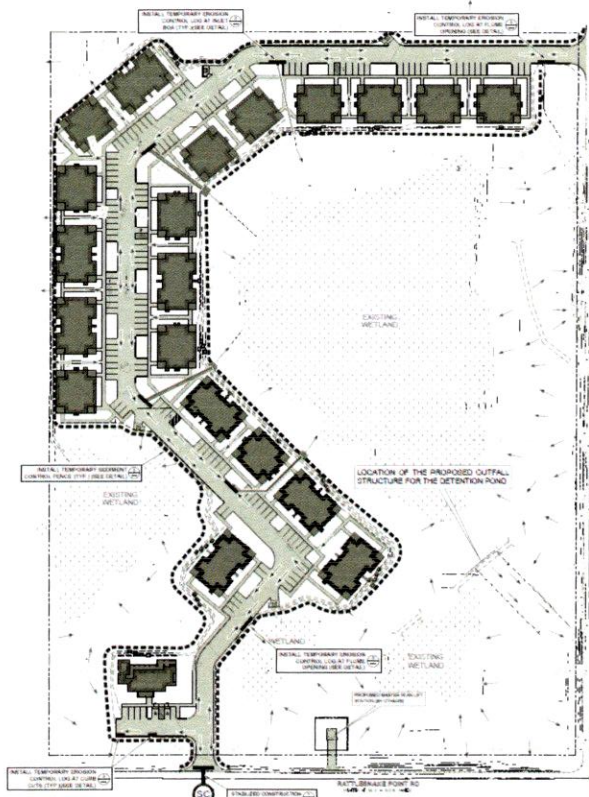
LUCAS RANCH
SUBDIVISION
ROCKFORD TX



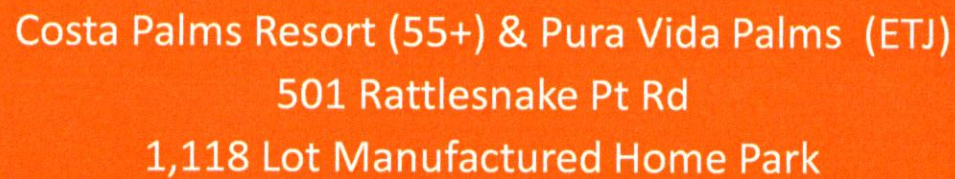
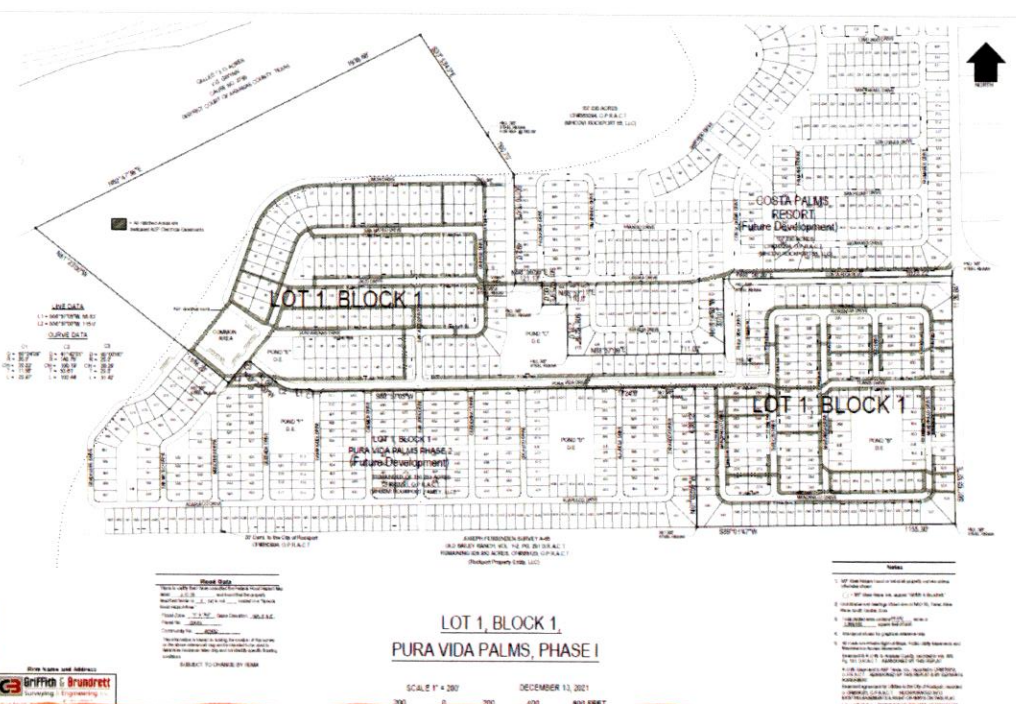


Estes Point PUD (ETJ) Marea
Subdivision
Formerly La Buena Vida PH 2
67 Lot SFD Subdivision





Silverleaf (ETJ)
362 Rattlesnake Pt
20 Duplexes/40 Units



- [illegible]