



PLANNING & ZONING PACKET

July 1, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, July 1, 2024, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

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



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

Opening Agenda

1. Call meeting to order.

Public Hearing

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

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of June 17, 2024.
4. Deliberate and act on a request to replat property previously platted located at 1001 E Hackberry.; also known as Lot 1, Block 1, Hunt's Courts, being .2296 acres, City of Rockport, Aransas County, Texas.
5. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

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

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, June 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 AGENDA
Regular Meeting: Monday, July 1, 2024

AGENDA ITEM: 3

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

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

BACKGROUND: Property owner, Dixie Ventures RP, LLC through the manager, Amanda LeBoeuf, wish to replat Lot 1, Block 1, Hunt's Courts to two (2) lots. Both replatted lots meet the minimum Lot square foot requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, June 15, 2024 edition and mailed out to thirty two (32) 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 and 118-20 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, July 1, 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 1001 E Hackberry.; also known as Lot 1, Block 1, Hunts Courts, Unit 1, being 0.230 acres, City of Rockport, Aransas County, Texas.

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of July 1, 2024, and posted on the City's website www.cityofrockport.com.

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

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

POSTED the 11th day of June 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, June 15, 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**

1001 E Hackberry

APPLICANT/PROPERTY OWNER

Dixie Ventures RP, LLC, Owner
By: Amanda LeBoeuf, Manager

PUBLIC HEARING DATE

P&Z – Monday, July 1, 2024
CC – N/A

P&Z DATE

P&Z – Monday, July 1, 2024

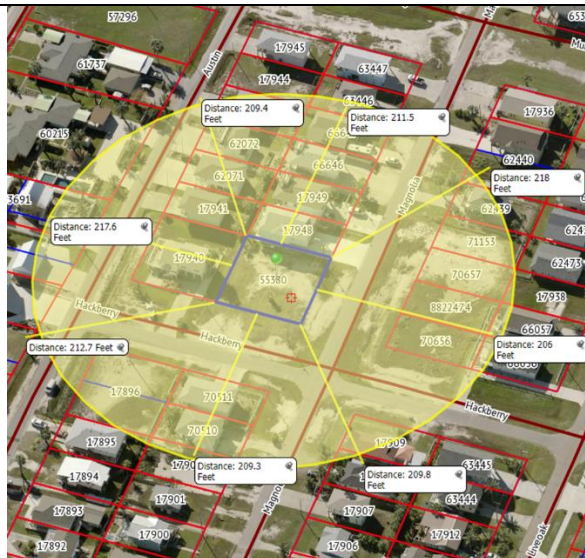
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Dixie Ventures RP, LLC through the manager, Amanda LeBoeuf, wish to replat Lot 1, Block 1, Hunt's Courts to two (2) lots. Both replatted lots meet the minimum Lot square foot requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, June 15, 2024 edition and mailed out to thirty two (32) 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 – 2 nd Single Family Dwelling District	Vacant - undeveloped	N – R2 (2 nd Single 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)	No site Improvements	.2296 acres 100 X 100 – Lot 1 50 X 100 – Lot 1A 50 X 100 – Lot 1B

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Vacant Lot since 2010 with no improvements

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 17th day of June, 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

Kim Hesley – Secretary
Rocky Gudim
Josh Dowling
Tom Blazek

Members Absent

Ruth Davis – Chair
Warren Hassinger – Vice Chair
Ric Young

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Asst Director Bldg. & Dev
Belinda Garcia, Administrative Coordinator
Patti Dodson, Planning Technician
David Lowell, Building Inspector
Robert Argetsinger, IT Director
Finn Klanica, IT

Guest(s) Present

Three (3)

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 located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas.

Secretary Hesley read into record one (1) citizen response in favor and one (1) citizen response opposed.

Randy Hatfield spoke in favor. Ryan Ayres spoke in favor via phone.

Community Planner Carey Dietrich spoke.

Regular Agenda

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

3. Deliberate and act on approval of the regular meeting minutes of May 20, 2024.

Motion: Member Blazek made a motion to approve the May 20, 2024 minutes as presented. Member Dowling seconded. **Motion Passed Unanimously.**

4. Deliberate and act on a request for a Conditional Use Permit located at 125 Lamar Dr.; also known as Lot 3, Ayres Acres, being 19.2809 acres, City of Rockport, Aransas County, Texas.

Community Planner Carey Dietrich spoke recommending approval with the stipulation the residential dwelling will be permitted for construction by year end 2025.

Randy Hatfield spoke.

Ryan Ayres spoke via phone.

Motion: Member Gudim motioned to approve the replat with the stipulation that the residential dwelling will be permitted for construction by end of year 2025. Member Dowling seconded the motion. **Motion Passed Unanimously.**

5. Adjournment 5:38 pm

Motion: Member Dowling made a motion to adjourn. Member Gudim 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, July 1, 2024

AGENDA ITEM: 4

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

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

BACKGROUND: Property owner, Dixie Ventures RP, LLC through the manager, Amanda LeBoeuf, wish to replat Lot 1, Block 1, Hunt's Courts to two (2) lots. Both replatted lots meet the minimum Lot square foot requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, June 15, 2024 edition and mailed out to thirty two (32) 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 and 118-20 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request to replat property previously platted located at 1001 E Hackberry.; also known as Lot 1, Block 1, Hunt's Courts, being .2296 acres, City of Rockport, Aransas County, Texas.

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**

1001 E Hackberry

APPLICANT/PROPERTY OWNER

Dixie Ventures RP, LLC, Owner
By: Amanda LeBoeuf, Manager

PUBLIC HEARING DATE

P&Z – Monday, July 1, 2024
CC – N/A

P&Z DATE

P&Z – Monday, July 1, 2024

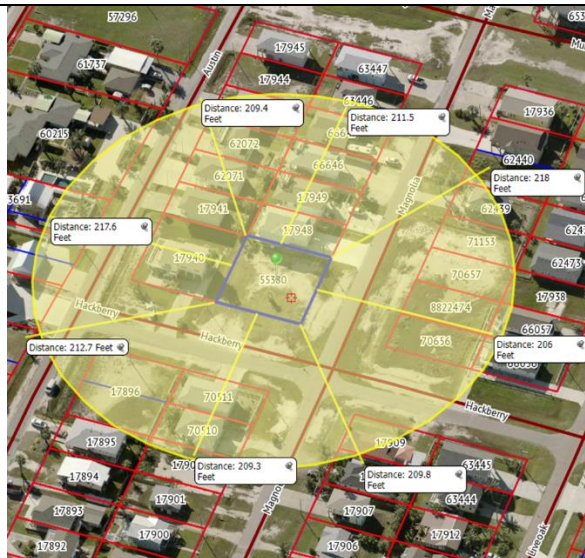
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Dixie Ventures RP, LLC through the manager, Amanda LeBoeuf, wish to replat Lot 1, Block 1, Hunt's Courts to two (2) lots. Both replatted lots meet the minimum Lot square foot requirements of the R2 zoning district.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, June 15, 2024 edition and mailed out to thirty two (32) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.





RECEIVED
JUN 10 2024

Plat Application & Checklist

Building & Development Services Department

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

CATEGORIZATION:

CLASSIFICATION OF PLAT: ☐ Administrative ☒ Minor Subdivision ☐ Major Subdivision

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

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

GENERAL INFORMATION:

Address: 1001 E HACKBERRY ACAD Property ID: 55380

Subdivision: HUNT'S COURT, UNIT 1 Block: 1 Lot: 1

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: AMANDA LEOEUF, MANAGER

Company: DIXIE VENTURES RP, LLC

Mailing Address: 24802 PEARL CREST LN
SPRING, TX 77389

Phone: 281.840.3669

Email: DIXIEGIRL@COMCAST.NET

ENGINEER/PLANNER/SURVEYOR:

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

Company: GRIFFITH & BRUNDRETT SURVEYING & ENGINEERING, INC.

Mailing Address: P. O. BOX 2322
ROCKPORT, TX 78381

Phone: 361.729.6479

Email: JERRYB@GBSURVEYOR.COM

BACKGROUND

Project Name: LOTS 1-A & 1-B, BLOCK 1, HUNT'S COURT, UNIT 1

- Present Zoning District: R-2 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	1	0.230 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	0.230 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	2	0.230 ACRES	
Single Family			
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (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	0.230 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED


(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

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

If rejected, reasons why: _____

Receipt No. _____


Owner Certification

State of Texas
County of Harris

DIXIE VENTURES RP, LLC

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon, that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 7 day of June, A.D., 2024.

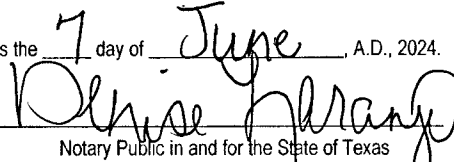

AMANDA LEOEUF, Manager

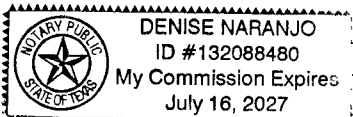
State of Texas
County of Aransas

This instrument was acknowledged before me by:

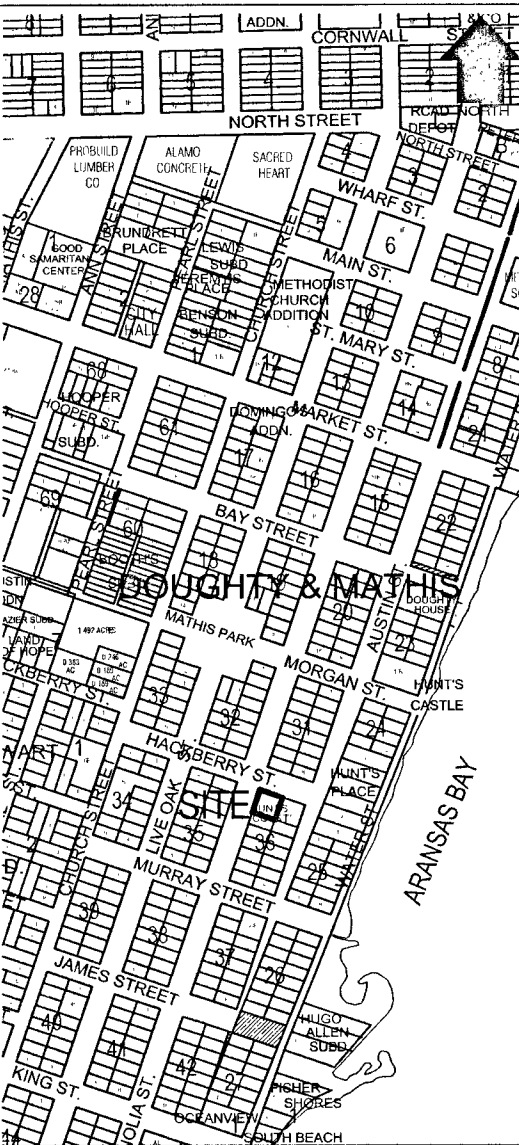
AMANDA LABOEUF, Manager of
DIXIE VENTURES RP, LLC

This the 7 day of June, A.D., 2024.


Notary Public in and for the State of Texas



Locator Map



Flood Data

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

Flood Zone "AE", Base Elevation 6.0'
Panel No. 0245G
Community No. 485504

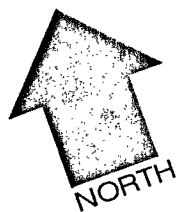
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Firm Name and Address

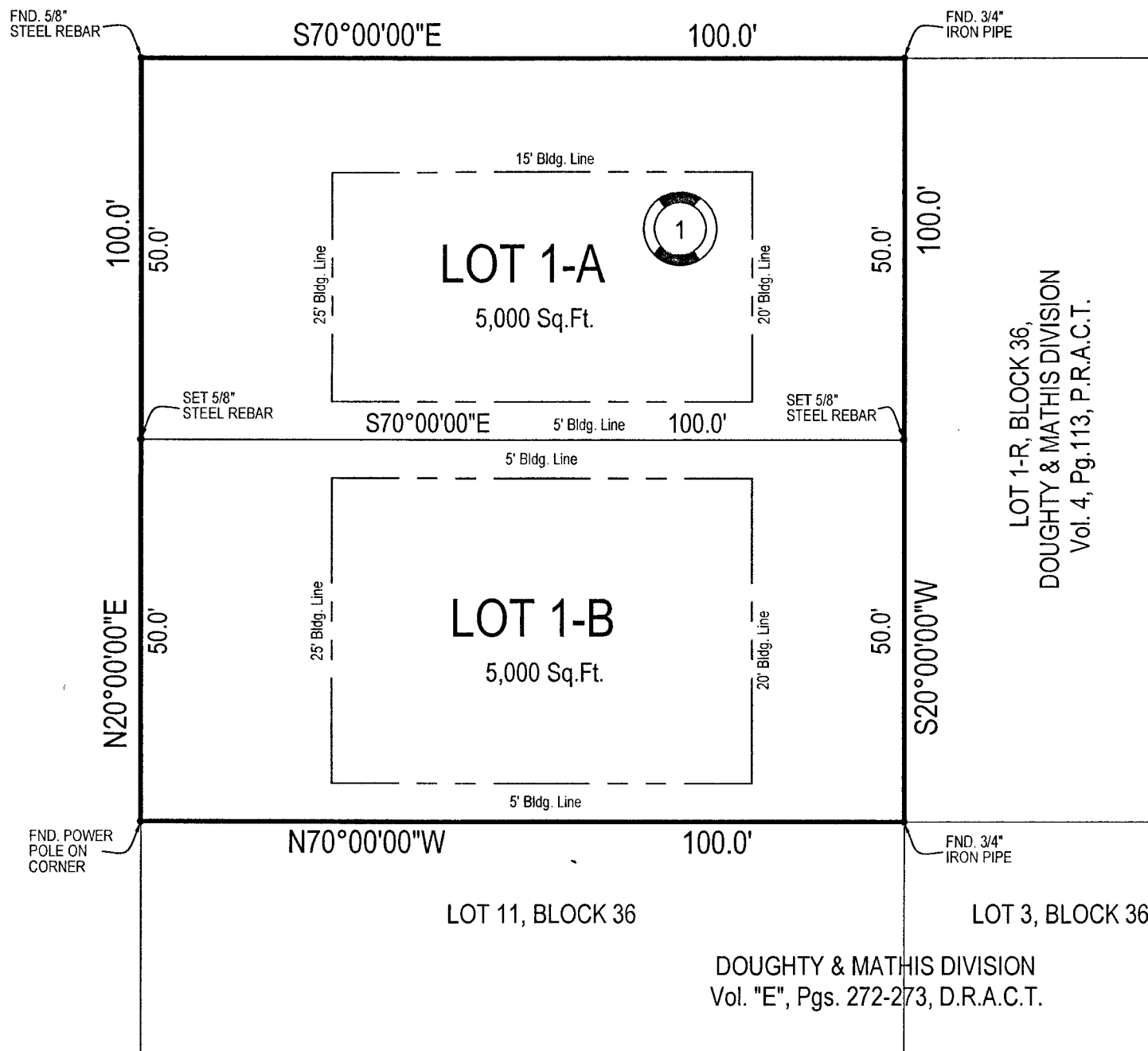

411 S. Pearl St., P.O. Box 2432
Rockport, Texas 78381
Tel: 361-729-6429
Fax: 361-729-7943
Email: jbrundrett@griffithsurveying.com
www.griffithsurveying.com

TBPELS FIRM NO. F-414



MAGNOLIA STREET
100.0' R.O.W.

HACKBERRY STREET
100.0' R.O.W.



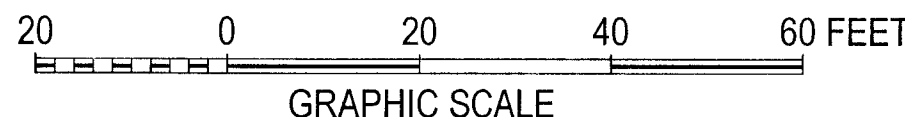
FINAL PLAT OF:
LOTS 1-A & 1-B, BLOCK 1,
HUNT'S COURT, UNIT 1

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT 1, HUNT'S COURT, UNIT 1, OUT OF BLOCK 36,
DOUGHTY & MATHIS DIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 160,
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 20'

APRIL 2, 2024

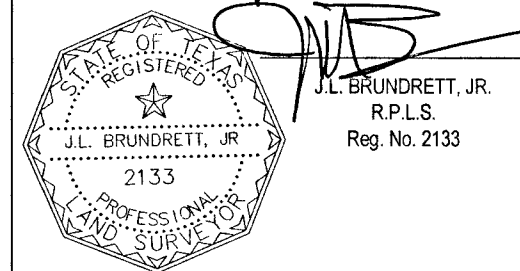


Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 2 day of April, A.D., 2024.



Planning & Zoning Commission

State of Texas
County of Aransas

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

This the day of , A.D. 2024.

Chair

Secretary

Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- Plat bearing used for directional control, unless otherwise shown.
- Total platted area contains 0.230 acres or 10,000 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.

County Clerk's Certification

State of Texas
County of Aransas

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

Texas in Volume , Page

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

Misty Kimbrough

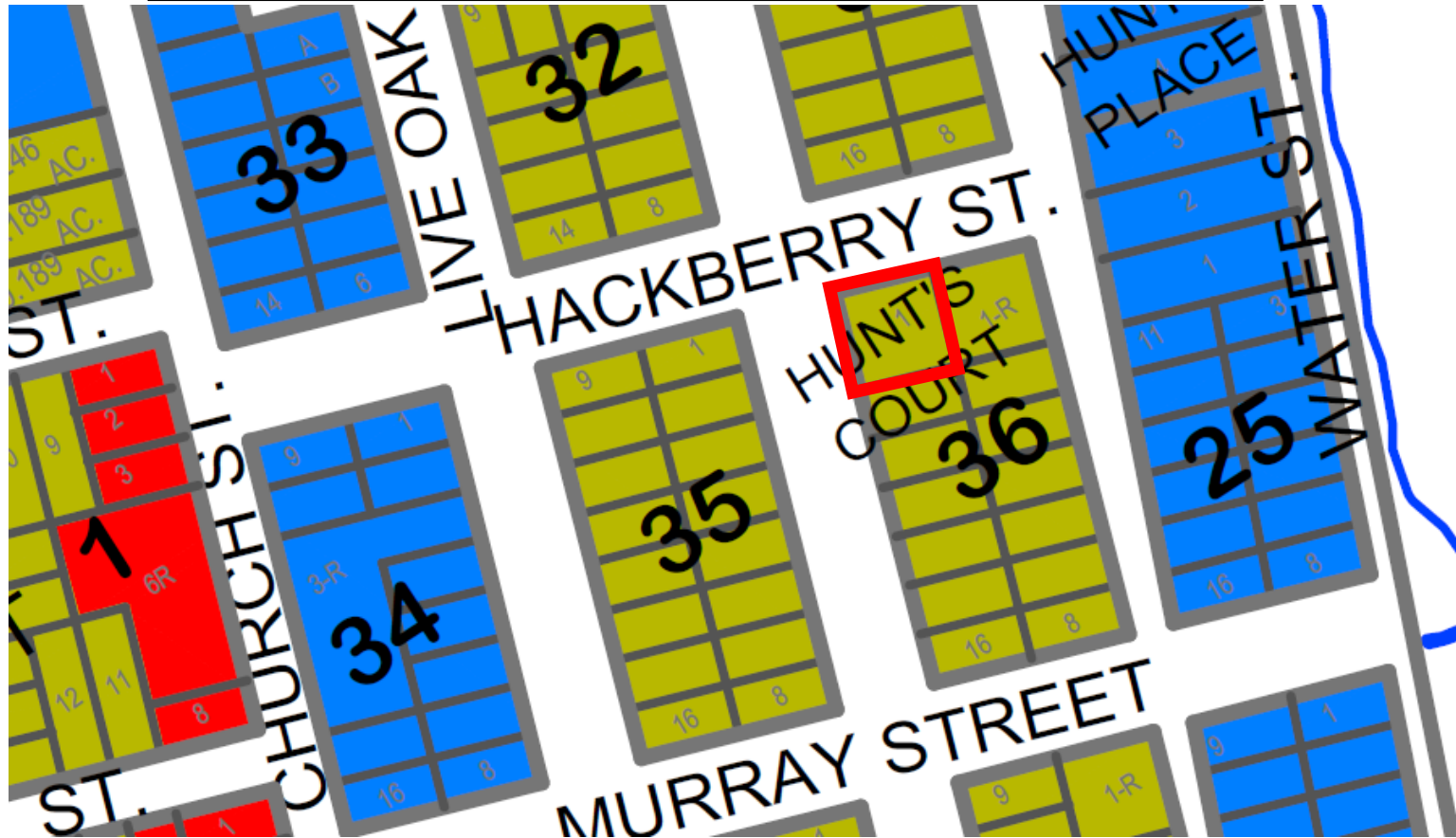
By: Deputy

Clerk's File No.

<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>
55380	Dixie Ventures RP LLC	1001 E. Hackberry St.	24802 Pearl Crest Ln.	Spring	TX	77389
17908	Jeanne L. Crocker	827 Magnolia St.	c/o 2804 E. Loma Vista Ave.	Victoria	TX	77901
17909	Don & Shawna Loberg	916 E. Hackberry St.	1349 Braided Rope Dr.	Austin	TX	78727
70656	Miquel & Camila Mares	903 S. Magnolia St.	5050 FM 1784	Pleasanton	TX	78064
66056	Miquel & Camila Mares	904 S. Magnolia St.	5050 FM 1784	Pleasanton	TX	78064
8822474	Miquel & Camila Mares	907 S. Magnolia St.	5050 FM 1784	Pleasanton	TX	78064
66057	Brain & Majorie Baxter	908 S. Live Oak	1315 Paseo De Vaca St.	San Angelo	TX	76901
17938	2RM Holdings LLC	912 S. Live Oak	5418 W. US Hwy. 90	San Antonio	TX	78227
70657	2RM Holdings LLC	911 S. Magnolia St.	5418 W. US Hwy. 90	San Antonio	TX	78227
71153	Philippe & Debra Caujolle	915 S. Magnolia St.	843 River Way	Spring Branch	TX	78070
62440	Frank & Anne Liberato	923 S. Magnolia St.	637 Winding View	New Braunfels	TX	78132
17902	Christopher & Teresa Zeiter	824 S. Magnolia St.	627 S. Magnolia St.	Rockport	TX	78382
70510	Thomas & Glenda Willis	828 S. Magnolia St.	416 S. Newport Way	Denver	CO	80224
70511	Bradley F. Nei	832 S. Magnolia St.	832 S. Magnolia St.	Rockport	TX	78382
17948	Christopher & Stacy Blanchard	912 S. Magnolia St.	912 S. Magnolia St.	Rockport	TX	78382
17949	Joel & Sandra Dennie	916 S. Magnolia St.	916 S. Magnolia St.	Rockport	TX	78382
66646	Joe & Amber Araiza	920 S. Magnolia St.	108 Crescent Ridge	Adkins	TX	78101
66642	Agustus & Jean Coe	924 S. Magnolia St.	1919 Hwy. 35N Pmb 93	Rockport	TX	78382
63446	Philip S. Ormsby	928 S. Magnolia St.	928 S. Magnolia St.	Rockport	TX	78382
17944	Jason & Jennifer Bellis	927 S. Austin St.	1093 Old Annetta Rd.	Aledo	TX	76008
17943	Daniel A. Denton	923 S. Austin St.	1841 Wonderlight Ln.	Dallas	TX	75228
62072	Irv & Debra Wilbur	919 S. Austin St.	220 Windjammer St.	Rockport	TX	78382
62071	Gary & Marcia Rhone LLC	915 S. Austin St.	E6903 White Lake Rd.	Weyauwega	WI	54983
17941	Greg Berlocher	909 S. Austin St.	13327 Larkhill Gardens Ln.	Sugar Land	TX	77478
17940	Harvey Mueller	903 S. Austin St.	2529 Garfield Rd.	Yorktown	TX	78164
17896	Joan M. Clay	827 S. Austin St.	818 East Dallas	Kermit	TX	79745
17895	Carlos & Jennifer Royo	823 S. Austin St.	2625 Clublake Trl	McKinney	TX	75072
63694	Kingfish Partners LTD	905 Water St.	813 College Blvd	San Antonio	TX	78209
63693	Michael Flume	907 Water St.	2348 Gruene Lake Dr. #C	New Braunfels	TX	78130
63692	Jabo Sealy Holdings	909 Water St.	c/o 8656 Gosler Rd.	Sealy	TX	77474
63691	Craig W. Griffin	911 Water St.	P.O. Box 159	Fulton	TX	78358
60215	Res Rental Properties LLC	919 Water St.	923 S. Water St.	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

