



PLANNING & ZONING PACKET

September 3, 2024

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Tuesday, September 3, 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 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas.
3. Conduct a Public Hearing to consider a request to replat the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision.
4. Conduct a Public Hearing to consider a request to rezone the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st Single Family Dwelling District).

Regular Agenda

5. Deliberate and act on approval of the regular meeting minutes of August 5, 2024.
6. Deliberate and act on a request to replat property previously platted located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas.
7. Deliberate and act on a request to replat the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision.
8. Deliberate and act on a request to rezone the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st Single Family Dwelling District).
9. 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 30, 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: Tuesday, September 3, 2024

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request to replat property previously platted located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owners, Robert L. and Maria Williams wish to replat property previously platted located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas into three (3) lots: Lot 16-A (6.475 acres), Lot 16-B (6.429 acres), and Lot 16-C (6.521 acres).

A public notice regarding this item was published in The Rockport Pilot in the Thursday, August 15, 2024 edition and mailed out to sixteen (16) 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 Tuesday, September 3, 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 3542 Loop 1781.; also known as Lot 16, Spanish Woods Estate #5, being 19.426 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 September 3, 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 15th day of August, 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 Thursday, August 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**

3542 Loop 1781

APPLICANT/PROPERTY OWNER

Robert L. and Maria Williams - Owner

PUBLIC HEARING DATE

P&Z – Tuesday, September 3, 2024
CC – N/A

P&Z DATE

P&Z – Tuesday, Sept. 3, 2024

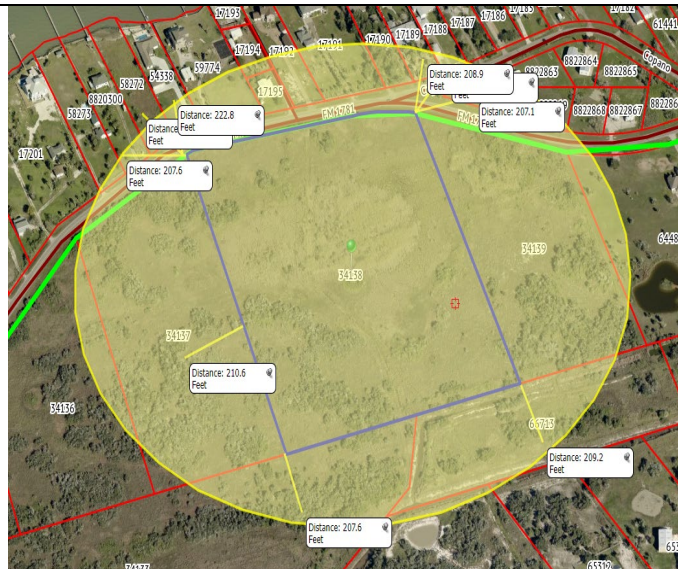
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owners, Robert L. and Maria Williams wish to replat property previously platted located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas into three (3) lots: Lot 16-A (6.475 acres), Lot 16-B (6.429 acres), and Lot 16-C (6.521 acres).

A public notice regarding this item was published in The Rockport Pilot in the Thursday, August 15, 2024 edition and mailed out to sixteen (16) property owners within a 200-foot radius of the property. One letter For and no 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
R-1 – Single Family Dwelling District	Undeveloped	N – R-1 – Single Family Dwelling District S – R-1 – Single Family Dwelling District E – R-1 – Single Family Dwelling District W – ETJ	N/A	19.426 acres

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

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Undeveloped.

Water and gas require contractor; however, wastewater will require engineering and extension of the line.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION / APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING & ZONING COMMISSION
Regular Meeting: Tuesday, September 3, 2024

AGENDA ITEM: 3

Conduct a Public Hearing to consider a request to replat the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision.

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

BACKGROUND: Property owner, JWTC Homes would like to replat the property located at 117 N. Live Oak St.; also known as Lots 5-12, Block 245, Smith & Wood Subdivision in order to develop a duplex subdivision consisting of six (6) structures with twelve (12) residential units.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, August 15, 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 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 Tuesday, September 3, 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 1117 N Live Oak.; also known as Lots 5-12, Block 245, Smith & Wood Subdivision, being 1.18 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 September 3, 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 15th day of August, 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 Thursday, August 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**

1117 N Live Oak

APPLICANT/PROPERTY OWNER

JWTC Homes, LTD, Owner

PUBLIC HEARING DATE

P&Z – Tuesday, September 3, 2024
CC – N/A

P&Z DATE

P&Z – Tuesday, September 3, 2024

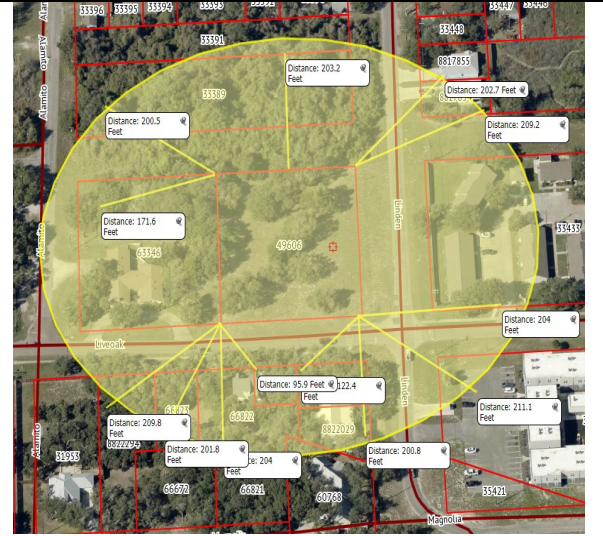
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, JW Turner with JWTC Homes, wishes to replat the property located at 1117 N Live Oak to R3 (Duplex Dwelling District) in order to develop a duplex subdivision consisting of six (6) structures with twelve (12) residential units.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, August 15, 2024 edition and mailed out to fourteen (14) property owners within a 200-foot radius of the property. No letters For and One 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	Undeveloped	N – R5 (2 nd Multi Family Dwelling District) and R5 (2 nd Multi 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)	No Improvements	1.18 acres 51,200 sq ft Lot Size: 400 X 256

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Property has been undeveloped for many years

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

**PUBLIC HEARING PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING & ZONING COMMISSION
Regular Meeting: Tuesday, September 3, 2024

AGENDA ITEM: 4

Conduct a Public Hearing to consider a request to rezone the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st Single Family Dwelling District).

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

BACKGROUND: Property owner, JWTC Homes would like to provide Duplex options in this area that is currently zoned R-1 (1st Single Family Dwelling District). Duplex Dwellings must be in R-3 (Duplex Dwelling District). The idea is to provide a clean/affordable product and develop the unused lots into duplexes.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, August 15, 2024 edition and mailed out to fourteen (14) property owners within a 200-foot radius of the property. No letters For and one Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-10 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 Tuesday, September 3, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, September 10, 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 1117 N Live Oak St; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st 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 September 3, 2024, and the City Council Agenda of September 10, 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 August 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 Thursday, August 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

Building & Development Services | Carey Dietrich, Community Planner
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1117 N Live Oak

JWTC Homes, LTD, Owner

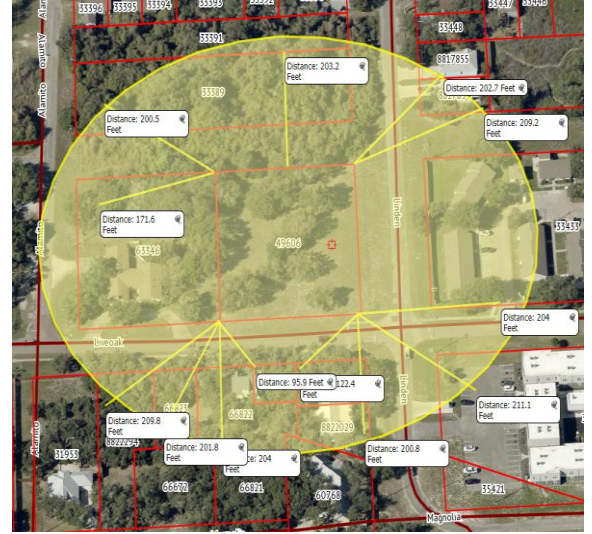
P&Z – Tuesday, September 3, 2024
CC – Tuesday, September 10, 2024

P&Z – Tuesday, September 3, 2024

1st Reading – Tuesday, September 10, 2024
2nd Reading – Tuesday, September 24, 2024,

Property owner, JW Turner with JWTC Homes, wishes to rezone the property located at 1117 N Live Oak to R3 (Duplex Dwelling District) in order to develop a duplex subdivision consisting of six (6) structures with twelve (12) residential units.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, August 15, 2024 edition and mailed out to fourteen (14) property owners within a 200-foot radius of the property. No letters For and One 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	Undeveloped	N – R5 (2 nd Multi Family Dwelling District) and R5 (2 nd Multi 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)	No Improvements	1.18 acres 51,200 sq ft Lot Size:400 X 256

APPROVE

APPROVE WITH CONDITIONS

DENY

The Current Future Land Use Map suggests Residential Use

Property has been undeveloped for many years

LEGAL DESCRIPTION

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING AND ZONING COMMISSION MINUTES

On this the 5th day of August 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 of Public Works & Bldg. Services
Carey Dietrich, Asst. Director Bldg. & Dev.
Patti Dodson, Planning Technician
Belinda Garcia, Administrative Coordinator
Robert Argetsinger, IT Director
Judy Emerson, Code Enforcement

Guest(s) Present

Two (2): Brett Bone and Bertina Schreiber

Open Meeting

1. Meeting called to order at 5:36 p.m.

Public Hearing

Open 5:37pm.

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 R-2 (2nd Single Family Dwelling District), currently zoned B1 (General Business District).

Brett Bone spoke to represent Kokomo.

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.

Bertina Schreiber spoke.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:49 pm.

4. Deliberate and act on approval of the regular meeting minutes of July 29, 2024.

Motion: Secretary Hesley made a motion to approve the July 29, 2024 minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

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 Plat, and Lot 65, Block 1, Kokomo PH 2, more accurately described on the attached Exhibit A, to R-2 (2nd Single Family Dwelling District), currently zoned B1 (General Business District).

Community Planner Carey Dietrich recommended denial since the rezone request conflicts with the Future Land Use Map.

Mike Donoho Director of Public Works & Bldg. Services spoke.

Secretary Hesley spoke and Vice Chair Hassinger spoke.

Brett Bone spoke.

Motion: Member Young made a motion to approve the rezone. Member Gudim seconded.

Motion Passed Unanimously.

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.

Community Planner Carey Dietrich recommended denial of the request for a Conditional Use Permit (CUP).

Mike Donoho Director of Public Works & Bldg. Services spoke. Judy Emerson Code Enforcement spoke.

Secretary Hesley spoke. Vice Chair Hassinger spoke. Member Gudim spoke.

Bertina Schreiber spoke.

Motion: Secretary Hesley made a motion to approve the CUP. Member Young seconded.

Motion Passed Unanimously.

7. Adjournment 6:36 pm

Motion: Member Young made a motion to adjourn. Member Blazek seconded.

Motion passed unanimously.

Prepared by:

Approved by:

Patti Dodson, Planning Technician

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Tuesday, September 3, 2024

AGENDA ITEM: 6

Deliberate and act on a request to replat property previously platted located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Property owners, Robert L. and Maria Williams wish to replat property previously platted located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 acres, City of Rockport, Aransas County, Texas into three (3) lots: Lot 16-A (6.475 acres), Lot 16-B (6.429 acres), and Lot 16-C (6.521 acres).

A public notice regarding this item was published in The Rockport Pilot in Thursday, August 15, 2024 edition and mailed out to sixteen (16) property owners within a 200-foot radius of the property. One letter For and no Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-10 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request to replat the property located at 3542 Loop 1781; also known as Lot 16, Spanish Woods Estate #5, being 19.426 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	1	19.425 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	19.425 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	3	19.425 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	3	19.425 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		
			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)		
			C. Lot & Block Numbers		
X			D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways		
X			E. Detail Curve Information		
			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.

X   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 Montgomery


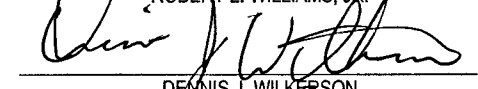
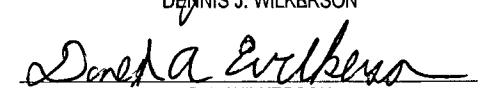
ROBERT L. WILLIAMS, JR.

DENNIS J. WILKERSON

D.A. WILKERSON

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 plated 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 31 day of July, A.D., 2024.

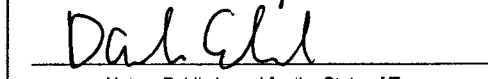

ROBERT L. WILLIAMS, JR.

DENNIS J. WILKERSON

D.A. WILKERSON

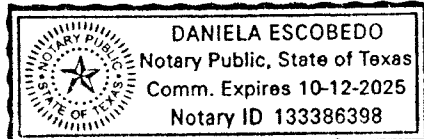
State of Texas
County of Montgomery

This instrument was acknowledged before me by:

ROBERT L. WILLIAMS, JR.

This the 31 day of July, A.D., 2024.


Notary Public in and for the State of Texas

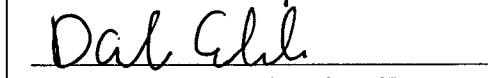


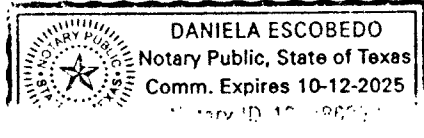
State of Texas
County of Montgomery

This instrument was acknowledged before me by:

DENNIS J. WILKERSON

This the 31 day of July, A.D., 2024.


Notary Public in and for the State of Texas



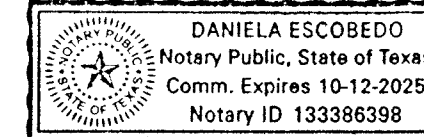
State of Texas
County of Montgomery

This instrument was acknowledged before me by:

D.A. WILKERSON

This the 31 day of July, A.D., 2024.


Notary Public in and for the State of Texas



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 "X" & AE, Base Elevation N/A & 6.0,
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.

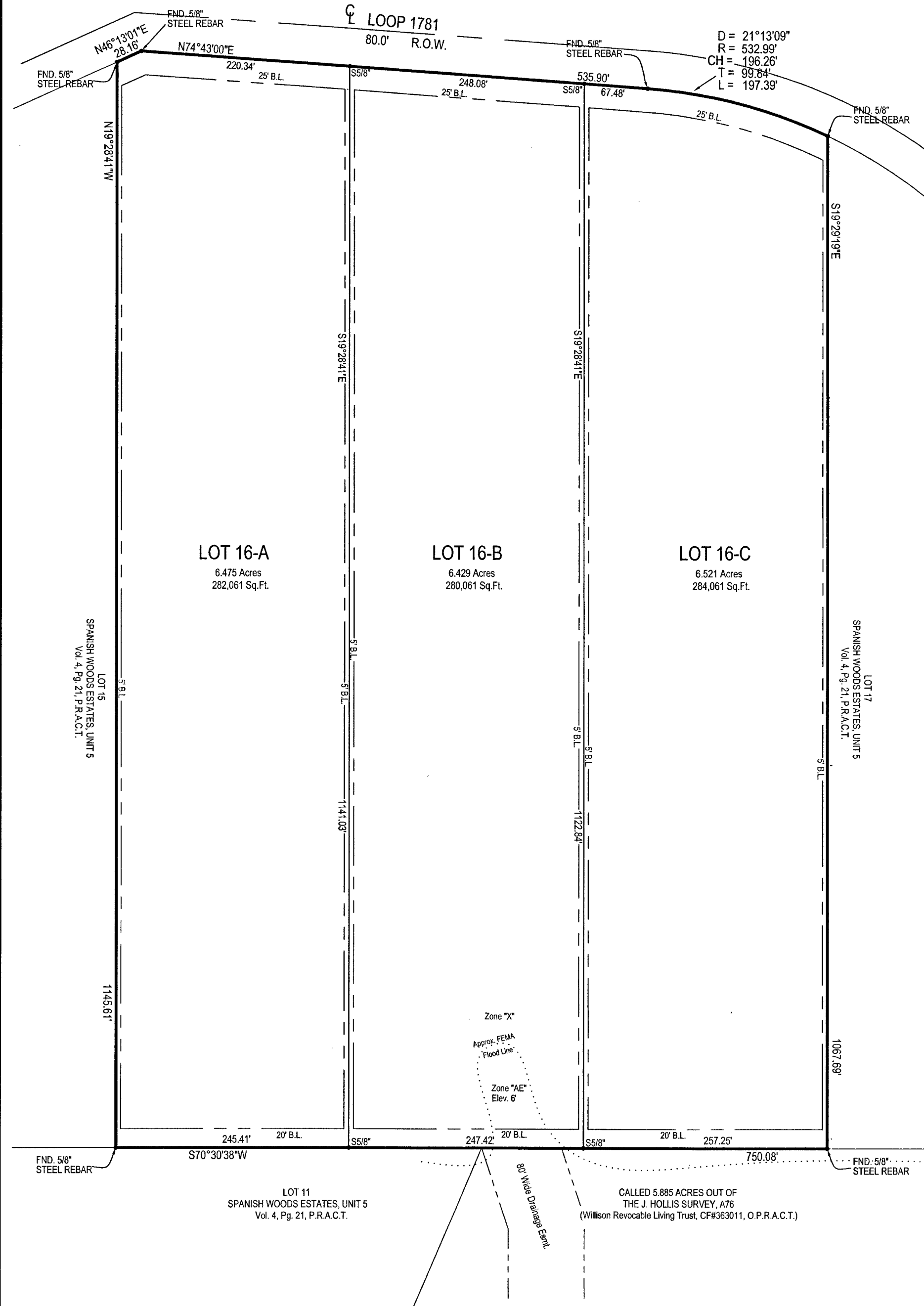
Firm Name and Address


Griffith & Brundrett
Surveying & Engineering

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78351
Tel: 361-729-6475
Fax: 361-729-7933
Email: gbrundrett@griffithbrundrett.com
Web: www.griffithbrundrett.com

TBPELS FIRM NO. F-414

FILE NAME: REPLATS/ROCKPORT/SPANISH WOODS/16A_16C



FINAL PLAT OF:

LOTS 16-A, 16-B & 16-C

SPANISH WOODS ESTATES, UNIT 5

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT 16, SPANISH WOODS ESTATES, UNIT 5,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN VOLUME 4, PAGE 21, PLAT RECORDS
OF ARANSAS COUNTY, TEXAS.

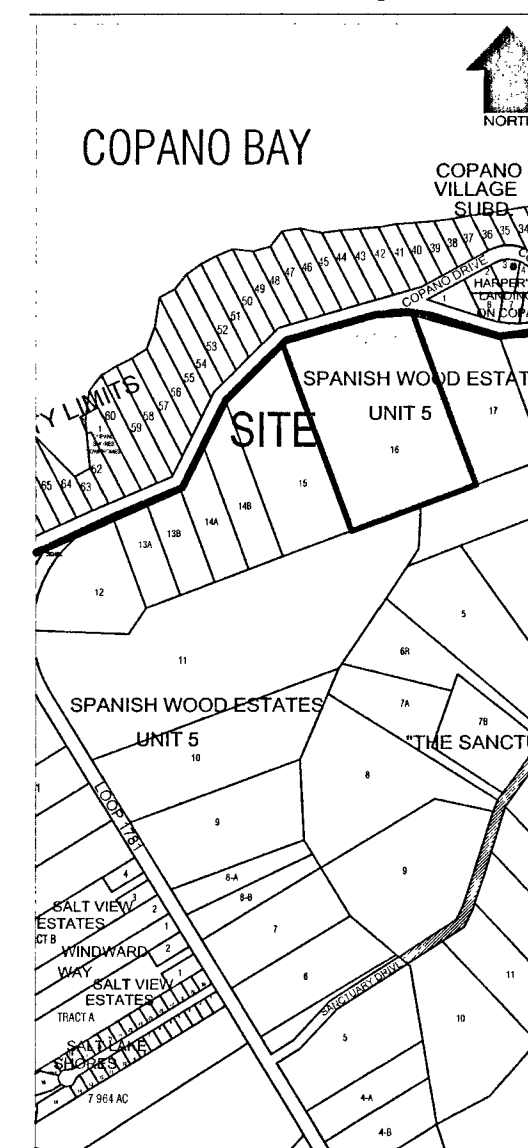
SCALE 1" = 100'

JULY 15, 2024

100 0 100 200 300 FEET

GRAPHIC SCALE

Locator Map

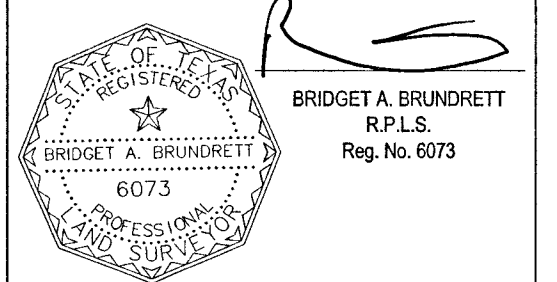


Surveyor Certification

State of Texas
County of Aransas

I, Bridget A. Brundrett, 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 15th day of July, A.D., 2024.



BRIDGET A. BRUNDRETT
R.P.L.S.
Reg. No. 6073

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

- 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."
- 2) Plat bearing of North 74°43'00" East, along the South R.O.W. line of Loop 1781, used for directional control.
- 3) Total platted area contains 19.425 acres or 846,183 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
- 5) 80-foot wide drainage easement shown on recorded plat in Volume 4, Page 21, Plat Records of Aransas County, Texas, Abandoned by Aransas County under Clerks File Number 292375, Official Public Records of Aransas County, Texas.

County Clerk's Certification

State of Texas
County of Aransas

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

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

Misty Kimbrough

By: Deputy

Clerk's File No. _____

<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>
34138	Robert & Maria Williams	3542 Loop 1781	22812 FM 1314 Rd.	Porter	TX	77365
66713	Willison Revocable Living Trust	3502-R FM 1781	P.O. Box 2747	Rockport	TX	78381
34133	Spanwood LP	3282 Loop 1781	P.O. Box 366698	Bonita Springs	TX	34136
34137	Back Bay Preserve LLC	3502 Loop 1781	2338 Quenby	Houston	TX	77005
8820300	David Miles	3521 Loop 1781	7827 Dover Ln.	Richmond	TX	77469
58272	Quazi M. Imam	3533 Loop 1781	1833 W. Pioner Pkwy	Arlington	TX	76013
54338	Homer A. Schott	3541 Loop 1781	P.O. Box 110	Hondo	TX	78861
59774	Monte & Sherry Atwell	3549 Loop 1781	3549 Loop 1781	Rockport	TX	78382
17195	Guy & Margaret Littlefield	3565 Loop 1781	3565 Loop 1781	Rockport	TX	78382
17192	M/M Darren Sigwald	3573 Loop 1781	P.O. Box 2745	Rockport	TX	78381
17191	Mulligan's Valley LLC	3581 Loop 1781	P.O. Box 906	El Campo	TX	77437
17190	M/M Billie T. Rollins	3601 Copano Dr.	3601 Copano Dr.	Rockport	TX	78382
17189	Grinnell Family Partnership	3609 Copano Dr.	14100 San Pedro Ave., Ste 310	San Antonio	TX	78232
17188	Emil & Billie Hartmann	3617 Copano Dr.	3617 Copano Dr.	Rockport	TX	78382
26650	Melissa & Francisco Galvis	3605 Loop 1781	438 W. Baylor	San Antonio	TX	78204
34139	Robert & Maria Williams	3602 Loop 1781	22812 FM 1314 Rd.	Porter	TX	77365
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	P.O. 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



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 3, 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 3542 Loop 1781.; also known as Lot 16, Spanish Woods Estate #5, being 19.426 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 September 3, 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.

CITY OF ROCKPORT, TEXAS
/s/ Shelley Goodwin, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: MONTÉ ATWELL

Address: 3549 Loop 1781

City/State: Rockport TX

☒ IN FAVOR () IN OPPOSITION

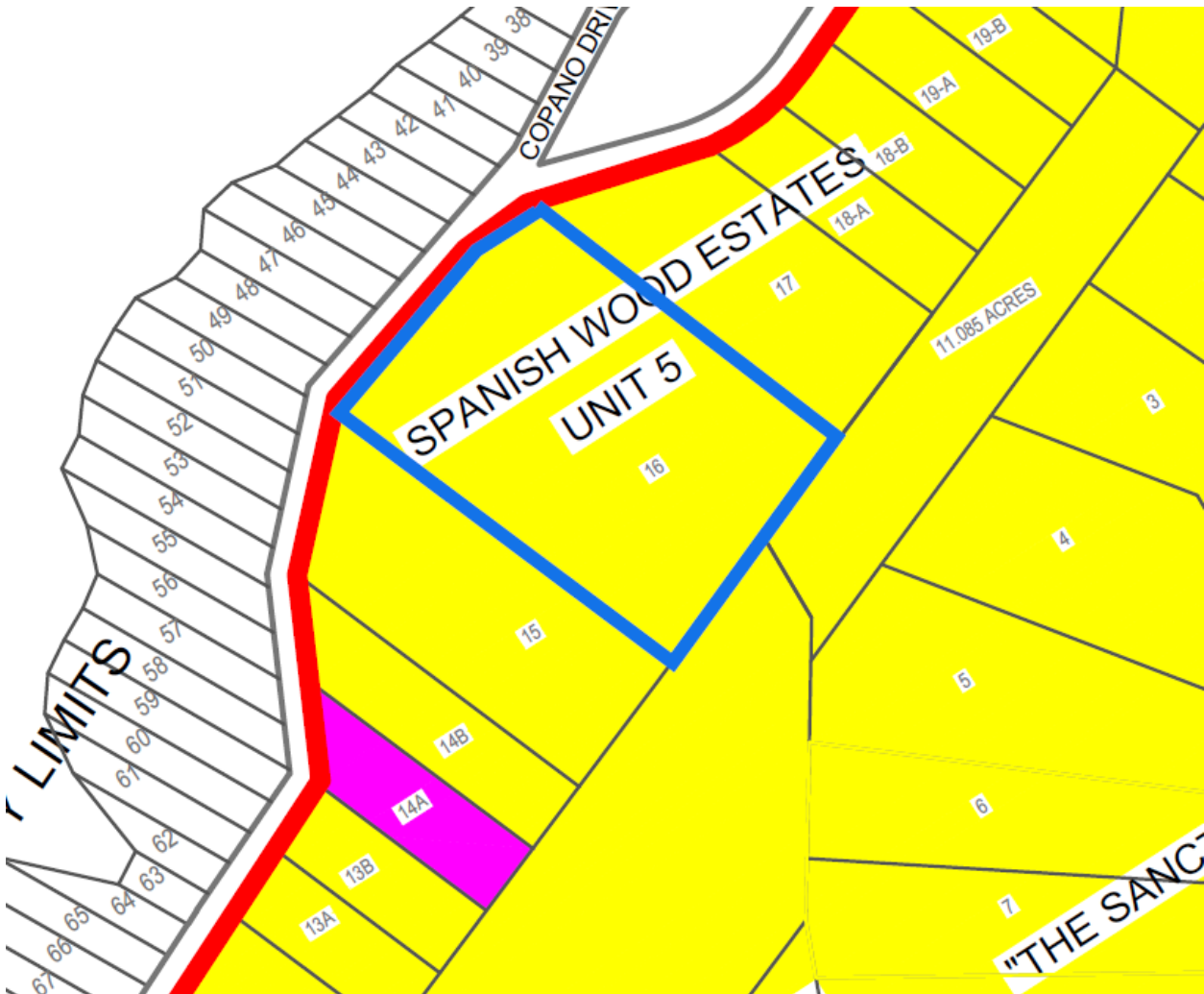
Phone: 281-768-0877

REASON:

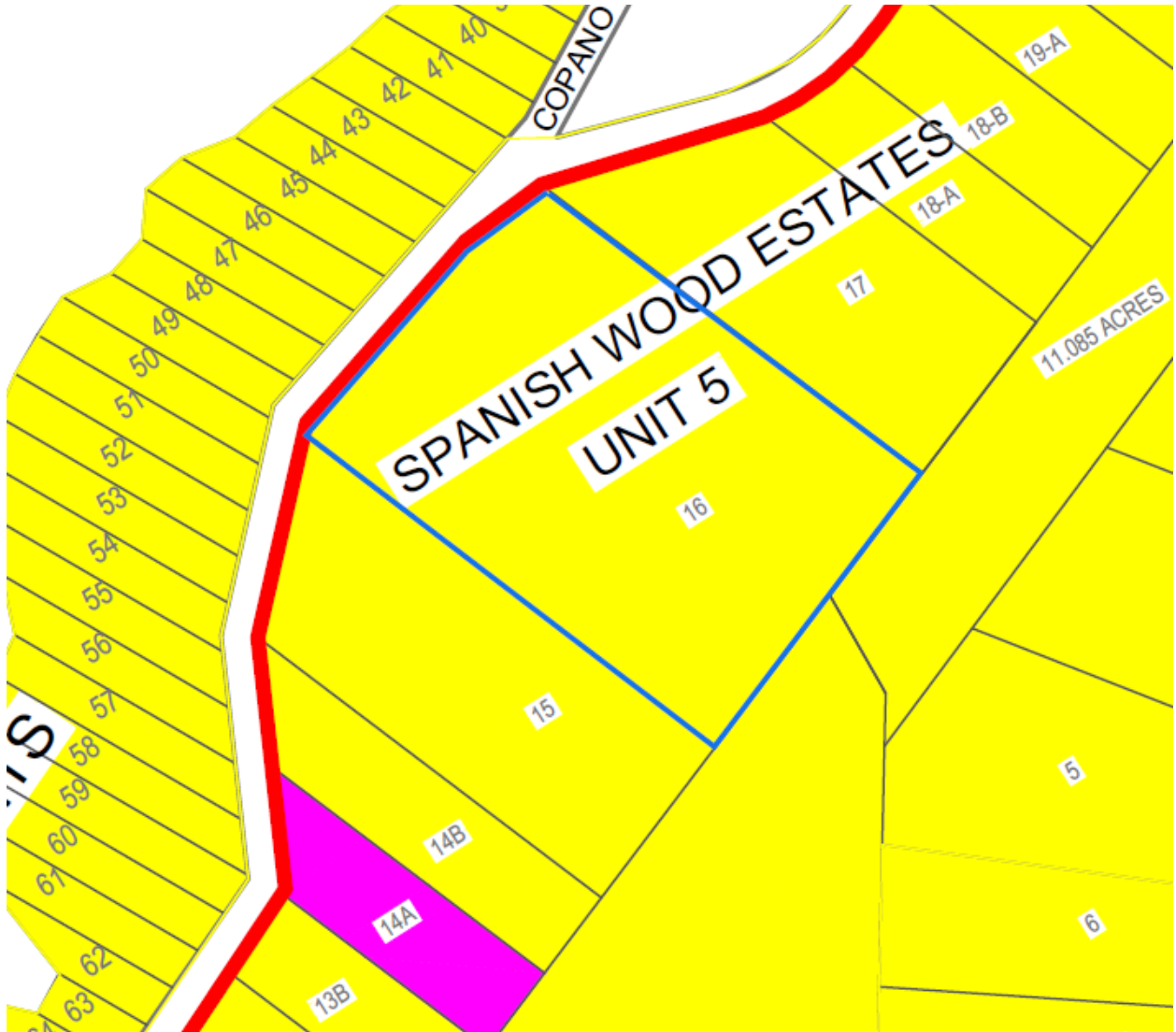
Monte Atwell
Signature

See map on reverse side.

ZONING MAP



FUTURE LAND USE MAP (R-1)



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Tuesday, September 3, 2024

AGENDA ITEM: 7

Deliberate and act on a request to replat the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision.

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

BACKGROUND: Property owner, JW Turner with JWTC Homes, wishes to replat the property located at 1117 N Live Oak St.; also known as Lots 5-12, Block 245, Smith & Wood Subdivision in order to develop a duplex subdivision consisting of six (6) structures with twelve (12) residential units.

A public notice regarding this item was published in The Rockport Pilot in Thursday, August 15, 2024 edition and mailed out to fourteen (14) property owners within a 200-foot radius of the property. No letters For and one Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-10 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request to replat the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision.



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: 1117 N. Live Oak St., Rockport, TX 78382 ACAD Property ID: 49606
Subdivision: Smith & Wood Subdivision Block: 245 Lot: 10,11,12
Other Legal Description: Attached copy of survey

PROPERTY OWNER OF RECORD:

Name: JW Turner
Company: JWTC Homes LTD.
Mailing Address: 14215 Mary Jane, Tomball, TX 77377
Phone: 281-290-9511
Email: jwturner@jwtc.net

ENGINEER/PLANNER/SURVEYOR:

Name: John Mercer
Company: Lynn Engineering
Mailing Address: 110 Hwy 35 N Suite A, Rockport, TX 78382
Phone: 469-758-5070
Email: cameron.sides@lynngroup.com

BACKGROUND

Project Name: Live Oak Duplexes

- Present Zoning District: R1 Are you requesting a zoning change? ☒ YES ☐ NO
- If yes, which Zoning District is requested? R3 ☒ YES ☐ NO
- Do all proposed lots have access to existing public streets? ☒ YES ☐ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☒ YES ☐ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped		1.18 AC of undeveloped	
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			

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family			
Garden/Patio/ Zero-lot line			
Duplex	6 Lots	Each Lot .20AC	3,384 Each Lot
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			

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

INDICATE IF ON PLAT:				CITY REVIEW:	
YES	NO	N/A	1. BASIC INFORMATION	YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Subdivision/ Project Name	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Name & Address of Owner	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Date	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Scale	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. North Arrow	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Small Scale Location Map	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Names of Adjacent Subdivisions	<input type="checkbox"/>	<input type="checkbox"/>

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

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

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	4. CERTIFICATION	YES	NO
<input checked="" type="checkbox"/>			A. Licensed Surveyor's Signature Plate		
<input checked="" type="checkbox"/>			B. Planning & Zoning Commission Signature Plate		
<input checked="" type="checkbox"/>			C. Owner's Signature(s) Plate		
		<input checked="" type="checkbox"/>	D. Lien Holder(s) or Others' Signature Plate		
		<input checked="" type="checkbox"/>	E. City Engineer Signature Plate		
<input checked="" type="checkbox"/>			F. Aransas County Clerk Signature Plate		

INDICATE IF ON PLAT:

CITY REVIEW:

YES	NO	N/A	5. TAXES	YES	NO
	<input checked="" type="checkbox"/>		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
	<input checked="" type="checkbox"/>		A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		<input checked="" type="checkbox"/>	B. Copy of Condominium Regime		
		<input checked="" type="checkbox"/>	C. Copy of Warranty Deed		

NOTE: 2 Sets of Construction Plans showing the following should be submitted: Submitted along with Replat

- 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

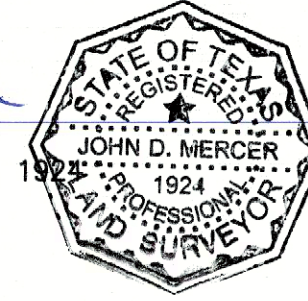
(Owner or Developer)

FOR CITY USE

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




John D. Mercer
Registered Professional Land Surveyor No.
Texas Firm No. 10116600



This the _____ day of _____ A.D.,
20_____.

Secretary, City Planning & Zoning Commission

J. W. Turner, President of JWTC Homes, Ltd.

Before me, the undersigned authority, on this day appeared J. W. Turner, President of JWTC Homes, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ A.D., 20_____

Notary Public, State of Texas

Printed Name: _____

Expiration Date: _____

TOTAL AREA - 1.1746 ACRES
NUMBER OF LOTS - 6

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

Misty Kimbrough

By: Deputy

Clerk's File No. _____

© — FOUND IRON ROD
 ● — SET IRON ROD
NOTE: SET IRON RODS BEAR
 A PLASTIC CAP MARKED
 "LYNN ENGINEER FIRM 10116600"

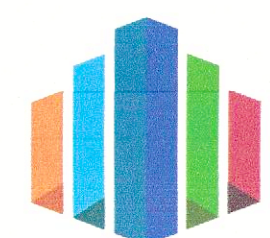
DRAWN BY:	MMT
CHECKED BY:	JDM
SCALE:	1:20

JOB NO.
30.100077

1 OF 1

LYNNENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600

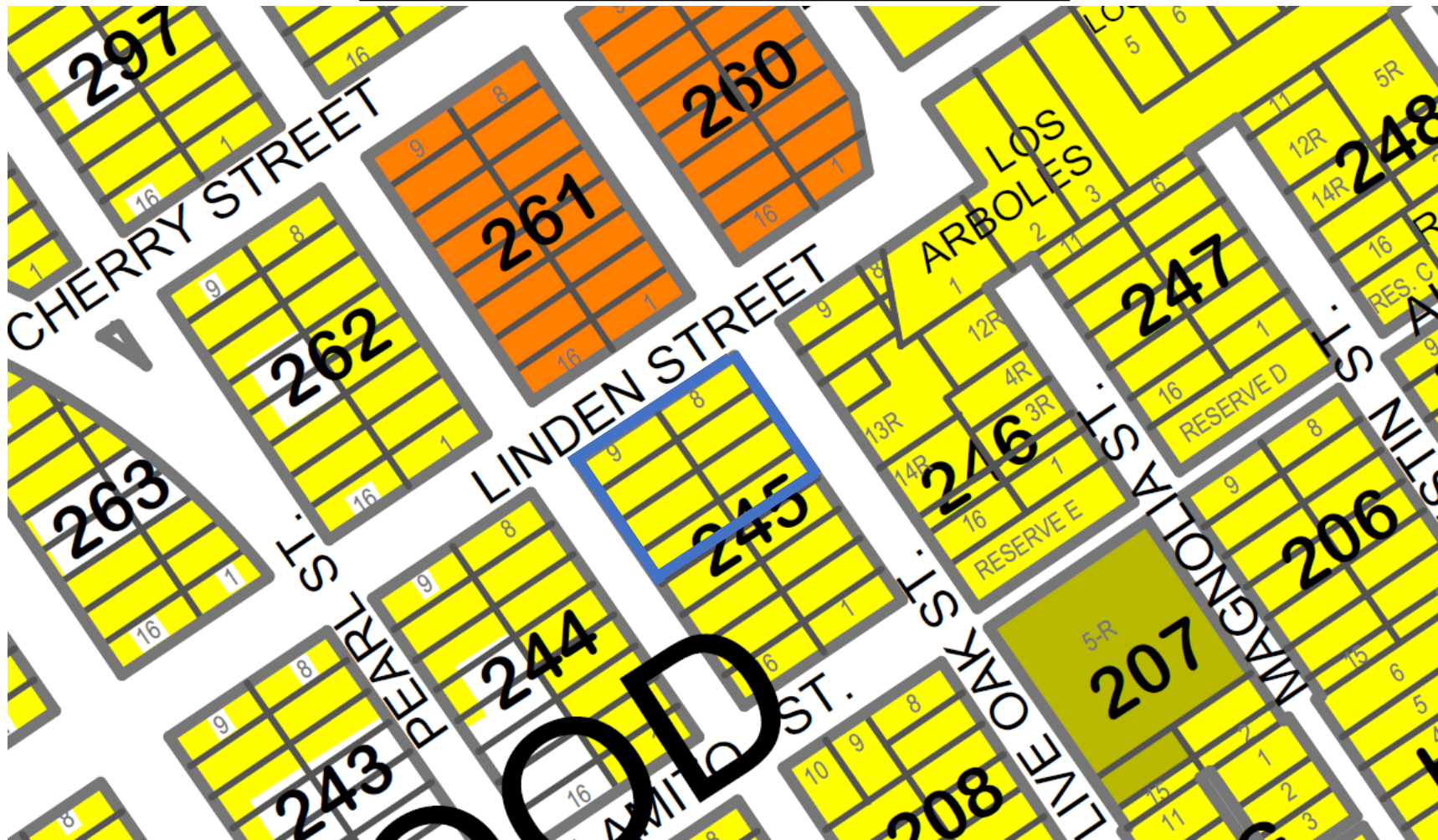


2200 AVENUE A
BAY CITY, TEXAS 77414
PH. (979) 245-8900

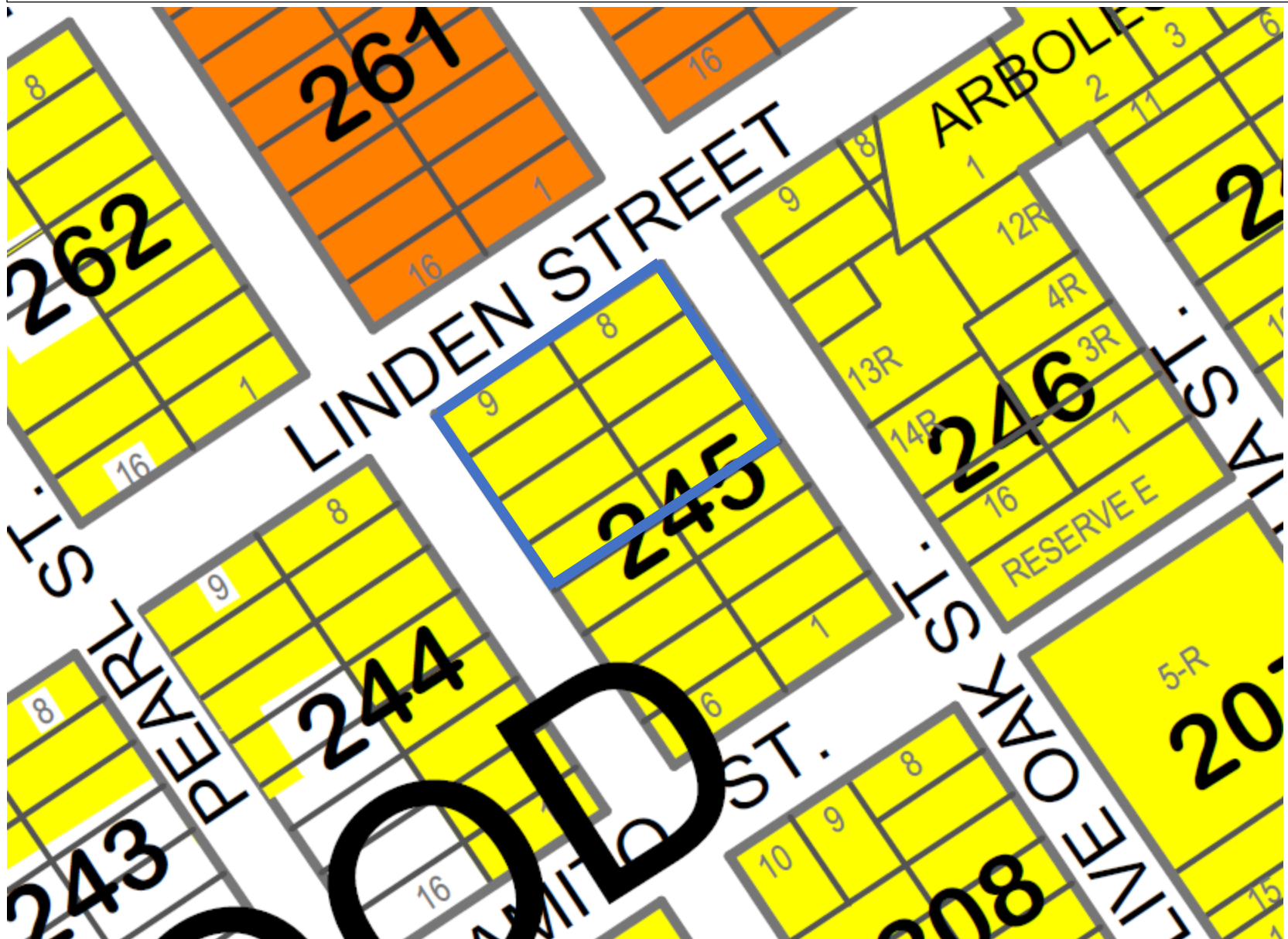
REVISED
AUGUST 12, 2024

<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>
49606	JWTC Homes LTD	1117 N. Live Oak	14215 Mary Jane Ln.	Tomball	TX	77377
33391	R. C. Hoelscher	701 E. Linden St.	P.O. Box 1775	Hereford	TX	79045
33389	R. C. Hoelscher	720 E. Alamito St.	P.O. Box 1775	Hereford	TX	79045
8817855	Mark & Jessica Peterson	710 E. Linden St.	12481 Escala Ln.	San Diego	CA	92128
8817854	Douglass Schilling	720 E. Linden St.	720 E. Linden St.	Rockport	TX	78382
33433	Rockport Retirement LTD	1201 N. Live Oak St.	P.O. Box 190	Burnet	TX	78611
33598	Daniel & Daniel Dev. Group LLC	1300 N. Live Oak St.	16881 E. Maglitto Cir.	Tomball	TX	77377
8822029	Bruce & Arlene Ward	905 E. Linden St.	P.O. Box 1302	Fulton	TX	78358
31963	Terry Pohl	901 E. Linden St.	2945 Rocky Creek Rd.	La Grange	TX	78945
31964	Susan Pash	1126 N. Live Oak St.	1108 N. Live Oak St.	Rockport	TX	78382
66822	Fernando Reyes	1019 N. Kossuth St.	1019 N. Kossuth St.	Rockport	TX	78382
66823	Susan Pash	1106 N. Live Oak St.	P.O Box 2024	Rockport	TX	78381
8822294	Attitudes & Latitudes LLC	1105 N. Magnolia St.	384 E. Camp St.	New Braunfels	TX	78130
63346	Lynne Griffin	1101 N. Live Oak St.	821 13th Ave.	Seaside	OR	97138
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
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	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: Tuesday, September 3, 2024

AGENDA ITEM: 8

Deliberate and act on a request to rezone the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st Single Family Dwelling District).

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

BACKGROUND: Property owner, JWTC Homes would like to provide Duplex options in this area that is currently zoned R-1 (1st Single Family Dwelling District). Duplex Dwellings must be in R-3 (Duplex Dwelling District). The idea is to provide a clean/affordable product and develop the unused lots into duplexes. Re-platted property meets the requirements of the R3 (Duplex Dwelling 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 Thursday, August 15, 2024 edition and mailed out to fourteen (14) property owners within a 200-foot radius of the property. No letters For and one Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-10 of the Code of Ordinances for detail information.

RECOMMENDATION: Staff recommends approval of the request to rezone the property located at 1117 N Live Oak St.; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st Single Family Dwelling District).



RECEIVED
JUL 30 2024
BY: PMO

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 1117 N. LIVE OAK ST.,
ROCKPORT, TX 78382
- C. CURRENT ZONING OF PROPERTY: R1 - 1ST SINGLE FAM. DWELL. DIST.
- D. PRESENT USE OF PROPERTY: EMPTY LOTS
- E. ZONING DISTRICT REQUESTED: R3 - DUPLEX DWELLING DISTRICT
- F. CONDITIONAL USE REQUESTED: N/A
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract LOTS: 5, 6, 7, 8, 9, 10, 11, 12 Block 245
 - Tract Attached copy of survey 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. Attached copy of survey
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
Live Oak Duplexes
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 1.18AC
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

Current property is zoned R1 - we would like to provide Duplex options in this area. Duplex Dwellings must be in R3 Zones. The idea is provide a clean/affordable product (see attached exhibits) and develop the unused lots into duplexes.

K. OWNER'S NAME: (Please print) JWTC Homes
ADDRESS: 14215 Mary Jane
CITY, STATE, ZIP CODE: Tomball, TX 77377
PHONE NO 281-290-9511

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. _____

Legal Description

State of Texas §

County of Aransas §

BEING a 1.1746 acre tract of land comprised of all of Lots 5 – 12 of Block Two Hundred Forty-five (245) of the Smith and Wood Subdivision in the City of Rockport in Aransas County, Texas as shown on a plat recorded in Volume E, Pages 272 – 273 of the Deed Records of Aransas County, Texas and this 1.1746 acre tract being further described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found with coordinates of North 13201872.48 and East 2596522.407, for the intersection of the South right-of-way line of East Linden Street, called a 100 foot wide public street right-of-way with the East right-of-way line of Church Street, a 76 foot wide public street right-of-way, same being the Northwest corner of said Block 245 and the Northwest corner of the herein described tract;

THENCE North 88°52'58" East with the South right-of-way line of East Linden Street and the North line of said Block 245 for a distance of 255.94 feet to a 5/8 inch iron rod marking the intersection of the South right-of-way line of East Linden Street with the West right-of-way line of Live Oak Street, called a 76 foot wide public street right-of-way, same being the Northeast corner of said Block 245 and the Northeast corner of the herein described tract;

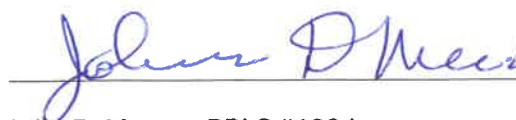
THENCE South 1°09'11" East with the West right-of-way line of Live Oak Street and the East line of said Block 245 for a distance of 199.86 feet to a 5/8 inch iron rod found for the Southeast corner of Lot 4 of said Block 245 and for the Southeast corner of the herein described tract;

THENCE South 88°51'21" West with the North line of said Lot 4, and the North line of Lot 13 of Block 245 and the South line of the herein described tract for a distance of 255.94 feet to a 5/8 inch iron rod found in the East right-of-way line of Church Street that marks the Northwest corner of said Lot 13 and the Southwest corner of the herein described tract;

THENCE North 1°09'11" West with the East right-of-way line of Church Street and the West line of Block 245 for a distance of 199.98 feet to the POINT OF BEGINNING, containing in area 1.1746 acres of land, more or less.

This description is based on a survey made on the ground under my supervision in June, 2023 and it accurately represents the property herein described to the best of my knowledge and belief.

Coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 (2011).


John D. Mercer, RPLS #1924

Lynn Engineering, LLC

Surveying Firm No. 10116600



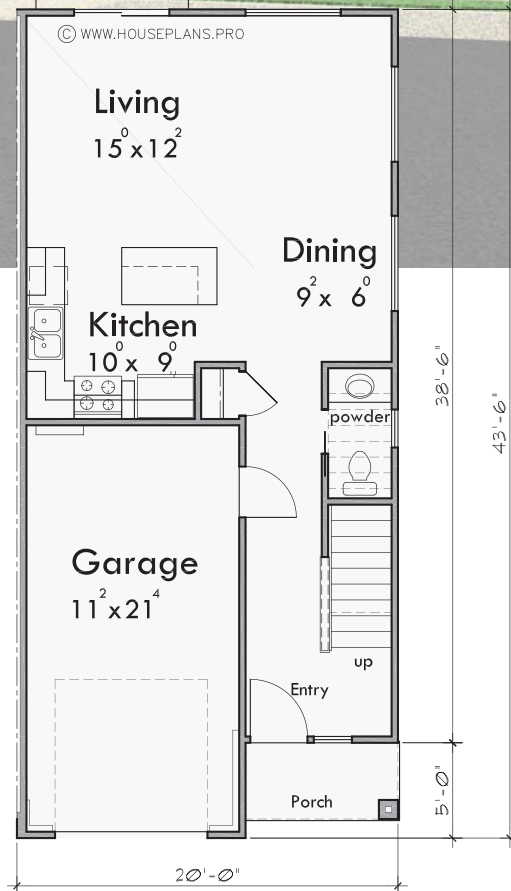
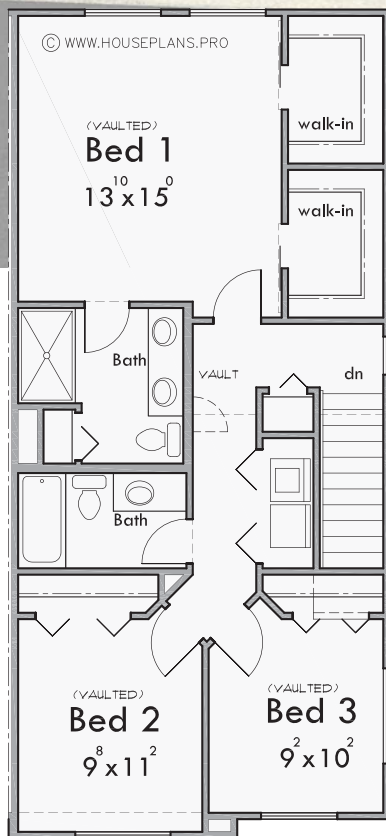
PLAN #D-693

MAIN FLR. 576 SQ. FT.

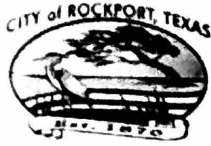
UPPER FLR. 862 SQ. FT.

TOTAL 1438 SQ. FT.

GARAGE 254 SQ. FT.



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	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



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 3, 2024, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, September 10, 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 1117 N Live Oak St; also known as Lots 5 – 12, Block 245, Smith & Wood Subdivision to R3 (Duplex Dwelling District), currently zoned R1 (1st 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 September 3, 2024, and the City Council Agenda of September 10, 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.

CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: Jon-Mike Kowall, Latitude Change Attitude
Address: 1105 Magnolia, Rockport, TX 78382 City/State: _____
() IN FAVOR (✓) IN OPPOSITION Phone: ~~210~~ 830-542-9275

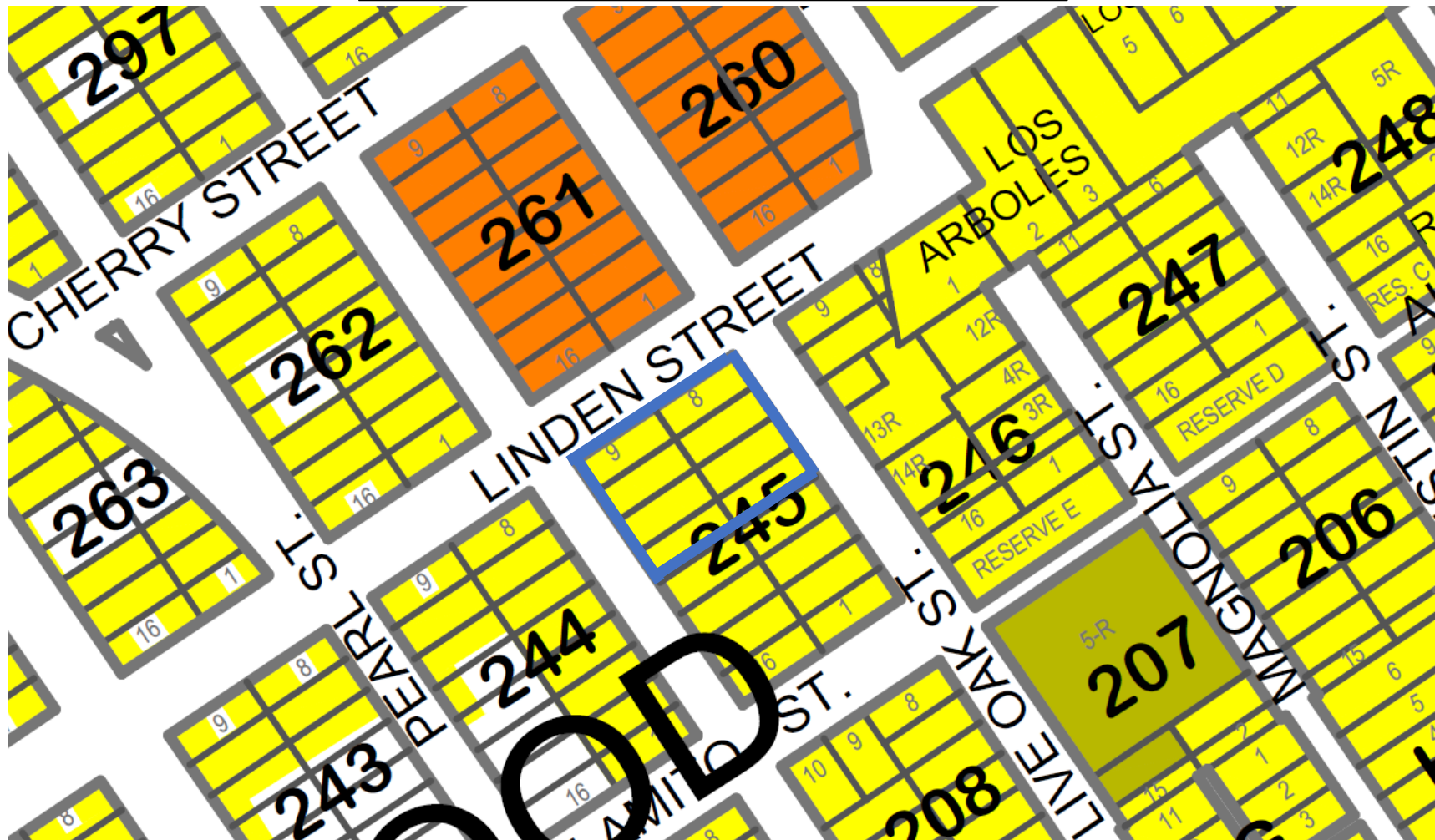
REASON:

I am a big advocate for mixed development that results in healthy neighborhoods. I am opposed to this zone request because too many adjacent properties are already zoned non-R1 + the balance is shifting from our neighborhood. See map on reverse side.
Thank you.

Signature

Jon-Mike Kowall

ZONING MAP



FUTURE LAND USE MAP

