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## PLANNING & ZONING COMMISSION AGENDA

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Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, April 14, 2014, at 5:30 p.m. The meeting will be held at Rockport City Hall, 622 E. Market Street, Rockport, Texas. The matters to be discussed and acted upon are as follows:

### Opening Agenda

1. Call meeting to order.

### Public Hearing

2. N/A.

### Regular Agenda

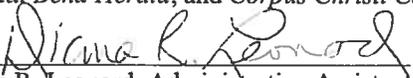
3. Deliberate and act on the January 20, 2014, regular meeting minutes.
4. Deliberate and act on a Final Plat submitted by Rockport Coral Reef, LLC, for development of a new residential subdivision to be known as Coral Reef Cottages PUD, located at 3401 - 3409 S. Highway 35 Business.
5. Deliberate and act on a Concept Plan submitted by Derek Hurst dba Bay Dreams, LLC, for development of a new residential subdivision to be known as Salt Lake Shores, located at 3131 Loop 1781.
6. Deliberate and act on a Final Plat submitted by Kent J. Myers and Linda Myers for development of a new residential subdivision to be known as Ridge Three, Unit 2R, located at 41 - 51 Copano Ridge Road.
7. Adjournment.

### Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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 e-mail [citysec@cityofrockport.com](mailto:citysec@cityofrockport.com) for further information. Braille is not available.

### Certification

I certify that the above notice of meeting was posted on the bulletin board at City Hall, 622 E. Market Street, Rockport, Texas, on April 9, 2014, by 5:00 p.m. and on the City's website at [www.cityofrockport.com](http://www.cityofrockport.com). I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot*, *Coastal Bend Herald*, and *Corpus Christi Caller Times*.

  
Diana R. Leonard, Administrative Assistant

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## **PLANNING & ZONING COMMISSION MINUTES**

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On this the 20<sup>th</sup> day of January, 2014, the Planning and Zoning Commission of the City of Rockport held a Meeting at 5:30 p.m. at the City Hall, 622 E. Market Street, 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.

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### **Members Present**

Frank Lynch – Chairman  
Diana Severino-Saxon – Secretary  
Edward Bellion  
Brian Olsen  
Graham Wilson

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### **Members Absent**

Shawn Johnston – (EX)  
Ruth Davis – Vice Chairman – (EX)

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### **Staff Members Present**

Mike Henry, Director Building and Development  
Angie West, Assistant to Director

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### **Guest(s) Present**

Two (2)

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### **Call to Order**

1. Called meeting to order at approximately 5:30 p.m.
2. Public hearing-N/A.
3. Deliberate and act to approve the Monday, September 9, 2013 meeting minutes as presented.
4. Deliberate and act to approve the Monday, October 28, 2013 meeting minutes as presented.
5. Deliberate and act to approve the Monday, December 16, 2013 meeting minutes as presented.

Chairman Lynch asked for a motion to accept the items 3, 4 & 5 minutes from meetings held September 9, 2013, October 28, 2013 and December 16, 2013 as presented. Member Severino-Saxon moved to accept all minutes as written. Member Olsen seconded the motion. All voted in favor – motion carried unanimously.

6. Deliberate and act on a request for a zoning change to property located at 1703 W. Corpus Christi; also known as Lot 12, Peninsula Oaks Unit 3, Aransas County, Rockport, Texas;

from R-1 (1<sup>st</sup> Single Family Dwelling District) to B-1(General Business District). Purpose of the request is to re-zone property for future commercial purposes.

Chairman Lynch stated; Mr. Kelley made a presentation to us last week at the Joint City Council and P & Z meeting. The staff recommendations states, this tract of land is within the City's Comprehensive Future Land Use map and it is projected for commercial use. It's adjacent to both Highway 35 Bypass and Corpus Christi St. which are considered arterial streets.

After some discussion, Chairman Lynch asked for a motion.

MOTION:

Member Wilson moved to accept this application for zoning change from R-1 to B-1. Member Olsen seconded the motion. All voted in favor – motion carried unanimously.

7. Adjournment.

There being no further business, Chairman Lynch adjourned the meeting at approximately 5:35 p.m.

Prepared By:

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Angie West, Assistant to Director

Approved By:

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Frank Lynch, Chairman

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Diana Severino-Saxon, Secretary

**PLANNING & ZONING AGENDA**  
**Called Meeting: Monday, April 14, 2014**

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**AGENDA ITEM:**

Deliberate and act on a Final Plat, submitted by Rockport Coral Reef, LLC, Inc., for development of a new residential subdivision to be known as Coral Reef Cottages PUD, located at 3401 - 3409 S. Highway 35 business.

**SUBMITTED BY:** Building and Development Department Director

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**BACKGROUND:** On July 1, 2013, the Concept Plan for the Coral Reef Cottages PUD Subdivision (attached) was reviewed and approved for recommendation by this Commission to the City Council. The City Council subsequently approved this PUD development on July 23, 2013. Since that time, the city and the developers have been hashing out specific issues, ranging from storm water and wastewater issues, to parking and set-back issues. The developers have corrected and resolved these issues to the satisfaction of the City and are now submitting the attached Final Plat for approval. As you may know, this final plat will be held by the City and not filed for record until such time all subdivision improvements have been installed and accepted by the City.

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**FISCAL ANALYSIS:** N/A.

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**STAFF RECOMMENDATION:** Approve this Final Plat for Coral Reef Cottages PUD Subdivision.



**PLAT APPLICATION & CHECKLIST**

INSTRUCITONS: Please fill out completely for Concept Plan and Plat. For re-plats, fill out A – G. If more space is needed, attach additional pages. Please print or use typewriter

A. REQUESTING: [ ] CONCEPT PLAN [X] PLAT [ ] REPLAT

- **Concept Plan:** Submit two (2) copies of the concept plan drawn to a scale of not less than 1" = 100' plus ten (10) reduce copies (no smaller than 11 X 17).
- **Plat:** Submit one (1) original "Vellum", plus three (3) full size copies, and one (1) 11 X 17 reduce copy.
- **Administrative Plats/Re-Plats:** Only a final plat required. Submit in accordance with "Plat" above.

B. NAME OF PROPOSED SUBDIVISION: (If Applicable) CORAL REEF COTTAGES, P.U.D.

C. LOCATION AND ADDRESS OF PROPERTY: BUSINESS SH 35, 800' +/- SOUTH OF BALDEREE LANE

D. PROPERTY OWNER OF RECORD: ROCKPORT CORAL REEF, LLC  
ADDRESS: 2208 SEABISCUIT COVE SH 132 PHONE: 512-402-1400  
SAGEWOOD, TX 78669

E. NAME OF DEVELOPER: (If Not Property Owner) \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

F. NAME OF ENGINEER, PLANNER, SURVEYOR LIPPAKE, CARTWRIGHT, ROBERTS, INC (ENG)  
ADDRESS: 2808 TRAYLOR BLVD, ROCKPORT TX PHONE: 361-790-8516  
GRIFFIN BUNDRETT (SURVEYOR)  
What is the present Zoning District? PUD

Are you requesting any zoning change? YES [ ] NO [X]

If yes, zoning district requested? \_\_\_\_\_

Please list by Volume and Page the most resent filed plat on the subject property (if requesting a replat):  
\_\_\_\_\_

G. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

<u>Land Use</u>	<u>No. of lots or units</u>	<u>Acres (for each use)</u>
Single Family	_____	_____
Zero-lot line	_____	_____
Duplex	_____	_____
Townhouses	_____	_____
Multi-Family	_____	_____
Manufactured Housing	_____	_____
Office	_____	_____
Commercial/Retail	_____	_____
Warehouse	_____	_____
Industrial	_____	_____
Public/Private Street R.O.W	_____	_____
Park/Open Spaces	_____	_____
Public Facilities (School, churches, etc.)	_____	_____
Other Land Uses	<u>POOL / CLUBHOUSE</u>	_____
Total:	<u>46</u>	_____
	<u>49 LOTS</u>	_____

H. 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.

**PLAT CHECK LIST**  
(Per Article IV & VI, Rockport Platting & Subdivision Regulations)

INDICATE IF ON PLAT		N/A	1. BASIC INFORMATION	CITY VERIFICATION	
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	A. Subdivision name	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	_____	B. Name & address of owner	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	C. Title: "Replat" "Concept Plan" or "Plat"	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	D. Name & address of engineer, planner, and/or surveyor responsible for design	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	E. Date	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	_____	F. Scale	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	G. North arrow	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	H. Small scale location map	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	I. Names of adjacent subdivisions	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>2. SURVEYING</b>					
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	A. Boundary Survey of plat (bearing & distances)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	B. Reference to original survey or previous subdivision	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	C. Monuments shown on plat	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	D. Monuments set in field	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>3. INTERIOR DETAILS</b>					
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	A. Dimension & Location of all lots, streets, easements, park, etc.	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	B. Names of Streets (new & old)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	C. Lot & Block numbers	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	D. Location, names, widths of streets, alleys, easements	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	E. Detail curve information	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	_____	F. Building lines, exterior & interior	<input type="checkbox"/> YES	<input type="checkbox"/> NO

YES     NO    \_\_\_\_\_    G. Existing Natural and other physical features     YES     NO  
 YES     NO    \_\_\_\_\_    H. Zoning District Designation     YES     NO  
 YES     NO    \_\_\_\_\_    I. Tree plan (showing significant trees in proposed R-O-W's) *(NO TREES)*     YES     NO

**4. CERTIFICATION**

YES     NO    \_\_\_\_\_    A. Licensed surveyor's signature plate     YES     NO  
 YES     NO    \_\_\_\_\_    B. Planning & Zoning Commission Signature plate     YES     NO  
 YES     NO    \_\_\_\_\_    C. Owners signature(s) plate     YES     NO  
 YES     NO    \_\_\_\_\_    D. Lien Holder(s) or others, if any     YES     NO

**5. TAXES**

YES     NO    \_\_\_\_\_    A. Certificates of all past & current taxes paid on property being platted.     YES     NO

**6. LEGAL STIPULATIONS**

YES     NO    \_\_\_\_\_    A. Copy of all deed restrictions pertaining to the subject property     YES     NO  
 YES     NO    \_\_\_\_\_    B. Copy of Condominium Regime     YES     NO  
 YES     NO    \_\_\_\_\_    C. Copy of Warranty Deed     YES     NO

**NOTE: Construction plans showing: (2 Sets to be submitted with plat.)**  
 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 (contours: 2' intervals & Flood Hazard Maps)

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

- Concept Plan - \$100.00
- Plat - \$100.00 + \$10.00 per acre
- Minor Plat/Replat - \$100.00
- Submit application and filing fee to the Department of Building & Development, City of Rockport, 2751 S.H. 35 Bypass, Rockport, TX 78382
- After official approval the applicant is responsible for recording all plats at the Aransas County Court House and must then submit one (1) signed copy for the City files

SIGNED *[Signature]* AGENT FOR DEVELOPER  
 (Owner or Developer)

<b>FOR CITY USE</b>		
Received By _____	Date _____	Fees Paid \$ _____
Submitted information: <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected By _____		
If rejected, reasons why: _____		
Receipt No. _____		

Final Plat:

# CORAL REEF COTTAGES

## P.U.D.

CITY OF ROCKPORT  
ARANSAS COUNTY, TEXAS

BEING A REPLAT OF 5.389 ACRES OF LAND OUT OF TRACT 1, LANDBLOCK 246, FOUR AND SWICHELMEYER TRACTS, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 28, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING THAT SAME 5.389 ACRES OF LAND CONVEYED TO DONALD GARCIA UNDER CLERK'S FILE NO. 331594, PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS

SCALE 1" = 50'



APRIL 2, 2014

- NOTES**
- 60' SETBACKS REQUIRED AT ALL CORNERS UNLESS OTHERWISE SHOWN.
  - TOTAL AREA EQUALS 5.389 ACRES OR 231,748 SQUARE FEET OF LAND.
  - NO PRIVATE DRIVEWAY ACCESS PERMITTED TO TRACT 811 (HARVEY NO. 2).
  - 5' SIDE YARD ON ONE SIDE, 10' SIDE YARD ON OPPOSITE SIDE, 10' FRONT BLDG. LINE & 10' SETBACKS REQUIRED AT ALL LOTS UNLESS OTHERWISE NOTED.
  - PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT (P.U.D.).
  - THERE WILL BE A MINIMUM OF 2 PARKING SPACES FOR EACH DWELLING WITHIN 80% OF ANY STRUCTURE.
  - ONE DRIVEWAY SHALL BE LOCATED WITHIN 80% OF ANY STRUCTURE.
  - P.U.D. = PRIVATE ACCESS EASEMENT W.L.E. = WATER LINE EASEMENT S.L.C. = SANITARY LINE EASEMENT B.T.H. = BELOW GRADE DRIVEWAY
  - LOT 8, BLOCK 7, IS A NON-RESIDABLE SITE RESERVED FOR COMMON AREA & PARKING. LOTS 1, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
  - LOT 14, BLOCK 1, LOT 14, BLOCK 4, AND LOT 14, BLOCK 6, RESERVED FOR COMMON AREA.
  - LOT 14, BLOCK 1, LOT 14, BLOCK 4, AND LOT 14, BLOCK 6, RESERVED FOR COMMON AREA.

**PROJECT DATA**

<b>SITE DATA:</b>	
TOTAL LAND AREA:	5.389 ACRES
NUMBER OF COTTAGES:	46
DENSITY:	8.5 COTTAGES PER ACRE
<b>COTTAGE DATA:</b>	
COTTAGE TYPE	LIVING AREA NO. OF COTTAGES
COTTAGE A (2 BDRM/2 BTH) (PARKING ON THE SIDE)	1,050 S.F. 11
COTTAGE B (2 BDRM/2 BTH) (PARKING UNDERNEATH)	1,050 S.F. 31
COTTAGE C (3 BDRM/2 BTH) (PARKING UNDERNEATH)	1,120 S.F. 4
<b>TOTALS</b>	<b>46</b>
	<b>48,560 S.F.</b>



**Surveyor Certification**

State of Texas  
County of Aransas  
I, J. L. Broussard, Jr., R.P.L.S., Reg. No. 1133  
of 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 act as the surveyor and to make and deliver to the public records a true and correct plat of the same.

This is the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

**Owner Certification**

State of Texas  
County of Aransas  
ROCKPORT CORAL REEF, LLC  
do hereby certify that I am the owner of the land described within the boundaries of the foregoing plat and that I have had and intend to have the same surveyed and platted for the purpose of the foregoing plat, and that this plat is true and correct.

This is the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

HALL JONES, PRESIDENT  
Henry Public, State of Texas

**Planning & Zoning Commission**

State of Texas  
County of Aransas  
This plat of the herein described property is approved for filing in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and the Ordinance of the City of Rockport, Texas, Chapter 10, Article 10.14.

This is the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

**Firm Name & Address Data**

**Notes**

1. If the Surveyor has not been approved by the Planning and Zoning Commission of the County, the Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

2. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

3. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

4. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

5. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

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7. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

8. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

9. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

10. The Surveyor shall file a copy of the Surveyor's Certificate of Approval with the County Clerk.

**County Clerk's Certification**

State of Texas  
County of Aransas  
I, Peggy L. Franklin, Clerk of the County Clerk, in and for Aransas County, 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 act as the surveyor and to make and deliver to the public records a true and correct plat of the same.

This is the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

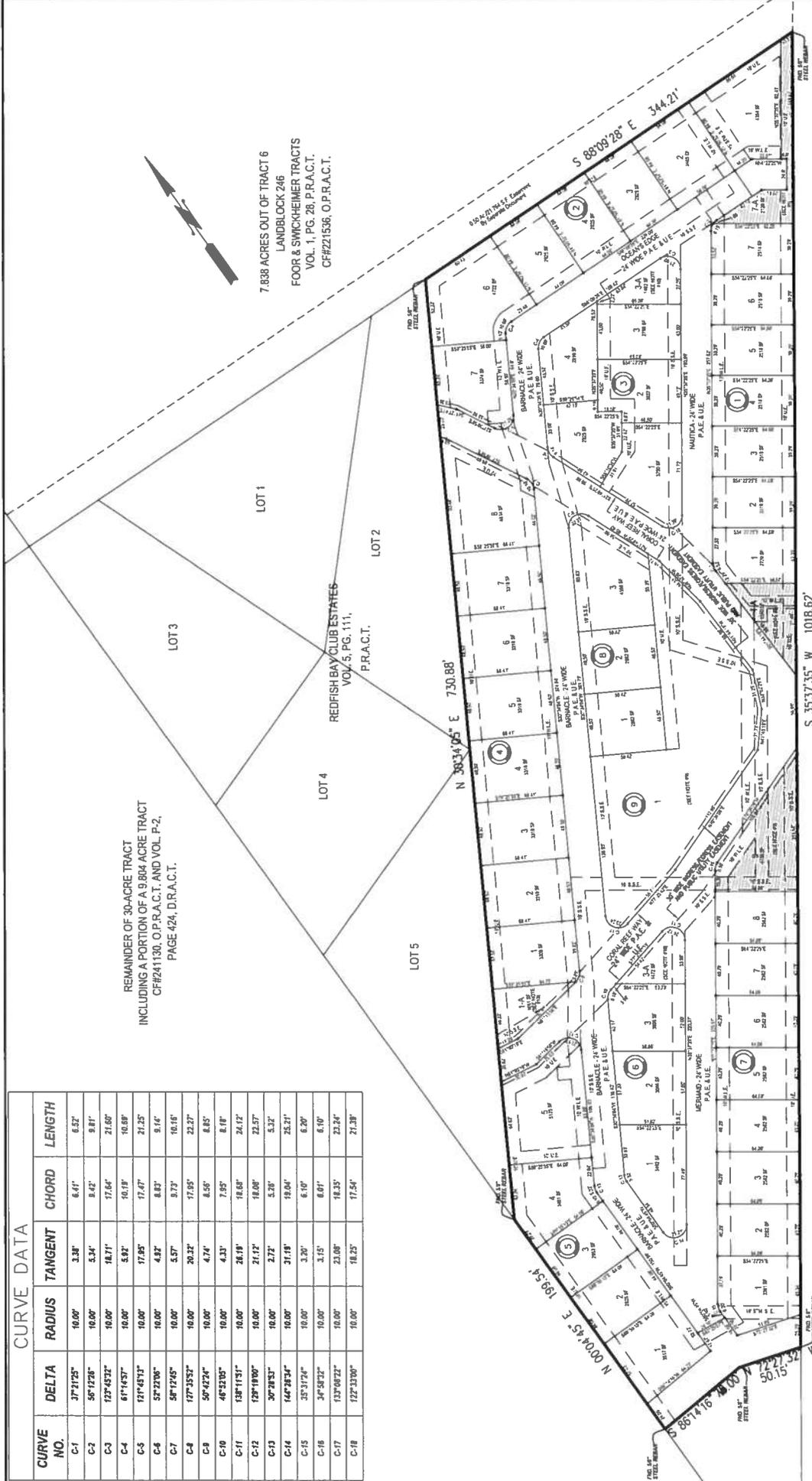
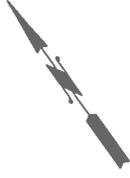
Peggy L. Franklin  
Clerk

CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	CHORD	LENGTH
C-1	37°125'	10.00'	3.38'	6.41'	6.57'
C-2	56°1226'	10.00'	5.34'	8.62'	8.81'
C-3	123°4322'	10.00'	18.71'	17.64'	21.60'
C-4	61°1437'	10.00'	5.92'	10.18'	10.68'
C-5	121°4513'	10.00'	17.85'	17.40'	21.25'
C-6	52°2206'	10.00'	4.92'	8.83'	9.14'
C-7	58°1245'	10.00'	5.57'	9.73'	10.16'
C-8	127°3523'	10.00'	20.32'	17.95'	22.27'
C-9	50°4224'	10.00'	4.74'	8.55'	8.85'
C-10	48°5205'	10.00'	4.33'	7.95'	8.18'
C-11	138°1131'	10.00'	26.19'	18.68'	24.12'
C-12	128°1800'	10.00'	21.12'	18.80'	22.57'
C-13	30°2833'	10.00'	2.72'	5.28'	5.37'
C-14	142°2824'	10.00'	31.19'	19.54'	25.21'
C-15	35°3124'	10.00'	3.20'	6.10'	6.20'
C-16	34°5822'	10.00'	3.15'	6.01'	6.10'
C-17	137°0822'	10.00'	23.08'	18.35'	23.24'
C-18	122°3300'	10.00'	18.25'	17.54'	21.38'

REMAINDER OF 30-ACRE TRACT  
INCLUDING A PORTION OF A 9.804 ACRE TRACT  
CF#241130, O.P.R.A.C.T. AND VOL. P-2,  
PAGE 424, D.R.A.C.T.

7.838 ACRES OUT OF TRACT 6  
LANDLOCK 246  
FOUR & SWICKHEIMER TRACTS  
VOL. 1, PG. 28, P.R.A.C.T.  
CF#221536, O.P.R.A.C.T.



TEXAS STATE HIGHWAY No. 35-BUSINESS ROUTE  
120.0' R.O.W.

CORAL REEF COTTAGES P.U.D.

**PLANNING & ZONING AGENDA**  
**Called Meeting: Monday, April 14, 2014**

---

**AGENDA ITEM:**

Deliberate and act on a Concept Plan, submitted by Derek Hurst, Bay Dreams, LLC, for development of a new residential subdivision to be known as Salt Lake Shores, located at 3131 Loop 1781.

**SUBMITTED BY:** Building and Development Department Director.

---

**BACKGROUND:** The attached Concept Plan is for a thirty (30) lot single street subdivision to be located at 3131 Loop 1781. The property is currently zoned R-1 (1<sup>st</sup> Single-Family Dwelling District) with sparse residential land use to the north and an RV Park directly south. This property is bordered on the east side by Loop 1781 and on the west side by Salt Lake.

This Concept Plan meets current zoning and platting regulations for subdivisions, therefore the process for approving the plan is through the Commission. This plan has been reviewed by other city departments with said departments finding no issues at this time.

Pursuant to the platting regulations, construction plans along with a Final Plat will be submitted by the developer for review by staff by other departments and such entities that may have an interest in this project. The Final Plat will then be reviewed and acted upon by this Commission with said plat held by the City and not filed for record until such time all subdivision improvements have been installed and accepted by the City.

---

**FISCAL ANALYSIS:** N/A.

---

**RECOMMENDATION:** Approve this Concept Plan for Salt Lake Shores Subdivision.

## LAND DEVELOPMENT APPLICATION ASSESSMENT

**SUBJECT:** Salt Lake Shores Subdivision.

**SUBMITTED BY:** Derek Hurst.

**LOCATION:** 3131 Loop 1781.

**ASSESSOR(S):** Mike Henry,  City of Rockport Building & Development Department; Mike Donoho, City of Rockport Public Works Department.

---

**FINDINGS:** The following assessment for the Salt Lake Shores Subdivision is for development of subject property for single-family residential development. The following identified issues must be resolved prior to subject application going before the Planning & Zoning Commission:

1. The site plan indicates that the main street right-of-way to be fifty (50) feet wide, but the inset street cross section indicates a width of sixty (60) feet. Although both widths are within acceptable limits of Rockport design Standards, both designs should be identical.
  2. The site plan does not show the locations of street lights. There should be at least two (2) lights. One light at or near the intersection of Salt Lake Shores Drive and F.M. 1781. Another light is to be installed at or near the cul-de-sac at the end of Salt Lake Shores Drive. Any other lights are at the discretion of the engineer of record.
  3. The site plan indicates a twenty-five (25) foot set-back for front yards fronting the main street trunk, but indicates a twenty (20) foot set-back around the cul-de-sac properties. All properties are to have twenty-five (25) foot front set-backs.
  4. Park land dedication is based on 5% of the development acreage or money in lieu of (per section 118-49, Rockport Code of Ordinances).
-

RECEIVED  
MAR 19 2014  
BY: \_\_\_\_\_

RECEIVED  
MAR 19 2014  
BY: \_\_\_\_\_

# CITY OF ROCKPORT

## PLAT APPLICATION AND CHECKLIST

INSTRUCTIONS:

PLEASE FILL OUT COMPLETELY. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL PAGES.

A. REQUESTING: CONCEPT PLAN FINAL PLAT REPLAT

B. NAME OF PROPOSED SUBDIVISION:

SALT LAKE SHORES SUBDIVISION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS

C. LOCATION AND ADDRESS OF PROPERTY:

3131 Loop 1781, Rockport, TX

D. PROPERTY OWNER OF RECORD:

DEREK J. HURST

E. NAME OF DEVELOPER (IF NOT PROPERTY OWNER):

DEREK HURST, BAY DREAMS, LLC

F. NAME OF ENGINEER, PLANNER, SURVEYOR:

URBAN ENGINEERING  
BRANDI B. KARL, P.E.  
411 S. PEARL  
ROCKPORT, TX 78382  
OFFICE: 361-790-7225  
FAX: 361-729-7933

What is the present Zoning District: R-1  
 Are you requesting a Zoning Change: NO  
 If Yes, Zoning District Requested:

Please list by Volume and Page the most recent plat on the subject property (if requesting a replat):

**PREVIOUSLY UNPLATTED PROPERTY**

G. PROPOSED SUBDIVISION CONTAINTS (PLEASE BE SPECIFIC):

LAND USE	# OF LOTS	ACRES	SQUARE FEET
Single Family	30	8.245	359,152.2
Garden/Patio/Zero Lot Line Duplex			
Townhouses			
Multi-Family			
Manufactured Housing			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
Public/Private Street R.O.W.			
Park/Open Spaces			
Public Facilities (Schools, Churches, etc.)			
Planned Unit Development District			
Other Land Uses:			
<b>TOTAL</b>	<b>30</b>	<b>8.245</b>	<b>359,152.2</b>

**LAND USE AS ALLOWED BY CURRENT ZONING**

H. SUBMIT REQUIRED PLAT COPIES FOR THE FOLLOWING:

CONCEPT PLAN: 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").

FINAL PLAT: One (1) original "Vellum", plus three (3) full size copies, and one (1) 11"x17" Reduced copy.

ADMINISTRATIVE PLATS/REPLATS:

Only a Final Plat required. Submit in accordance with No. 2 above.

- I. AFTER OFFICAL APPROVAL, THE APPLICANT IS RESPONSIBLE FOR RECORDING ALL FINAL PLATS AND REPLATS AT THE ARANSAS COUNTY COURTHOUSE AND MUST THEN SUBMIT ONE (1) SIGNED FULL SCALE MYLAR AND ONE (1) PRINT FOR THE CITY FILES.
  
- J. PURSUANT TO THE CITY OF ROCKPORT PLATTING AND 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:

## PLAT CHECK LIST

INDICATE IF:

FOR CITY USE ONLY

ON    N/A  
PLAT

ON    N/A  
PLAT

### 1. BASIC INFORMATION

Yes	A.	Subdivision Name	___	___
Yes	B.	City	___	___
Yes	C.	County	___	___
Yes	D.	State	___	___
Yes	E.	Name & Address of Owner	___	___
Yes	F.	Title: Preliminary, Final Plat or Replat	___	___
Yes	G.	Name & Address of Engineer Planner, and/or Surveyor responsible for design	___	___

### 2. IDENTIFICATION

Yes	A.	Names of adjacent subdivisions	___	___
Yes	B.	Names of Streets (New/Old)	___	___
Yes	C.	Lot and Block Nos.	___	___

### 3. SURVEYING

Yes	A.	Boundary Survey of plat (bearing and distances)	___	___
Yes	B.	Reference to original survey or previous subdivision	___	___

Yes		C.	Location, Names, Widths of Street, Alleys, Easements	___	___
	N/A	D.	Field Notes or Metes and Bounds description on Plat	___	___

#### 4. INTERIOR DETAILS

Yes		A.	Dimension and location of all lots, streets, easements, parks, etc.	___	___
Yes		B.	Detail curve information	___	___
Note on Plat		C.	Building Lines, exterior/interior	___	___
	N/A	D.	Fire Lanes	___	___
	N/A	E.	Existing natural and other Physical features of property	___	___
Yes		F.	Zoning District Designation	___	___
	N/A	G.	Tree Plot Plan (Ordinance #773)	___	___

#### 5. COMPLETE CONSTRUCTION PLANS (SUBMIT 2 SETS)

N/A		A.	Water Distribution System (off-on- site)	___	___
N/A		B.	Sewage Collection System (off-site/on-site)	___	___
N/A		C.	Streets, sidewalks and drive approaches	___	___
N/A		D.	Drainage Facilities (off-site)	___	___
N/A		E.	Topographic Map (Contours--2'	___	___

#### 6. DEDICATION

N/A		A.	Signed by Owners	___	___
N/A		B.	Accompanying plat	___	___
N/A		C.	Notarized	___	___

#### 7. TAXES (FINAL AND REPLATS ONLY)

N/A		A.	Certificates of past and current taxes paid on property being platted	___	___
-----	--	----	---	-----	-----

#### 8. LEGAL STIPULATIONS

N/A		A.	Copy of all Deed Restrictions	___	___
N/A		B.	Copy of Condominium Regime	___	___
N/A		C.	Copy of Warranty Deeds	___	___

9. CERTIFICATION

N/A	A.	Plat represents survey by licensed surveyor	___	___
N/A	B.	Monuments or steel rebars shown on plat	___	___
N/A	C.	Monuments or steel rebars set in field/commission approval (Final Plats Only)	___	___

10. DRAFTING DETAILS

Yes	A.	Date	___	___
Yes	B.	Scale	___	___
Yes	C.	North Arrow	___	___
Yes	D.	Small Scale Locator Map	___	___

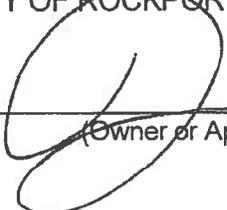
K. FILING FEE:

CONCEPT PLAN:	\$100.00
FINAL PLAT:	\$100.00 + \$10.00 Per Acre
REPLAT:	\$100.00

(MAKE CHECK PAYABLE TO THE CITY OF ROCKPORT)

SUBMIT APPLICATION AND FILING FEE TO THE DEPARTMENT OF BUILDING & DEVELOPMENT, CITY OF ROCKPORT, P. O. BOX 1059, ROCKPORT, TEXAS 78381

SIGNED: \_\_\_\_\_  
(Owner or Applicant)



# FOR CITY USE

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Fees Paid \$ \_\_\_\_\_

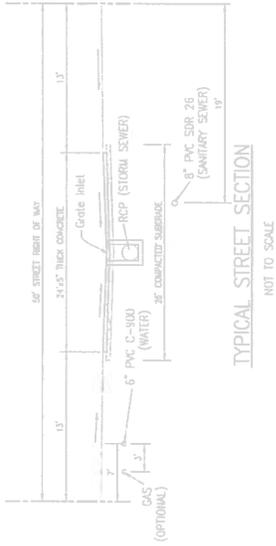
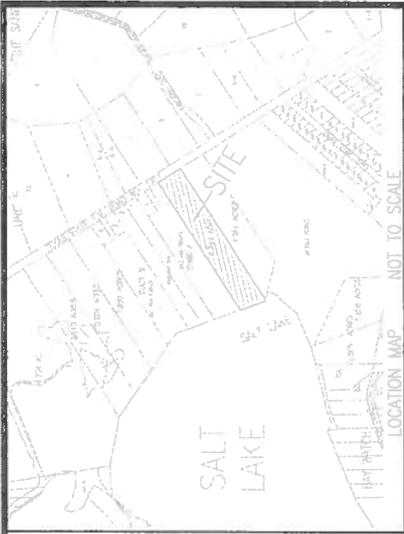
SUBMITTED INFORMATION:

\_\_\_\_\_ Accepted  
\_\_\_\_\_ Rejected

By: \_\_\_\_\_

If Rejection, reason why: \_\_\_\_\_

Receipt No: \_\_\_\_\_

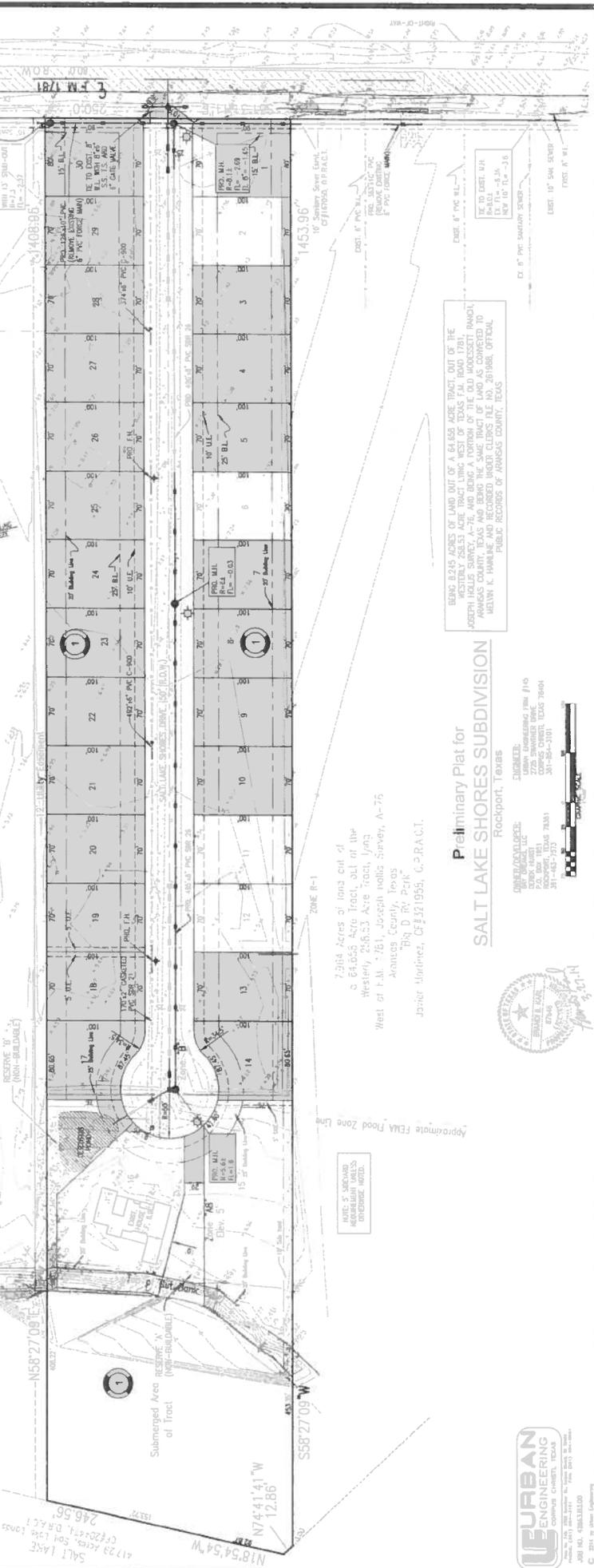


- LEGEND**
- PK
  - 4.5' CO
  - EXISTING SPOT ELEVATION
  - MANHOLE RIM ELEVATION
  - EXISTING
  - EX
  - RD
  - MH
  - PC
  - MANHOLE
  - REINFORCED CONCRETE PIPE
  - CUSTOMER WATER MAIN
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER
  - UTILITY EASEMENT (U.E.)
  - PROPOSED STORM SEWER
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED FIRE HYDRANT

NOTE: STREET LIGHTS WILL BE INSTALLED IN ACCORDANCE WITH CITY SUBMISSION REQUIREMENTS.



TRACT "A"  
Salt Lake Estates  
Vol 5, Pg 56 P.R.A.C.T.



7.304 Acres of land out of a 64.055 Acre Tract, all of the Westerly 2.5653 Acre Tract, Tract, Tract, West of F.M. 761, Joseph Holm Survey, A-76 Aransas County, Texas Bldg D RV Park

Janet Martinez, CE#321955, C.P.R.A.C.T.

BEING 2.20 ACRES OF LAND OUT OF A 64.055 ACRES TRACT, OUT OF THE JOSEPH HOLM SURVEY, A-76, AND BEING A PORTION OF THE OLD ADDRESS RANCH, ARANSAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS COMPLETED BY MELVIN K. HAMBURG AND RECORDED UNDER CLERK'S FILE NO. 201988, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS

**Preliminary Plat for**  
**SALT LAKE SHORES SUBDIVISION**  
Rockport, Texas

**PREPARED BY:**  
URBAN ENGINEERING  
2729 SWANWICK DRIVE  
ROCKPORT, TEXAS 78411  
361-467-2321



DATE: 5/20/2014  
PROJECT: SALT LAKE SHORES SUBDIVISION  
JOB NO. 1404040

**PLANNING & ZONING AGENDA**  
**Called Meeting: Monday, April 14, 2014**

---

**AGENDA ITEM:**

Deliberate and act on a Final Plat submitted by Kent J. Myers and Linda Myers for development of a new residential subdivision to be known as Ridge Three, Unit 2R, located at 41 - 51 Copano Ridge Road.

**SUBMITTED BY:** Building and Development Department Director.

---

**BACKGROUND:** On August 6, 2012, the Concept Plan for the Ridge Three, Unit 2R Subdivision (attached) was reviewed and approved by this Commission. Since that time, the developers have been making corrections to the plat as necessary for R-1 zoning concerns and installing the infrastructure to the subdivision. The developers are now submitting the attached Final Plat for approval. As you may know, this final plat will be held by the City and not filed for record until such time all subdivision improvements have been installed and accepted by the City.

---

**FISCAL ANALYSIS:** N/A.

---

**RECOMMENDATION:** Approve this Final Plat for the Ridge Three, Unit 2R Subdivision.



What is the present Zoning District: R-1  
 Are you requesting a Zoning Change: NO  
 If Yes, Zoning District Requested:

Please list by Volume and Page the most recent plat on the subject property (if requesting a replat):

**VOLUME 5, PAGE 199, PLAT RECORDS OF ARANSAS COUNTY, TEXAS**

**G. PROPOSED SUBDIVISION CONTAINTS (PLEASE BE SPECIFIC):**

LAND USE	# OF LOTS	ACRES	SQUARE FEET
Single Family	16	4.816	209,822
Garden/Patio/Zero Lot Line			
Duplex			
Townhouses			
Multi-Family			
Manufactured Housing			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
Public/Private Street R.O.W.			
Park/Open Spaces			
Public Facilities (Schools, Churches, etc.)			
Planned Unit Development District			
Other Land Uses:			
<b>TOTAL</b>	<b>16</b>	<b>4.816</b>	<b>209,822</b>

**LAND USE AS ALLOWED BY CURRENT ZONING**

**H. SUBMIT REQUIRED PLAT COPIES FOR THE FOLLOWING:**

CONCEPT PLAN: 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").

FINAL PLAT: One (1) original "Vellum", plus three (3) full size copies, and one (1) 11"X17" Reduced copy.

**ADMINISTRATIVE PLATS/REPLATS:**

Only a Final Plat required. Submit in accordance with No. 2 above.

**I. AFTER OFFICAL APPROVAL, THE APPLICANT IS RESPONSIBLE FOR RECORDING ALL FINAL PLATS AND REPLATS AT THE ARANSAS COUNTY**

COURTHOUSE AND MUST THEN SUBMIT ONE (1) SIGNED FULL SCALE MYLAR AND ONE (1) PRINT FOR THE CITY FILES.

- J. PURSUANT TO THE CITY OF ROCKPORT PLATTING AND 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:

## PLAT CHECK LIST

INDICATE IF:

FOR CITY USE ONLY

ON    N/A  
PLAT

ON    N/A  
PLAT

### 1. BASIC INFORMATION

Yes	A.	Subdivision Name	___	___
Yes	B.	City	___	___
Yes	C.	County	___	___
Yes	D.	State	___	___
Yes	E.	Name & Address of Owner	___	___
Yes	F.	Title: Preliminary, Final Plat or Replat	___	___
Yes	G.	Name & Address of Engineer Planner, and/or Surveyor responsible for design	___	___

### 2. IDENTIFICATION

Yes	A.	Names of adjacent subdivisions	___	___
Yes	B.	Names of Streets (New/Old)	___	___
Yes	C.	Lot and Block Nos.	___	___

### 3. SURVEYING

Yes	A.	Boundary Survey of plat (bearing and distances)	___	___
Yes	B.	Reference to original survey or previous subdivision	___	___
Yes	C.	Location, Names, Widths of Street, Alleys, Easements	___	___
Yes	D.	Field Notes or Metes and Bounds description on Plat	___	___

#### 4. INTERIOR DETAILS

Yes		A.	Dimension and location of all lots, streets, easements, parks, etc.	___	___
	N/A	B.	Detail curve information	___	___
Note on Plat	N/A	C.	Building Lines, exterior/interior	___	___
	N/A	D.	Fire Lanes	___	___
	N/A	E.	Existing natural and other Physical features of property	___	___
Yes		F.	Zoning District Designation	___	___
	N/A	G.	Tree Plot Plan (Ordinance #773)	___	___

#### 5. COMPLETE CONSTRUCTION PLANS (SUBMIT 2 SETS)

	N/A	A.	Water Distribution System (off-on- site)	___	___
	N/A	B.	Sewage Collection System (off-site/on-site)	___	___
	N/A	C.	Streets, sidewalks and drive approaches	___	___
	N/A	D.	Drainage Facilities (off-site)	___	___
	N/A	E.	Topographic Map (Contours-2'	___	___

#### 6. DEDICATION

Yes		A.	Signed by Owners	___	___
Yes		B.	Accompanying plat	___	___
Yes		C.	Notarized	___	___

#### 7. TAXES (FINAL AND REPLATS ONLY)

Yes		A.	Certificates of past and current taxes paid on property being platted	___	___
-----	--	----	---	-----	-----

#### 8. LEGAL STIPULATIONS

	N/A	A.	Copy of all Deed Restrictions	___	___
	N/A	B.	Copy of Condominium Regime	___	___
Yes		C.	Copy of Warranty Deeds	___	___



---

# FOR CITY USE

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Fees Paid \$ \_\_\_\_\_

SUBMITTED INFORMATION: \_\_\_\_\_ Accepted  
\_\_\_\_\_ Rejected

By: \_\_\_\_\_

If Rejection, reason why: \_\_\_\_\_

Receipt No: \_\_\_\_\_

