
CITY COUNCIL AGENDA

Notice is hereby given that the Rockport City Council will hold a regular meeting on Tuesday, July 25, 2017, at 6:30 p.m. The meeting will be held at Rockport City Hall, 622 E. Market, Rockport, Texas. The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.
2. Pledge of Allegiance.
3. Citizens to be heard.

At this time, comments will be taken from the audience on any subject matter that is not on the agenda. To address the Council, please sign the speaker's card located on the table outside the Council Chamber and deliver to the City Secretary before the meeting begins. Limit comments to three (3) minutes. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. It is the prerogative of the Chair to limit or otherwise restrict commenters if comments are discourteous, inappropriate, repetitive, or uncivil.

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

4. Deliberate and act on approval of City Regular Meeting Minutes of July 11, 2017.
5. Deliberate and act on a Resolution adopting the Aransas County Multi-Jurisdictional Floodplain Management Plan.

Public Hearings

6. Call to Order – Rockport Planning & Zoning Commission.
7. Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request for a rezone to B-1 (General Business District) and a Conditional Use Permit to allow a RV Resort and Boat/RV storage on property located at 684-750 State Highway 35 Bypass; also known as part of Lots 1, 2 and 3, and all of Lot 4 (13.625 acres), Abernathy Tracts, Rockport, Aransas County, Texas, and 760-818 State Highway 35 Bypass; also known as 5.528 acres, C.S. Zenn Survey A-226, Rockport, Aransas County, Texas, currently zoned R-1 (1st Single Family Dwelling District).
8. Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request for a rezone to B-1 (General Business District) to allow development of boat storage barns on property located at 1622 West Twelfth Street; also known as Lot 40, Block 252, Swickheimer Subdivision (7.603 acres), Rockport, Aransas County, Texas, currently zoned R-1 (Single Family Dwelling District).

9. Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request for a rezone to B-1 (General Business District) to allow development of resale on properties located at 2222-2352 FM 2165; being 6 acres of land out of a 152.735 acres tract, out of the George K. Taggart, III, Trustee 1108.79 acre tract, T.T. Williamson Survey A-219, Aransas County, Texas, and being a portion of the same property deeded by E.M. Spencer to George K. Taggart, III, Trustee in Volume 248, Pages 363-426, Deed Records, Aransas County, Texas, and being part of the same 152.735 acre tract, as described in Deed of record Clerk's File Number 274313, Official Public Records of Aransas County, Texas, currently zoned R-1 (Single Family Dwelling District).
10. Conduct a Joint Public Hearing with the Planning & Zoning Commission to consider a request for a rezone to R-6 (Hotel/Motel District) to allow development of a multi-unit apartment complex on properties located at 3301-3401 State Highway 35 Bypass; also known as 26.67 acres of land out of a 152.735 acre tract, out of the George K. Taggart, III, Trustee 1108.79 acre tract, T.T. Williamson Survey A-219, Aransas County, Texas, and being a portion of the same property deeded by E.M. Spencer to George K. Taggart, III, Trustee in Volume 248, Pages 363-426, Deed Records, Aransas County, Texas, and being part of the same 152.735 acre tract, as described in Deed of Record Clerk's File Number 274313, Official Public Records of Aransas County, Texas, currently zoned R-1 (1st Single Family Dwelling District).
11. Adjourn – Rockport Planning & Zoning Commission.

Regular Agenda

12. Deliberate and act on an Ordinance authorizing the execution and delivery of an energy performance contract with Ameresco, Inc., and an equipment lease/purchase agreement (taxable direct pay Qualified Energy Conservation Bond) with Banc of America Leasing & Capital, LLC, each with respect to the acquisition, purchase, financing, and leasing of certain equipment or capital items for the public benefit and totaling an amount not to exceed \$9,700,000; authorizing the execution and delivery of all other documents required in connection therewith; and authorizing all other actions necessary to the consummation of the transactions contemplated by this ordinance.
13. Deliberate and act on second and final reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to R-6 (Hotel/Motel District) for property located at 1117 Sixteenth Street, also known as Lot 70-C, Block 256, Swickheimer Subdivision, 1 acre, Rockport, Aransas County, Texas, to allow development of short-term cottage rentals.
14. Deliberate and act on second and final reading of an Ordinance amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District) to B-1 (General Business District) for property located at 3579-3589 State Highway 35 Bypass, also known as T.T. Williamson Survey A-219, 17.3 acres, Rockport, Aransas County, Texas, to subdivide property into several tracts for resale for commercial use.

15. Deliberate and act on first reading of an Ordinance of the City of Rockport, Texas, providing for the annexation into the City of Rockport, Aransas County, Texas of the hereinafter described territory, located adjacent to the City's corporate limits within the extraterritorial jurisdiction of the City and not being a part of any incorporated area; extending the boundary limits of the City so as to include the territory consisting of approximately 107 acres of land, more or less, along Market Street between Kelly Lane and Verne Street, out of portions of the John Smith Survey A-187, the T.B. Reeves Survey A-323, the T. Green Survey A-72, and the T.T. Williamson Survey A-222, into the City's municipal limits, for all purposes; providing for related annexation services plans; repealing conflicting ordinances and resolutions; including a severability clause; granting to all the inhabitants of the annexed territory all the rights and privileges of other citizens and binding the inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; and establishing an effective date.
16. Deliberate and act on first reading of an Ordinance of the City of Rockport, Texas, providing for the annexation into the City of Rockport, Aransas County, Texas of the hereinafter described territory, located adjacent to the City's corporate limits within the extraterritorial jurisdiction of the City and not being a part of any incorporated area; extending the boundary limits of the City so as to include the territory consisting of approximately 182 acres of land, more or less, along State Highway 35 Bypass between 214 feet north of Holly Road and 1030 feet southwest of Eighteenth Street, being out of portions of the Paul McCombs Survey A-317, the C.W. Egery Survey A-63 and the Samuel Highland Survey A-73, into the City's municipal limits, for all purposes; providing for related annexation services plans; repealing conflicting ordinances and resolutions; including a severability clause; granting to all the inhabitants of the annexed territory all the rights and privileges of other citizens and binding the inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; and establishing an effective date.
17. Deliberate and act on first reading of an Ordinance of the City of Rockport, Texas, providing for the annexation into the City of Rockport, Aransas County, Texas of the hereinafter described territory, located adjacent to the City's corporate limits within the extraterritorial jurisdiction of the City and not being a part of any incorporated area; extending the boundary limits of the City so as to include the territory consisting of approximately 176 acres of land, more or less, along Maple Street between Steart Street and 128 feet east of Pearl Street, being out of portions of the Thomas Green Survey A-72, John W. Paup Survey A-179 and A-180, T.T. Williamson Survey A-221, T.B. Reeves Survey A-323 and the John G. Smith Survey A-239, into the City's municipal limits, for all purposes; providing for related annexation services plans; repealing conflicting ordinances and resolutions; including a severability clause; granting to all the inhabitants of the annexed territory all the rights and privileges of other citizens and binding the inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; and establishing an effective date.
18. Deliberate and act on first reading of an Ordinance of the City of Rockport, Texas, providing for the annexation into the City of Rockport, Aransas County, Texas, of the hereinafter described territory, located adjacent to the City's corporate limits within the extraterritorial jurisdiction of the City and not being a part of any incorporated area; extending the boundary limits of the City so as to include the territory consisting of approximately 38 acres of land, more or less, along Ann Street between Litron Street and 128 feet east of Pearl Street, being out of a portion of the T.T. Williamson Survey A-221, into the City's municipal limits, for all purposes; providing for related annexation services plans; repealing conflicting ordinances and resolutions; including a severability clause; granting to all the inhabitants of the annexed

territory all the rights and privileges of other citizens and binding the inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; and establishing an effective date.

19. Reports from Council.

At this time, the City Council will report/update on all committee assignments, which may include the following: Aransas Pathways Steering Committee; Building and Standards Commission; Coastal Bend Bays and Estuaries Program; Coastal Bend Council of Government; Park & Leisure Services Advisory Board; Planning & Zoning Commission; Rockport Heritage District Board; Rockport-Fulton Chamber of Commerce; Aransas County Storm Water Management Advisory Committee; Swimming Pool Operations Advisory Committee; Tourism Development Council; Tree & Landscape Committee; YMCA Development Committee; Texas Maritime Museum, Fulton Mansion, Rockport Center for the Arts, Aransas County, Aransas County Independent School District, Aransas County Navigation District, Town of Fulton, and Texas Municipal League. No formal action can be taken on these items at this time.

Executive Session

City Council will hold an executive session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

20. Section 551.072 Deliberations about Real Property: Purchase, exchange, lease, or value of real property.
21. Section 551.071(1)(A) and Section 551.071(2) Consultation with Attorney: Pending or contemplated litigation - Bay Education Center.
22. Section 551.071(2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

Open Session

City Council will reconvene into open session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any actions necessary related to the executive sessions noted herein, or regular agenda items, noted above, and/or related items.

23. 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 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.

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 Friday, July 21, 2017, by 5:00 p.m. 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*, *Coastal Bend Herald*, and *Corpus Christi Caller Times*.


Teresa Valdez, City Secretary