



JOINT PUBLIC HEARING
Rockport City Council
and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, June 22, 2021, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider amendments to the City of Rockport Code of Ordinances Chapter 118 *Zoning*, related to Recreational Vehicle Parks including but not limited to the creation of a new zoning district and special conditions for developing Recreational Vehicle Parks. For more information and a full list of the proposed amendments please visit the City's website at www.cityofrockport.com.

The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. **Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Members of the public can participate in the meeting remotely by using the ZOOM address that will be provided on the City Council Agenda of June 22, 2021 and posted on the City's website www.cityofrockport.com.**

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Public participation is valued and citizens wishing to express their views during the Joint 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. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

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

POSTED the 6th day of May 2021, on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

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Teresa Valdez, City Secretary

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Recreational Vehicle Park Ordinance

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Draft Date: April 21, 2021

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Prepared for:

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City of Rockport, Texas

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Prepared by:

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New Braunfels, TX

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DRAFT 1.4 (4/21/21)

40 Introduction

41
42 All text which is red denotes an addition of new text. All text which is ~~red with strikethrough~~ denotes
43 removal of existing text. Black text denotes existing unchanged text. Any existing text which has been
44 omitted shall be considered unchanged. Section headings and italicized text under headings is for
45 document organization and reference only and is not intended to be adopted or codified.
46

47 Modifications to Definitions

48 *(The following is text modifying definitions in Sec.118-3 for Manufactured Home Park, RV, and RV Park)*

49
50 Sec. 118-3. Definitions.

51
52 *Manufactured Home Park.* A parcel or contiguous parcels of land divided into two or more
53 manufactured home spaces and available on a rental basis. ~~May coexist with a Recreational Vehicle~~
54 ~~Park.~~

55
56 ~~*Recreational Vehicle. Abbr. RV.* A vehicle which is built on a single chassis; is four hundred (400) square
57 feet or less when measured at the largest horizontal projection; is designed to be self-propelled or
58 permanently towable by a light duty vehicle; and is designed primarily not for use as a permanent
59 dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.~~

60
61 *Recreational Vehicle. Abbr. RV.* A vehicular unit, which is designed for living or sleeping and/or
62 recreational purposes and equipped with wheels which is either self-propelled, mounted on, or pulled
63 by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck
64 camper, motor home, fifth-wheel trailer, or van.

65
66 *Recreational Vehicle Park. Abbr. RV park.* A parcel or contiguous parcels of land divided into two or more
67 recreational vehicle spaces and available on a rental basis. ~~May coexist with a Manufactured Home Park.~~
68

69 Establishing the Recreational Vehicle Park District

70 *(The following is text establishing the RV Park District)*

71
72 Sec. 118-4. Districts and general provisions.

73
74 4.1 Districts Established. Zoning districts as herein set forth are established. The city is hereby divided
75 into the following districts:
76

- R-1 1st Single-Family Dwelling District
- R-2 2nd Single-Family Dwelling District
- R-2B Zero Lot Line Single-Family District
- R-2M Manufactured Housing District
- R-3 Duplex Dwelling District
- R-4 1st Multi-Family Dwelling District
- R-5 2nd Multi-Family Dwelling District

R-6	Hotel/Motel District
R-7	Residential and Office District
R-8	Recreational Vehicle Park District
B-1	General Business District
B-2	Central Business District
I-1	Light Industrial District
I-2	Heavy Industrial District
P.U.D.	Planned Unit Development District

77

78 **Reindexing Zoning District Codification**

79 *(The following is text for reindexing the section numbering for all the zoning districts to allow all zoning*
 80 *districts to be adjacent to each other when codified into the code of ordinances.)*

81

- 82 Sec.118-6.1 R-1 1st Single-Family Dwelling District
- 83 Sec.118-6.2 R-2 2nd Single-Family Dwelling District
- 84 Sec.118-6.3 R-2B Zero Lot Line Single-Family District
- 85 Sec.118-6.4 R-2M Manufactured Housing District
- 86 Sec.118-6.5 R-3 Duplex Dwelling District
- 87 Sec.118-6.6 R-4 1st Multi-Family Dwelling District
- 88 Sec.118-6.7 R-5 2nd Multi-Family Dwelling District
- 89 Sec.118-6.8 R-6 Hotel/Motel District
- 90 Sec.118-6.9 R-7 Residential and Office District
- 91 Sec.118-6.10 R-8 Recreational Vehicle Park District
- 92 Sec.118-6.11 B-1 General Business District
- 93 Sec.118-6.12 B-2 Central Business District
- 94 Sec.118-6.13 I-1 Light Industrial District
- 95 Sec.118-6.14 I-2 Heavy Industrial District
- 96 Sec.118-6.15 P.U.D. Planned Unit Development District

97

98 Sec.118-7 through 118-19 *Reserved.*

99 **Recreational Vehicle Park District Regulations**

100 *(The following is text for creating the new district base regulations)*

101

102 **Sec. 118-6.10 Recreational Vehicle Park District (R-8)**

103

104 **10.1 Use Regulations.** The purpose of this district is to provide for recreational vehicle parks. Land and
 105 premises may be used only for:

- 106 1. Recreational Vehicle Parks
- 107 2. Restaurants, cafes, food catering services.
- 108 3. Offices, banks, libraries, museums, etc.
- 109 4. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed
 110 to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).
- 111 5. Bed and breakfast.
- 112 6. Religious, educational, and philanthropic institutions

- 113 7. Public parks, public buildings (except detention centers, penal and mental institutions).
- 114 8. Golf courses and golf clubs, but no commercial miniature courses or driving ranges.

115
116 **10.2 Area and Yard Regulations.**

117
118 **10.2.1 Area of the Lot.** The minimum area of the lot shall be 4 acres.

119
120 **10.2.2 Width of the Lot.** The minimum width of the lot shall be fifty (50) feet.

121
122 **10.2.4 Yard Area and Building Setbacks.** See table 20

123
124 **10.3 Height of the Building.** No building shall exceed thirty five (35) feet in height. See Article 3 Definitions
125 and Article 20 District area, yard and height regulations.

126
127 **10.4 Parking Regulations.** Parking Regulations for permitted uses are contained in Article 21 [section 118-
128 21]

129
130 **10.5 Accessory Use Regulations.** Accessory uses, which are auxiliary or incidental to the primary used of a
131 building or premises, as contained in Article 22

132
133
134
135 **Adding RV Park District to Lot Dimensions Table**

136 *(The following text is for adding the new RV Park District to the lot dimensions and setbacks table)*

137
138 Table 20

139 (Refer to Exceptions enumerated in Article 20 [section 118-20])

140

Areas & Densities	R-1	R-2	R-2B	R-2M	R-3	R-4	R-5	R-6	R-7	R-8	B-1	B-2	I-1	I-2
Lot Area Minimum (sq.ft.) – PER LOT	7000	5000	5000	5000	7000	5000	5000	5000	5000	4 acres	n/a	n/a	n/a	n/a
Lot Area Minimum (sq.ft.) – PER DWELLING UNIT	7000	5000	5000	5000	3500	3500	2200	2200 *1	2200 *2	n/a	n/a	n/a	n/a	n/a
Lot Width Minimum (ft.)	50	50	50	50	50	50	50	50	50	50	50	n/a	n/a	n/a
Yard, minimum - FRONT	20	25	25	25	25	25	25	25	25 *6	25	20	n/a	20	20
Yard, minimum – REAR	20	20	10	20	20	20	20	20	10	20	n/a	n/a	n/a	n/a

Yards, minimum – SIDE INTERIOR *3	5	5	10/0	5	5	5	5	5	5	10	n/a	n/a	n/a	n/a
Yards, minimum – SIDE EXTERIOR *3	15	15	15	15	15	15	15	15	15	10	n/a	n/a	n/a	n/a
Living Area (sq.ft.)	800	600	600	600	500	500	500	500 *4	500 *5	n/a	500	n/a	n/a	n/a
Height, Maximum (ft.)	35	35	35	35	35	35	35	45	35	35	45	35	45	45

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Addition of Parking Requirements for RV Parks

(The following text is for adding parking requirements for the RV Park Land Use)

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145
146

Sec. 21.1.1

USE	REQUIREMENT
Recreational Vehicle Park	2 per designated RV space/slip

147

Addition of Accessory Uses for Recreational Vehicle Park District

(The following text is for establishing accessory uses for the RV Park district and any associated requirements.)

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151

22.1.3 In R-6 and, R-7 and R-8 Districts:

1. Any use listed above in 22.1.2, except that 1) servants/guest quarters shall not be located in the R-8 district.
2. Subordinate uses for hotels, motels and bed and breakfast establishments. Such facilities shall include but not be limited to, retail shops, restaurants, clubs and lounges, and shall be wholly or partially within the primary structure and not built or used as a detached structure or facility.
3. Piers, boat docks and related marine facilities may be detached from the main structure and are to be used only by the occupants and their guests.
4. Subordinate uses for Recreational Vehicle Parks may also include the following:
 - a. Temporary boat and trailer parking for occupants only
 - b. Campgrounds
 - c. Park manager living quarters
 - d. Rental RV's and Cabins taking up no more than ten percent (10%) of the total gross area.
 - i. HUD code manufactured housing may be used as rental cabins.

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22.2.2 Except, as otherwise allowed in this subsection, fences in R-1 through R-7 districts shall not exceed six (6) feet in height, and fences in R-8 districts shall not exceed eight (8) feet in height. Fences adjacent to city parks or public space shall not exceed eight (8) feet in height. Fences on a property

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171 adjacent to business or industrial districts shall not exceed the maximums allowed for the adjacent
172 district, whichever is higher. For the purpose in this subsection, when a street right-of-way divides two
173 districts, it is considered to be a separation between the districts, and a property on one side of the
174 street is not considered adjacent to the district on the other.
175

176 Removal of RV Parks from CUP List

177 *(the following text is for removing rv parks from the list of specific uses that require a conditional use*
178 *permit.)*

179
180 Sec.118-23.10

181
182 10. ~~Recreational Vehicle~~/Manufactured Housing Parks in any district when complying with ~~recreational~~
183 ~~vehicle~~/manufactured housing park standards addressed in Article 24 of this ordinance [section 118-24
184 of this Code].
185

186 Modification to Manufactured Housing Parks Special Conditions

187 *(The following text is for removing recreational vehicle references from the Manufactured Housing Parks*
188 *Special Conditions Sec.118-24.2.13)*

189 24.2.13 *Regulation of ~~Recreational Vehicle~~/Manufactured Housing Parks.*

190 1. *General Provisions.* The following general provisions are required for the development or the
191 expansion of ~~RV~~/Manufactured Housing Parks ~~within the R-1 up through and including the R-7 zoning~~
192 ~~districts.~~

193 2. Mobile Homes, as defined, are prohibited within ~~RV~~/Manufactured Housing Parks inside the city limits
194 of the City of Rockport unless such mobile home existed prior to annexation. Replacement of an existing
195 mobile home shall be with a HUD-Code Manufactured Home. Replacement of an existing HUD-Code
196 Manufactured Home shall be with a HUD-Code Manufactured Home of equal size, but not less than 320
197 square feet, or larger, and be a newer model.*

198 * NOTE: Newer model is defined as a manufactured home with a manufactured date being not more
199 than ten (10) years prior to the calendar year it is to be placed on the property.

200 3. Upon application, the installation of a ~~Recreational Vehicle~~/Manufactured Home Park shall be
201 permitted as determined appropriate by the City through a conditional-use permit (CUP), including a
202 Planned Unit Development (PUD) that may contain a ~~RV~~/Manufactured Home Park. An application to
203 install a HUD CODE Manufactured Home for use and occupancy as a residential dwelling is deemed
204 approved and granted unless the City denies the application in writing within forty-five (45) days from
205 receipt of the application setting forth the reason.

206 4. This section shall not affect the applicability of any deed restriction that is otherwise valid.

207 5. *Specific Provisions.* In addition to CUP approval, land used as a ~~RV~~/Manufactured Home Park shall be
208 developed according to the following criteria.

- 209 6. The above described park may include Manufactured Homes, ~~RV's/Travel Trailers and Campgrounds~~
210 ~~or any combination thereof~~. Other uses, in addition to the uses described herein, shall be conditioned or
211 amended, as the case may be, by Special Permit.
- 212 ~~7.— Parks containing a combination of Manufactured Homes, RV's/Travel Trailers or Campgrounds must~~
213 ~~designate separate areas for each classification. No mixture of Manufactured Homes, RV's/Travel Trailers,~~
214 ~~campgrounds or other approved uses is permitted in any designated area (Density control).~~
- 215 8. The **manufactured housing** park area shall consist of at least four (4) acres in size. The number and
216 location of external access drives shall be approved by the Zoning Administrator and the Director of Public
217 Works.
- 218 9. Scaled plans and specifications showing details of the proposed park layout shall be submitted and
219 reviewed by city staff prior to any zoning approval and/or building permit activity. Future additions to the
220 park shall be processed in the same manner as an original proposal.
- 221 10. There shall be no minimum lot/space area except that each ~~RV/~~Manufactured Housing unit shall be
222 located on each space so that there is at least twenty (20) feet unobstructed clearance between units,
223 side-to-side and end-to-end and ten (10) feet unobstructed clearance between units and adjacent
224 permanent structures or lots. No unit shall be closer than ten (10) feet from any internal road and no
225 closer than twenty (20) feet from any external access road.
- 226 11. Manufactured Housing ~~and RV's/Travel Trailers~~ located in the park shall be connected to city water
227 and wastewater systems if available.
- 228 12. Interior access drives shall be maintained with a hard surface, with approved drainage and be of
229 sufficient width in each area to conform with the type of unit to be assigned to the area, as determined
230 by the Zoning Administrator. Parking on interior access drives shall be permitted only if sufficient
231 clearance exists for one (1) car passage in addition to parking.
- 232 ~~13.— A service building to provide necessary sanitation and laundry facilities shall be provided. Such~~
233 ~~building(s) shall be conveniently located and shall provide fixtures as required by the Plumbing Code.~~
- 234 ~~13 14.~~ The park shall conform to all other City of Rockport regulations and codes ~~relating to planning~~
235 ~~and zoning, building, gas, mechanical, plumbing, electrical installations and tie downs for windstorm~~
236 ~~compliance~~. All manufactured housing units unoccupied during hurricane season (June 1 to November 30)
237 must be tied down (see Building Code) ~~or removed from the park~~. Lot spaces shall be labeled with
238 numbers to augment identification by 911 operations. Fire hydrants shall be required as specified by the
239 ~~Director of Public Works City Manager or his/her designee~~ and shall be included in the park layout plans
240 submitted for approval.
- 241 ~~14 15.~~ Out-side lighting shall be in accordance with the city's Light Nuisance Ordinance.
- 242 ~~15 16.~~ Storage, collection and disposal of refuse shall be so conducted as to create no health hazard,
243 rodent harborage, insect breeding areas, accident or fire hazard or air pollution. Pets shall be leashed
244 (Animal Control Ordinance).

245 ~~16 17~~. The property owner/operator shall at all times operate the park in compliance with this ordinance
246 and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair
247 and in a clean, sanitary and orderly condition at all times.

248 ~~17 18~~. There shall be at least one (1) recreation area which shall be accessible from all spaces. The site
249 or sites of such recreation area or areas shall total not less than eight percent (8%) of the gross site area
250 of the park.

251 ~~18 19~~. The park shall be screened from a public place or public right-of-way and adjacent occupied
252 property by a solid screening fence in accordance with subsection 22.2 of this ordinance. Planted
253 vegetation may be allowed as an alternate screening device by the Tree and Landscape Regulations
254 in Chapter 106, Rockport Code of Ordinances.

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256 Recreational Vehicle Park District Special Conditions

257 *(The following is text for creating special conditions for the Recreational Vehicle Park District)*

258

259 ~~Sec.118.24.2.14~~ Regulation of Recreational Vehicle Parks

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261 1. *General Provisions.* The following general provisions are required for the development or the
262 expansion of Recreational Vehicle Parks. Unless otherwise specified in the city's code of
263 ordinances, occupancy of recreational vehicles in the city limits is restricted to recreational vehicle
264 parks.

265 2. The minimum RV slip/space size shall be forty (40) feet wide by sixty (60) feet deep. Additionally,
266 each RV unit shall be located on each space so that there is at least twenty (20) feet unobstructed
267 clearance between units, side-to-side and end-to-end and ten (10) feet unobstructed clearance
268 between units and adjacent permanent structures. No slip/space shall encroach into required
269 minimum yard setbacks.

270 3. *Interior Access Drives.*
271 a. Interior access drives shall be of asphalt, concrete or other city approved hard surface,
272 with approved drainage.
273 b. An interior access drive or internal street shall be provided to each RV space. Each street
274 shall have a minimum width of twenty-four (24) feet. The internal streets shall be
275 continuous and connect with other internal streets or with public streets. All dead-end
276 interior drives shall provide a cul-de-sac or other approved turnaround at the dead end.
277 No internal street ending in a cul-de-sac or other approved turn around shall exceed 500
278 feet in length.

279 4. *Parking.* The following requirements are in addition to Sec. 118-21 *Parking Regulations* of this
280 ordinance:

281 a. Parking required for each RV space shall be provided adjacent to the space or within a
282 reasonable proximity as to prevent the occurrence of parked vehicles impeding traffic
283 flow or emergency service access.

284 b. Parallel parking along interior access drives or internal streets shall be permitted on only
285 one side of the street for roadways with a minimum width of thirty (30) feet and on both
286 sides of the street for roadways with a minimum width of thirty-six (36). Parallel parking

287 is not permitted on roadways with a width less than thirty (30) feet unless otherwise
288 approved by the City Manager or his/her designee.

289 5. Recreational Vehicles located in the park shall be connected to city water and wastewater systems
290 if available.

291 6. Fire hydrants shall be required as specified by the City Manager or his/her designee and shall be
292 included in the park layout plans submitted for approval.

293 7. Slips/spaces shall be labeled and maintained with numbers to augment identification by
294 emergency service operations. Identification numbering shall be a minimum of three (3) inches
295 tall, in a contrasting color with the background with a reflective finish, placed in a way to be plainly
296 seen from the access road and protected from vehicular damage.

297 8. To assist response by emergency services, the park shall provide a map of the park with each
298 slip/space clearly labeled with its number. The map shall be provided to the Public Safety
299 Communications Department and the park shall provide the Department with an updated map in
300 a timely manner whenever changes are made. The map shall be in black and white and in
301 whatever size necessary to render a legible image but in no case shall be smaller than 8 ½ inches
302 by 11 inches. The lower right corner shall include a title block noting the name of the park, the
303 park's address, a contact phone number, and the revision date. The upper left corner shall include
304 a compass rose.

305 9. The park shall conform to all other applicable City of Rockport regulations and codes.

306 10. Storage, collection, and disposal of refuse shall be conducted as to create no health hazard, rodent
307 harborage, insect breeding areas, accident or fire hazard or air pollution and shall be provided
308 and buffered in accordance with the Vegetation regulation in Chapter 106, Rockport Code of
309 Ordinances.

310 11. A service building to provide necessary sanitation and laundry facilities shall be provided. Such
311 building(s) shall be conveniently located and shall provide fixtures as required by the city adopted
312 building codes.

313 12. *Total Open Space Requirement.* RV parks shall provide a minimum of twenty percent (20%) open
314 space of the total gross site area of the park. The minimum required open space may be inclusive
315 of the required recreational areas, landscaping buffers, and other natural or landscaped areas.

316 13. Recreation Area Required:

317 a. There shall be at least one (1) recreation area which shall be easily accessible to all park
318 users.

319 b. *Size of Recreation Area.* Not less than eight percent (8%) of the gross site area of the RV
320 park shall be devoted to recreational facilities, generally provided in a central location.
321 In large parks, this may be decentralized. Recreation areas include space for community
322 recreation buildings and facilities including but not limited to play fields, sports courts,
323 playgrounds, and swimming pools, but not including vehicle parking areas.

324 14. *Screening & Buffering.* The following requirements are in addition to regulations in Sec. 118-22.2
325 *Fence Regulations* and Chapter 106 *Vegetation* of the Rockport Code of Ordinances:

326 a. The park shall be screened from the public right-of-way and adjacent residentially zoned
327 property by a solid screening wall comprised of a durable low-maintenance material
328 traditionally used in wall construction, including but not limited to stone, masonry
329 products, and pre-cast concrete.

330 b. A minimum fifteen (15) foot deep landscaping buffer shall be provided between any
331 public right-of-way and required screening wall. This buffer shall include a mixture of
332 trees, shrubs, planting beds and other living landscaping to soften the visual impact of the
333 screening wall and enhance the street view aesthetics.

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- c. *Alternative screening compliance.* Where existing dense natural vegetation is preserved, the city manager or his/her designee may allow for alternative fencing and landscaping design that provides for year around screening of the RV park from public right-of-ways and adjacent residentially zoned property.
- 15. The property owner/operator shall at all times operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean, sanitary and orderly condition at all times.

DRAFT 1.4 (4/21/21)