

# City of Rockport

## State of the City

April 19, 2022



# Elections

- New Council District 2 representative Danielle Hale
- New Mayor, Tim Jayroe or Andrew Kane

## Budget 2021-2022

■ Tax Rate	- \$0.392720
■ Total Revenues	- \$47,101,597
■ Total Expenditures	- \$46,409,420
■ General Fund	- \$17,819,696

## City Manager Search

- Applications close May 6
- Interviews in June
- New City Manager Starts 8/1/22

# Projects

## Public Works

**AMI Project** - \$9.2 million - Project was started just before Harvey in 2017 project should be completed May - June of 2022.

**Key Allegro Bridge** – \$2.5 million – Project is 70% complete project should be completed August – September 2022

**Bayshore Drive Shoreline Stabilization** - \$2million- project is still in design phase should start construction in July – August 2022.

**CDBG Drainage Master Plan Projects** - \$8million- Market & Church Street 80% complete. Orleans Street 65% complete. Laurel Street 65% complete. Ann & Hackberry Streets 75%complete. Tule Creek Area from Business 35 to Little Bay (This project is on retention depending on costs of other projects at completion). Projects should be completed May – June 2022

**Two HAZ MIT Drainage Projects** – Area from Wandering Oaks from FM 1781 out to Salt Lake Area. Enterprise from Omahandro to Maple Street. Engineering and Design for these projects is in progress.

**Concho Street Drainage Project**- \$2.2million – Project is 40% complete project should be completed June- July 2022

**Natural Gas System - Complete Review – Potential Sale of the System** - Our Distribution Integrity Management Plan (DIMP) mandated by the Railroad Commission is being reviewed by a consultant to determine a plan of action to remove the steel pipe in our system. This work must be completed to maintain Railroad Commission Compliance. The system is also being evaluated for potential sale. Sale of the system must be put on a ballot to be voted on by our citizens

**CNG – System Repairs and Review with ACISD & Republic Services** – The City is evaluating the CNG fueling system. We will meet with ACISD and Republic Services to determine if CNG fuel is still an economic option for them.

**Art Center Grant Project** - \$130,00 Grant was awarded to the city to partner with The Rockport Center for The Arts to provide their new facility. The project is 75%complete and should be completed September 2022.

**Downtown Anchor Project** -\$18.8million – This project is to replace our City Hall that was damaged beyond repair by hurricane Harvey. Engineering and Design has been completed and a Construction contract has been awarded. Construction will start summer 2022, projected completion September 2023.

**Clean Coast Texas Initiatives** – The City is working with Aransas County, Fulton, Aransas County Navigation District, and Texas State University Clean Coast Texas Program to initiate projects throughout our County to retain, detain, and improve the quality of storm water runoff into our Bays and Harbor.

**Drainage & Sinkhole Projects – City Wide** - \$1million dollars was allocated for drainage projects in this fiscal year. We have completed approximately 50 projects to fill sink holes and improve drainage. We have expended just under half of the budgeted funds. We are designing some larger drainage projects that will use the remaining funds.

**CIP- Emergency Repairs & Upgrades at WWTP** - \$3.5million – This project will upgrade, repair, and or replace all the aging and or outdated major components and equipment located at the WWTP. Engineering for this project has begun and the project will be put out for bids summer of 2022.

## Building & Development

- Comprehensive Master Plan w/ Future Land Use Map Adopted by Council on 3/22/2022
- RV Park Ordinance – Modifications currently under review, awaiting meeting with RV Council for their comments
- ETJ Interlocal agreement with Aransas County - Meeting with the County staff and City staff on 2/3/2022, suggested revisions under review, need to schedule additional meeting to discuss
- Tree Ordinance – Had one meeting with Tree Committee, revisions made, need to schedule another meeting with Tree Committee
- Mobile Food Vendor Ordinance – Compiling ordinances from other cities, research ongoing
- Complete review of Codes and Ordinances – Project is on hold.
- Adoption of 2018 ICC Codes, 2017 NEC – Adopted by City Council and took effect on 1/1/2022
- ISO Rating – Building Code Effectiveness – Review is complete, awaiting results

- FEMA – Review Compliance/Participation in the Community Rating System (CRS) Program – Annual recertification completed and accepted with a correctness rate of 100% on 3/9/2022
- Flood plain Management Program – Review of our Flood Damage Prevention Ordinance completed 3/16/2022 – minor changes needed to meet the new requirements – submittal of Ordinance Revision will be submitted for Council approval in the near future
- Aransas County Stormwater Drainage Committee – Meetings on first Monday of each month, staff has not participated recently due to workload, however, we will make concerted effort to have a member of staff present at all future meetings
- Review and update all fees charged through Building & Development – Received suggested fee revisions from Newgen Strategies and Solutions – staff has reviewed and are in agreement there are some proposed fees that we feel do not represent the true cost of the services. Discussion is ongoing.
- Short Term Rental (STR) Ordinance – Research and compilation of new ordinance ongoing
- Heritage District Zoning Overlay Code Review - Frank has reviewed and has suggestions but we probably need to get with Bryce for review and comments for suggested revisions.
- Excavation Ordinance – Research and compilation of other cities ordinance ongoing – purpose of this ordinance is to prevent the filling of entire lots and subsequently affecting the drainage of surrounding properties. We do not currently have an excavation ordinance.

# Active Developments

- Wandering Oaks Phase 3, Bypass 35 – 26 Lots SFD Subdivision: **10/25/2021** - Final Plat approved by P & Z – 11/24/2021 Infrastructure plans approved, issued NTP – *Hold plat for signature until public infrastructure is complete and accepted by the City.* **4/13/2022 – Infrastructure ongoing**
- The Oasis Cottages, 2121 FM 3036: 12/1/2021 - Infrastructure completed – waiting on testing to be approved prior to acceptance – currently has 5 buildings permitted **4/13/2022**  
**Underground complete – Project 20% complete**
- Fulton Beach Landings, 2261 N Fulton Beach Road (ETJ): **4/9/2021** – Issue NTP - **12/1/2021** – Infrastructure construction ongoing - *Hold plat for signature until public infrastructure is complete and accepted by the City.* **4/13/2022 No Change – infrastructure ongoing**
- Gulf Shore Villas, 1400 FM 3036: **12/1/2021** – construction active and ongoing **4/13/2022** – **Clubhouse complete – Project 90% complete**
- Kokomo Subdivision, 2202 FM 3036: **12/1/2021** – Infrastructure construction ongoing - *Hold plat for signature until public infrastructure is complete and accepted by the City.* **3/7/2022** – **Revised Preliminary and Final Plats approved by P & Z – removed Lots 54, 55, and 56 from Phase II and included in Phase III.** **4/13/2022** - Infrastructure **30% - 40% complete**
- Ocean Reef Subdivision, 4102-4112 Hwy 35 S (ETJ): **12/1/2021** Infrastructure completed – have 7 residential dwellings permitted **4/13/2022 – Project 65% complete**
- Silverleaf Apartments, 362 Rattlesnake Pt (ETJ): **12/1/2021** – Infrastructure Construction is ongoing - *No plat associated with this one.* **4/13/2022 – Infrastructure 95% waiting on completion of Lift Station, Construction of structures 15%**
- Rockport Art Center, 106 S. Austin: **12/1/2021** Construction is ongoing -No plat associated with this one. **4/13/2022 Construction ongoing – have passed rough in phase**
- Kline’s Café move, St. Mary’s Street: **Need an elevation certificate** for this to make sure finished floor elevation is 7.5 feet. Also, this is in the Heritage District. Mr. Meyers has most of the design exceptions he needs for his project but will **need a Heritage District application for his landscaping.** **12/1/2021 – still need EC and Heritage District Application 4/13/2022 No Change**
- Rockport Cultural Arts Center Parking Lot, Magnolia Street: Sent Hansen Engineering Heritage District and stormwater design standards. Four-foot Street screen is required per Heritage District. City staff agreed to on-street parking along Magnolia Street. **12/1/2021 – No Action 4/13/2022 Underground complete installation of paving ongoing**

- The Palms Mixed-Use Development, 345 Bypass 35: **12/1/2021** – Infrastructure plans and Main Street plans have been approved 11/22/2021 NTP on Main Street. **March 2022 – RV Park plans submitted and denied, must file for and get approved for a CUP prior to submittal of plans. 4/13/2022 – Awaiting filed Plat to continue with Request for a CUP**
- Royal Oaks Subdivision, Phase 3 (Fulton): Outside of the city limits/in Fulton city limits. Construction plans have been submitted and reviewed administratively. **12/1/2021** Infrastructure complete. **4/13/2022 Project ongoing**
- Lighthouse Condos, 208 S 2<sup>nd</sup>: City Engineer and City Attorney discussing interpretation of zoning ordinance to apply multi-family zoning standards on a multi-family project in a General Business-zoned parcel. **Jim Urban** will be the point person addressing this project, including **Mike** on all correspondence. **12/1/2021** – design changes approved – awaiting plan submittals **4/13/2022 No change – Awaiting plan submittals**
- Sphinx Development, 1601-1753 Mathis: **12/1/2021** One duplex has been permitted **4/13/2022 Permitted 20 Duplexes – Project ongoing at 20%**
- Pearl Street Square, 1802 FM 2165: Preliminary Plat approved by P & Z on 9/20/2021, **3/31/2022 – Final Plat and construction plans submitted and denied. Preliminary Plat showed one phase overall, Final Plat shows two phases – must revised preliminary and file with final. Construction plans not complete, no definitive plans for sewer extension 4/13/2022 – Awaiting corrected plans and Plat submittals**
- Fulton Shores, 417 S Fulton Beach Road – 57 Lot SFD Subdivision: **12/1/2021 - Preliminary** Plat for single family residential subdivision submitted in November 2021 – review completed by Urban Engineering – sent review notes to engineer – awaiting revised plat **1/24/2022** Preliminary Plat approved by P & Z **4/13/2022 Tree survey submitted and approved, awaiting submittal of Final Plat with construction plans.**
- Ocean View, 1131 Water: No status on whether City Manager has addressed staff concerns with developer. Project at stalemate. **Require a pre-development meeting to go over when anything new is submitted on this. 12/1/2021** – No action **4/13/2022 Structures declared unsafe -**
- Pearl Point, 3337 SH 35 Bypass: **10/28/2021** Phase 2 Building and Infrastructure (?) Construction permitted (11 Buildings) **12/1/2021** – Phase II under construction / Convenience store finalized and ready to open / storage buildings under construction **4/13/2022 Project 30% Complete**
- Copano Shores Townhomes, 3343 Loop 1781 (ETJ): Still owes impact fees. City needs to monitor infrastructure project. **12/1/2021** – Impact fees paid / all units finalizes except Units 1, 2, and 3 **4/13/2022 PROJECT COMPLETE**
- 1601 Sixteenth Street: Zoning application has been submitted for a “multi-family ranch/bed and breakfast.” Payment has been processed. I’ve asked the applicant to submit a site plan. Once

that is submitted, you'll need to assess and advise the applicant on the best way to zone this given their request. **4/13/2022 Two cabins started and at 50%**

- Splinter Fleet, 1300 FM 3036: This is the single-family residential portion of the subdivision including Gulf Shores Villas apartments. When the single-family residential portion is ready, have a pre-development meeting with them again to go over the subdivision and involve Jim Urban. Preliminary plat will be required prior to submitting a final plat. **12/1/2021** – rough concept plan submitted – need to have PDM to move forward **4/13/2022 – PDM with Mr. Patel on concept plan – expect submittal of preliminary plat soon**
- Coastal Plains Resort – 501 Rattlesnake Pt Rd (ETJ): This is a 1,100 Lot Manufactured Home Park which is outside City limits and will permit utilities only. Infrastructure installation is in process. **4/13/2022 Infrastructure at 70% waiting on Lift Station and Power**
- Lucas Ranch, S Hwy 1069 – 98 Lot SFD Subdivision (ETJ) **4/13/2022 Infrastructure plans submitted, Engineer review requires corrections, awaiting re-submittal of plans.**
- Heritage Park, FM 3036 – 106 Lot SFD Subdivision **4/4/2022 Preliminary Plat submitted and forwarded to Urban for review 4/13/2022 Review comments received with minor corrections needed. Awaiting re-submittal of corrected Plat**
- Pearl Point Restaurant 2258 FM 2165 **4/13/2022 Construction plans submitted/under review**
- Ancient Oaks RV Park 1222 Hwy 35 S **4/13/2022 Request to expand RV Park – Submittal of request for CUP to go to JPH with Council & P & Z on 5/10/2022**
- Beacon RV Park 217 S Fulton Beach Rd **4/13/2022 Request to expand RV Park – Submittal of request for CUP to go to JPH with Council & P & Z on 5/10/2022**
- New City Hall 212 N Live Oak: Construction plans approved – drainage with engineer **4/13/2022 Cert of App approved in December 2021, plans approved/permitted 3/10/2022, Project at 5%**
- New Community Center: Construction plans approved – drainage with engineer **4/13/2022 Cert of App approved in December 2021, plans approved for permitting 3/10/2022 awaiting payment and signature to issue permit**
- New County Courthouse: Construction plans approved – drainage with engineer **4/13/2022 Cert of App approved in December 2021, plans approved for permitting 3/10/2022 awaiting payment and signature to issue permit**
- Train Depot remodel/restoration: **4/13/2022 – No inspections requested; project ongoing**