



**ZONING BOARD OF
ADJUSTMENT
PACKET**

October 10, 2022

ZONING BOARD OF ADJUSTMENT AGENDA

Notice is hereby given that the Rockport Zoning Board of Adjustment will hold a Meeting on Monday, October 10, 2022, at 5:30 p.m. The meeting will be held at City of Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Public Hearing

2. Conduct a Public Hearing to consider a request for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance.

Regular Agenda

3. Deliberate and act on July 19, 2022, regular meeting minutes.
4. Deliberate and act on a request for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2 of the City of Rockport Code of Ordinance.
5. 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 for further information. Braille is not available.

Certification

I certify that the above notice of meeting was posted on the bulletin board at Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, October 7, 2022, by 5:00 p.m. and on the City's webpage at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot, and Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich, Asst Director Building & Development / Community Planner

Zoning Board of Adjustment
Called Meeting: Monday, October 10, 2022

AGENDA ITEM: 2

Conduct a Public Hearing to consider a request from Hotel Miya, LLC as represented by G& H Construction Group, LLC, for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance.

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

BACKGROUND: Property owner Hotel Miya, LLC as represented by G& H Construction Group, LLC, is requesting a Variance to the set-back regulations for B1 (General Business District) for the property located at 907 S Church. The property is being repaired / remodeled and is required to meet current code; however, the property was built in 1983 and the setback requirements were adopted in 1996.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 24, 2022 edition and mailed out to Twenty Three (23) property owners within a 200-foot radius of the property. One letter For and one letter Against the request have been received at time of PH.

Please see the accompanying variance request application and Section 118-20.2 of Code of Ordinances for detail information.

RECOMMENDATION: No action required. Public Hearing only.



PUBLIC HEARING

Zoning Board of Adjustment

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Monday, October 10, 2022, at 5:30 p.m., **City of Rockport Service Center- 2751 State Highway 35 Bypass, Rockport, Texas,** to consider a request for relief from the Zoning Ordinance for property located at 907 South Church Street; also known as Stewart, Block 1, Lot 1 & East 85' of Lot 2 & all of Lot 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request please contact the Building Department at (361) 790-1125. 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 for further information. Braille is not available.

POSTED: this the 20th day of September 2022, at 1:45 p.m., on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Saturday, September 24, 2022 Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

ZONING BOARD OF ADJUSTMENTS MINUTES

On this the 19th day of July 2022, the Zoning Board of Adjustments held a Meeting at 5:30 p.m., at City of Rockport Service Center 2751 S H 35 Bypass, Rockport. Texas. Notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Warren Hassinger
Brandi Picton
Matt Grimes
Janetta Davis
Rick Smith

Members Absent

Pamela Dixon Frost
Ric Young

Staff Members Present

Mike Donoho, Director Building and Development
Belinda Garcia, Administrator Coordinator
Carey Dietrich, Asst Dir Building & Development / Community Planner

Open Meeting

1. Called meeting to order at approximately 5:30 p.m.

Public Hearing

2. Conduct and deliberate a Public Hearing to consider a request from Frank Shumate for relief from the Zoning Ordinance for property located at 107 Oakmont Drive; also known as Rockport Country Club #1. Blk 10, Lot 27-R, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Maximum fence height regulations per the properties R-1 Single Family Dwelling District designation as indicated in Section 118-22.2.2 of the City of Rockport Code of Ordinances.

In Favor: Frank Shumate- privacy issues because of neighbors elevated deck.

AGAINST: Read

Kristen Barnebey	Pamela Frost	Sandra Swanson
Robert Meador	Tommy Moore	Ben Cole
Brad McDonald	Amy Garcia	Elsa Matthews
Eric Soness	Lisa&Chris Ostby	Mindy Durham
John Kidwell(FM3036)		Robin Martin(N Live Oak)
Brett Bohn(Water St)		Brandi Walker(Donnie Dr)
Mona Christiansen		Joe Hancock(Cape Charles)
Tom York		Charles Mella

AGAINST: Spoke: Larry Barnebey, Maddie Legner, Karen Mella(207 Royal Oaks), Chris Scroggs, Sharon Spirling(HOA)

Regular Agenda

3. Deliberate and act on March 29, 2021, regular meeting minutes.
Member Rick Smith made a motion to accept minutes. Member Janetta Davis seconded the motion. Motion passed Unanimously

4. Deliberate and act on a request for relief from the Zoning Ordinance for property located at 107 Oakmont Drive; also known as Rockport Country Club #1, BLK 10, Lot 27-R, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Maximum fence height regulations per the properties R-1 Single Family Dwelling District designation as indicated in Section 118-22.2.2 of the City of Rockport Code of Ordinance.

After a lengthy discussion, Member Rick Smith made a motion to Deny the request. Member Janetta Davis seconded the motion.

Roll Call Vote: FOR: Warren Hassinger, Brandi Picton, Matt Grimes, Janetta Davis, Rick Smith. OPPOSED: N/A Motion passed Unanimously

Adjournment

Chairman Hassinger adjourned the meeting at approximately 6:22 p.m.

Prepared By:

Belinda Garcia, Administrative Coordinator

Approved By:

Warren Hassinger, Chairman

Zoning Board of Adjustment
Called Meeting: Monday, October 10, 2022

AGENDA ITEM: 4

Deliberate and act on a request for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance.

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

BACKGROUND: Property owner Hotel Miya, LLC as represented by G&H Construction Group, LLC, is requesting a Variance to the set-back regulations for B1 (General Business District) for the property located at 907 S Church. The property is being repaired / remodeled and is required to meet current code; however, the property was built in 1983 and the setback requirements were adopted in 1996.

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 24, 2022 edition and mailed out to Twenty Three (23) property owners within a 200-foot radius of the property. One letter For and One letter Against the request have been received at time of PH.

Please see the accompanying variance request application and Section 118-20.2 of Code of Ordinances for detail information.

The Findings of Fact Form must be completed during deliberations but before the final vote is cast. All findings must be in the affirmative in order to grant a variance.

RECOMMENDATION: Staff has reviewed the application, researched the history of the buildings and adoption of related codes and recommends approval of the request for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance.



City of Rockport

City Hall – 622 E. Market Street, Rockport, TX 78382 • (361) 729-2213 • FAX (361) 790-5966
www.cityofrockport.com

VARIANCE APPLICATION

A separate variance application for each (non-compliant) condition within a single building or facility must be submitted by the owner (or owner's designated agent) and must include a \$150.00 **non-refundable application fee**.

In addition, the application must be accompanied by plans (site and/or architectural) of all affected areas and any supporting documentation that provides adequate proof to the Zoning Board of Adjustment that compliance with the City of Rockport's Code of Ordinances is impractical or irrelevant to the nature, use, or function of the building or facility.

** IMPORTANT INFORMATION **

The appeal shall be made within 10 business days after the decision of the administrative official is made, by filing with the administrative official a completed application for appeal and filing fee. Incomplete applications and applications received without the required fee(s) will not be processed.

FORM MUST BE COMPLETED IN FULL

PLEASE PRINT OR TYPE

1. Has this project been reviewed? ☐ Yes ☒ No	2. If yes, name of reviewer:
3. Has this project been inspected? ☐ Yes ☒ No	4. If yes, name of inspector & date of inspection:

5. Project Name: 907 S. Church St - Hotel Miya			
6. Building/Facility Name: Formerly Sunset Inn will be renamed Hotel Miya			
7. Address: 907 S. Church St.	Suite #:	City: Rockport	Zip Code: 78382

8. Description: Indicate the type of project: ☐ New Construction ☐ Addition ☒ Alteration	9. Scope of Work (Describe the construction activities): repairs and renovations will include but not limited to framing, electrical, plumbing, mechanical, insulation, and sheetrock.
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10. Square Footage of Building:	11. Square Footage Per Floor:
12. Is this building a qualified historic building: ☐ Yes ☒ No If yes, a copy of the determination of effect letter from the Texas Historical Commission (THC) must accompany this application.	13. State the specific location of the violation within the building or site: setback on the E. Hackberry St side of property is 0.4' and setback to building next door on church st is 1.4'

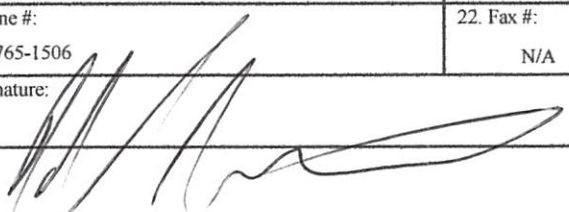
14. Intent to Apply: I hereby apply for a variance from the City of Rockport Zoning Board of Adjustment. (Check one) I am the ☐ Owner ☒ Owner's Agent			
15. Name: Rocky Gudim		16. Company/Firm: G&H Construction Group, LLC.	
17. Address: 1016 S. Magnolia St.	18. City: Rockport	19. State: TX	20. Zip Code: 78382
21. Phone #: 361-765-1506	22. Fax #: N/A	23. E-mail: rgudim@ghconstructiongroup.com	
24. Signature: 		25. Date: 09/10/2022	

EXHIBIT A

Hotel Miya has the classic “Rockport Resort” architecture and with its proximity to downtown shopping, restaurants, fishing, historic homes and museums, there is no question that it will become a popular short-term rental destination. This 40-year-old structure has seen many storms, from economic to Hurricane Harvey, and should be considered “Rockport Strong”. Giving it a fresh, clean, new look will be an asset to the South Rockport neighborhood and an inspiration to its immediate neighbors whose structures have grown dilapidated over the years. It will also provide an increase in tax revenue, not only in property value but in hotel/motel and short-term rental tax. Tourism is a mainstay of Rockport’s infrastructure and commerce, and this project will only continue to support those efforts.

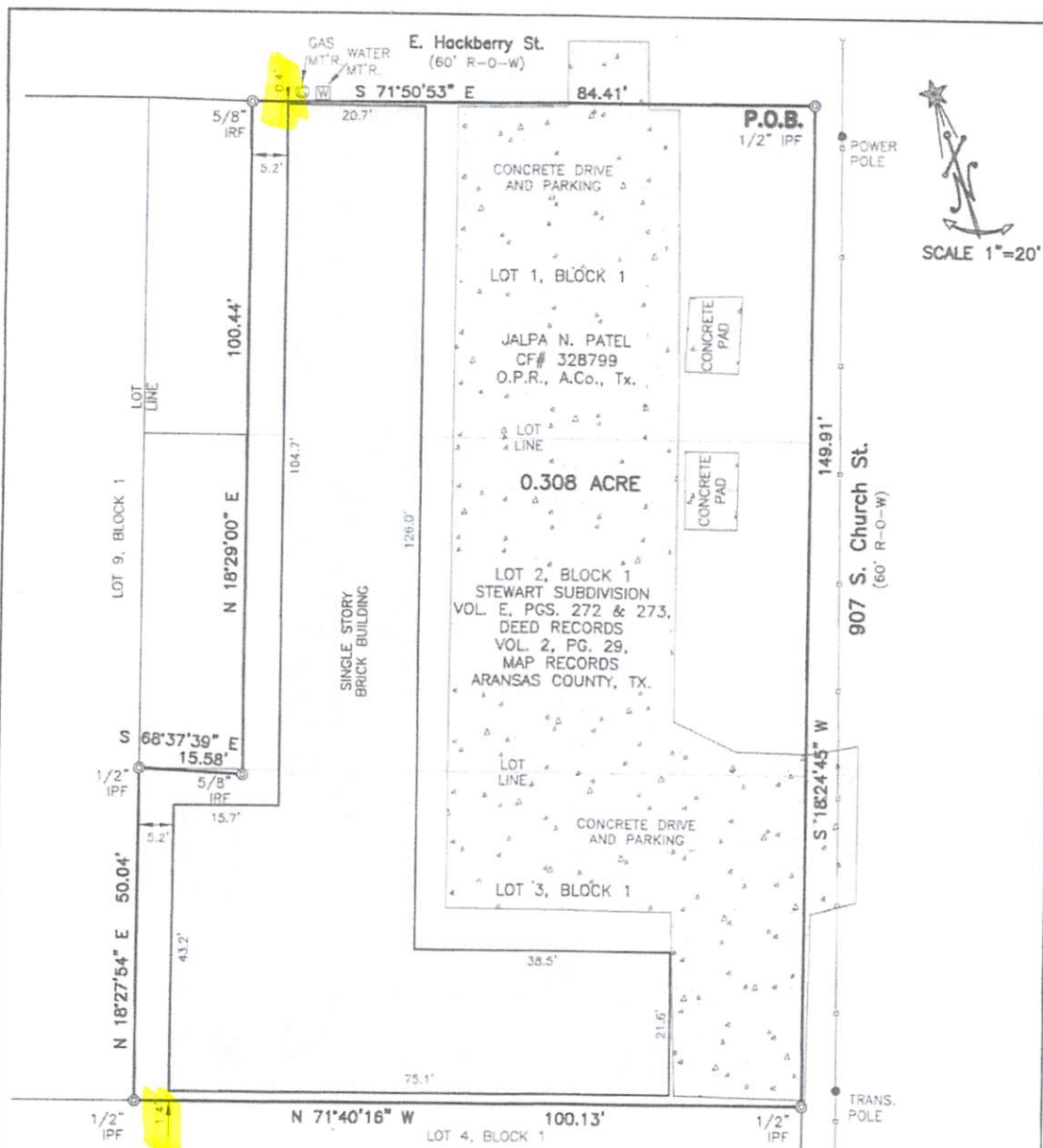
Please see Tourism below.

Tourism

Rockport boasts many gulf and bay charter boats that serve the needs of visiting fisherman. For the shore-based fisherman, Rockport has multiple inland bays including Redfish, Aransas, Mesquite and Copano Bays. Just south down the Intra-coastal Water Way is Corpus Christi Bay and the ship channel to the Port of Corpus Christi. Aransas Pass, and Port Aransas are two other local fishing and resort towns. Aransas County is home to the Aransas National Wildlife Refuge. The bays and marshes surrounding Aransas County are highly productive nursery areas for both fin and shellfish with duck hunting in the fall and winter.

Restaurants have especially heavy activity during the in-season typically with waiting lines due to the tremendous influx of vacationers during the summer season. There is generally live entertainment, and the Tourist and Convention Bureau publishes lists of filling stations for automobile gasoline purchases, bait, fishing equipment, etc. The County has been experiencing an increased economy from the standpoint of both commercial and sport fishing as well as resort and recreational activities. Winter Texans have generated a new market during the slower winter months with more than 30 RV parks within the county

Aransas County has received increased usage for vacationing by an increasing Texas population as well as being recognized nationally and internationally as a resort area. The future is seen as favorable for Aransas County, as decreasing land availability should maintain values. Over the longer term, the slow but steady growth of the area should continue. Any large increases in transportation costs, particularly fuel price increases, further aids the economy here, as more Texans seek vacation destinations closer to home.



Bearings and distances are GRID, Texas Coordinate System of 1927, South Central Zone.

FEMA Flood Insurance Rate Map Community Panel No. 485504 0245 G, effective date February 17, 2016, shows that the property herein described is located in Flood Zone X in an area of 0.2% annual chance.

There may be existing pipelines not shown on plat. Use the Texas One Call System to locate pipelines before performing any excavations on this property.

The Flood Hazard Prevention Ordinance (Ordinance NO. 418) recorded in Vol. 225, P. 89, Deed Records of Aransas County, Texas; DOES AFFECT this property.

A metes and bounds description was created in conjunction with this survey plat.

King & Petrus, Inc.
Firm No. 10127600
P. O. Box 606
Sinton, Texas 78387
Phone 361-364-2622
Fax 361-364-2641
M:\gch\27000\27077\27077 Hays

PLAT SHOWING SURVEY OF
0.308 ACRE
BEING CALLED THE EAST 85 FEET OF LOTS 1 AND 2
AND ALL OF LOT 3, BLOCK 1, STEWART SUBDIVISION
VOLUME E, PAGES 272 AND 273, DEED RECORDS
VOLUME 2, PAGE 29, MAP RECORDS
ARANSAS COUNTY, TEXAS
GF NO. 21-308-PI
SCALE 1" = 20 FEET

I, Gregory A. Hauger, Registered Professional Land Surveyor of Texas, do hereby state that this plat truly and correctly represents an actual survey completed on the ground on December 30, 2021, under my supervision, and that there are no visible easements or intrusions of buildings or structures on this or neighboring tracts, except as shown, this the 13th day of January, 2022.



Registered Professional Land Surveyor
Texas Registration No. 5639

STATE OF TEXAS
COUNTY OF ARANSAS

0.308 ACRES
GF NO. 21-308-PI

Field notes of a 0.308 acre tract of land, being that same tract of land described as the East Eighty-Five Feet (E. 85') of Lots One (1) and Two (2) and all of Lot No. Three (3), Block No. One (1), STEWART SUBDIVISION, Aransas County, Texas; in Warranty Deed with Vendor's Lien from Jayesh Patel and Malini Patel to Jalpa N. Patel, recorded April 18, 2013 as Clerk's File No. 328799 in the Official Public Records of Aransas County, Texas;

Said 0.308 acre tract is situated in the City of Rockport, Aransas County, Texas, and is described by metes and bounds as follows:

Beginning at 1/2" iron pipe found at the northeast corner of said Block 1 and the northeast corner of said Lot 1, at the intersection of the west line of South Church Street (a 60 feet wide paved public right-of-way) and the south line of East Hackberry Street (a 60 feet wide paved public right-of-way), for northeast corner of this tract;

Thence S 18° 24' 45" W, along the west line of said South Church Street, the east line of said Block 1, the east line of said Lot 1 and the east line of this tract, passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2 and continuing along the east line of said Lot 2, passing the southeast corner of said Lot 2 and the northeast corner of said Lot 3 and continuing along the east line of said Lot 3, in all, a distance of 149.91 feet to a 1/2" iron pipe found at the southeast corner of said Lot 3 and the northeast corner of Lot 4, said Block 1, for the southeast corner of this tract;

Thence N 71° 40' 16" W, along the south line of said Lot 3, the north line of said Lot 4 and the south line of this tract, a distance of 100.13 feet to 1/2" iron pipe found at the southwest corner of said Lot 3 and the southeast corner of Lot 8, said Block 1, for the southwest corner of this tract;

Thence N 18° 27' 54" E along the west line of said Lot 3, the east line of said Lot 9 and the southerly west line of this tract, a distance of 50.04 feet to a 1/2" iron pipe found at the northwest corner of said Lot 3 and the southeast corner of said Lot 2, for the southerly northwest corner of this tract;

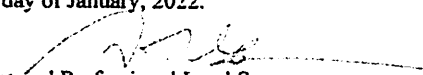
Thence S 68° 37' 39" E along the ostensible north line of said Lot 3, the ostensible south line of said Lot 2 and the westerly north line of this tract, a distance of 15.58 feet to a 5/8" iron rod found for an inside corner of this tract;

Thence N 18° 29' 00" E along the northerly west line of this tract, crossing said Lot 2 and said Lot 1, a distance of 100.44 feet to a 5/8" iron rod found in the ostensible north line of said Lot 1, the ostensible south line of said East Hackberry Street and the ostensible north line of said Block 1, for the northerly northwest corner of this tract;

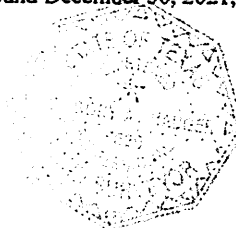
Thence S 71° 50' 53" E, along the ostensible north line of said Lot 1, the ostensible south line of said East Hackberry Street, the ostensible north line of said Block 1 and the easterly north line of this tract, a distance of 84.41 feet to the place of beginning, containing 0.308 acres of land, more or less.

Bearings are GRID, Texas Coordinate System of 1927, South Zone.

I, Gregory A. Hauger, Registered Professional Land Surveyor of Texas, do hereby certify that this description represents an actual survey completed on the ground December 30, 2021, this the 13th day of January, 2022.


Registered Professional Land Surveyor
Texas Registration No. 5639

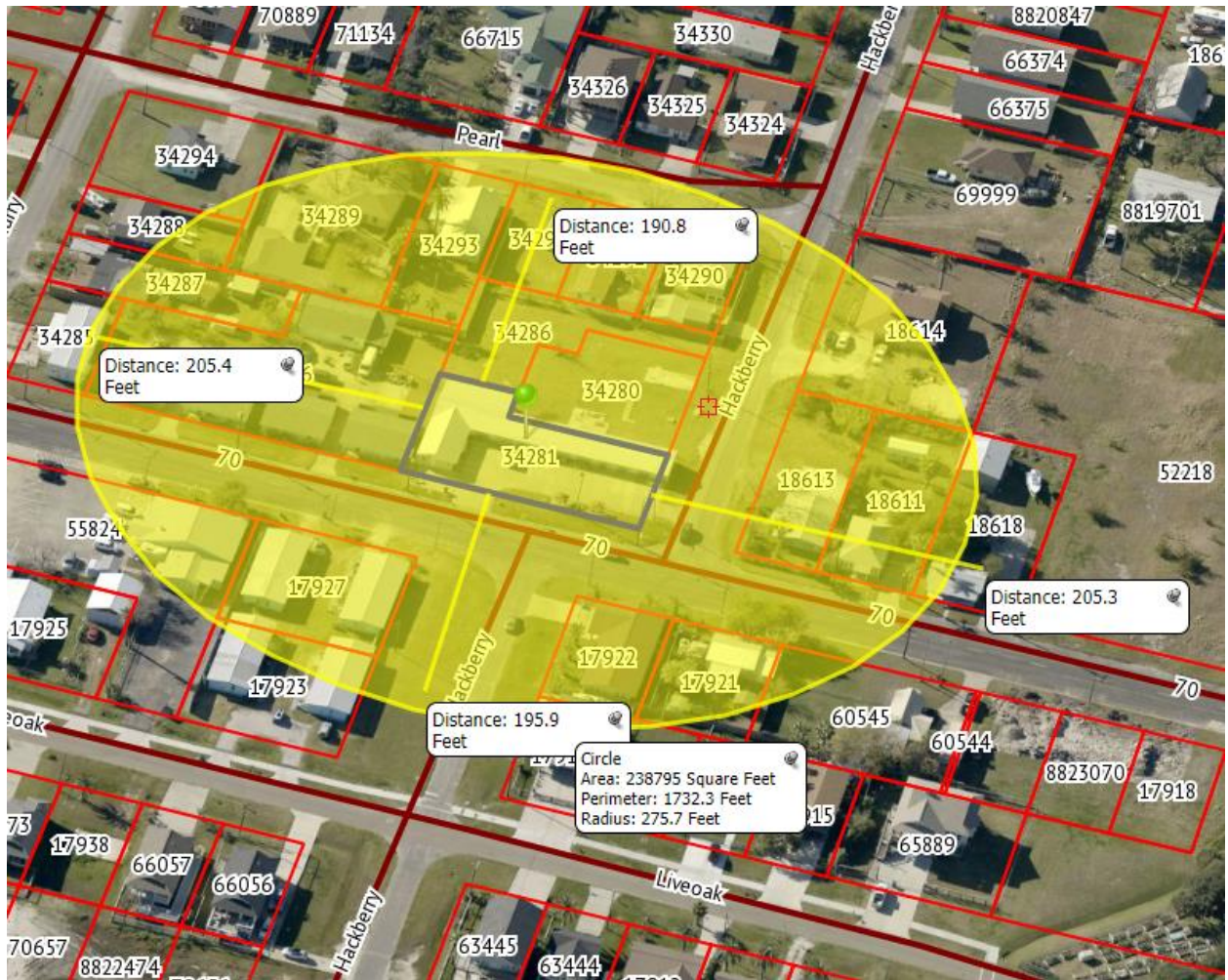
M:\gah\27000\27077\27077 Hays Desc
A Survey Plat was prepared in conjunction with this description.



Aerial



ACRES, LLC.



<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
34281	HOTEL MIYA, LLC C/O G&H CONST GROUP, LLC	907 S CHURCH	1016 S MAGNOLIA	ROCKPORT	TX	78382
60545	BERGER KAREN REVOCABLE TRUST % BERGER KAREN H TRUSTEE	820 S CHURCH ST	6007 MERRIMAC COVE	SAN ANTONIO	TX	78249-2438
17921	ROBERSON JONATHAN P ETUX DESIRAE S	828 S CHURCH ST	828 S CHURCH ST	ROCKPORT	TX	78382-2416
17922	VAN NIEN THI	802 E HACKBERRY ST	2101 BAY BREEZE	PORTLAND	TX	78374-4156
17917	JENKINS VALLEY J & KEVIN C	827 S LIVE OAK ST	827 S LIVE OAK	ROCKPORT	TX	78382-2433
17923	KRSNA CORPORATION	901 S LIVE OAK ST APT A	725 S WATER S	ROCKPORT	TX	78382-2439
17927	KRSNA CORPORATION	904 S CHURCH ST APT A	725 S WATER S	ROCKPORT	TX	78382-2439
55824	ARANSAS CO COUNCIL ON AGING INC	912 S CHURCH ST	912 S CHURCH ST	ROCKPORT	TX	78382-2307
52966	TWO FISH PROPERTIES LLC	915 S CHURCH ST APT A	1919 HWY 35 N #505	ROCKPORT	TX	78382-3344
34287	ZAMUDIO MARGARITA	716 E MURRAY ST	716 E MURRAY ST	ROCKPORT	TX	78382-2350
34289	BECHTOL LINDA	920 S PEARL ST	920 S PEARL ST	ROCKPORT	TX	78382-2319
34293	CLAY BETTINA & ANDREW G	914 S PEARL ST	5501 WOODWAY DR	FORT WORTH	TX	76133-2913
34292	VANNATTER MARIA C	910 S PEARL ST	910 S PEARL ST	ROCKPORT	TX	78382-2319
34291	KELLER MARY M	908 S PEARL ST	908 S PEARL ST	ROCKPORT	TX	78382-2319
34290	RAMOS CLAUDIA	904 S PEARL ST	12026 STONEY CROWN	SAN ANTONIO	TX	78247-3969
34286	MOST REVEREND WM MICHAEL MULVEY STL DD BISHOP OF THE DIOCESE OF CORPUS CHRISTI	719 E HACKBERRY ST	P O BOX 2620	CORPUS CHRISTI	TX	78403-2620
34280	WARNER AARON D & REBECCA	721 E HACKBERRY ST	321 W CLEVELAND BLVD #607	ARANSAS PASS	TX	78336-2544
18614	MARTINEZ CIPRIANO ETAL	702 E HACKBERRY ST	702 E HACKBERRY ST	ROCKPORT	TX	78382-2430
18613	COLLINS SHERRI L	720 E HACKBERRY ST	720 E HACKBERRY ST	ROCKPORT	TX	78382-2430
18611	WHITE MATTHEW SR ETUX MELANIE W	823 S CHURCH ST	823 S CHURCH ST	ROCKPORT	TX	78382-2415
18618	STRICKLAND EDWARD B ETUX KRISTI D	819 S CHURCH ST	1533 S WATER ST	ROCKPORT	TX	78382-2122
34285	GODFREY JAMES T & RIEKERS GEORGE H JTWROS	722 E MURRAY ST APT A	802 E MARKET STREET	ROCKPORT	TX	78382-2534
34288	BURKHOLDER MATTHEW J ETUX JENNIFER L	714 E MURRAY ST	P O BOX 946	HELOTES	TX	78023-0946
	Warren Hassinger	ZBA Board Member	2517 Turkey Neck Circle	ROCKPORT	TX	78382
	Patt (Patricia) Bemrose	ZBA Board Member	1435 S Water	ROCKPORT	TX	78382
	Pamela Dixon Frost	ZBA Board Member	412 Cherry Hills Dr	ROCKPORT	TX	78382

	Richard W. Smith	ZBA Board Member	131 Pecan Harbor St	ROCKPORT	TX	78382
	Janetta Davis	ZBA Board Member	474 Augusta Drive	ROCKPORT	TX	78382
	Matthew Grimes	ZBA Board Member	517 Mockingbird Ln	ROCKPORT	TX	78382
	Brandi Picton	ZBA Board Member	1803 Picton Ln	ROCKPORT	TX	78382
	Brad Brundrett	ZBA Council Liason	1053 N ALLEN ST	ROCKPORT	TX	78382-3105



NOTICE OF PUBLIC HEARING

Rockport Zoning Board of Adjustments

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Monday, October 10, 2022, at 5:30 p.m., **City of Rockport Service Center- 2751 State Highway 35 Bypass, Rockport, Texas,** to consider a request for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request please contact the Building Department at (361) 790-1125. 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 for further information. Braille is not available.

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

Printed Name: Pamela Dixon Frost

Address: 912 Cherry Hls-

City/State: Rockport TX

(☒) IN FAVOR (☐) IN OPPOSITION committee member

Phone: 361 774-775X

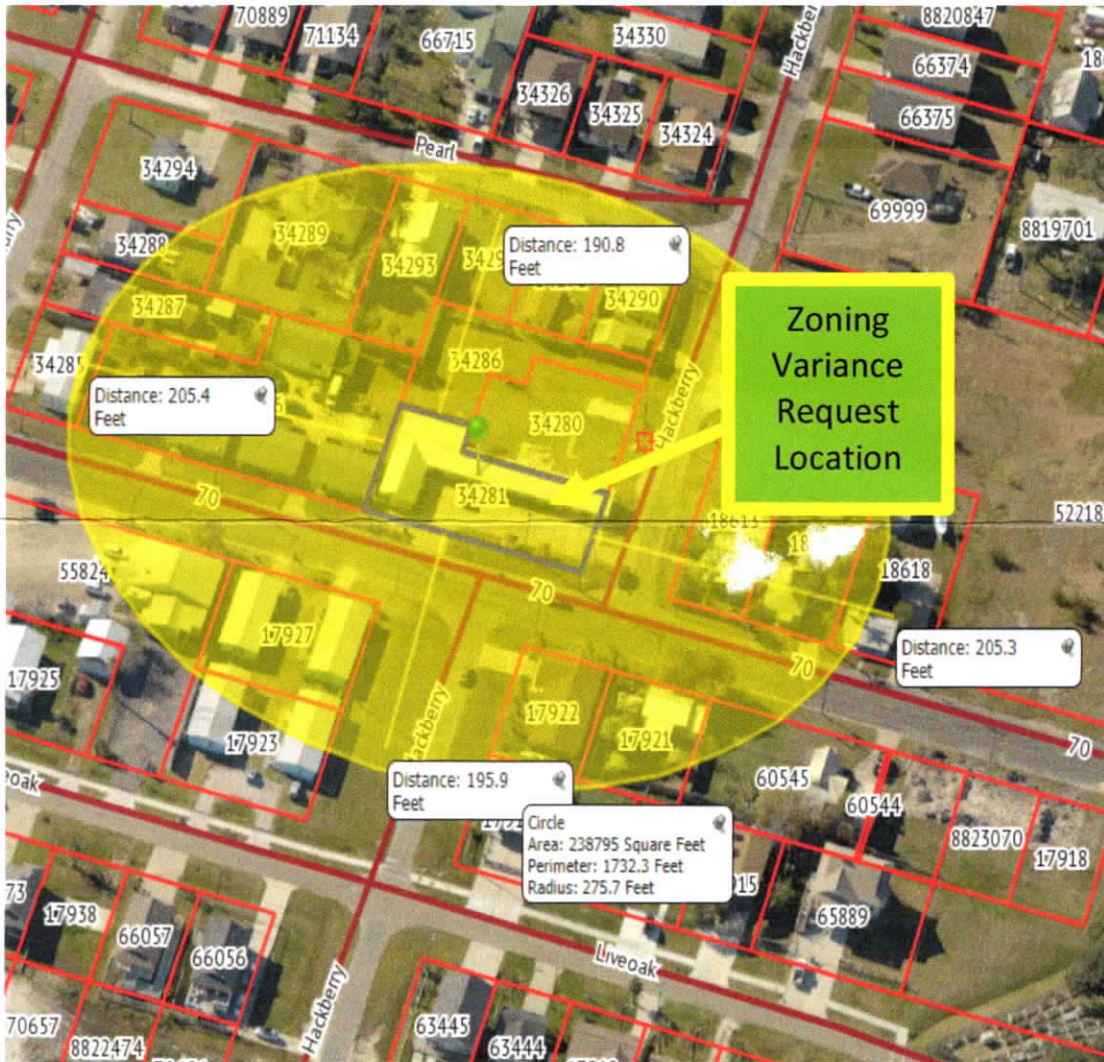
REASON:

Pamela Dixon Frost
Signature

See map on reverse side.

Location Map of Proposed Zoning Variance Request

(Subject property indicated by a blue border. Notice area indicated in yellow.)



FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

ATTN:

**Building Department
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382**

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

Pamela Dixon Frost
412 Cherry Hills Dr
ROCKPORT, TX 78382



SITUS ADDRESS: ZBA Board Member

7838236844 CODE





NOTICE OF PUBLIC HEARING

Rockport Zoning Board of Adjustments

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Monday, October 10, 2022, at 5:30 p.m., **City of Rockport Service Center- 2751 State Highway 35 Bypass, Rockport, Texas**, to consider a request for relief from the Zoning Ordinance for property located at 907 S Church; also known as Stewart, Block 1, Lot 1 & E/85' of Lot 2 & all of 3, City of Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's Minimum Set Back regulations per the properties' B-1 General Business District designation as indicated in Section 118-20.2. of the City of Rockport Code of Ordinance

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request please contact the Building Department at (361) 790-1125. 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 for further information. Braille is not available.

CITY OF ROCKPORT, TEXAS

/s/ Teresa Valdez, City Secretary

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

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

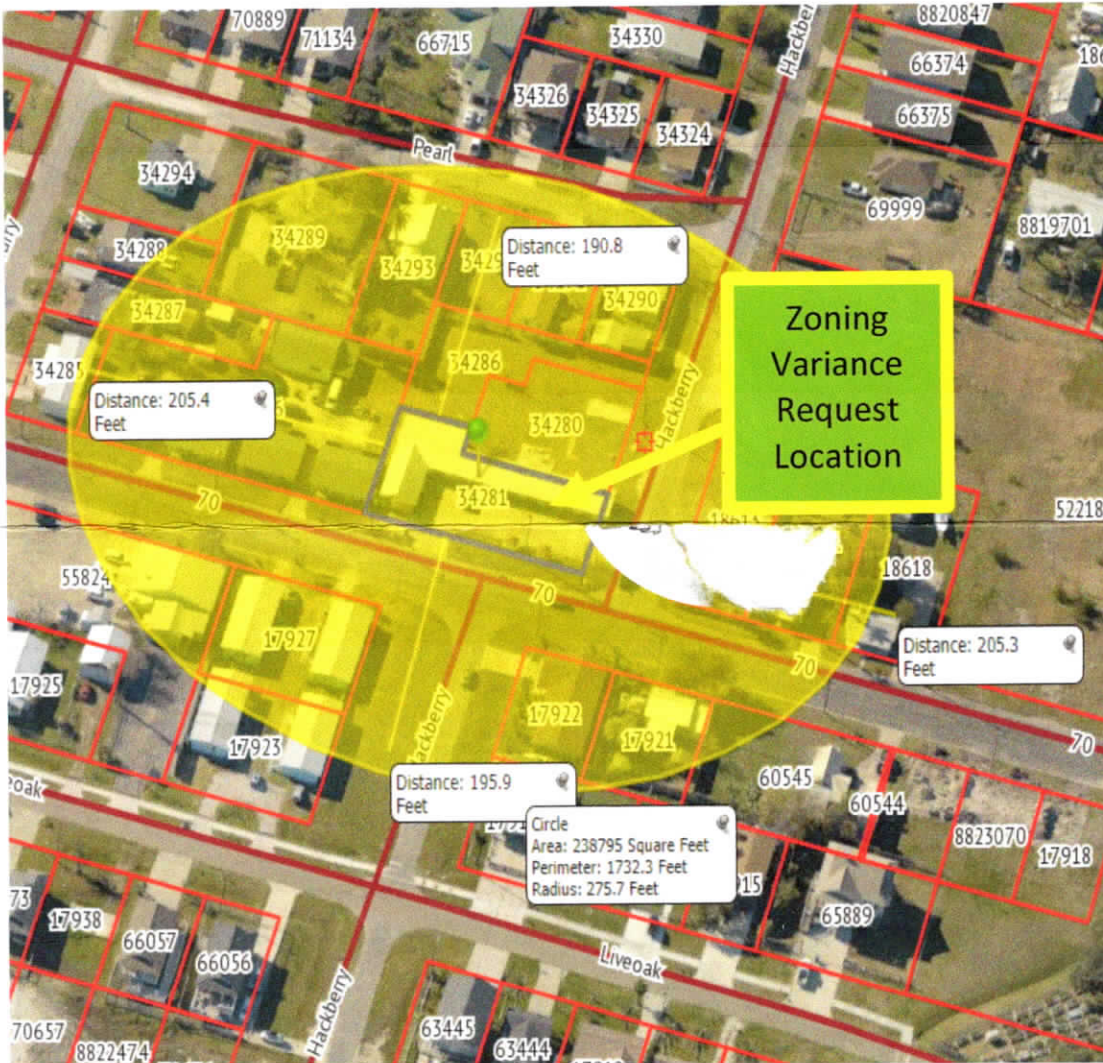
Printed Name: Steven Morehead
Address: 1917 Hwy 35 N, #505 City/State: Rockport, TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361 790 6653

REASON: Minimum setback regulations are established for the benefit of all concerned. As one of the few properties directly adjacent to the property in question, my property's value and use is adversely affected by any variance to setback requirements granted to the property in question. *See map on reverse side.*

Signature
Smorehead

Location Map of Proposed Zoning Variance Request

(Subject property indicated by a blue border. Notice area indicated in yellow.)



FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

ATTN:

**Building Department
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382**

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
\$ 000.57⁰
0000884933 SEP 22 2022
MAILED FROM ZIP CODE 78382

TWO FISH PROPERTIES LLC
1919 HWY 35 N #505
ROCKPORT, TX 78382-3344

SITUS ADDRESS: 915 S CHURCH ST APT A

7838233344



▼ **Property**

Account

Property ID:	34281	Legal Description:	STEWART, BLOCK 1, LOT 1 & 2 E/85' & ALL OF 3
Geographic ID:	5850-001-001-002	Zoning:	
Type:	Real	Agent Code:	126331
Property Use Code:			
Property Use Description:			

Location

Address:	907 S CHURCH ST ROCKPORT, TX 78382	Mapsc0:	
Neighborhood:	SOUTH ROCKPORT	Map ID:	A-2
Neighborhood CD:	SOUTHROCK		

Owner

Name:	PATEL JALPA N	Owner ID:	114579
Mailing Address:	339 SANCTUARY DR ROCKPORT, TX 78382-7875	% Ownership:	100.000000000000%

[Exemptions:](#)

► **Values**

► **Taxing Jurisdiction**

▼ **Improvement / Building**

All improvements valued at income

Improvement #1: [COMMERCIAL](#) State Code: [F1](#) Living Area: 4547.0 sqft Value: [N/A](#)

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ MA	MAIN AREA	MOTCC- - *	MSONIT	1983	3753.0
→ C	CONCRETE	* - *		1983	800.0
→ PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1983	64.0
→ MA	MAIN AREA	MOTCC- - *		1983	794.0

► **Land**

► **Roll Value History**

▼ **Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/30/2022	GWDVL	GENERAL WARRANTY DEED VENDOR'S LIEN	PATEL JALPA N	HOTEL MIYA LLC			390289
2	4/18/2013	WDVL	WARRANTY DEED VENDOR'S LIEN	PATEL JAYESH & MALINI	PATEL JALPA N			328799

Areas & Densities	R-1	R-2	R-2B	R-2M	R-3	R-4	R-5	R-6	R-7	B-1	B-2	I-1	I-2
Lot Area Minimum (sq.ft.)—PER LOT	7000	5000	5000	5000	7000	5000	5000	5000	5000	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
Lot Width Minimum (ft.)	50	50	50	50	50	50	50	50	50	50	n/a	n/a	n/a
Yard, Minimum—FRONT	25	25	25	25	25	25	25	25	25 ^{*6}	20	n/a	20	20
Yard, Minimum—REAR	20	20	10	20	20	20	20	20	10	n/a	n/a	n/a	n/a
Yards, Minimum—SIDE INTERIOR ^{*3}	5	5	10/0	5	5	5	5	5	5	n/a	n/a	n/a	n/a
Yards, Minimum—SIDE EXTERIOR ^{*3}	15	15	15	15	15	15	15	15	15	n/a	n/a	n/a	n/a
Living Area (sq.ft.)	800	600	600	600	500	500	500	500 ^{*4}	500 ^{*5}	500	n/a	n/a	n/a
Height, Maximum (ft.)	35	35	35	35	35	35	35	45	35	45	35	45	45

Sec. 118-20. District area, yard and height regulations.

20.2.8 Where a lot in a B or I District abuts an R District, the yard requirements for that R District shall be provided for the abutting lot in the B or I District, but shall not be less than ten (10) feet.

(Ord. No. 1027, art. 20, 4-9-96)

ZONING EXHIBIT

