



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
THURSDAY, MARCH 27, 2025 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that the Rockport Planning and Zoning Commission will hold a Regular Meeting on Thursday, March 27, 2025, at 5:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

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.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

2. Conduct a Public Hearing to consider a request for relief from the setbacks as established by the Key Allegro Design Code which was adopted by Variance in August of 2024 for the installation of a swimming pool at the property located at 21 Bahama, Rockport, Aransas County, Texas. ()
3. Conduct a Public Hearing to consider a request for relief from the 20' front setback required for commercial properties for the community building for the Red Roof RV Getaway located at 2610 San Antonio. ()

III. Regular Agenda

4. Deliberate and act on February 20, 2025 regular meeting minutes. ()
5. Deliberate and act on a request for relief from the setbacks as established by the Key Allegro Design Code which was adopted by Variance in August of 2024 for the installation of a swimming pool at the property located at 21 Bahama, Rockport, Aransas County, Texas. ()
6. Deliberate and act on a request for relief from the 20' front setback required for commercial properties for the community building for the Red Roof RV Getaway located at 2610 San Antonio. ()
7. Adjournment. ()

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on March 24, 2025, at 4:30 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 and Corpus Christi Caller Times.

A handwritten signature in black ink that reads "Carey Dietrich". The signature is written in a cursive, flowing style. Below the signature, there is a horizontal line that extends to the right, ending in a small vertical tick mark.

Carey Dietrich
Director of Building & Development



PUBLIC HEARING

Zoning Board of Adjustment

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Thursday, March 27, 2025, 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 setbacks required for a pool installation at the property located at 21 Bahama Drive, Rockport, Aransas County, Texas

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 6th day of March, 2025, by 4:00p.m. on the bulletin board at City of Rockport Service Center, 2751 S.H. 35 Bypass, Rockport, Texas and on the webpage www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, March 6, 2025 Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich

Carey Dietrich,
Director Building & Development
Community Planner

STAFF REPORT

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com

**PROPERTY ADDRESS/LOCATION**

21 Bahama

APPLICANT/PROPERTY OWNER

Cynthia L. Seger, Owner

PUBLIC HEARING DATE

ZBA – Thursday, March 27, 2025
CC – N/A

ZBA DATE

ZBA – Thursday, March 27, 2025

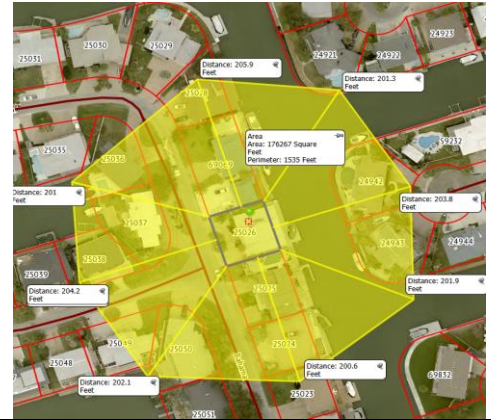
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Cynthia L. Seger is requesting a variance to the Key Allegro Design Code setbacks adopted by Variance in August of 2024 in order to install a swimming pool less than 5' from the side property line as required of property type 3-A.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, March 6, 2025 edition and mailed out to fifteen (15) property owners within a 200-foot radius of the property. One (1) letter For and No letters Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2 – 2 nd Single Family Dwelling District	Residential Dwelling	N – R-2 2 nd Single Family Dwelling District S – R-2 2 nd Single Family Dwelling District E – R-2 2 nd Single Family Dwelling District B-1 – General Business District W - R-2 2 nd Single Family Dwelling District	Established Residential Dwelling	.15 acres Lot Size: 80' X 80'

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Staff has not had contact with Ms. Seger; however, the Pool Contractor has stated they wish to have the pool within a foot of the property next door due to the lack of space on the property.

No hardship has been established to warrant the Variance.

Staff recommends Denial of the Variance Request

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS

OTHER (DESCRIBE)



PUBLIC HEARING

Zoning Board of Adjustment

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Thursday, March 27, 2025, 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 20' front setback required for commercial properties.

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.

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PUBLISHED: in *The Rockport Pilot* in the Thursday, March 6, 2025 Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich

Carey Dietrich,
Director Building & Development
Community Planner

ZONING BOARD OF ADJUSTMENTS MINUTES

On this the 20th day of February 2025, 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, Chair
Rick Smith
Pamela Dixon Frost
Rocky Gudim
Janetta Davis

Members Absent

Patt Bemrose
Brandi Picton

Staff Members Present

Carey Dietrich, Director Building & Development / Community Planner
Belinda Garcia, Administrator Coordinator
Stacy Cantu, Building & Development Planning Technician
Finn Klanica, IT

Guest(s) Present

Seven (7)

Open Meeting

1. Called meeting to order at approximately 5:32 p.m.

Public Hearing

Chairman Hassinger opened the Public Hearing at approximately 5:32pm.

2. Conduct a Public Hearing to consider a request for relief from the 2018 IFC regarding required minimum width of the proposed drive through.

Victor Garcia spoke in Favor

3. Conduct a Public Hearing to consider a request for relief from the Zoning Ordinance for materials allowed to use in the construction of fences.

Joey Jenkins spoke in Favor

Regular Agenda

Chairman Hassinger opened the regular meeting at approximately 5:44pm

4. Deliberate and act on September 26, 2024, regular meeting minutes.

Motion: Member Smith made a motion to accept minutes as presented. Member Frost seconded the motion. **Motion passed unanimously.**

5. Deliberate and act on a request for relief from the 2018 IFC regarding required minimum width the proposed drive through.

Building Official Robert Decker spoke. Ricardo Melendez and Jon Mikulencak spoke.

Motion: Member Smith made a motion to deny the request. Member Frost seconded the motion. Motion passed unanimously.

6. Deliberate and act on a request for relief from the Zoning Ordinance for materials allowed to be used in the construction fences.

Community Planner Carey Dietrich spoke. Joey Jenkins spoke.

Motion: Member Frost made a motion to approve the request. Member Smith seconded the motion. Motion passed unanimously.

Adjournment

Member Dixon Frost made a motion to adjourn. Member Smith seconded the motion.

Chairman Hassinger adjourned the meeting at approximately 6:00 p.m.

Prepared By:

Belinda Garcia, Administrative Coordinator

Approved By:

Warren Hassinger, Chairman

Zoning Board of Adjustment AGENDA
Called Meeting: Thursday, March 27, 2025

AGENDA ITEM: 5

Deliberate and act on a request for relief from the setbacks as established by the Key Allegro Design Code which was adopted by Variance in August of 2024 for the installation of a swimming pool at the property located at 21 Bahama, Rockport, Aransas County, Texas.

SUBMITTED BY: Building Official - Robert Decker
Director Bldg & Dev - Carey Dietrich

BACKGROUND: Property owner, Cynthia L Segar is requesting a variance to the Key Allegro Design Code setbacks adopted by Variance in August of 2024 in order to install a swimming pool less than 5' from the side property line as required of property type 3-A.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, March 6, 2025 edition and mailed out to fifteen (15) property owners within a 200-foot radius of the property. One (1) letter For and No letters Against the request have been received at this time.

Please see the accompanying variance request application and the Key Allegro Design Code for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends DENIAL of the request for relief from the setbacks as established by the Key Allegro Design Code which was adopted by Variance in August of 2024 for the installation of a swimming pool at the property located at 21 Bahama, Rockport, Aransas County, Texas.



City of Rockport

Building & Development - 2751 SH 35 Bypass, Rockport, TX 78382 • (361) 790-1125 • FAX (361) 729-6476
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: <u>Rockport City Inspector</u>
3. Has this project been inspected? ☐ Yes ☒ No	4. If yes, name of inspector & date of inspection:

5. Project Name: <u>Seger Pool 21 Bahama Dr</u>			
6. Building/Facility Name:			
7. Address: <u>21 Bahama Dr</u>	Suite #:	City: <u>Rockport</u>	Zip Code: <u>78382</u>

8. Description: Indicate the type of project: ☒ New Construction ☐ Addition ☐ Alteration	9. Scope of Work (Describe the construction activities): <u>Pool</u>
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10. Square Footage of Building: <u>Pool 190 Sq ft.</u>	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:

14. Intent to Apply: I hereby apply for a variance from the City of Rockport Zoning Board of Adjustment. (Check one) ☒ I am the <u>Owner</u> ☐ Owner's Agent			
15. Name: <u>Cynthia Seger</u>		16. Company/Firm: <u>Pool's By Mario LLC</u>	
17. Address: <u>9250 Boatclub Rd</u>		18. City: <u>Fort Worth</u>	19. State: <u>TX</u> 20. Zip Code: <u>76179</u>
21. Phone #: <u>817 300 5372</u>		22. Fax #:	23. E-mail: <u>segercyndi@gmail.com</u>
24. Signature: <u>Cynthia Seger</u>		25. Date: <u>01/14/2025</u>	

EXHIBIT A

City of Rockport
Variance Application

OWNER'S AFFIDAVIT

I, Cynthia h. Seger, being first duly sworn, depose and say that I am the OWNER of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

Cynthia h. Seger
Printed Name of Owner

Cynthia h. Seger
Signature of Owner

21 Bahama
Physical Address

9250 Boat Club Rd
Mailing Address

Rockport, Tx 78382
City/State/Zip Code

Fort Worth, Tx 76179
City/State/Zip Code

STATE OF TEXAS

§

COUNTY OF TARRANT

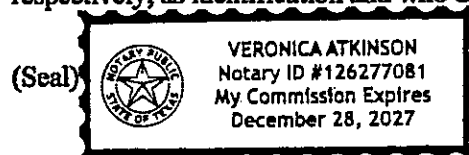
§

The foregoing instrument was acknowledged before me on this 30 day of December, 2024 by Cynthia h. Seger and

(name) who are personally known by me or who has

produced Drivers License and Drivers License
(document) (document)

respectively, as identification and who did (did not) take an oath:



Veronica Atkinson
Notary Public Signature

My Commission Expires: December 28, 2027
Printed Name Veronica Atkinson

Pools By Mario LLC
5340 W Riverview Dr
Robstown Texas 78380
361-900-8140

**4' gate with self
latching gate**

**4' gate with self
latching gate**

filter system

wood decking

skimmer

tanning shelf

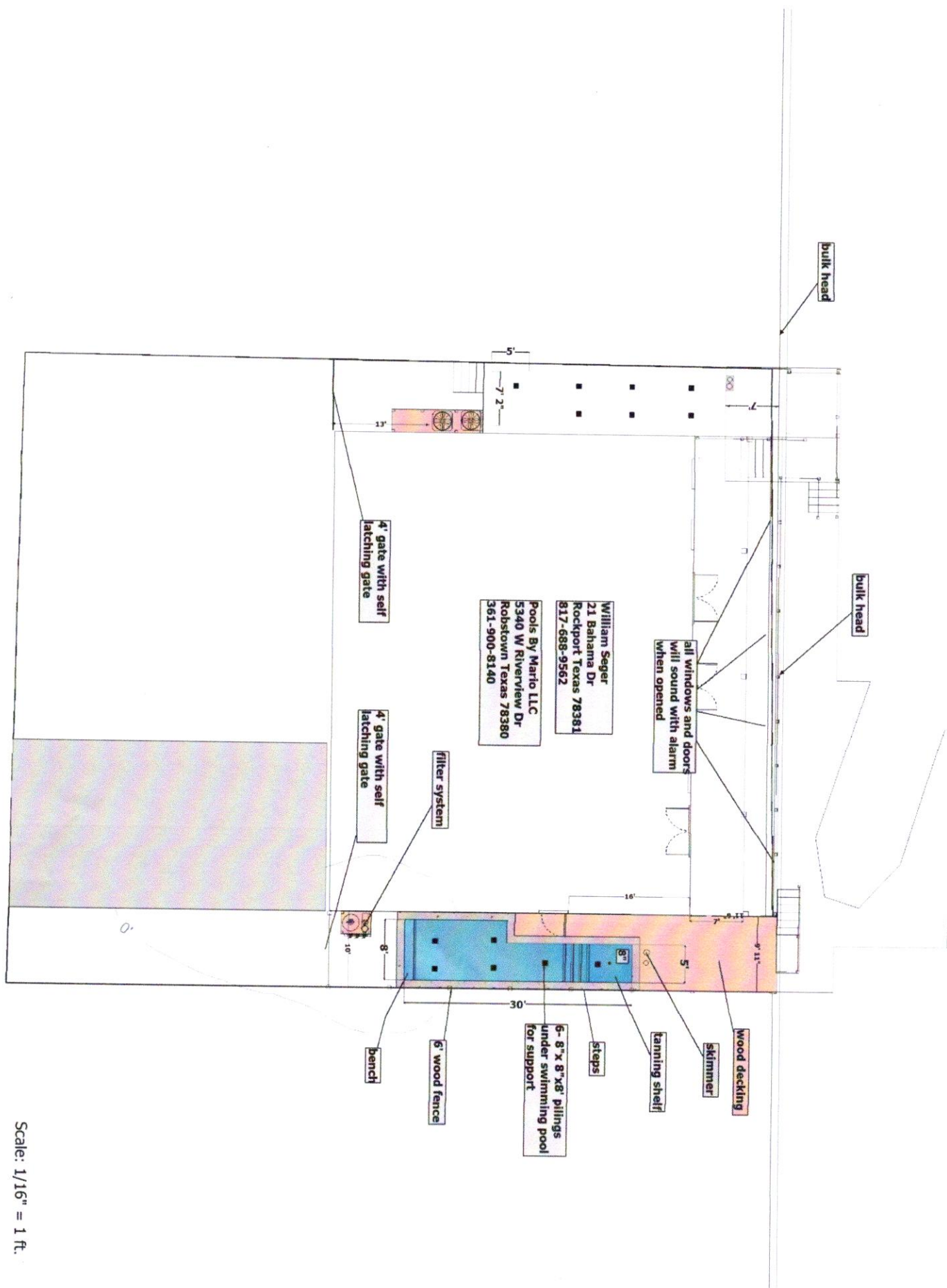
steps

**6-8"x8"x8' pilings
under swimming pool
for support**

6' wood fence

bench

Scale: $1/8" = 1 \text{ ft.}$



Scale: 1/16" = 1 ft.

of such streets or toward the intersection of such streets, as determined in the sole discretion of the ACC.

PART 7

BUILDING TYPES

Each Lot in Key Allegro is assigned a building type. Refer to the Addendum at the end of this Design Code for the map and full list. The building types are referenced throughout the remainder of this Design Code.

PART 8

SETBACKS

No residence or Improvement may be constructed on any Lot nearer to a street than the minimum building setback lines shown on the Plat or the Design Code. Additionally, no Improvement shall be located on any drainage, utility, or conservation easement, unless otherwise permitted pursuant to Applicable Law.

The minimum setbacks from property lines shall be as follows:

Type 1-A

- Front/street: 15 feet
- Sides: 5 feet
- Rear/canal/bay: 5 feet

Type 1-B

- Front/street: 20 feet
- Sides: 5 feet
- Rear/canal/bay: 5 feet
- Riviera Drive is considered the front/street side and Jamaica Drive is considered the rear.

Type 1-C

- Front/street: 20 feet
- Sides: 5 feet
- Rear/canal/bay: 10 feet

Type 2

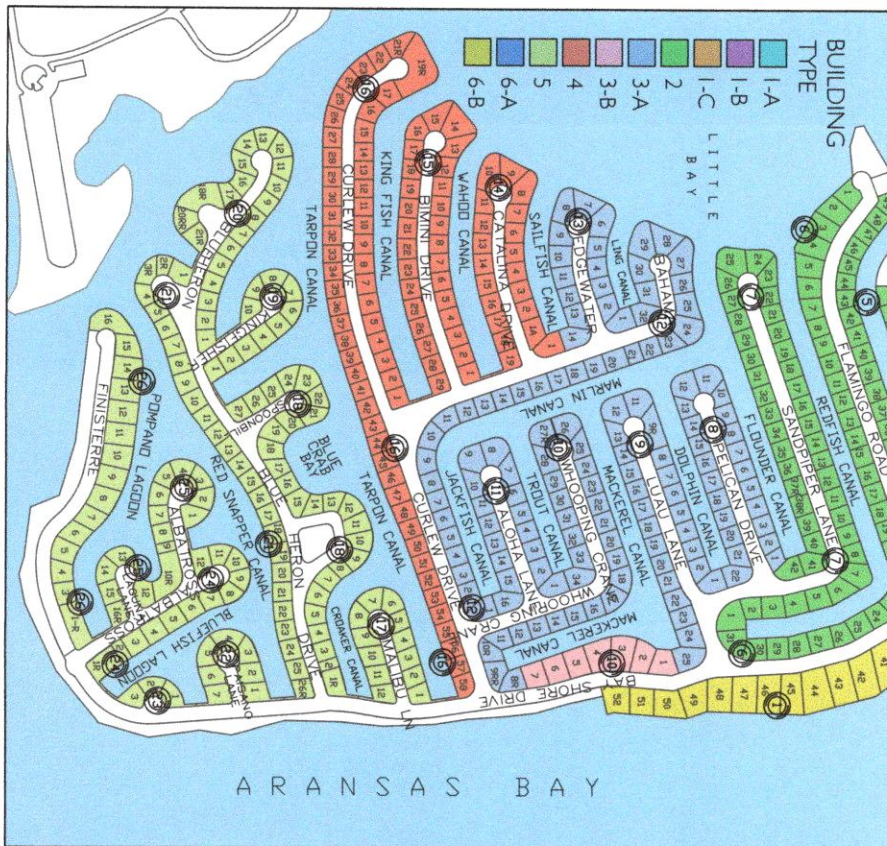
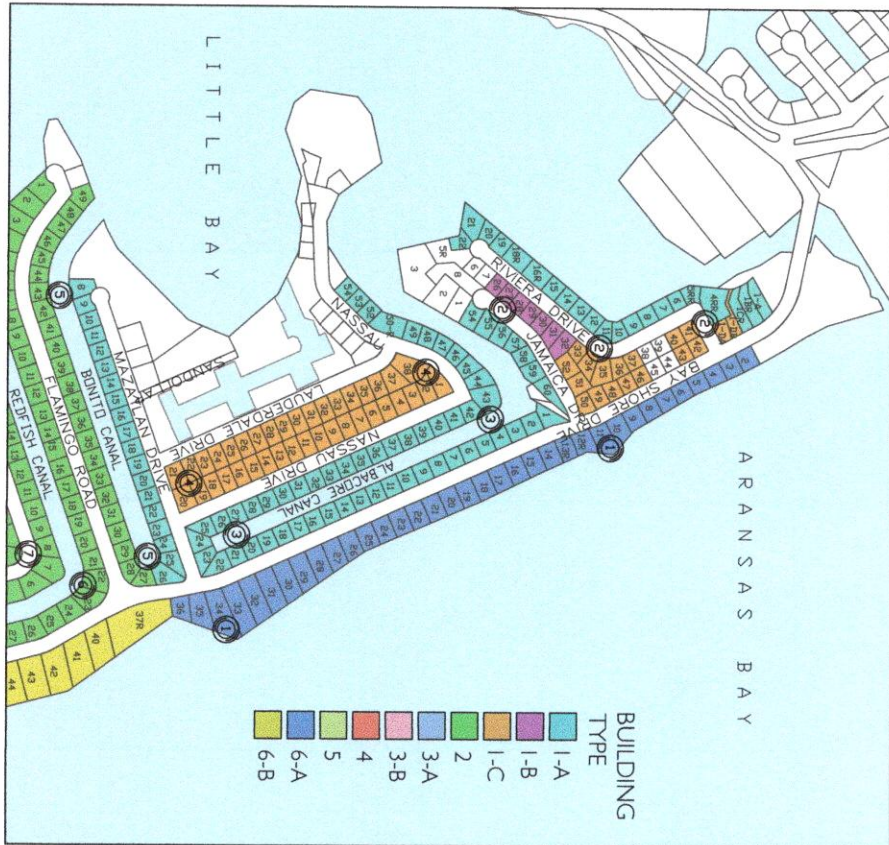
- Front/street: 20 feet
- Sides: 5 feet
- Rear/canal/bay: 5 feet

Type 3-A

- Front/street: 20 feet
- Sides: 5 feet
- Rear/canal/bay: 5 feet

BUILDING TYPES

Each lot at Key Allegro is assigned a building type as follows:





Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
25026	Seger 7 Rental LLC	21 Bahama Dr.	9250 Boat Club Rd	Ft Worth	TX	76179
69069	Charles Wilkinson III	23 Bahama Dr.	23 Bahama Dr.	Rockport	TX	78382
25028	Lori Pavlish	25 Bahama Dr.	25 Bahama Dr.	Rockport	TX	78382
24921	Frank and Penny Henderson	20 Pelican Dr.	20 Pelican Dr.	Rockport	TX	78382
24942	Nuelle Family Trust	25 Luau Ln.	1139 McMurtry Ridge Dr.	Katy	TX	77494
24943	William Elton Jones II	26 Luau Ln.	6 Chaumont	San Antonio	TX	78257
25025	Bryan and Jennifer Wiese	19 Bahama Dr.	706 Heights St.	El Campo	TX	77437
25024	Robert and Cathy Rome	17 Bahama Dr.	17213 Morning Grove Ln.	Austin	TX	78738
25023	Ty Riley	15 Bahama Dr.	15 Bahama Dr.	Rockport	TX	78382
25051	James Reese	14 Bahama Dr.	947 Ranch Rd # 2831	Horseshoe Bay	TX	78657
25050	Walker B Investments LLC	16 Bahama Dr.	642 W Rhapsody Dr. STE	San Antonio	TX	78216
25049	Jeffrey and Jennifer Wallace	2 Edgewater Ln.	1345 Birchwood Cir.	Schertz	TX	78154
25038	Stephen and Lisa Steen	1 Edgewater Ln.	1 Edgewater Ln.	Rockport	TX	78382
25037	William Mayo	22 Bahama Dr.	22 Bahama Dr.	Rockport	TX	78382
25036	DFPF Family Limited Partnership	24 Bahama Dr.	218 Renoir Dr.	Houston	TX	77079
	Warren Hassinger	Zoning Board of Adjustment	2517 Turkey Neck Circle	Rockport	TX	78382
	Patt (Patricia) Bemrose	Zoning Board of Adjustment	1435 S Water	Rockport	Tx	78382
	Pamela Dixon Frost	Zoning Board of Adjustment	412 Cherry Hills Dr	Rockport	TX	78382
	Richard W. Smith	Zoning Board of Adjustment	131 Pecan Harbor St	Rockport	TX	78382
	Janetta Davis	Zoning Board of Adjustment	474 Augusta Drive	Rockport	TX	78382
	Rocky Gudim	Zoning Board of Adjustment	1016 S Magnolia St	Rockport	Tx	78382
	Brandi Picton	Zoning Board of Adjustment	1803 Picton Ln	Rockport	Tx	78382



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 Thursday, March 27, 2025, 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 setbacks required for a pool installation at the property located at 21 Bahama Drive, Rockport, Aransas County, Texas materials also known as Key Allegro Unit #3, BLOCK 12, LOT 20-R.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Zoning Board of Adjustments meeting. The comments will be read and summarized in the minutes of the meeting.

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

CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, 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: CHARLES WILKINSON III

Address: 23 BAHAMA DRIVE

City/State: ROCKPORT, TX 78382

(☒) IN FAVOR () IN OPPOSITION

Phone: 361-727-9774

REASON:

yes they need A pool 100%

Charles Wilkinson III

Signature

See map on reverse side.





**City of Rockport
Board of Adjustment
Findings of Fact for Zoning Ordinance Variance**

Applicant: Cynthia L Segar for Seger 7 Rental LLC

Lot/Tract/: Key Allegro Unit #3, Block 12, Lot 20-R

Upon giving public notice and conducting a public hearing on this variance request in accordance with the City of Rockport Code of Ordinances, the Zoning Board of Adjustment adopts these specific, written findings as follows:

		YES	NO
1.	That there are special circumstances or conditions peculiar to the property involved; and		
2.	That the strict application of the terms of the Ordinance will impose upon the applicant unusual and practical difficulties or particular hardship.		
3.	That literal interpretation of the Ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same district under the Ordinance; and		
4.	That the proposed variance is in harmony with the Ordinance's general purpose and intent; and		
5.	That the granting of the variance will not merely serve as a convenience to the applicant; and		
6.	That the granting of the variance will alleviate some demonstrable and unusual hardship or difficulty for the applicant; and		
7.	That granting the variance will not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly situated properties in the same district; and		
8.	That the variance is in the public interest and will ensure that public substantial justice will be done.		
9.	That the surrounding property will be properly protected.		
10.	Remaining regulations are adequate to govern the project.		

All findings must be determined in the affirmative for the variance to be granted.

With _____ members present, and upon a vote of _____ for, _____ against, and _____ abstaining, the variance is hereby:

_____ **Granted**

_____ **Denied**

Presiding Officer of the Zoning Board of Adjustment

Date 3/27/2025

Zoning Board of Adjustment AGENDA
Called Meeting: Thursday, March 27, 2025

AGENDA ITEM: 6

Deliberate and act on a request for relief from the 20' front setback required for commercial properties for the community building for the Red Roof RV Getaway located at 2610 San Antonio.

SUBMITTED BY: Building Official - Robert Decker
Director Bldg & Dev - Carey Dietrich

BACKGROUND: Property owner, Raul Munguia is requesting a variance to the front set back of commercial properties as his contractor did not pull permits for the structure and was not aware it was being built in the setback. The construction is completed and Mr. Munguia is subject to penalty fees for no permit.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, March 6, 2025 edition and mailed out to eight (8) property owners within a 200-foot radius of the property. Two (2) letters For and No letters Against the request have been received at this time.

Please see the accompanying variance request application and Sec 118-20 for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends DENIAL of the request for relief from the 20' front setback required for commercial properties for the community building for the Red Roof RV Getaway located at 2610 San Antonio.



City of Rockport

Building & Development – 2751 SH 35 Bypass, Rockport, TX 78382 • (361) 790-1125 • FAX (361) 729-6476
www.cityofrockport.com

VARIANCE APPLICATION

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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: <i>Pre-Development Team</i>
3. Has this project been inspected? ☐ Yes ☒ No	4. If yes, name of inspector & date of inspection:

5. Project Name: <i>RED ROOF RV GETAWAY</i>			
6. Building/Facility Name: <i>RESTROOM / LAUNDRY ROOM</i>			
7. Address: <i>2610 SAN ANTONIO STREET</i>	Suite #:	City: <i>Rockport</i>	Zip Code: <i>78382</i>

8. Description: Indicate the type of project ☒ New Construction ☐ Addition ☐ Alteration	9. Scope of Work (Describe the construction activities): <i>- 20' x 40' PATIO</i> <i>- RESTROOM + LAUNDRY ROOM</i>
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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: <i>Located at the entrance of the property within setback lines</i>

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: <i>RAUL MUNGUIA</i>		16. Company/Firm:	
17. Address: <i>15254 LA SUBIDA TRL</i>	18. City: <i>HELOTES</i>	19. State: <i>TX</i>	20. Zip Code: <i>78023</i>
21. Phone #: <i>210-324-4626</i>	22. Fax #:	23. E-mail: <i>Munguia.raul@gmail.com</i>	
24. Signature: <i>Raul Munguia</i>		25. Date: <i>26 FEB 25</i>	

EXHIBIT A

**City of Rockport
Variance Application**

OWNER'S AFFIDAVIT

I, Raul Munguia, being first duly sworn, depose and say that I am the OWNER of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

Raul Munguia
Printed Name of Owner

Raul Munguia
Signature of Owner

2610 San Antonio Street
Physical Address

15754 LA SUBIDA TRAIL
Mailing Address

Rockport, TX 78382
City/State/Zip Code

McLotus, TX 78023
City/State/Zip Code

STATE OF TEXAS §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me on this _____, day of _____, 20____, by _____ and _____
(name)

_____ who are personally known by me or who has
(name)

produced _____ and _____
(document) (document)

respectively, as identification and who did (did not) take an oath:

(Seal)

Notary Public Signature

My Commission Expires: _____

Printed Name



Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
34607	Raul and Sandra Munguia	2610 San Antonio st	15754 La Subida Trl	Helotes	TX	78023
34603	Soodchit Moore	2512 San Antonio st	6108 Sawyer	San Antonio	TX	78238
34606	Chad Pope	2522 San Antonio st	2525 Renwick dr.	San Antonio	TX	78227
8820578	Phouthong Vannapha	1110 Vannapha	1110 Vannapha	Rockport	TX	78382
66957	Sam Kim Vannapha	1114 Vannapha	1114 Vannapha	Rockport	TX	78382
58346	Robert Amico	2620 San Antonio st	2621 San Antonio	Rockport	TX	78382
34600	Phillip and Laura Haley	2620 Monkey Rd	2620 Monkey Rd	Rockport	TX	78382
34601	Brendan and Martha Fluitt	2522 Monkey Rd	150 Medical dr APT 6108	Boerne	TX	78006
	Warren Hassinger	Zoning Board of Adjustment	2517 Turkey Neck Circle	Rockport	TX	78382
	Patt (Patricia) Bemrose	Zoning Board of Adjustment	1435 S Water	Rockport	Tx	78382
	Pamela Dixon Frost	Zoning Board of Adjustment	412 Cherry Hills Dr	Rockport	TX	78382
	Richard W. Smith	Zoning Board of Adjustment	131 Pecan Harbor St	Rockport	TX	78382
	Janetta Davis	Zoning Board of Adjustment	474 Augusta Drive	Rockport	TX	78382
	Rocky Gudim	Zoning Board of Adjustment	1016 S Magnolia St	Rockport	Tx	78382
	Brandi Picton	Zoning Board of Adjustment	1803 Picton Ln	Rockport	Tx	78382



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 Thursday, March 27, 2025, 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 20' front setback required for commercial properties at 2610 San Antonio street; also known as SWICKHEIMER, BLOCK 250, LOT OF 71, ACRES .9045.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Zoning Board of Adjustments meeting. The comments will be read and summarized in the minutes of the meeting.

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

CITY OF ROCKPORT, TEXAS

/s/ Shelley Goodwin, 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: CHAD POPE
Address: 2525 RENWICK DR. City/State: SA/TX

☒ IN FAVOR () IN OPPOSITION

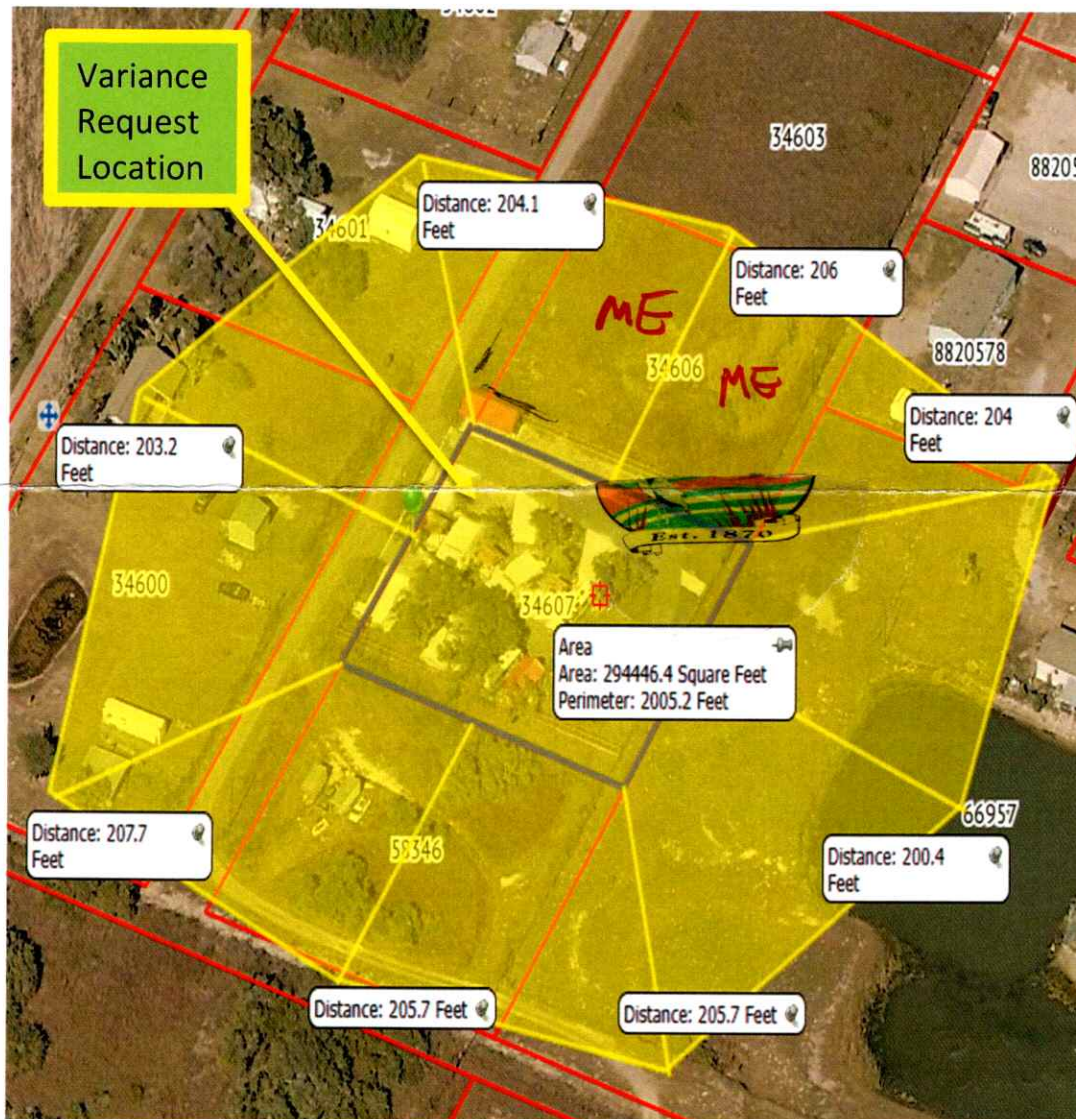
Phone: 210-378-1800

REASON:


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 variance 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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 78382 \$ 000.69⁰
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0006090064 MAR 07 2025

Chad Pope
2525 Renwick dr.
San Antonio, TX 78227

SITUS ADDRESS: 2522 San Antonio st



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Printed Name: Brendan and Martha Flitts
Address: 2522 Monkey Rd City/State: Rockport, TX

☒ IN FAVOR () IN OPPOSITION

Phone: 210-842-9107

REASON:

OK for relief
from 20' front setback.

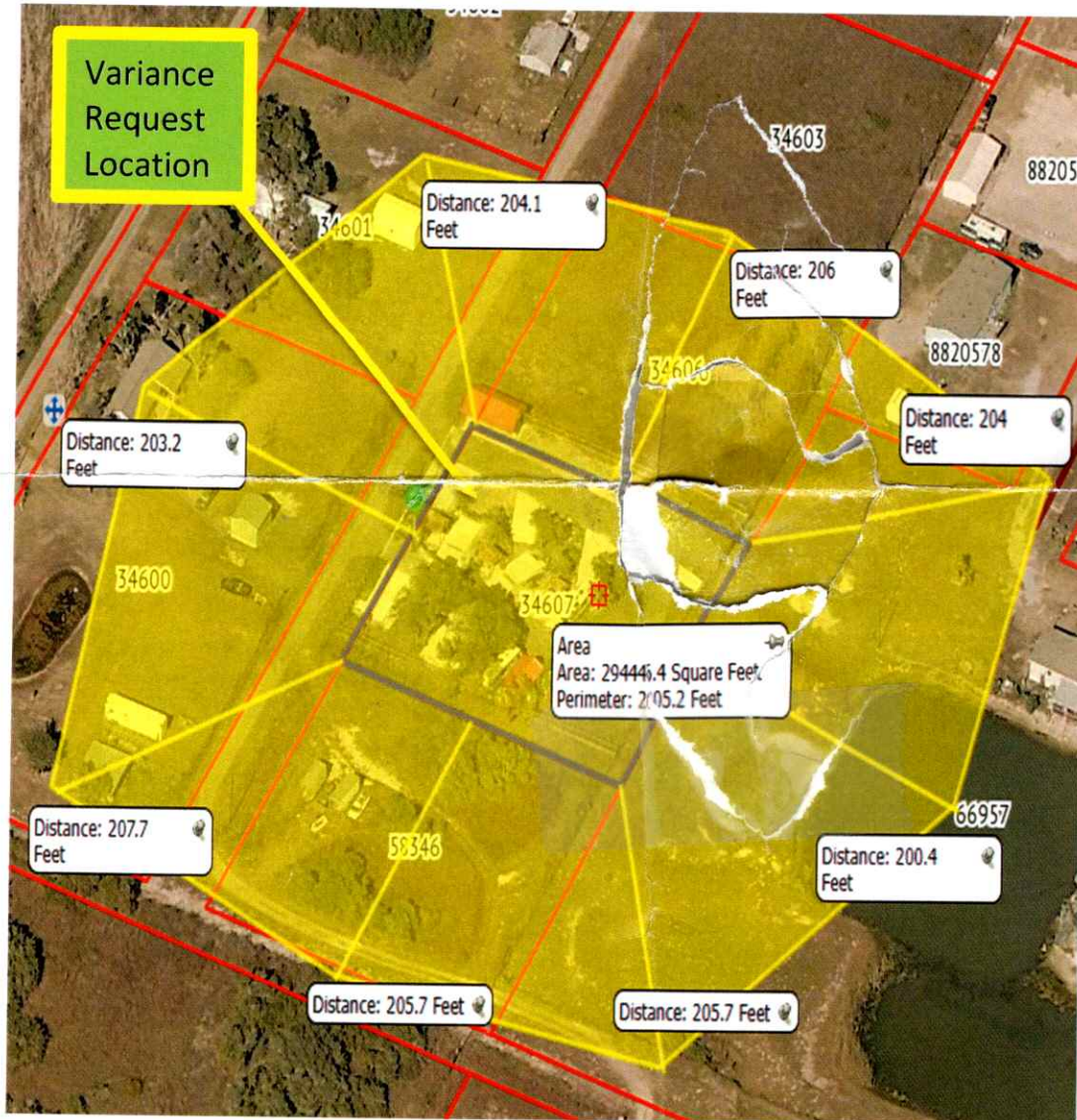
their place looks nice &
is an improvement

Signature

See map on reverse side.

Location Map of Proposed Zoning Variance Request

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

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

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US POSTAGE^{IMP} PITNEY BOWES



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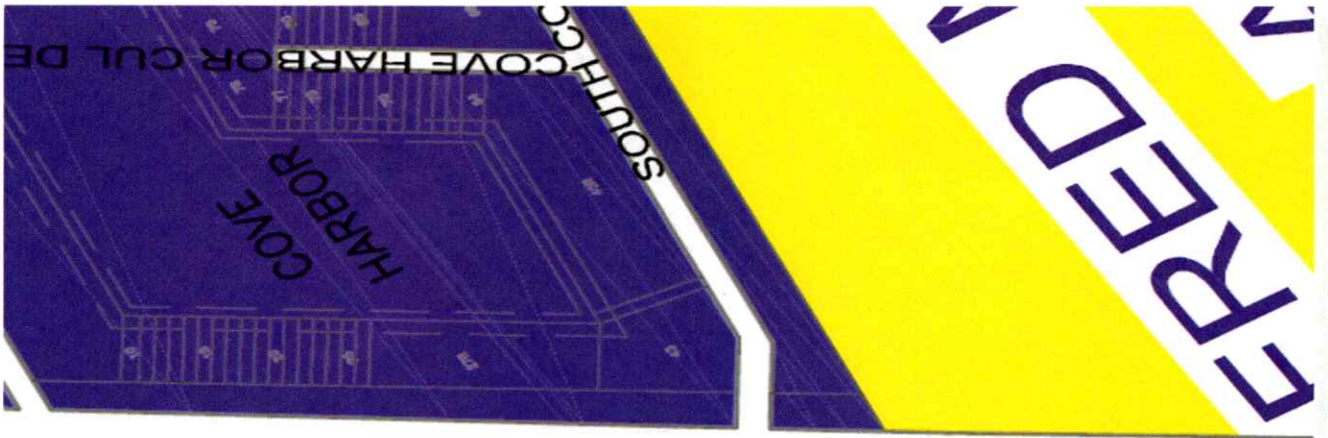
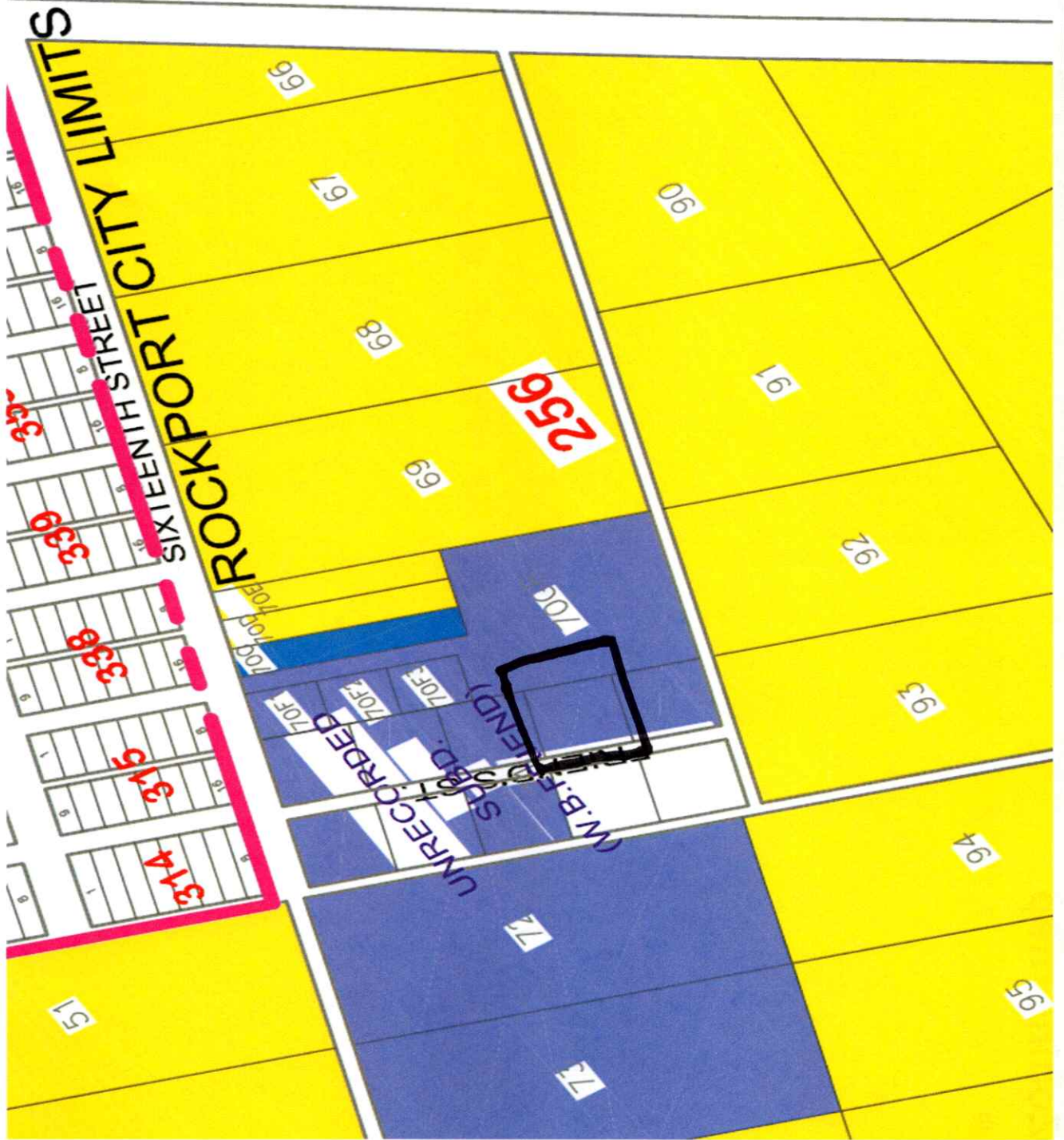
Brendan and Martha Fluitt
150 Medical dr APT 6108
Boerne, TX 78006

SITUS ADDRESS: 2522 Monkey Rd

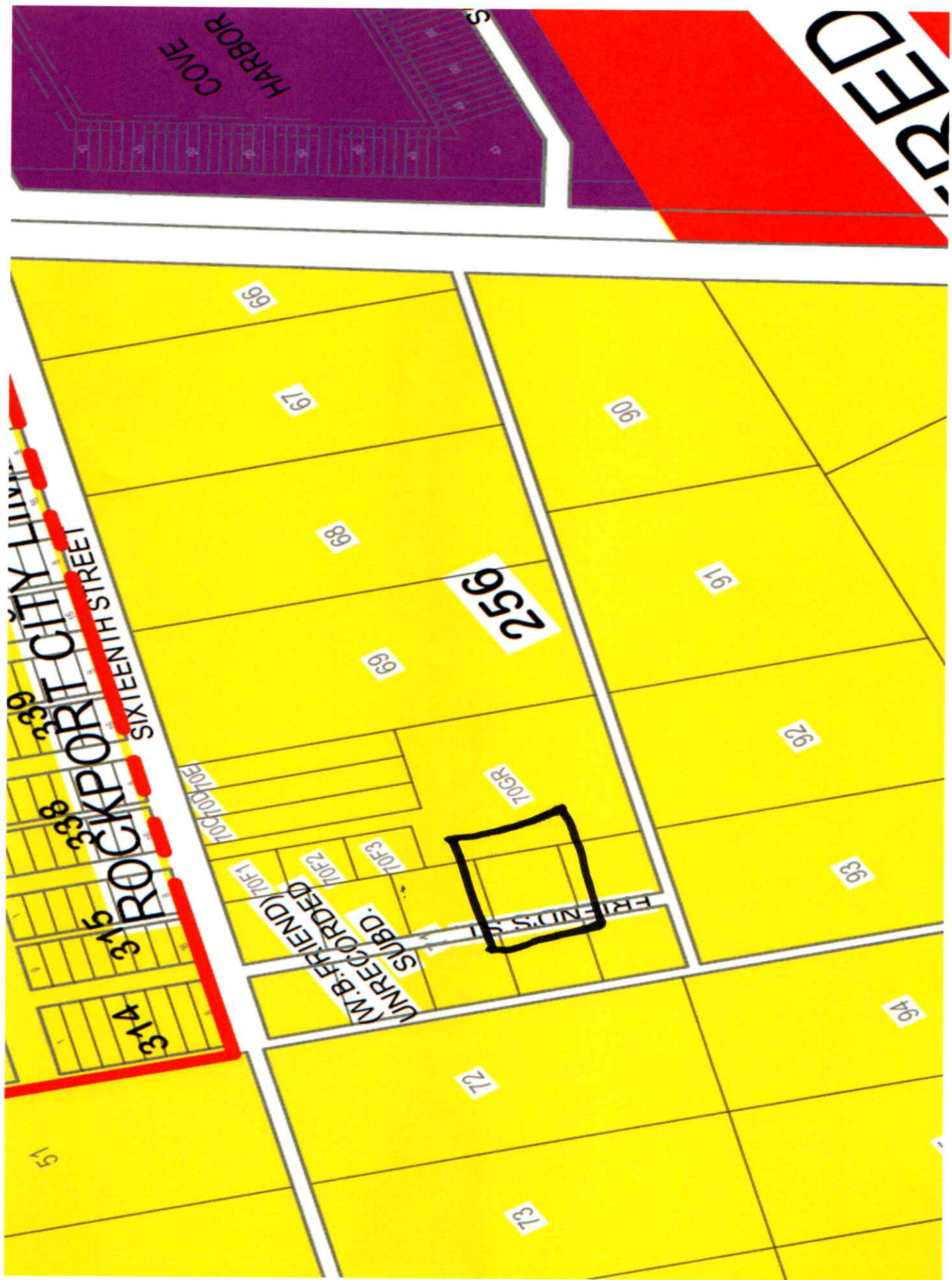


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Zoning map



Future Land Use Map





**City of Rockport
Board of Adjustment
Findings of Fact for Zoning Ordinance Variance**

Applicant: Raul Munguia

Lot/Tract/: Swickheimer, Block 250, Lot 7 of 71, Acres .9045

Upon giving public notice and conducting a public hearing on this variance request in accordance with the City of Rockport Code of Ordinances, the Zoning Board of Adjustment adopts these specific, written findings as follows:

		YES	NO
1.	That there are special circumstances or conditions peculiar to the property involved; and		
2.	That the strict application of the terms of the Ordinance will impose upon the applicant unusual and practical difficulties or particular hardship.		
3.	That literal interpretation of the Ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same district under the Ordinance; and		
4.	That the proposed variance is in harmony with the Ordinance's general purpose and intent; and		
5.	That the granting of the variance will not merely serve as a convenience to the applicant; and		
6.	That the granting of the variance will alleviate some demonstrable and unusual hardship or difficulty for the applicant; and		
7.	That granting the variance will not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly situated properties in the same district; and		
8.	That the variance is in the public interest and will ensure that public substantial justice will be done.		
9.	That the surrounding property will be properly protected.		
10.	Remaining regulations are adequate to govern the project.		

All findings must be determined in the affirmative for the variance to be granted.

With _____ members present, and upon a vote of _____ for, _____ against, and _____ abstaining, the variance is hereby:

_____ **Granted**

_____ **Denied**

Presiding Officer of the Zoning Board of Adjustment

3/27/2025
Date