



City of Rockport

ZONING BOARD OF ADJUSTMENT AGENDA

TUESDAY, NOVEMBER 18, 2025 - 5:30 PM
ROCKPORT CITY HALL
212 N LIVE OAK ST
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Zoning Board of Adjustment will hold a on Tuesday, November 18, 2025, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The Zoning Board of Adjustments welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Zoning Board of Adjustments to receive your handouts for the meeting, please provide 10 copies; if not, the Zoning Board of Adjustments will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Zoning Board of Adjustments may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Zoning Board of Adjustments may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. Opening Agenda

1. Call meeting to order. ()

II. Approval of Minutes

2. Consider the approval of the Zoning Board of Adjustments Minutes for the July 24, 2025, Meeting (Carey Dietrich, Director of Community Development & Building)

III. Public Hearing and Regular Agenda

3. Consider a request for relief from the Zoning Ordinance to reduce the 20' setback from the right-of-way to 4'10" for a swimming pool located at 703 Water Street otherwise known as Lot 1, Block 1, Doughty House Subdivision.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request. (Carey Dietrich, Director of Community Development & Building)
4. Consider a request for relief from the Zoning Ordinance to allow modification to the legal non-conforming structure that encroaches on the 20' setback on property located at 18 Catalina otherwise known as Lot 11, Block 14, Key Allegro Unit #4.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request. (Carey Dietrich, Director of Community Development & Building)
5. Discussion regarding filling a Zoning Board of Adjustments Vacancy. (Carey Dietrich, Director of Community Development & Building)

IV. Adjournment

CERTIFICATION

This is to certify that I, Carey Dietrich, posted this Agenda at 5 P.M. on November 12, 2025, on the bulletin board of the City Hall, 212 N Live Oak St and Rockport Service Center, 2751 S. H. 35 Bypass, Rockport, Texas 78382.0



Stacy Cantu
Building and Development Planning Technician

ZONING BOARD OF ADJUSTMENT AGENDA

Notice is hereby given that the Rockport Zoning Board of Adjustment will hold a Meeting on Tuesday, November 18, 2025, at 5:30 p.m. The meeting will be held at City of Rockport City Hall, 212 N Live Oak, 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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>. 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.

Approval of Minutes

2. Deliberate and act on July 24, 2025, regular meeting minutes.

Public Hearing and Regular Agenda

3. Consider a request for relief from the Zoning Ordinance to reduce the 20' setback from the right-of-way to 4'10" for a swimming pool located at 703 Water Street otherwise known as Lot 1, Block 1, Doughty House Subdivision.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
4. Consider a request for relief from the Zoning Ordinance to allow modification to the legal non-conforming structure that encroaches on the 20' setback on property located at 18 Catalina otherwise known as Lot 11, Block 14, Key Allegro Unit #4.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
5. Discussion regarding filling a Zoning Board of Adjustments Vacancy.

Adjournment

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation 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 and on the bulletin board at Rockport City Hall, 212 N Live Oak on Monday, July 21, 2025, by 12:00 p.m. and on the City's webpage at www.cityofrockport.com.



Carey Dietrich, Director Building & Development

ZONING BOARD OF ADJUSTMENTS MINUTES

On the 24th day of July 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
Rocky Gudim
Pamela Dixon Frost
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
Kimberly Henry, Assistant to the City Manager
Finn Klanica, IT

Brad Brundrett, Council Representative

Guest(s) Present

Two (2)
Jose Trevino, 1026 Patton St.
Mark Emery, 1856 Bay Shore

Open Meeting

1. Call meeting to order at 5:30 p.m.

Public Hearing

Chairman Hassinger opened the Public Hearing at approximately 5:30 p.m.

2. Conduct a Public Hearing to consider a request for relief from the Zoning Ordinance for the 20-foot rear setback be reduced to 5 feet on property located at 1026 Patton St, otherwise known as the W ½ of Lot 9, N 12 ½ 'of the W ½ of Lot 10
3. Conduct a Public Hearing to consider a request for relief from the Zoning Ordinance for the 20' front setback to be reduced to 15' on property located at 1856 Bay Shore, otherwise known as Lot 30, Block 1, Key Allegro Unit #1

Chairman Hassinger, closed the Public Hearing at 5:34 p.m.

Regular Agenda

Chairman Hassinger opened the regular meeting at approximately 5:34 p.m.

4. Deliberate and act on March 27, 2025, regular meeting minutes.

Motion: Member Pamela Dixon Frost made a motion to approve the minutes as presented. Member Gudim seconded the motion. **Motion passed unanimously.**

5. Deliberate and act on a request for relief from the Zoning Ordinance for the 20-foot rear setback be reduced to 5 feet on property located at 1026 Patton St, otherwise known as the W ½ of Lot 9, N 12 ½ 'of the W ½ of Lot 10.

Building Director C. Dietrich spoke on the plans submitted were for a bathroom as well as outdoor stairs and an upper deck. Staff recognize the need for the ADA bathroom, needed to meet a family member's need. But we cannot find the hardship for the upper deck and outdoor stairs. Staff recommend denial of the 5-foot setback but approval of a 10-foot setback because that is what the bathroom would need. Brad Brundrett addressed the Board to explain the area of "old Rockport" stating he (Mr. Trevino) doesn't have much of a rear set back but does have a large right-a-way to the north of the property. One (1) public notice was mailed in, in favor of the variance being granted.

Motion: Member Gudim made a motion to approve the Variance request, and Member Dixon Frost seconded. **Motion passed unanimously.**

Chairman Hassinger read the ten (10) Findings of Fact, which must be determined in the affirmative for the variance to be granted. All 10 items were in the affirmative, and all voted "Yes" in favor of the Motion to Approve the Variance.

6. Deliberate and act on a request for relief from the Zoning Ordinance for the 20' front setback be reduced to 15' on property located at 1856 Bay Shore otherwise known as Lot 30, Block 1, Key Allegro Unit #1.

Building Director C. Dietrich stated property is on the Aransas Bay side of Bay Shore in Key Allegro, as Builder, Mark Emery stated before. M. Emery is trying to protect the home as much as he can from sea spray and wave action. M. Emery is trying to move the home a little bit from being right on top of that sea wall (bulkhead). One (1) public notice was mailed in, in opposition with no explanation. Two (2) neighboring properties emailed the homeowner in favor of the variance being granted. They also received an "ok" from Key Allegro - Property Owners Association.

Motion: Member Dixon Frost motioned to approve the Variance request, and Member Gudim seconded. **Motion passed unanimously.**

Chairman Hassinger read the ten (10) Findings of Fact, which must be determined in the affirmative for the variance to be granted. All 10 items were in the affirmative, and all voted “Yes” in favor of the Motion to Approve the Variance.

7. Adjournment.

Motion: Member Gudim made a motion to adjourn. Member Dixon Frost seconded the motion. **Motion passed unanimously.**

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

Prepared By:

Stacy Cantu, Building & Development Planning Technician

Approved By:

Warren Hassinger, Chairman



PUBLIC HEARING

Zoning Board of Adjustment

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Tuesday, November 18, 2025, at 5:30 p.m., **City of Rockport City Hall, 212 N Live Oak, Rockport, Texas,** to consider a request for relief from the Zoning Ordinance for the setbacks required for a pool installation on the property located at 703 Water St. otherwise known as S1565 DOUGHTY HOUSE BLK 1 LOT 1

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 accommodation 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 23rd of October, 2025, by 4:00p.m. on the bulletin board at City of Rockport Service Center, 2751 S.H. 35 Bypass, and at Rockport City Hall, 212 N Live Oak, Rockport, Texas and on the webpage www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Thursday, October 23, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich,
Director Building & Development
Community Planner



October 6, 2025

RE: Variance Request – The Reggie Pool Project

Dear City of Rockport:

As we complete the final touches on *The Reggie* at 703 Water Street, we are preparing to begin construction on the pool. Our plan, which remains consistent with the approved permit set, is to position the pool 4 feet 10 inches from the fence.

Our goal has always been to deliver a project that contributes positively to the growth and charm of Rockport, Texas. The pool is a key feature in our efforts to elevate the experience for residents and visitors alike.

Please review the attached variance request documents at your earliest convenience. We appreciate your continued partnership and thank you for your support—past, present, and future.

Warm regards,

Shane Cupic
(832) 431-8380

	City of Rockport Building & Development – 2751 SH 35 Bypass, Rockport, TX 78382 • (361) 790-1125 • FAX (361) 729-6476 www.cityofrockport.com
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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 AUGUST 18, 2025

5 Project Name THE REGGIE			
6 Building/Facility Name			
7 Address 703 S. WATER 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) SWIMMING POOL SET BACKS FOR OUR PROJECT ON S. WATER STREET
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10 Square Footage of Building 22,224	11 Square Footage Per Floor 5,556 #
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 POOL SET BACK REQUIREMENTS IN REAR PROPERTY

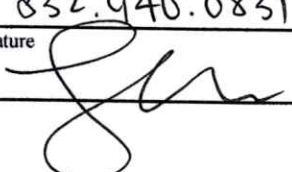
14 Intent to Apply I hereby apply for a variance from the City of Rockport Zoning Board of Adjustment (Check one) I am the ☒ Owner ☐ Owner's Agent			
15 Name NIKOLAS SHANE CUPIC	16 Company/Firm CUPIC CUSTOM HOMES		
17 Address 1763 CAMPBELL RD	18 City HOUSTON	19 State TX	20 Zip Code 77080
21 Phone # 832.940.0831	22 Fax # —	23 E-mail SHANE@CUPICCUSTOMS.COM	
24 Signature 		25 Date OCTOBER 6, 2025	

EXHIBIT A

**City of Rockport
Variance Application**

OWNER'S AFFIDAVIT

I, NIKOLAS SHANE CUPIC, 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.

NIKOLAS SHANE CUPIC
Printed Name of Owner

Signature of Owner

703 S. WATER ST.
Physical Address

1763 CAMPBELL ROAD
Mailing Address

ROCKPORT, TX 78382
City/State/Zip Code

HOUSTON, TX 77080
City/State/Zip Code

STATE OF TEXAS

§

COUNTY OF HARRIS

§

The foregoing instrument was acknowledged before me on this 6, day of

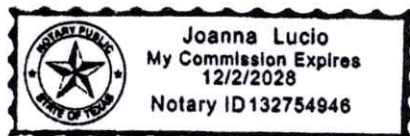
OCTOBER, 2025, by NGUYEN, LILLY and
(name)

STEELE, CHRIS who are personally known by me or who has
(name)

produced VARIANCE REQUEST and N/A
(document) (document)

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

(Seal)

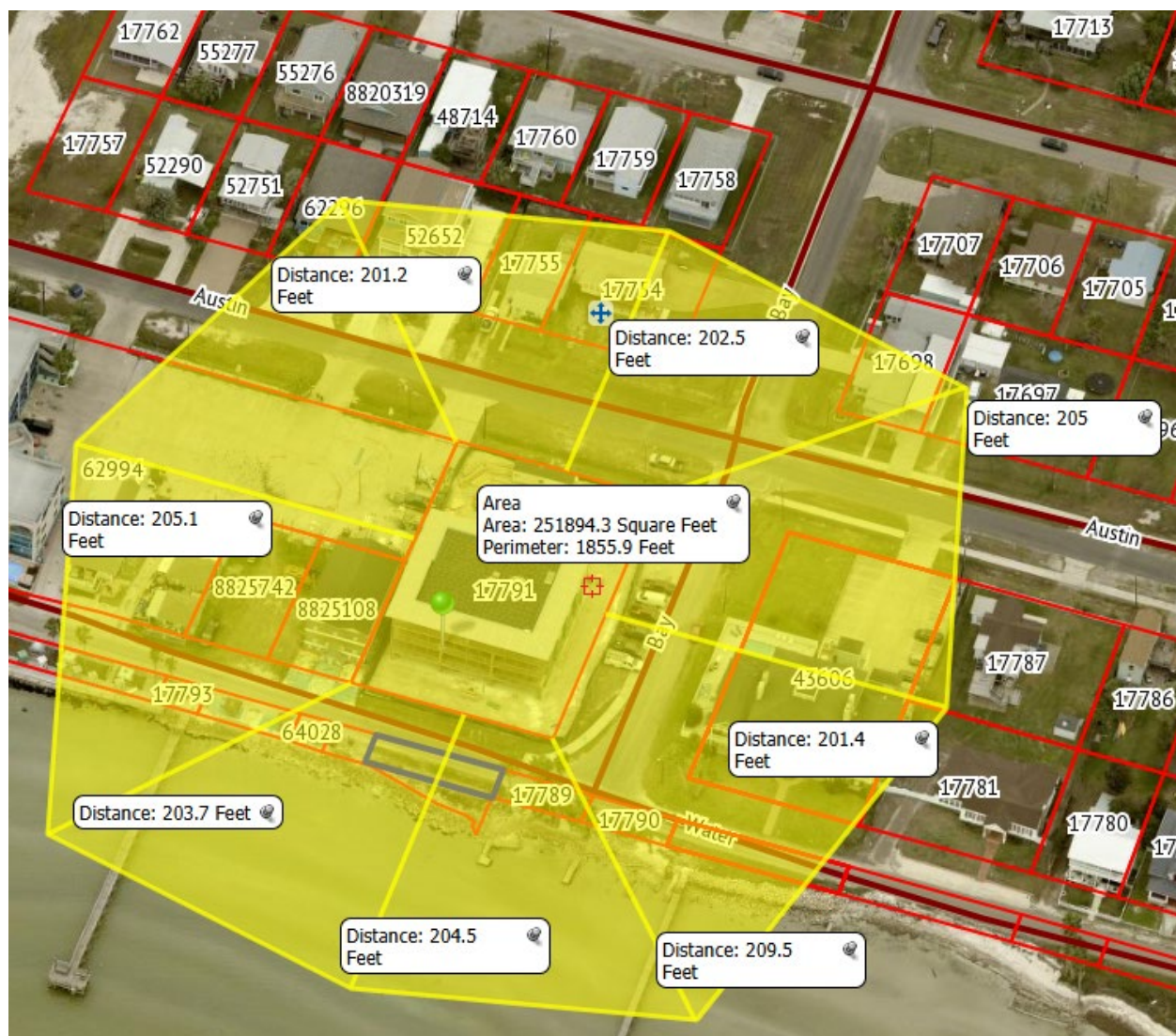


My Commission Expires: 12/02/2028

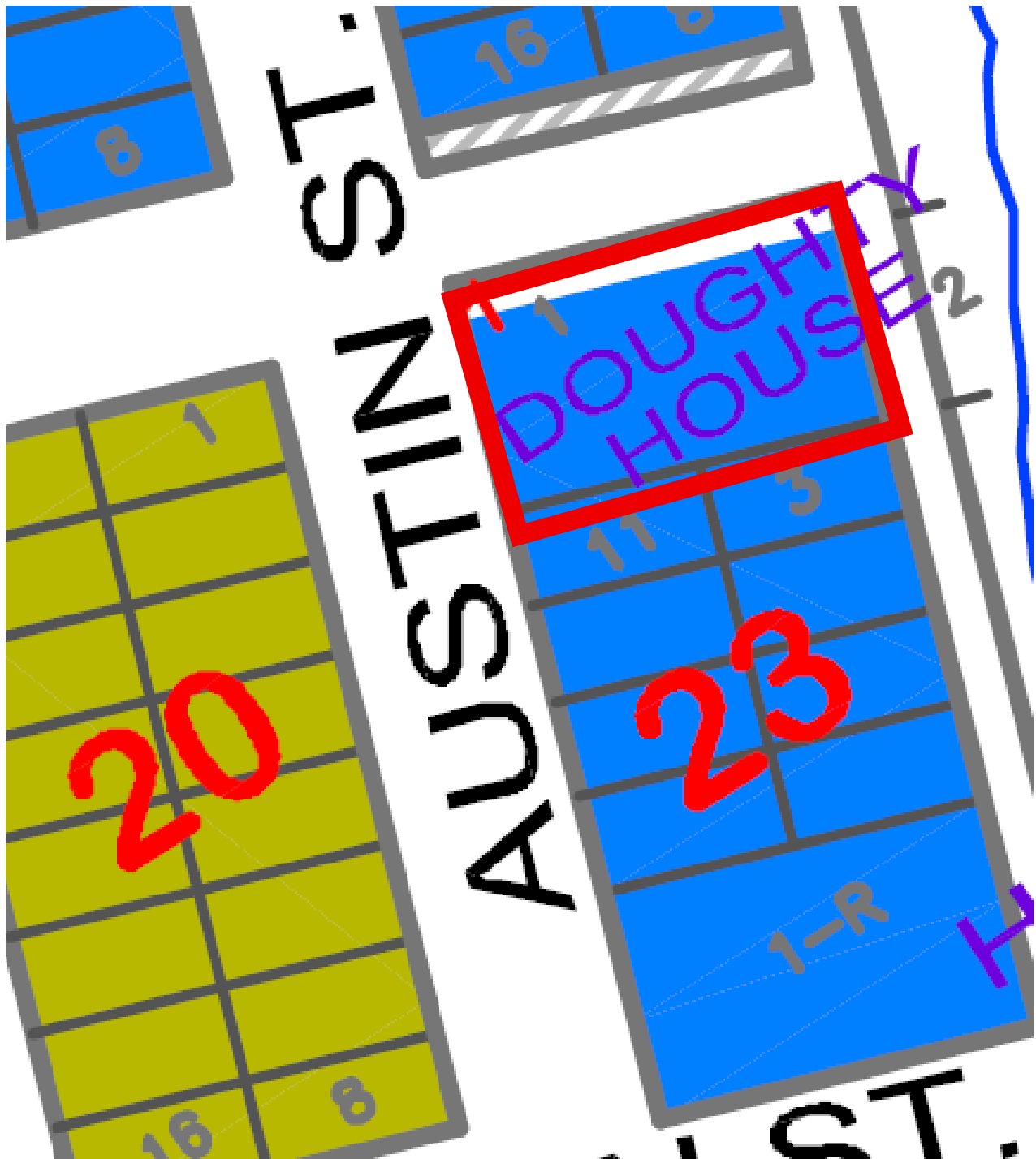
Notary Public Signature

JOANNA LUCIO

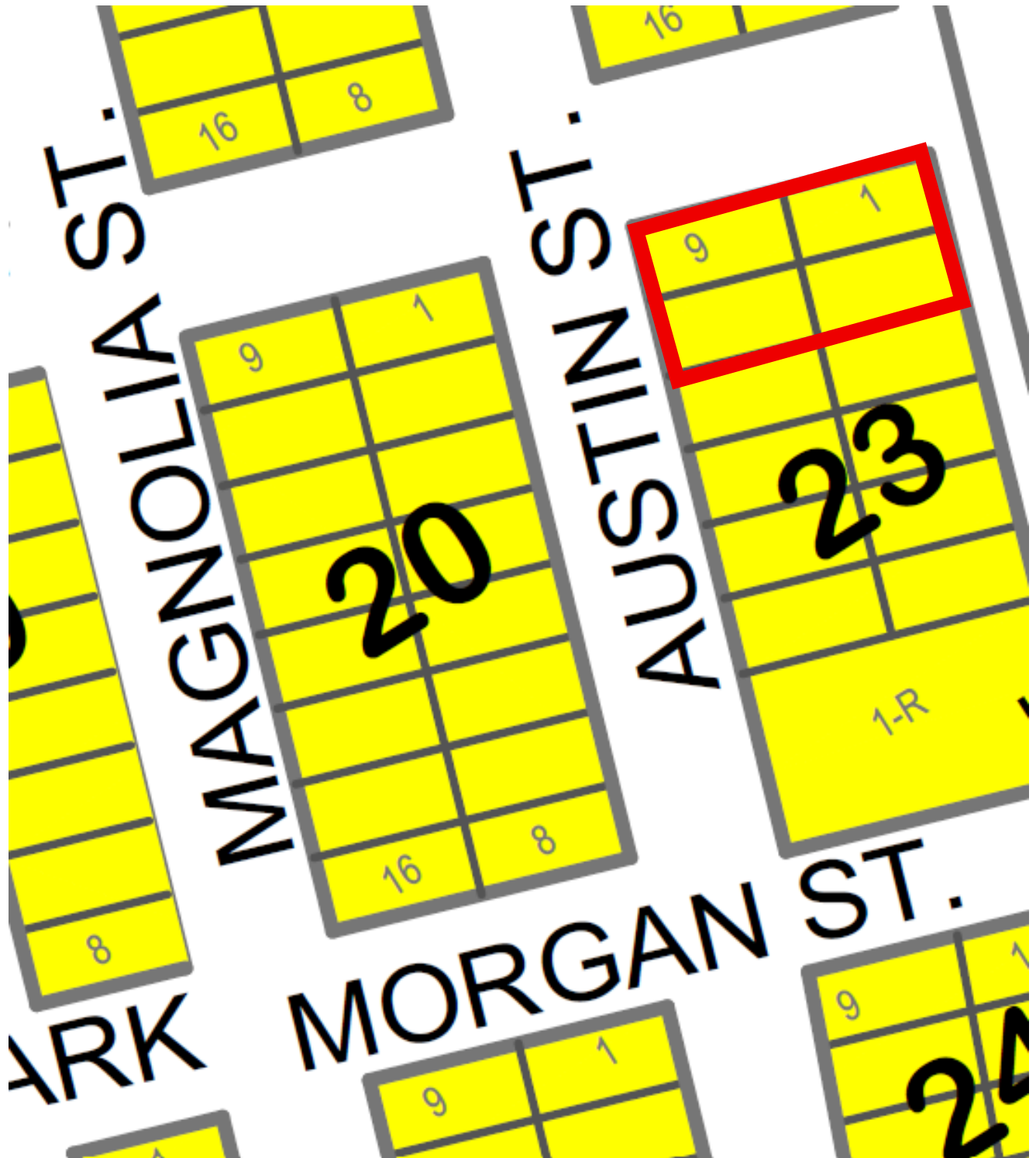
Printed Name



ZONING MAP



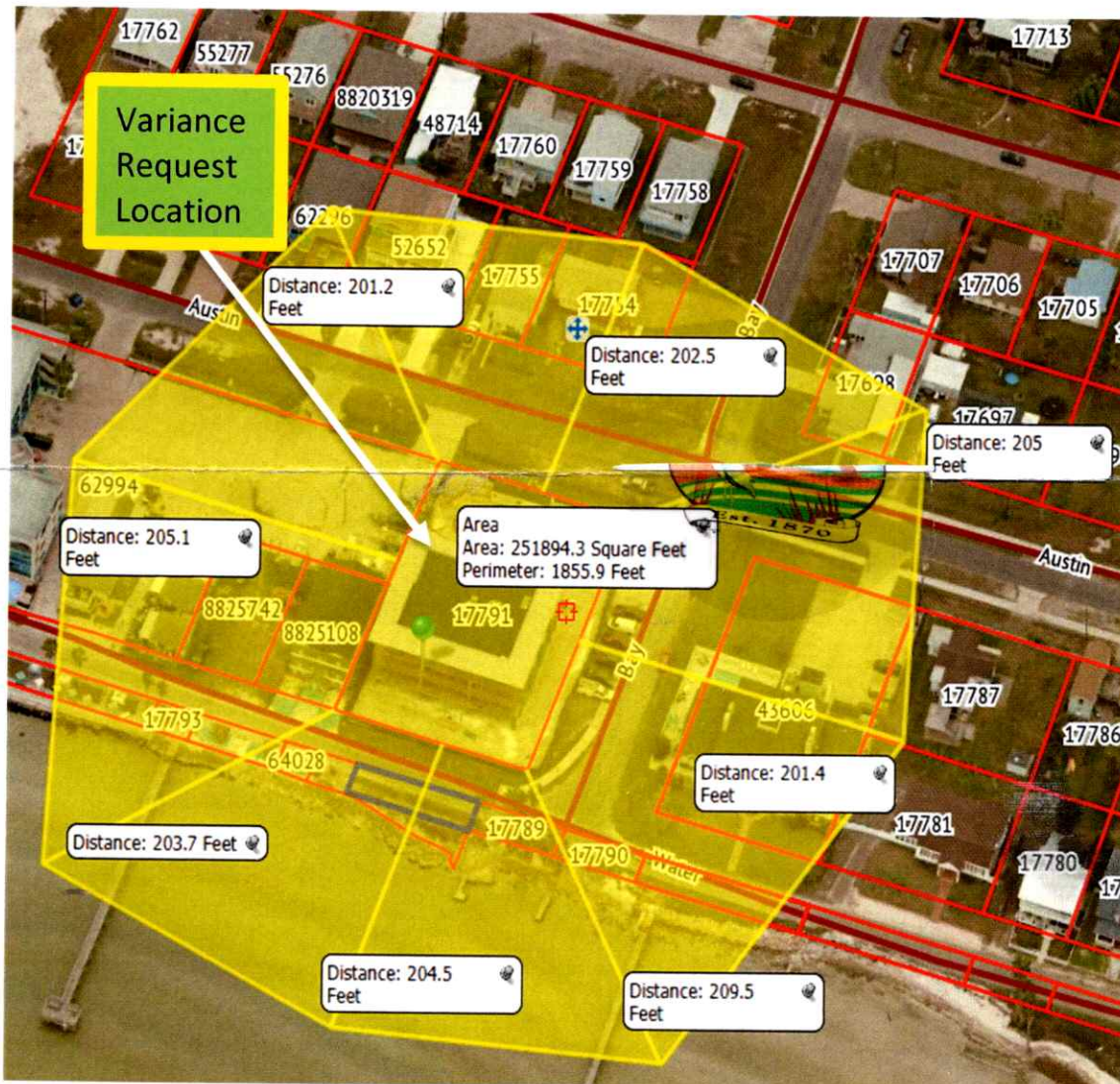
FUTURE LAND USE MAP



Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
17791	Everything is Fine LLC	703 Water st	13623 Indian Creek rd	Houston	TX	77079
8825108	Ken Patel	711 Water st	719 S Austin st	Rockport	TX	78382
8825742	Ken Patel	715 Water st	719 S Austin st	Rockport	TX	78382
62994	Ken Patel	725 Water st	719 S Austin st	Rockport	TX	78382
17793	Deborah Trigg	720 Water st	1043 Allen st	Rockport	TX	78382
64028	City of Rockport	712 Water st	2751 Sh 35 Bypass	Rockport	TX	78382
62296	Kamlesh & Malini Patel	719 S Austin st	725 S Water st	Rockport	TX	78382
52652	Bina & Prem Panchal	715 S Austin st	720 S Magnolia	Rockport	TX	78382
17755	Staci Gray	711 S Austin st	4301 W William Cannon d	Austin	TX	78749
17754	Paul Bartholmey	703 S Austin st	2541 Cliff dr	San Leon	TX	77539
17698	Barry & Sylvia Brown	629 S Austin st	402 Channing	San Antonio	TX	78210
17697	John Brundrett jr	621 S Austin st	P O Box 481	Rockport	TX	78381
17787	Wayne & Melissa White	618 S Austin st	617 S Water st	Rockport	TX	78382
17781	Wayne & Melissa White	617 Water st	617 S Water st	Rockport	TX	78382
43606	Joan Cupic	627 Water st APT 302	14143 Heatherfield court	Houston	TX	77079
17790	Brenda Gonzalez	632 Water st	P O Box 95	D'Hanis	TX	78850
17789	Sally Specht	704 Water st	707 S Church st	Rockport	TX	78382
	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
	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

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

CORPUS CHRISTI, TX 784

24 OCT 2025AM 2 L

FIRST CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 78382
02 7H
0006090064 \$ 000.74⁰
OCT 21 2025

City of Rockport
2751 Sh 35 Bypass
Rockport, TX 78382

SITUS ADDRESS: 712 Water st

78382-750551
78382-7505 H002





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 Tuesday, November 18, 2025, at 5:30 p.m., Rockport City Hall – 212 N Live Oak st, Rockport, Texas, to consider a request for relief from the Zoning Ordinance for setbacks required for a pool installation on the property located at 703 Water st, Rockport, Aransas County, Texas otherwise known as S1565 DOUGHTY HOUSE BLK 1 LOT 1.

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: _____

Address: _____ City/State: _____

() IN FAVOR () IN OPPOSITION

Phone: _____

REASON:

Signature

See map on reverse side.



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: ROBERT DECKER
3. Has this project been inspected? Yes ☐ No ☒	4. If yes, name of inspector & date of inspection:

5. Project Name: Kokomo Key Allegro, LLC			
6. Building/Facility Name: Lot 11 Block 14 Key Allegro Unit # 4			
7. Address: 18 Catalina	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): REMOVE NON-COMPLIANT REST ROOMS & BEDROOMS ADD NEW BATH ABOVE B.F.E. REDO EXTERIOR
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10. Square Footage of Building: PROPOSED 4826SF	11. Square Footage Per Floor: 1ST 1016SF, 2ND 2560SF, 3RD 1250SF
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: ENCROACHMENT ON FRONT 15' BUILDING SETBACK

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: Kyle Kafka		16. Company/Firm: N/A	
17. Address: 503 Fall River Road	18. City: Houston	19. State: TX	20. Zip Code: 77024
21. Phone #: 713-385-2461	22. Fax #:	23. E-mail: kkafka@encapinvestments.com	
24. Signature:		25. Date: October 8, 2025	

EXHIBIT A

City of Rockport
Variance Application

OWNER'S AFFIDAVIT

I, Kyle M. Kafka, 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.

Kokomo Key Allegro LLC

Printed Name of Owner

18 Catalina

Physical Address

Rockport, Texas 78382

City/State/Zip Code

[Signature]
Signature of Owner

503 Fall River Road

Mailing Address

Houston, Texas 77024

City/State/Zip Code

STATE OF TEXAS

§

COUNTY OF Harris

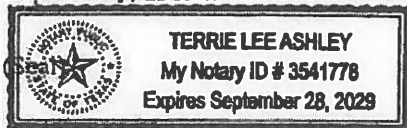
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The foregoing instrument was acknowledged before me on this 2nd, day of October, 2025, by Kyle M. Kafka and
(name)

N/A who are personally known by me or who has
(name)

produced N/A and N/A
(document) (document)

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



[Signature]
Notary Public Signature

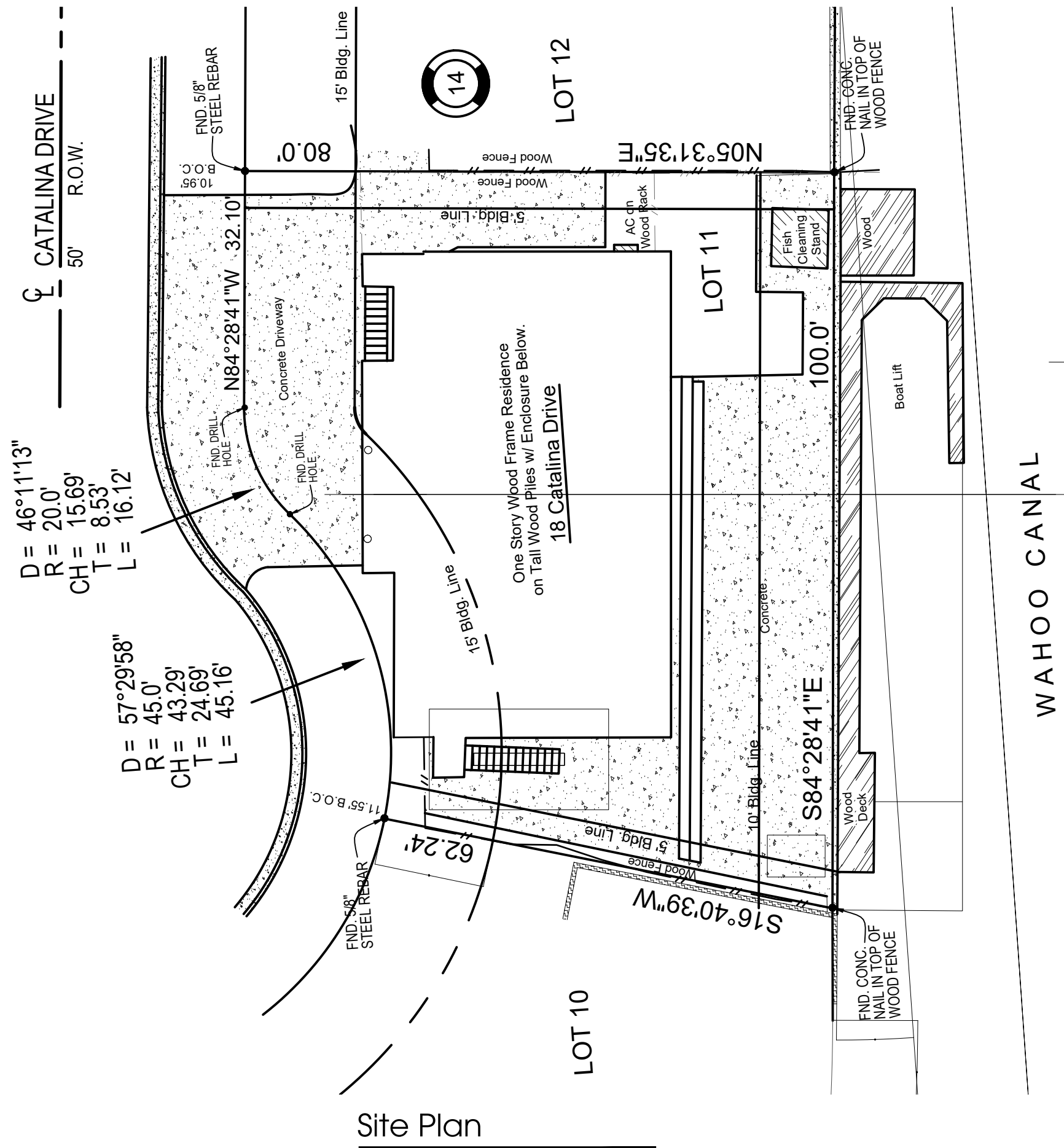
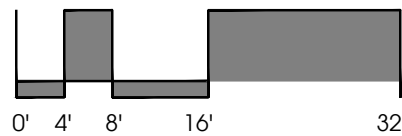
Terrie Ashley

Printed Name

My Commission Expires: 9-28-2029



NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

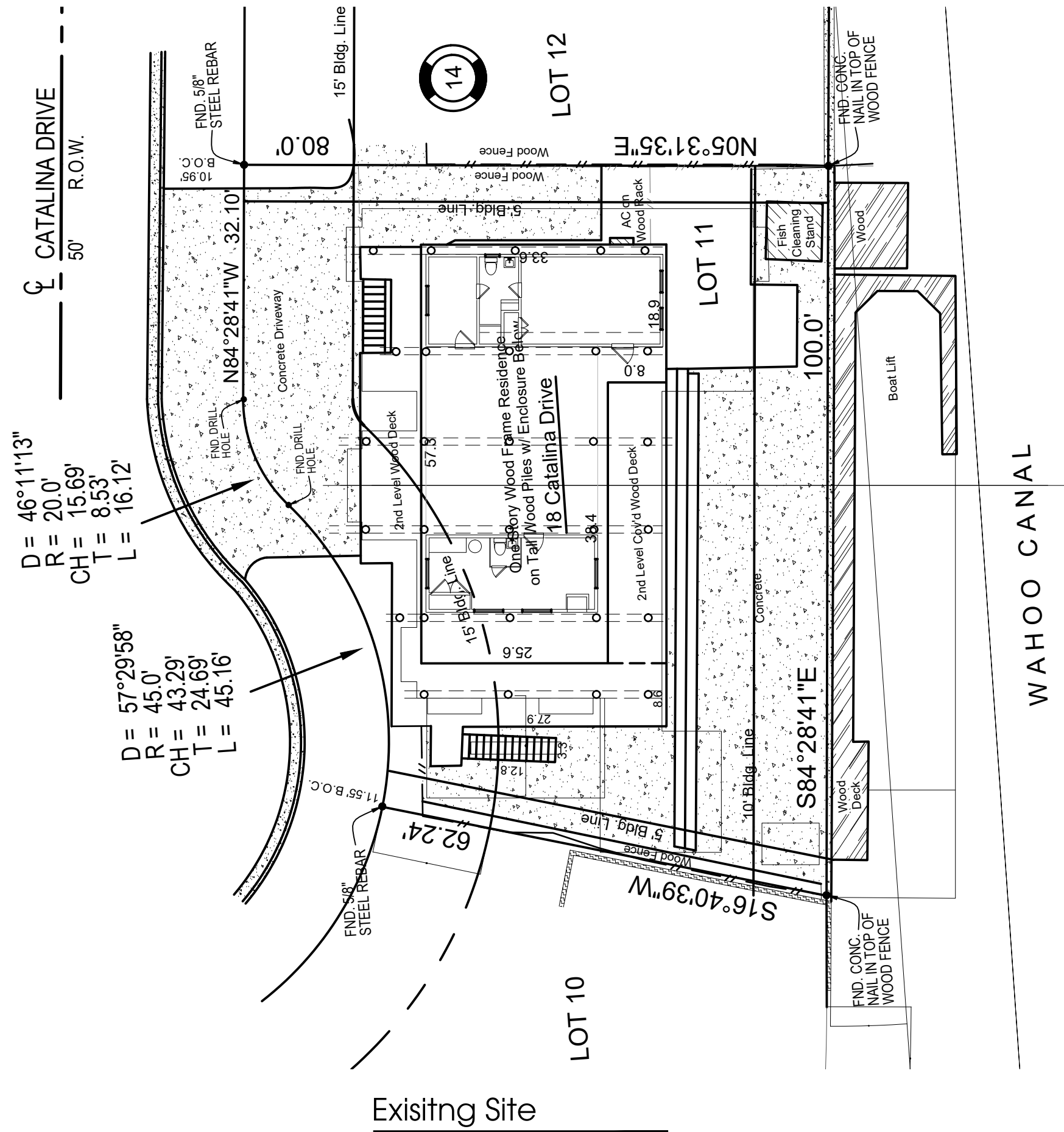
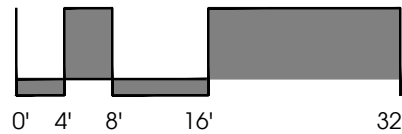


Kafka Residence
Variance Submittal
18 Catalina Drive, Rockport, Texas 78382
KISSLING
ARCHITECTURE

3420 WEST AMMANN ROAD BULVERDE, TEXAS 78163
15 - October - 2025 T 830.980.4773 F 888.832.4859 EMAIL INFO@KISSLINGARCHITECTURE.COM



NOT FOR REG IIATORY APPROVAL PERMITTING OR CONSTRUCTION



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North Elevation



East Elevation



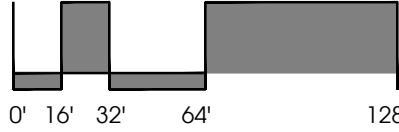
West Elevation



South Elevation



Site



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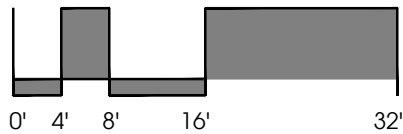
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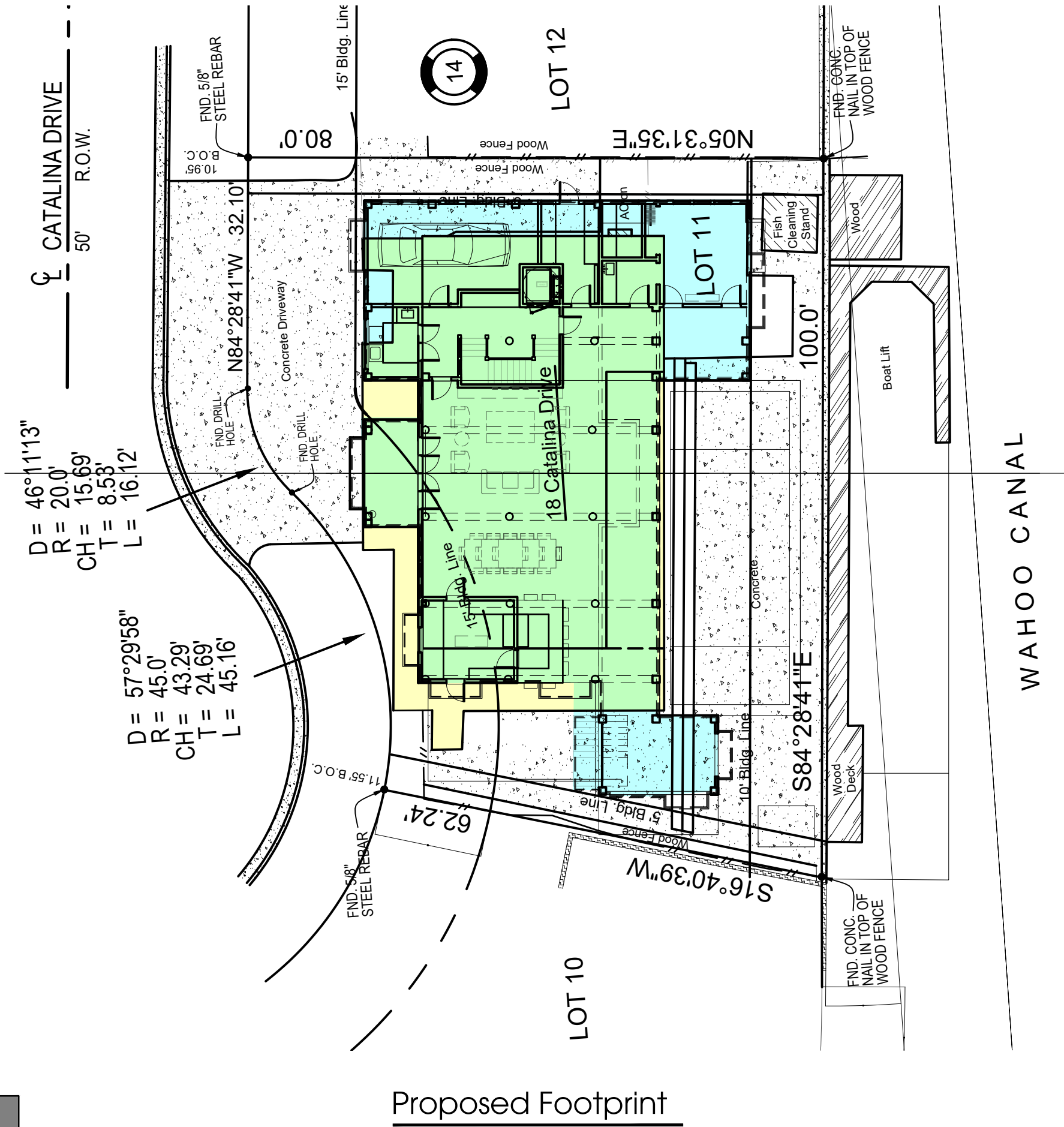
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NORTH



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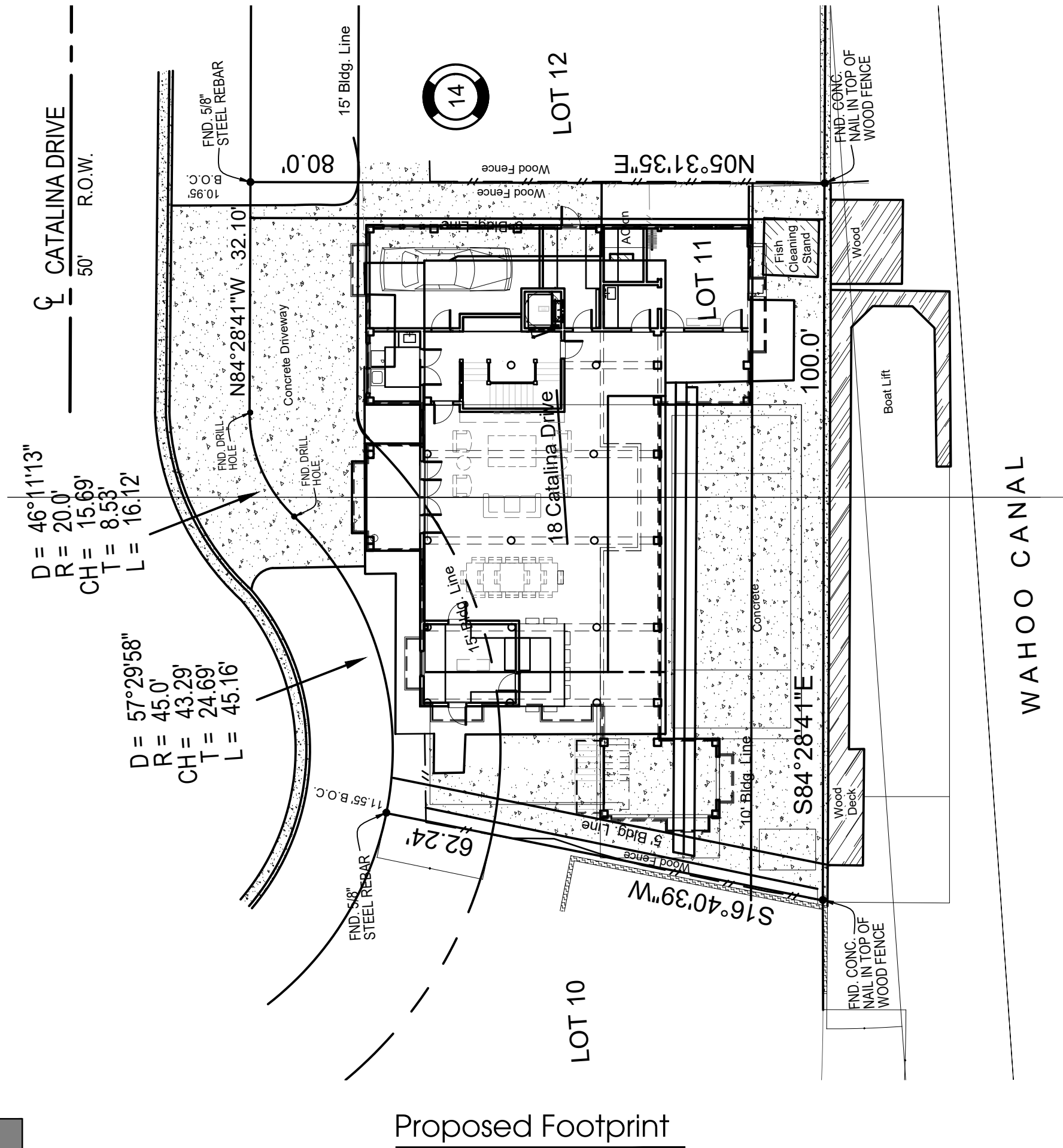
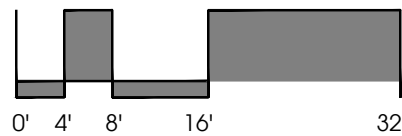
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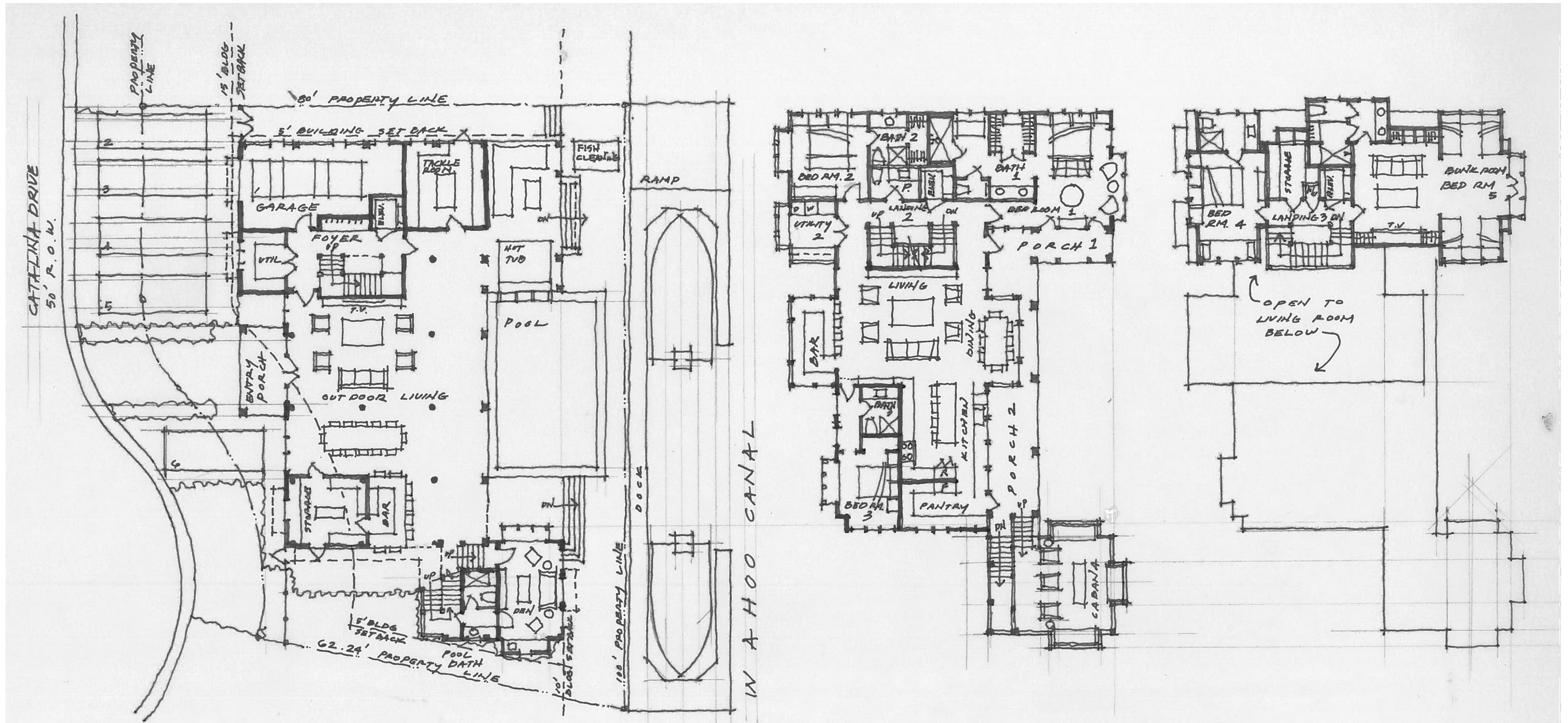


Proposed Footprint



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18 Catalina Drive, Rockport, Texas 78382
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ARCHITECTURE

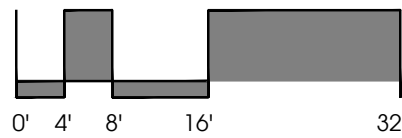
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Proposed Plan



NORTH



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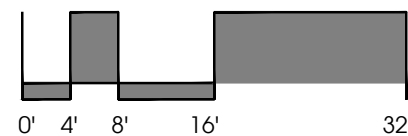
3420 WEST AMMANN ROAD BULVERDE TEXAS 78163

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Conditioned Study

	Conditioned	Unconditioned	Total
First Floor:	1016 sq ft	2272 sq ft	3288 sq ft
Second Floor:	2560 sq ft	843 sq ft	3403 sq ft
Third Floor:	1250 sq ft	50 sq ft	1300 sq ft
Total:	4826 sq ft	3165 sq ft	7991 sq ft



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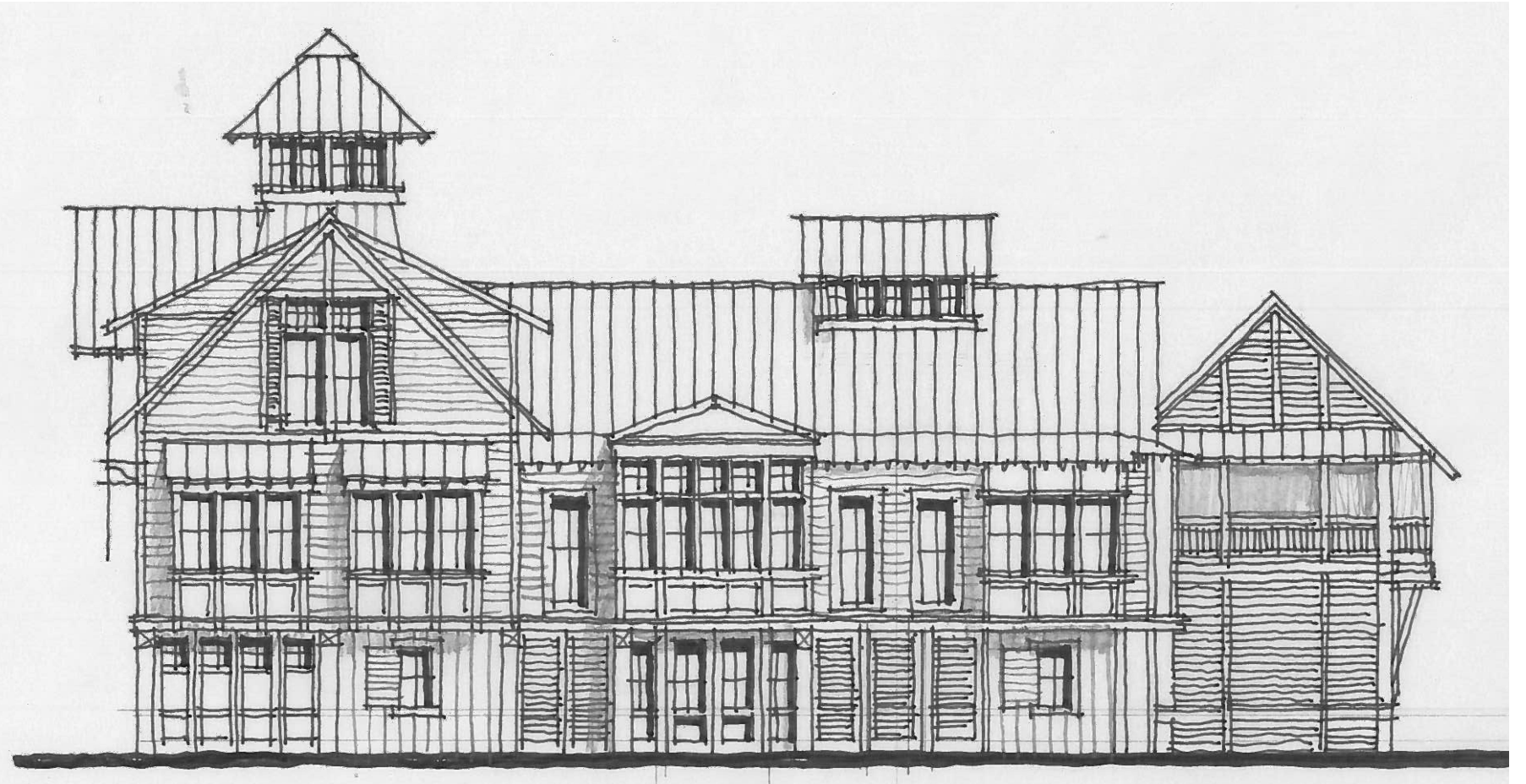
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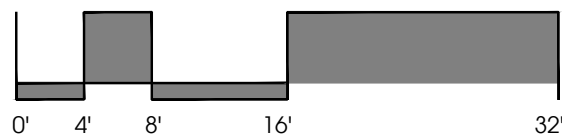
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East



North



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Elevations

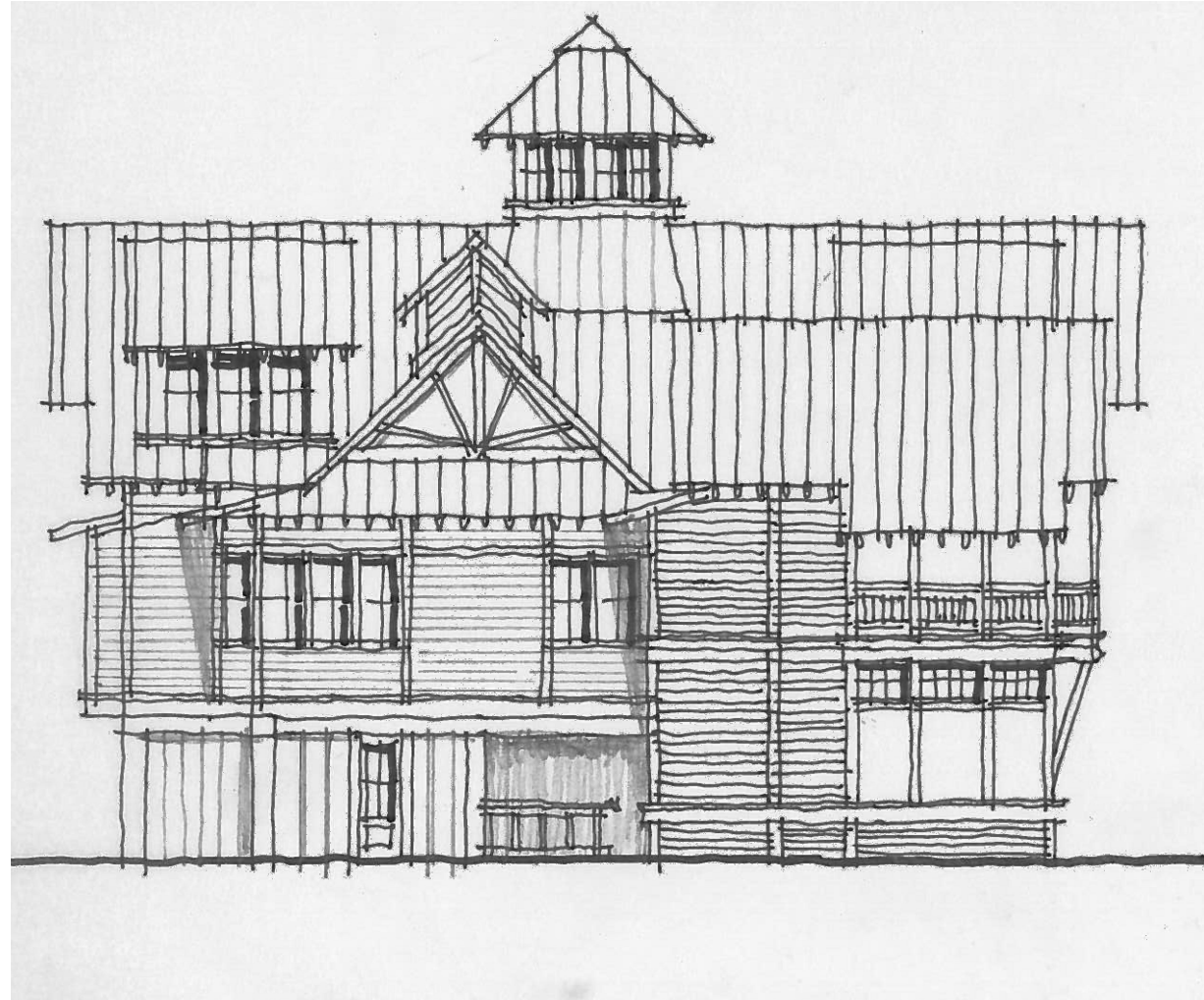


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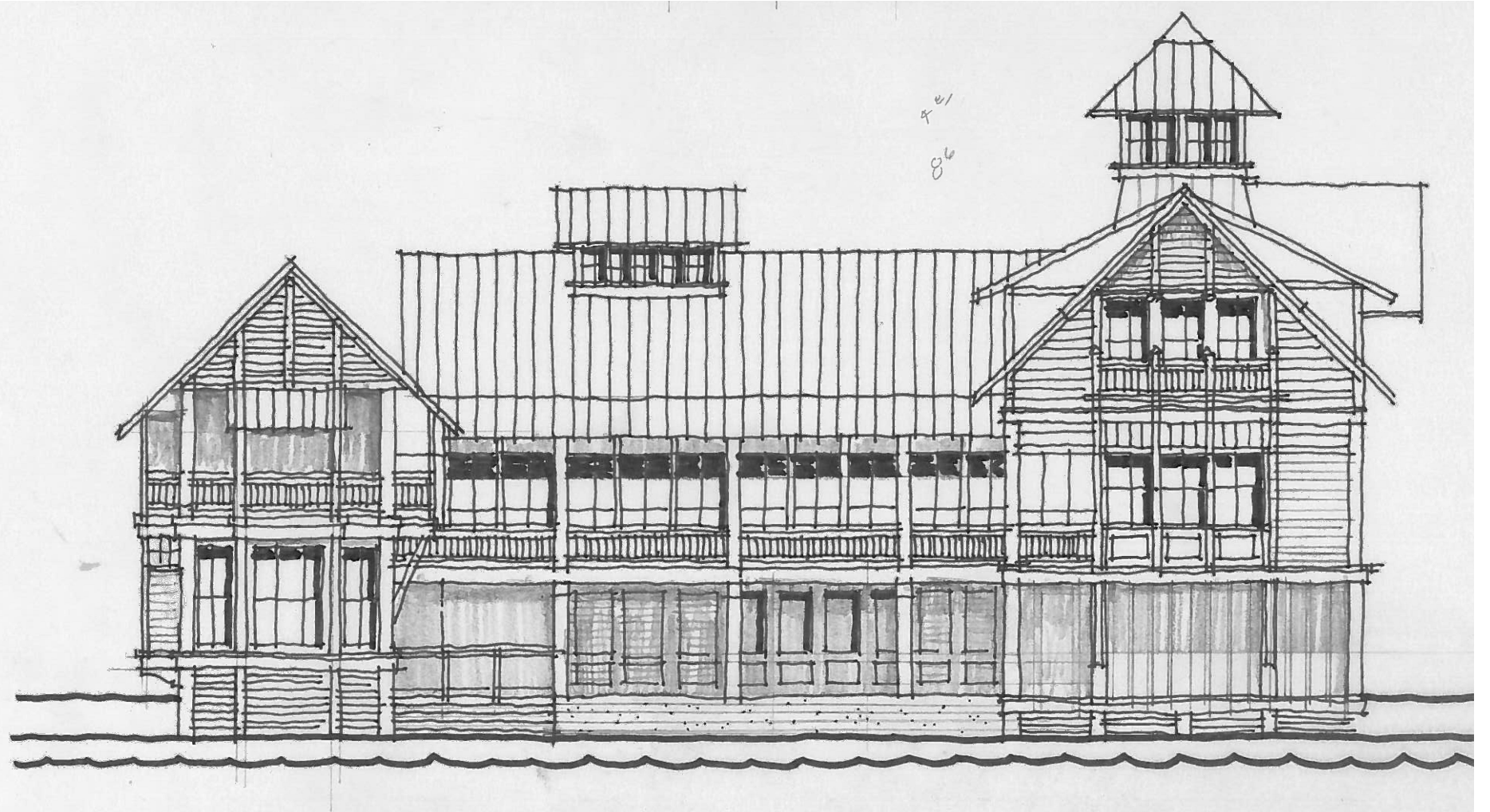
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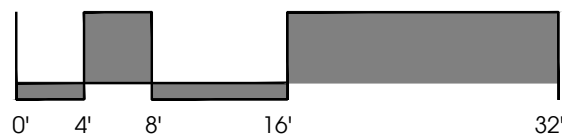
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West



South



NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

Elevations



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PUBLIC HEARING

Zoning Board of Adjustment

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Tuesday, November 18, 2025, at 5:30 p.m., **City of Rockport City Hall, 212 N Live Oak, Rockport, Texas**, to consider a request for relief from the Zoning Ordinance for the 20 foot front building setback on property located at 18 Catalina otherwise known as KEY ALLEGRO UNIT #4, BLOCK 14, LOT 11

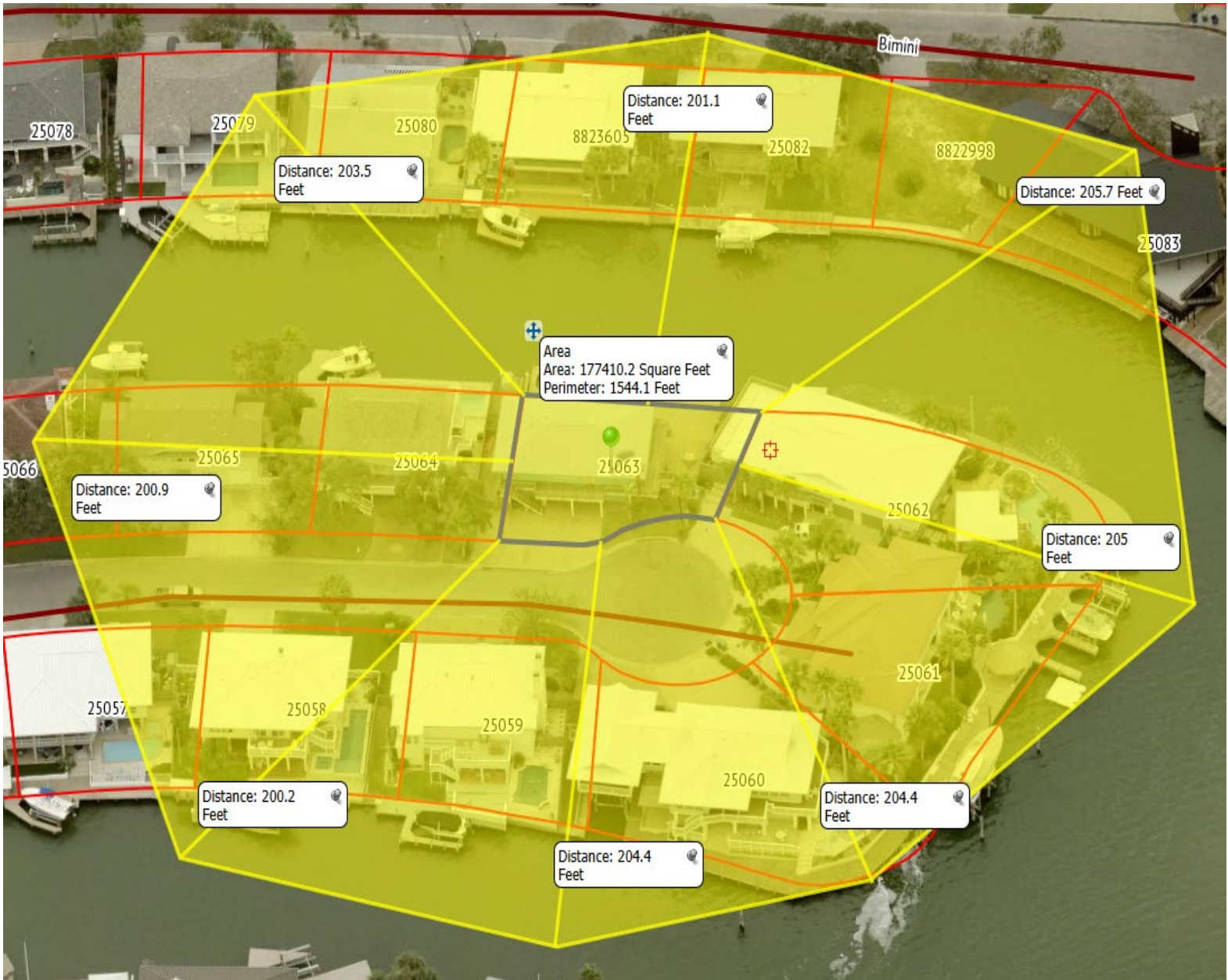
The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request please contact the Building Department at (361) 790-1125. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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 Thursday of October 23, 2025, by 4:00p.m. on the bulletin board at City of Rockport Service Center, 2751 S.H. 35 Bypass, and at Rockport City Hall, 212 N Live Oak, Rockport, Texas and on the webpage www.cityofrockport.com.

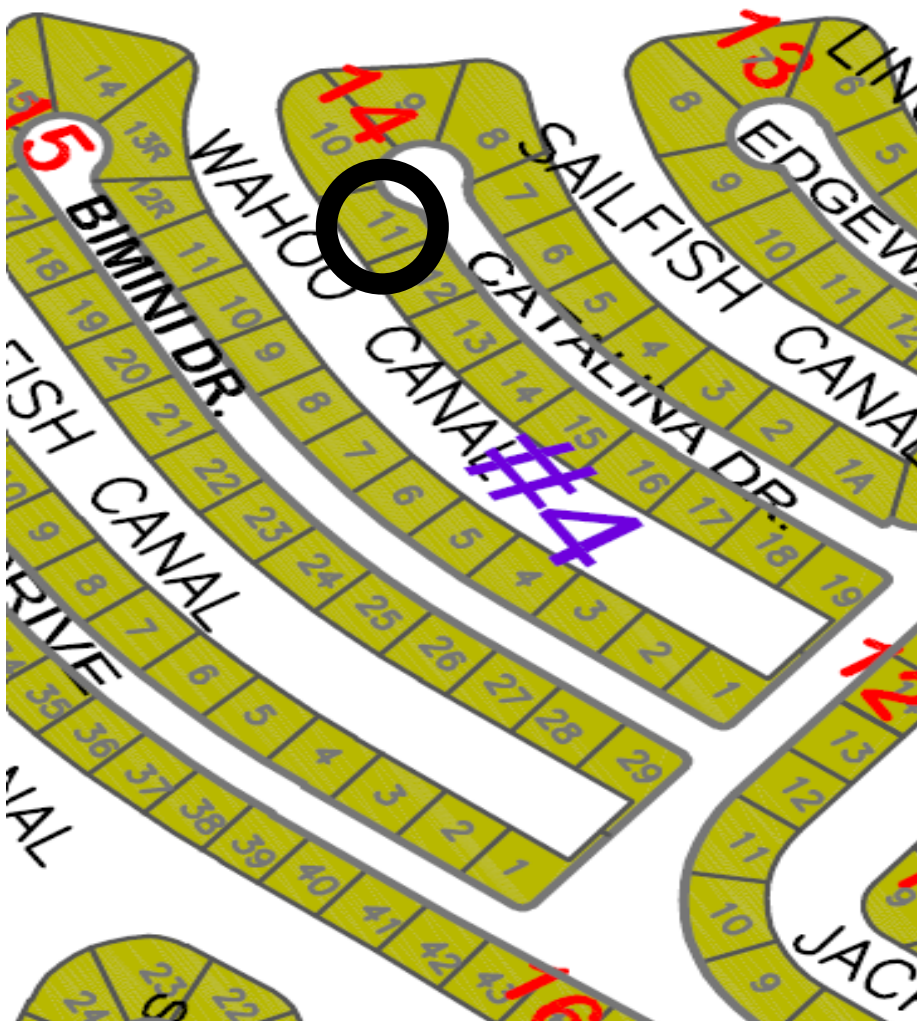
PUBLISHED: in *The Rockport Pilot* on Thursday, October 23, 2025 Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

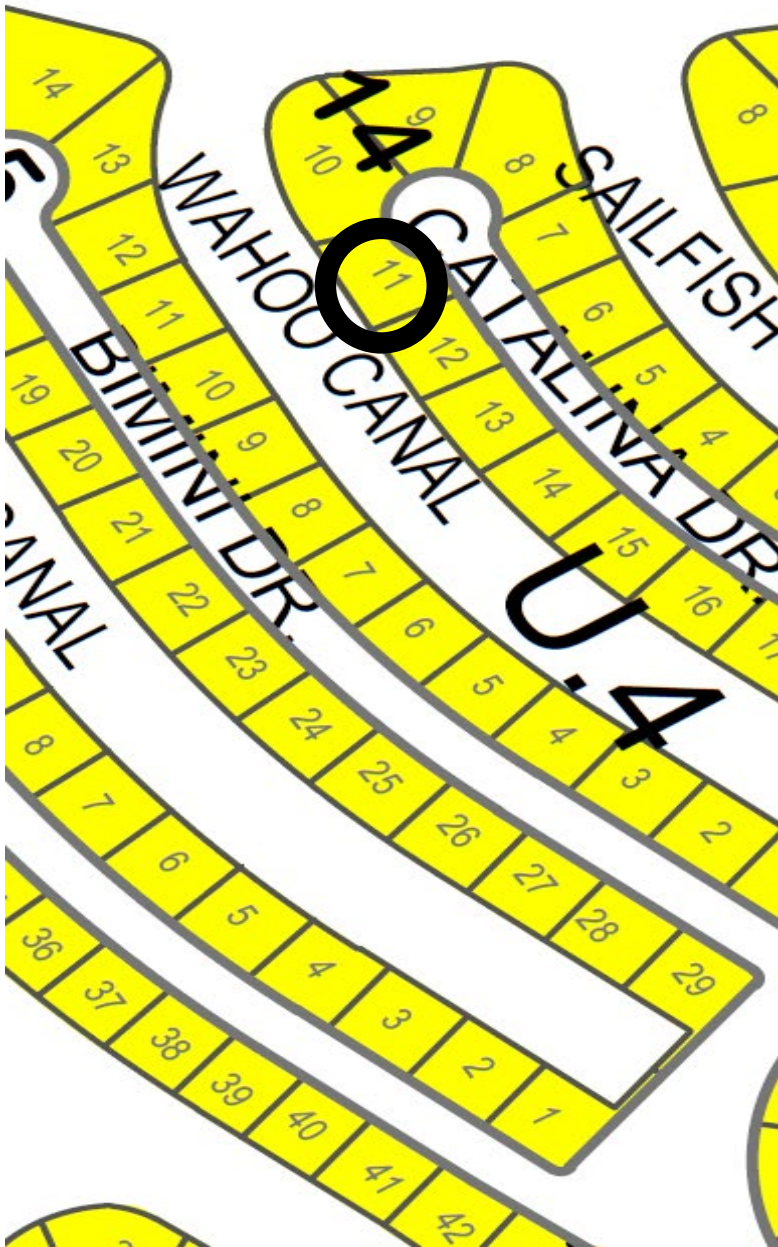
Carey Dietrich,
Director Building & Development
Community Planner



ZONING MAP



FUTURE LAND USE MAP



Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
25063	Arthur and Rolinda Schmidt	18 Catalina dr	222 Sidney Baker South st	Kerrville	TX	78028
25064	JCA Property Holdings LP	16 Catalina dr	PO Box 90147	San Antonio	TX	78209
25065	Erome LLC	14 Catalina dr	2911 Montebello ct	Austin	TX	78746
25066	Clifford Joseph and Diane Rome	12 Catalina dr	12 Catalina dr	Rockport	TX	78382
25057	John and Tenna Thompson	11 Catalina dr	103 Fairway st	Victoria	TX	77904
25058	Lake Coastal Investments LLC	13 Catalina dr	P O Box 1863	Kenedy	TX	78119
25059	J D Williamson jr	15 Catalina dr	8181 Douglas ave Apt 710	Dallas	TX	75225
25060	Joseph Mattingly jr	17 Catalina dr	9426 Katy Fwy	Houston	TX	77055
25061	Clayton and Emily Reaser	19 Catalina dr	8700 Crown Hill Blvd	San Antonio	TX	78209
25062	Kenneth and Patricia Martin	20 Catalina dr	20 Catalina dr	Rockport	TX	78382
25083	Zachary Farnsworth and Chelsea Har	25 Bimini dr	25 Bimini dr	Rockport	TX	78382
8822998	Salt Vista LLC	23 Bimini dr	1500 Jenkins rd	Aledo	TX	76008
25082	Hugh and Robbie Tullos	21 Bimini dr	1814 Elmhurst ave	Oklahoma City	OK	73120
8823605	Steve Nelson	19 Bimini dr	19 Bimini dr	Rockport	TX	78382
25080	Mikolaj Kiszkiel Trustee	17 Bimini dr	2700 Cortez dr	Cedar Park	TX	78613
25079	Mcaden Familt Trust	15 Bimini dr	11614 Bee Caves Rd #230	Austin	TX	78738
	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
	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

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NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Tuesday, November 18, 2025, at 5:30 p.m., **City of Rockport City Hall, 212 N Live Oak, Rockport, Texas**, to consider a request for relief from the Zoning Ordinance for the 20 foot front building setback on property located at 18 Catalina otherwise known as KEY ALLEGRO UNIT #4, BLOCK 14, LOT 11

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: Mikolaj KiszKiel

Address: 2700 Cortez Drive

City/State: Cedar Park, TX 78613

() IN FAVOR (X) IN OPPOSITION

Phone: 512-948-8630

REASON: Potential change in tax rate

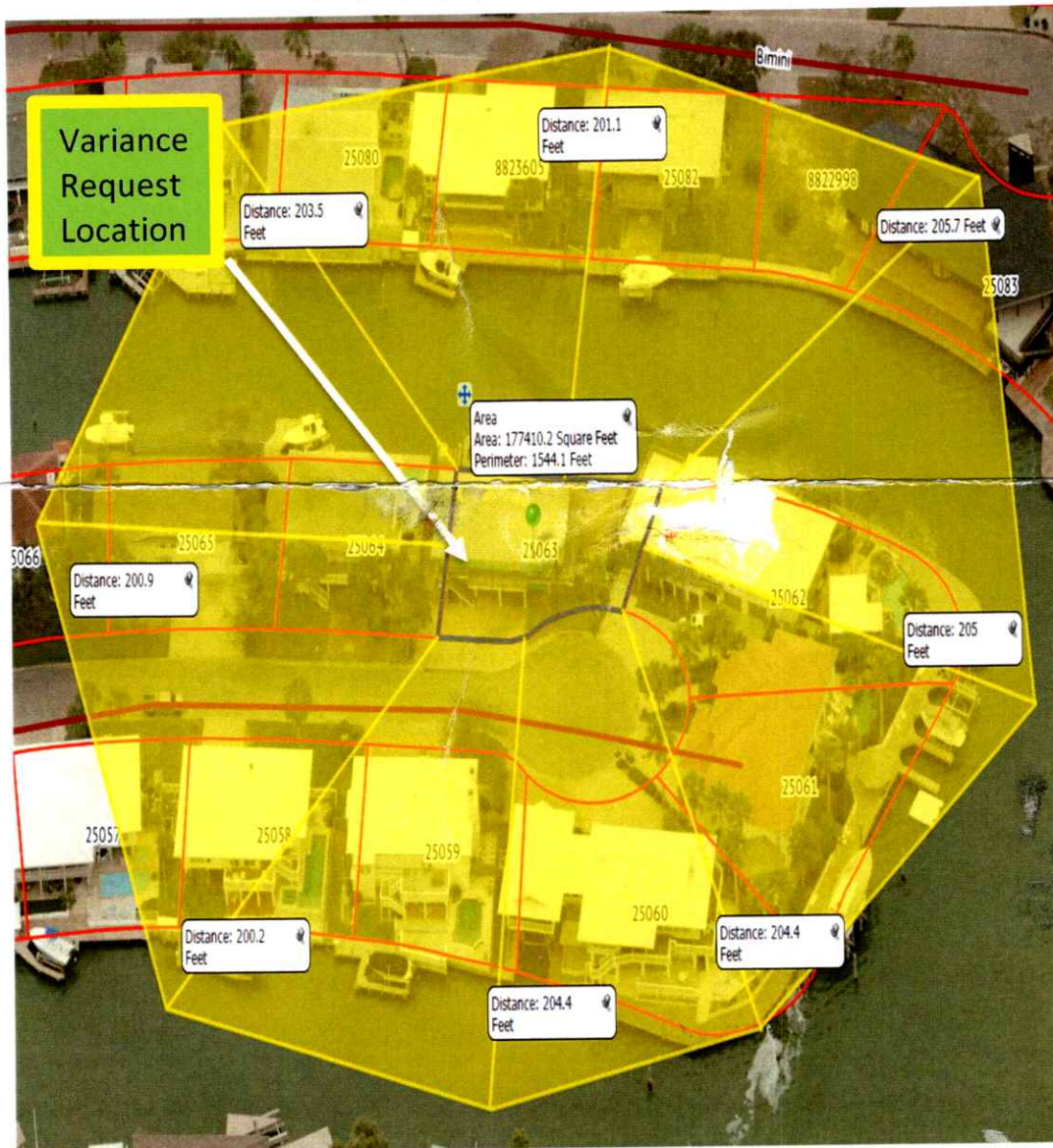
Mikolaj KiszKiel

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

CORPUS CHRISTI TX 784

24 OCT 2025AM 2 L

FIRST CLASS



US POSTAGE TM PITNEY BOWES

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OCT 21 2025

Mikolaj Kiszkiel Trustee
2700 Cortez dr
Cedar Park, TX 78613

SITUS ADDRESS: 17 Bimini dr



Clayton N. Reaser
19 Catalina Dr.
Rockport, Texas 78383

October 17, 2025

To Whom It May Concern,

We are writing as neighbors adjacent to or near the property located at 18 Catalina, Rockport, TX 78382, regarding the pending variance request for setback limits on the applicant's home.

We have been informed that the Kafkas are seeking approval from the zoning board for a variance related to the setback limits for their property. As nearby residents, we fully support this request and believe that granting the variance will not adversely affect the character or safety of our neighborhood. On the contrary, we feel it will allow the Kafkas to make desirable improvements to their home that will be both attractive and beneficial to the community.

For these reasons, we respectfully ask that you support the variance request.

Please feel free to contact us if you require further information or wish to discuss our support in more detail.

Sincerely,

Signature:



Printed Name: Clayton N. Reaser_____

Physical Address: 19 Catalina_____

Scanned

Joseph Mattingly Jr ETAL

17 Catalina DR.

Rockport, TX 7863

October 21, 2025

RE: 18 Catalina Kafka Variance Request

To Whom It May Concern,

Catalina Dr. would be better off if Kyle and Kristie Kafka are allowed renovate their home as planned. Their redesigned home will be further away from the street and be a welcomed improvement to the overall aesthetics of Catalina.

I fully support the variance request and believe that granting this particular request is in the overall best interests of the street. Please grand the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Allen Mattingly Jr.', written over a horizontal line.

Joseph Allen Mattingly Jr

17 Catalina

ZONING BOARD OF ADJUSTMENT

PLACE #	MEMBER'S NAME	Original Appt. Date	Appt. Date	Expiration Date	Ward #	COMMENTS
1	Warren Hassinger 2517 Turkey Neck Circle Rockport, TX 78382 warrenhassinger@sbcglobal.net	2019	7/11/2023	2025	3	Chair
2	Patt (Patricia) Bemrose 1435 S Water Rockport, TX 78382 bemrose@rocketmail.com	8/23/2022	7/11/2023	2025	1	Ric Young Resigned
3	Pamela Dixon Frost 412 Cherry Hills Dr Rockport, TX 78382 Pamdixonfrost@yahoo.com	1/25/2022	7/12/2022	June 2024	4	
4	Vacant					Richard W. Smith Resigned 3/2025
5	Janetta Davis 474 Augusta Drive Rockport, TX 78382 jdhood27@aol.com	2019	7/12/2022	June 2024	1	
6	Rocky Gudim 1016 S Magnolia St Rockport, Texas 78382 rgudim@ghconstructiongroup.com	5/23/2023	5/23/2023	June 2024	1	Alternate Matt Grimes Resigned
7	Brandi Picton 1803 Picton Ln Rockport, Texas 78382 Brandi.Picton@lynngroup.com	7/12/2022	7/11/2023	2025	3	Alternate

Staff

Carey Dietrich
Stacy Cantu
Belinda Garcia
Ward # 1
Ward # 2
Ward # 3
Ward # 4

Director Building & Development
Bldg & Dev Planning Tech.
Admin Coordinator

3
0
2
1
6

Total Membership

Council Liason

Brad Brundrett

Member List August 2025