



City of Rockport
ZONING BOARD OF ADJUSTMENT ZONING BOARD OF
ADJUSTMENTS
REGULAR MEETING AGENDA
THURSDAY, JANUARY 15, 2026 - 5:30 PM
CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Zoning Board of Adjustment will hold a Zoning Board of Adjustments Regular Meeting on Thursday, January 15, 2026, 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. CALL TO ORDER AND ROLL CALL

II. CITIZENS TO BE HEARD

Speaker participation instructions are provided in writing at the beginning of the agenda. NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting, and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042 has not been posted on the agenda.

III. APPROVAL OF MINUTES

1. Deliberate and act on the approval of the Zoning Board of Adjustments regular meeting minutes of December 16, 2025. (Stacy Cantu, Building & Development Planning Tech.)

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request for relief from the Zoning Ordinance for the setbacks required for a pool installation on the property located at 474 Augusta Dr. otherwise known as ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25.
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Public Hearing to receive comments in favor or against the request.
 - iv. Consider the recommendation for approval or denial of the request for relief from the Zoning Ordinance for the 20' setback be reduced to 0' for a pool installation on the property located at 474 Augusta Dr. otherwise known as ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25. (Robert Decker, Chief Building Official)

V. ADJOURN

CERTIFICATION

This is to certify that I, Carey Dietrich, posted this Agenda at _____ on _____, 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.

Stacy Cantu
Building and Development Planning Technician

ZONING BOARD OF ADJUSTMENTS MINUTES

On the 16th day of December 2025, the Zoning Board of Adjustments held a Meeting at 5:30 p.m., at Rockport City Hall 212 N Live Oak, 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
Janetta Davis
Patt Bemrose

Members Absent

Pamela Dixon Frost
Brandi Picton

Staff Members Present

Carey Dietrich, Director of Building & Development / Community Planner
Robert Decker, Assistant Director of Building & Development / Building Official
Belinda Garcia, Administrator Coordinator
Stacy Cantu, Building & Development Planning Technician
Brad Brundrett, Council Liaison

Guest(s) Present – Five (3)

Steve Straub, 1128 Water St.
Gary McBee, 1128 Water St.
Chris Veatch, Key Allegro HOA Rep. (Pool Design Code)

I. CALL TO ORDER AND ROLL CALL

Chair, W. Hassinger, called the Zoning Board of Adjustments meeting to order at 5:30 p.m. with the acknowledgement of a quorum being present.

II. CITIZENS TO BE HEARD

No citizens were present and no submission was presented for citizens to be heard.

III. APPROVAL OF MINUTES

1. Consider the approval of the Zoning Board of Adjustments Minutes for the November 18, 2025 Meeting. (Stacy Cantu, Building & Development Planning Tech)

Motion: Member, R. Gudim motioned to approve November 18, 2025, regular meeting minutes as presented. Member P. Bemrose seconded the motion. **Motion passed unanimously.**

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Consider a request for relief from the Zoning Ordinance for the 25-foot front setback be reduced to 20 feet on property located at 1128 Water St. otherwise known as South Beach Shores, Lot 2, ACRES 0.206.

- i. Staff Report.**
- ii. Applicant Presentation.**
- iii. Public Hearing to receive comments in favor or against the request.**
- iv. Consider the recommendation for approval or denial of the request.**

Building Official, R. Decker, stated that staff recommends approval of the request for relief from the Zoning Ordinance for the 25-foot front setback be reduced to 20 feet on property located at 1128 Water St. Given that the property is oddly shaped, this variance would help line up the home with the home closest to his property. Keeping it aesthetically appealing for the neighborhood.

Applicant's Builder, Steve Straub stepped up to speak. He explained that he had built in Rockport before, mostly in the ETJ. He wanted to make sure the Board understood he wants the home to line up with the neighboring home, giving it that aesthetic appeal. Gary McBee (the property owner and potential homeowner) briefly spoke on how they are being very conscientious and working diligently to make these plans work for everyone and the environment.

A Public Hearing was opened at 5:34 p.m. One (1) mail out notice had been received from 1114 Water St and wrote in opposition for the variance due to "drainage issues". The Public Hearing was then closed at 5:37 p.m.

Motion: Member R. Gudim made a motion to approve the variance requested for the 25 ft. front setback to be reduced to 20 ft. Member P. Bemrose seconded the motion.

Findings of Fact were read, and the variance was granted to reduce the 25 ft front setback to 20 ft to build the house that'll be located at 1128 Water St. 4 members were present; all were in favor.

Motion passed unanimously.

3. Consider a request for relief from the Zoning Ordinance for the Setbacks for pool installations and accept recently added Part 27 in the Key Allegro Island Estates Design Code, for properties located in the Key Allegro Subdivision, City of Rockport, Aransas County, Texas.

i. Staff Report.

ii. Applicant Presentation.

iii. Public Hearing to receive comments in favor or against the request.

iv. Consider the recommendation for approval or denial of the request.

Building Official, R. Decker, stated there have been several instances where staff have had to deny permit requests for new pool construction on Key Allegro due to the setback conflict. In each case, the current adopted setbacks in Sec 118-24.2.4 requiring 10' from abutting property lines, specifically from the bulkhead on the rear property line, appears to be an issue on most Key Allegro lots. Staff's concern is the integrity of the deadmen anchors used to support the bulkhead as well as the integrity of the exterior beam of the home's foundation. The City of Rockport does not permit bulkhead installations and, therefore, staff does not have access to the plans to determine if deadmen anchors were utilized, and the location and depth of the anchors in relation to the excavation for the pool installation. Staff recommend that if the Board chooses to grant the variance for Part 27 of the Key Allegro Design Code, the Variance will include a stipulation requiring an Engineer's stamped/signed approval of the location and depth of the pool with the statement that the construction of the pool will not adversely affect the bulkhead or the foundation of the home. This engineer's statement is to be submitted along with all pool permits seeking a setback less than the 10' allowed by the city code.

Mr. Chris Veatch from the Key Allegro HOA, spoke on the addition of their design code fitting into what our ordinances already state. And they want to do a "blanket variance" for the island of Key Allegro. Chris stated Key Allegro issues permits for bulkhead work, and stamped engineered plans are required for each property prior to construction. So, this is to help mold their design code with the city ordinances.

A Public Hearing was opened at 5:49 p.m. Building Director, C. Dietrich, mentioned she had received an email, that was in her junk email regarding the pool setbacks, but when she moved the email into her inbox the attachments had been removed. The young lady was emailed back asking to resend her questions, concerns or feedback but at the time of the meeting, nothing had been

received. We had four (4) mail out notices returned. All returned in favor, at 1883 Bayshore Dr, 36 Curlew, 27 Sandpiper, 9 ½ Whooping Crane. The Public Hearing had then been closed at 5:53 p.m.

Building Official, R. Decker, stated this ordinance is not a new ordinance. This is in our pool ordinance already and had not been enforced prior to these pools being installed. So, without the “blanket” variance, we would have to see each pool construction come through for a variance and it would create more work than proceeding this way.

Motion: Member R. Gudim made a motion to approve the variance including a stipulation requiring an Engineer’s stamped/signed approval of the location and depth of the pool with the statement that the construction of the pool will not adversely affect the bulkhead or the foundation of the home. This engineer’s statement is to be submitted along with all pool permits seeking a setback less than the 10’ allowed by the city code. Member P. Bemrose seconded the motion.

Findings of Fact were read, and the variance was granted including a stipulation requiring an Engineer’s stamped/signed approval of the location and depth of the pool with the statement that the construction of the pool will not adversely affect the bulkhead or the foundation of the home. This engineer’s statement is to be submitted along with all pool permits seeking a setback less than the 10’ allowed by the city code. 4 members were present; all was in favor.

Motion passed unanimously.

V. ADJOURN

Motion: Member R. Gudim made a motion to adjourn. Member P. Bemrose seconded the motion.

Motion passed unanimously. Zoning Board of Adjustments meeting adjourned at 6:07 p.m.

Prepared By:

Stacy Cantu, Building & Development Planning Technician

Approved By:

Warren Hassinger, Chairman



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Zoning Board of Adjustments Commissioners

FROM: Robert Decker, Chief Building Official

MEETING DATE: January 15, 2026

CATEGORY: Action Item

CAPTION:

Consider a request for relief from the Zoning Ordinance for the setbacks required for a pool installation on the property located at 474 Augusta Dr. otherwise known as ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25.

i. Staff Report.

ii. Applicant Presentation.

iii. Public Hearing to receive comments in favor or against the request.

iv. Consider the recommendation for approval or denial of the request for relief from the Zoning Ordinance for the 20' setback be reduced to 0' for a pool installation on the property located at 474 Augusta Dr. otherwise known as ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25.

SUMMARY:

Property owners, Bruce Hood and Janetta Davis, are requesting a variance to reduce the rear setback from 20' to 0' for the placement of a pool. The attached site plan shows the edge of water being at the property line with the pool decking exceeding the property line by what appears to be approximately 4'.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends denial of the request to reduce the rear setback from 20' to 0' for a pool installation on the property located at 474 Augusta Dr. otherwise known as ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25, as the installation is shown to be encroaching on the neighboring property which is a 10' utility easement, the setback from the foundation is shown to be less than the required 10', and no qualifying hardship has been submitted.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. PH - 474 Augusta Dr
2. Variance Application
3. PICTOMETRY
4. Public Mailout
5. ZONING MAP
6. FUTURE LAND USE
7. ZBA Findings of Fact _474 Augusta Dr

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: January 09, 2026

Kimberly Henry, Assistant to the City Manager

Date: January 09, 2026



PUBLIC HEARING

Zoning Board of Adjustment

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Thursday January 15, 2026, 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 474 Augusta Dr. otherwise known as ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25.

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 December 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, December 25, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich,
Director Building & Development
Community Planner

4 December 2025

**CITY OF ROCKPORT
BUILDING AND DEPARTMENT**

Please consider the attached variance application.

We would like to add a 30'X15' in ground swimming pool in the backyard. The building permit was rejected by your department because of a required 10' setback from the rear property line.

The yard is not wide enough to fit a normal size pool with this setback requirement.

The abutting property is the RCC golf course. The property line is in the "out of bounds" area of the golf course. I have spoken to the General Manager, Rick DeLoach, about this. Rick has assured me that RCC has no objection to this variance.

I have attached a copy of the survey and a version of the survey with the pool added.

SINCERELY,

BRUCE HOOD
474 AUGUSTA DR
512-825-5678



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: <u>BELINDA GARCIA</u>
3. Has this project been inspected? Yes ☐ ☒ No	4. If yes, name of inspector & date of inspection:

5. Project Name: <u>SWIMMING POOL</u>			
6. Building/Facility Name: <u>HOME</u>			
7. Address: <u>474 AUGUSTA 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>CONSTRUCT GUNITE, IN GROUND, POOL, 30' X 15' IN BACKYARD.</u>
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10. Square Footage of Building: <u>NA</u>	11. Square Footage Per Floor: <u>NA</u>
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: <u>REAR PROPERTY LINE.</u> <u>REQUESTING 0' SET BACK.</u>

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: <u>BRUCE HOOD</u>		16. Company/Firm: <u>BUILDER: MEC POOLS, GRAS CHRISTI</u>	
17. Address: <u>474 AUGUSTA DR</u>		18. City: <u>ROCKPORT</u>	19. State: <u>TX</u>
		20. Zip Code: <u>78382</u>	
21. Phone #: <u>512-825-5678</u>		23. E-mail: <u>BRUCE.HOOD@AOL.COM</u>	
22. Fax #:		25. Date: <u>12/4/2025</u>	
24. Signature: <u>Bruce Hood</u>			

EXHIBIT A

City of Rockport
Variance Application

OWNER'S AFFIDAVIT

I, BRUCE HOOD, 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.

BRUCE HOOD
Printed Name of Owner

Bruce Hood
Signature of Owner

474 AUGUSTA DR.
Physical Address

474 AUGUSTA DR.
Mailing Address

ROCKPORT, TX 78382
City/State/Zip Code

ROCKPORT, TX 78382
City/State/Zip Code

STATE OF TEXAS

§

COUNTY OF ARANSAS

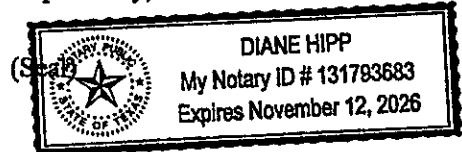
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The foregoing instrument was acknowledged before me on this 4TH day of DECEMBER, 2025, by BRUCE HOOD and
(name)

_____, 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:



My Commission Expires: 11-12-2026

Diane Hipp
Notary Public Signature
Diane Hipp
Printed Name

From: Kodi King <KodiKing@mecpools.com>
Subject: Fw: New pool permit application 242 Augusta Drive
Date: December 3, 2025 at 5:57 PM
To: bruce.hood@aol.com

KK

Sent from [Outlook for iOS](#)

From: Belinda Garcia <bgarcia@cityofrockport.com>
Sent: Wednesday, December 3, 2025 7:17 AM
To: Kodi King <KodiKing@mecpools.com>
Cc: Robert Decker <inspector2@cityofrockport.com>
Subject: RE: New pool permit application 242 Augusta Drive

Good morning,
As per the Building Official, your plans are denied, due to it can not be on the property line. I have also attached the ordinance for private pools.
If you have any questions, please contact the office at 361-7902-1125.
I have also ccd the Building Official.
Thank you.

Belinda Garcia
Administrative Coordinator
Building & Development Department
2751 S H 35 Bypass
Rockport, Texas 78382
361-790-1125 ext. 251
bgarcia@cityofrockport.com

From: Kodi King <KodiKing@mecpools.com>
Sent: Tuesday, December 2, 2025 4:41 PM
To: Belinda Garcia <bgarcia@cityofrockport.com>
Cc: Robert Decker <inspector2@cityofrockport.com>; Christella Hernandez <permits@cityofrockport.com>; Carey Dietrich <Communityplanner@cityofrockport.com>
Subject: Re: New pool permit application 242 Augusta Drive

Hi Brenda, appreciate your prompt response. Please see tree layout along with survey. Let us know what is the fee to be paid and if there's anything else needed.
Thank you.

From: Belinda Garcia <bgarcia@cityofrockport.com>
Sent: Tuesday, December 2, 2025 2:41 PM
To: Kodi King <KodiKing@mecpools.com>
Cc: Robert Decker <inspector2@cityofrockport.com>; Christella Hernandez <permits@cityofrockport.com>; Carey Dietrich <Communityplanner@cityofrockport.com>
Subject: RE: New pool permit application 242 Augusta Drive

Good afternoon,
With your plans I did not see a site plan showing the house and where the pool is going. There is also Water Impact fees for the pool that will need to be paid first. Also a tree survey and if there are no trees to be removed it needs to be stated that on the site plans. If you have any question, please contact the office at 361-790-1125.
Thank you.

Belinda Garcia
Administrative Coordinator
Building & Development Department
2751 S H 35 Bypass
Rockport, Texas 78382
361-790-1125 ext. 251
bgarcia@cityofrockport.com

From: Kodi King <KodiKing@mecpools.com>
Sent: Tuesday, December 2, 2025 2:27 PM
To: Belinda Garcia <bgarcia@cityofrockport.com>
Subject: New pool permit application 242 Augusta Drive

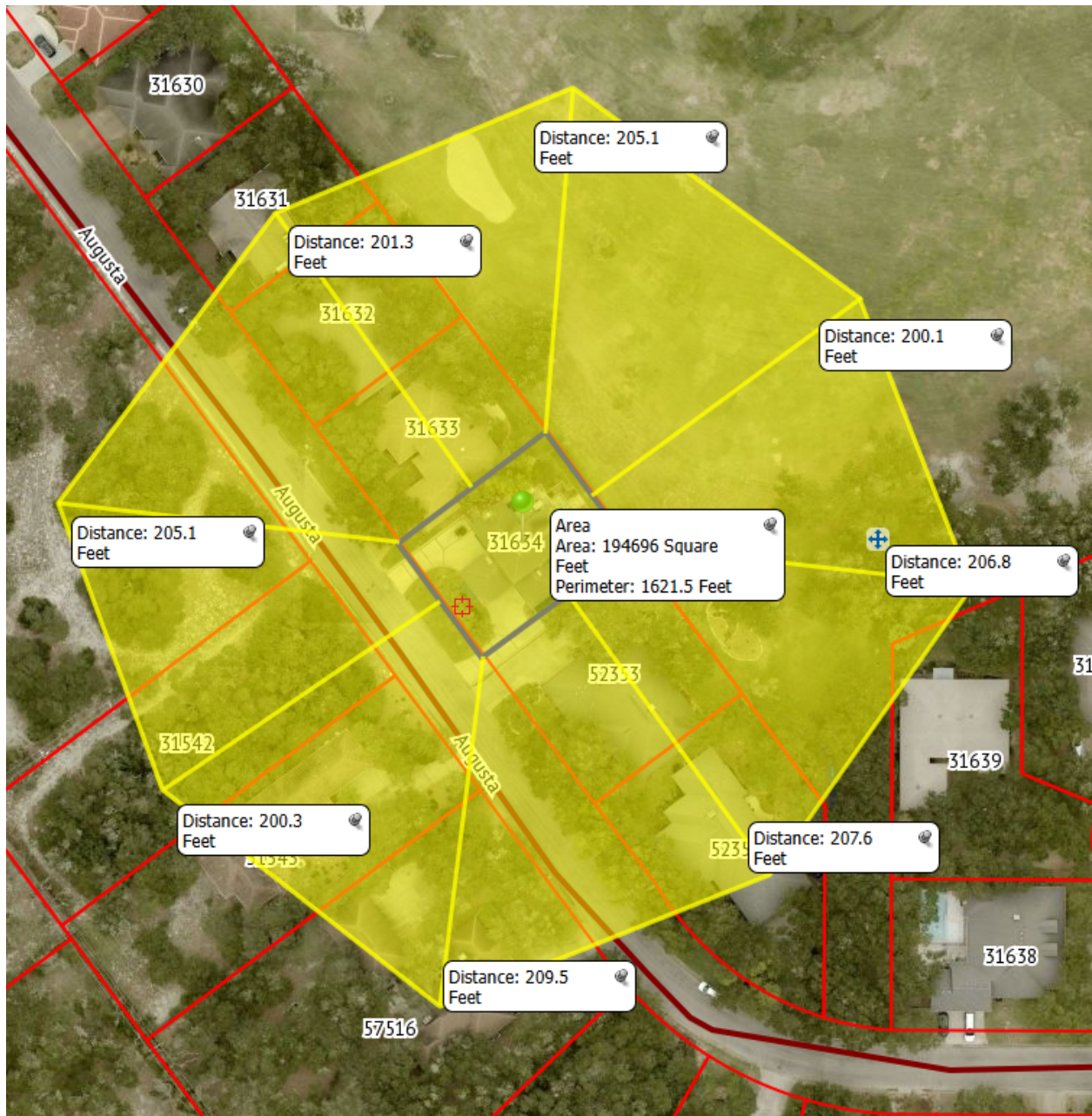
WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Hi good afternoon, hope this email finds you well. I was trying to upload the plans on the portal for **25-001956** but I couldnt find where to upload it. Please advise. Appreciate your time in this matter.

Thank you,
MEC POOLS
Mari Sedillo on behalf of:
Jerry Sedillo
361.461.0911 cell
361.695.1454 cell
www.mecpools.com

City of Rockport, TX

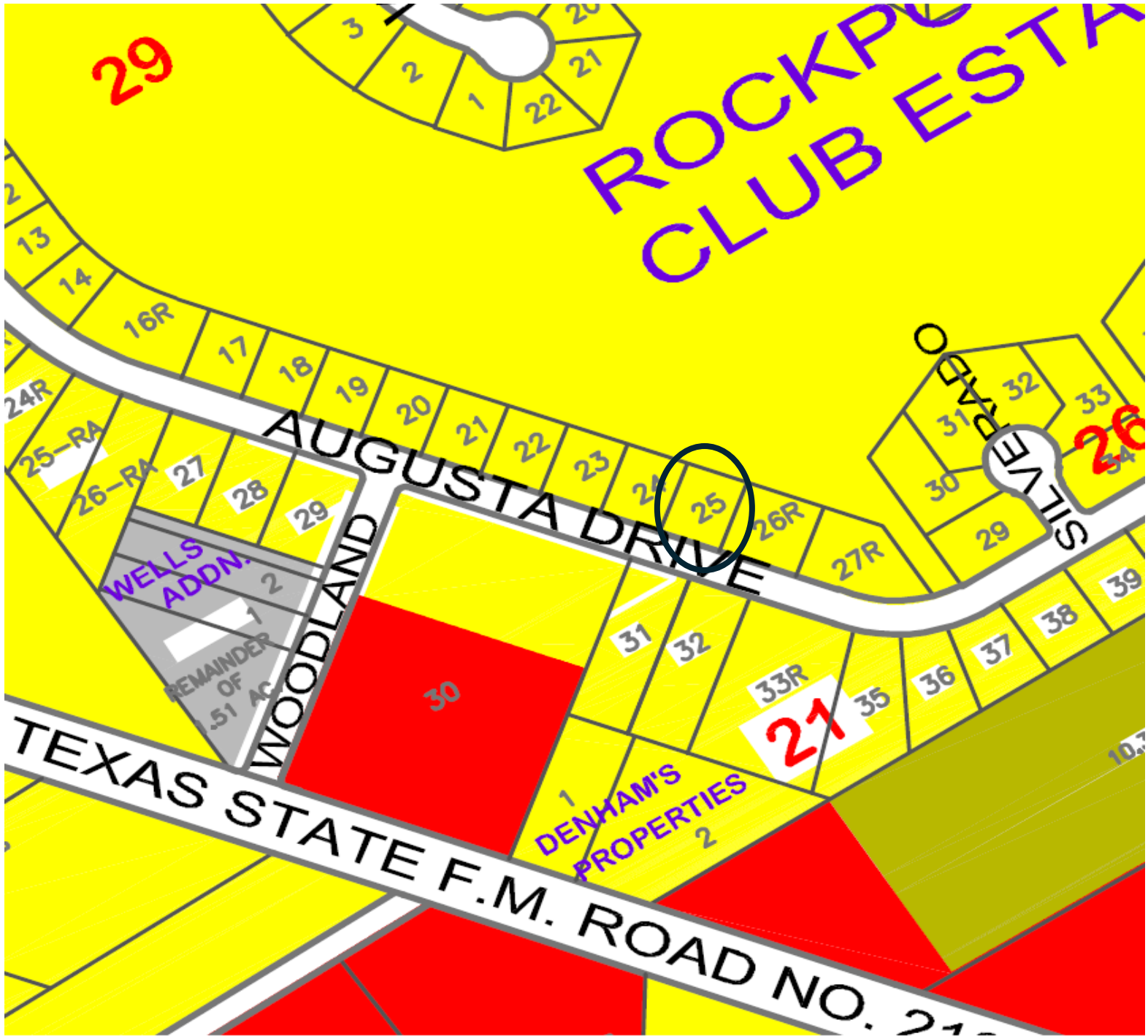
24.2.4 Private/Semi-Private Recreation Facilities. Private/semi-private recreation facilities in residential districts shall be limited to such uses as swimming pools, open game fields, basketball, shuffleboard, racquet ball, racquet, tennis courts and meeting or locker.



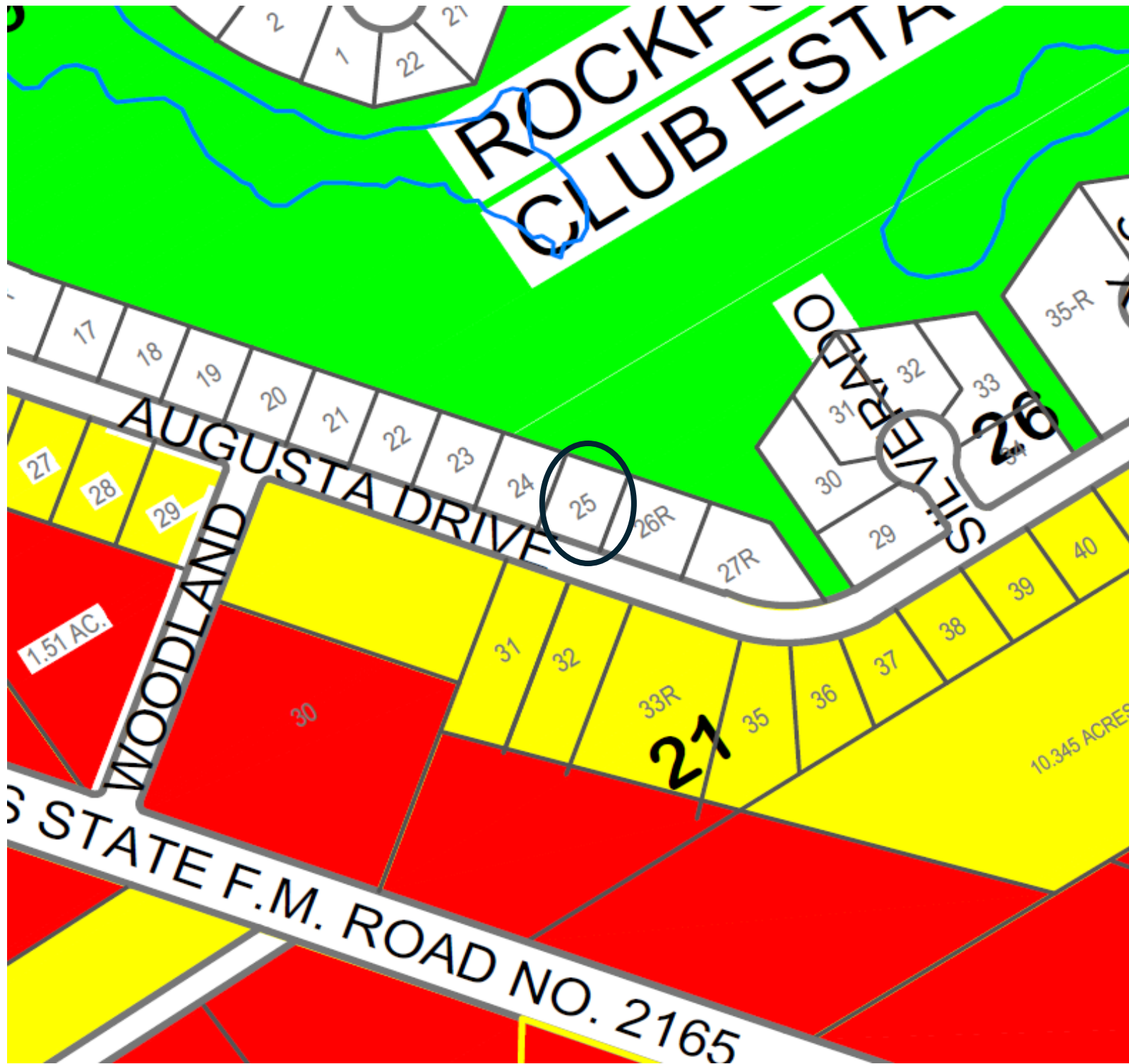
<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>
31634	Bruce and Janetta Davis	474 Augusta Dr	474 Augusta Drive	Rockport	TX
52353	David and Laura Hausman	476 Augusta Dr	476 Augusta Dr	Rockport	TX
52355	Charles Goolsbee	478 Augusta Dr	478 Augusta Dr	Rockport	TX
31639	Mark and Angela Hagen	604 Silverado	604 Silverado	Rockport	TX
57516	Louis and Erin Oliver	479 Augusta Dr	479 Augusta Dr	Rockport	TX
31543	Belvina Kittle	477 Augusta Dr	477 Augusta Dr	Rockport	TX
31542	Belvina Kittle	475 Augusta Dr	477 Augusta Dr	Rockport	TX
31541	Church of Jesus Christ	111 Woodland Dr	TAX ADM DIV 546-3173 50	Salt Lake City	UT
31633	Wayne Christian	472 Augusta Dr	220 Normandy Ave	San Antonio	TX
31632	Joe and Lori Cross	470 Augusta Dr	470 Augusta Dr	Rockport	TX
31631	Hugh and Linda McKeon	468 Augusta Dr	P O Box 447	Rockport	TX
31705	Rockport Country Club	IS 13th FAIRWAY TX	P O Box 1539	Rockport	TX
	Warren Hassinger	Zoning Board of Adjustment	2517 Turkey Neck Circle	Rockport	TX
	Patt (Patricia) Bemrose	Zoning Board of Adjustment	1435 S Water	Rockport	Tx
	Pamela Dixon Frost	Zoning Board of Adjustment	412 Cherry Hills Dr	Rockport	TX
	Richard W. Smith	Zoning Board of Adjustment	131 Pecan Harbor St	Rockport	TX
	Janetta Davis	Zoning Board of Adjustment	474 Augusta Drive	Rockport	TX
	Rocky Gudim	Zoning Board of Adjustment	1016 S Magnolia St	Rockport	Tx
	Brandi Picton	Zoning Board of Adjustment	1803 Picton Ln	Rockport	Tx

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Zoning map



FUTURE LAND USE MAP





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

Applicant: 474 Augusta Dr – Bruce Hood

Lot/Tract/: ROCKPORT COUNTRY CLUB #2, BLOCK 26, LOT 25

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