



City of Rockport
ZONING BOARD OF ADJUSTMENT ZONING BOARD OF
ADJUSTMENTS
REGULAR MEETING AGENDA
THURSDAY, MARCH 5, 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, March 5, 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 February 5, 2026. (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. (Postponed from 2/5/2026)
 - i. Staff Report.
 - ii. Applicant Presentation.
 - iii. Consider the recommendation for approval or denial of the request. (Robert Decker, Chief Building Official)
3. Discussion of upcoming educational opportunity. (Kimberly Henry, Assistant to the City Manager)

V. ADJOURN

CERTIFICATION

This is to certify that I, Stacy Cantu, posted this Agenda at 4 p.m. on February 27, 2026, 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 5th day of February 2026, 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

Pamela Dixon

Patt Bemrose

Members Absent

Brandi Picton

Staff Members Present

Kimberly Henry, Interim Director of Building & Development / Community Planner

Belinda Garcia, Administrator Coordinator

Stacy Cantu, Building & Development Planning Technician

Brad Brundrett, City Council Liaison

Guest(s) Present – Five (5)

Bruce Hood, 474 Augusta Dr.

Smith Nguyen, 2605 Encina Cir.

Matthew Gates, 1883 Bay Shore Dr.

Malachi Forester, 1883 Bay Shore Dr.

Eluterio Tenorio, 1883 Bay Shore Dr.

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 present for citizens to be heard.

III. APPROVAL OF MINUTES

1. Consider the approval of the Zoning Board of Adjustments Minutes for the January 15, 2026, Meeting.

Motion: Member, R. Gudim motioned to approve January 15, 2026, 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 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 postponed from the regular ZBA meeting of January 15, 2026.

i. Staff Report.

ii. Applicant Presentation.

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

Interim Director of the Building Dept, K. Henry, stated that this item was postponed from last month's meeting (January 15, 2026) a public hearing will not be required this time around due to its being heard at the last meeting. Since meeting last, we have had no new public mail out notices returned to the office with comments or concerns. The 2 previously submitted responses were in favor of the variance. One of those responses was from the Rockport Country Club Members Association and it was unclear whether that had board approval or just the President's approval. Property owners, Bruce Hood and Janetta Davis, are requesting a variance to reduce the rear setback and the setback from the residence for the placement of a pool. The request was postponed giving the applicant the opportunity to better define the request. The re-submittal is for relief from the rear pool setback to be reduced from 10' to 2' and the setback from the home's foundation to be reduced from 10' to 2.4'. Staff still does not see any established hardship in this situation.

Applicant (Property Owner), Bruce Hood stated his pool application has been modified and submitted. And he does plan on getting an engineered report stating that the foundation would not be affected by the pool of his choosing.

Member P. Dixon questioned whether his plans had been reviewed by the Rockport Country Club Architecture Committee. Mr. Hood responded that it had been reviewed. Member Dixon stated they would have given him something in writing confirming his approval for the pool. Mr. Hood then stated that the RCC Architecture Committee would only give him approval if it had first come from the City of Rockport – Zoning Board of Adjustments Committee. Councilman, B. Brundrett asked if an approval from RCC would help with their decision making for the item. Chair, W. Hassinger suggested postponing once again to give him time to obtain approvals from RCC Board of Directors and Homeowners Association.

Motion: Member P. Dixon made a motion to accept the request for the variance of the pool at 474 Augusta Dr as presented that the rear pool setback is to be reduced from 10' to 2' and the setback from the home's foundation to be reduced from 10' to 2.4', Member R. Gudim seconded the motion.

Moving forward with the Findings of Fact form:

1. That there are special circumstances or conditions peculiar to the property involved: **vote was 4 – yes**

2. That the strict application of the terms of the Ordinance will impose upon the applicant unusual and practical difficulties or particular hardship: **vote was 3 - yes, 1 – no (Member P. Dixon)**

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: **vote was 2 – yes, 2 – no (Members P. Bemrose and P. Dixon)**

4. That the proposed variance is in harmony with the Ordinance's general purpose and intent: **vote was 4 – no (Chair w. Hassinger and Members R. Gudim, P. Bemrose, and P. Dixon)**

5. That the granting of the variance will not merely serve as a convenience to the applicant: **vote**

was 2 – yes, 2 – no (Members P. Bemrose and P. Dixon)

6. That the granting of the variance will alleviate some demonstrable and unusual hardship or difficulty for the applicant: **vote was 4 – yes**

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: **vote was 4 – yes**

8. That the variance is in the public interest and will ensure that public substantial justice will be done: **vote was 1 – yes, 3 – no (Members R. Gudim, P. Bemrose and P. Dixon)**

9. That the surrounding property will be properly protected: **vote was 4 – yes**

10. Remaining regulations are adequate to govern the project: **vote was 4 – yes**

Following the vote of the Findings of Fact, a vote for the motion to approve the various was taken. The motion was denied unanimously.

3. Consider a request for relief from the Zoning Ordinance for the 20-foot rear setback be reduced to 10 feet, and the 10 ft. setback from foundation required for a pool installation be reduced to 8ft. on the property located at 2605 Encina Circle, otherwise known as HARBOR OAKS UNIT 5, BLOCK 2, LOT 3, & BOAT SLIP #17

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.

Interim Director of the Building Dept, K. Henry, stated that the property owner is requesting a reduction in the rear setback for the guest quarters be 8’ instead of the regular 10’, and distance between the pool and the foundations for the home and guest structures be reduced from the required 10’ to 8’. K. Henry stated staff did not have a recommendation other than we did not see the establish hardship.

The applicant’s designer, Smith Nguyen was present and available for any questions. Mr. Nguyen questioned the reason for an ordinance stating the required 10’ from accessory use structure to the foundation of the homes structure.

A Public Hearing was opened for questions at 6:04 p.m. As stated, before four (4) mail out notices had been received from 2623 Encina Dr., 2608 Encina Cir., 2605 Encina Cir., and 2617 Encina Dr. who wrote in, in favor with the request. One gentleman, Paul Petzold, at 2617 Encina Dr. questioned why he had received 2 – public notices. He is questioning the first variance request was for the rear setback and then received a new variance request for the rear setback as well as the setback for pool from home foundation. It was explained that because there was a need for a change to the request, the law required a second notice be mailed out and a new date was set for the Public Hearings. Mr. Petzold also stated his concerns with the trees on the lot and was advised that those would go before the tree committee if needed, they would also be presented to staff before they

are removed. The Public Hearing was closed at 6:10 p.m.

Motion: Member P. Bemrose made a motion to accept the request for the variance at 2605 Encina Circle for the 10-foot rear setback be reduced to 8 feet, and the 10 ft. setback from foundation required for a pool installation be reduced to 8ft. on the property, Member P. Dixon seconded the motion.

Moving forward with the Findings of Fact form: with 4 members present, and upon a vote of 4 members all 10 items on the Findings of Facts form was unanimously voted in the affirmative.

Following the vote of the Findings of Facts a vote for the motion to approve the variance was taken and approved unanimously.

4. Consider a request for relief from the Zoning Ordinance for the setback required for a pool installation be reduced on the property located at 1883 Bay Shore Dr. otherwise known as KEY ALLEGRO UNIT #2, BLOCK 6, LOT 27.

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.

Interim Director of the Building Dept, K. Henry, stated that the property owner is requesting to reduce the accessory use structure (pool) setback to the foundation from 10' to 5' in order to fit his pool near the back porch foundation. An engineer letter was submitted after the packet was published, stating they were in agreeance and did not see the pool affecting the foundation or rear bulkhead deadmans. The Staff did not see an established hardship in this situation and would leave that decision to the board.

The applicant and property owner (Matthew Gates), pool builder (Malachi Forester) as well as his architect (Eluterio Tenorio) were present for any questions. Mr. Gates hired a pool a contractor and he recently applied for a permit, but it was denied because the pool is within five feet of the patio extension added to the property in 1999. After speaking with City officials during a meeting on January 5, 2026, the city explained the concern was the proximity of the pool to the existing deck could impact the structural integrity of the columns supports. First, we have elevated the pool above ground by over three feet, which means the contractor will not need to dig more than 2 feet into the ground to set the pool foundation. This will avoid impacting the dead men setbacks for the bulkhead and will not impact the structural integrity of the posts holding up the patio and house roof, since they are set much deeper. Second, the contractor is driving up to eighteen pilings to support the weight of the pool so that it does not put any downward or lateral pressure on the bulkhead or patio columns. We have taken these extra measures, at substantial additional expense, to ensure that we do not jeopardize the integrity of the bulkhead and patio supports. As for hardship, there is simply no way to build a pool within the setbacks currently required by City Ordinance, since we are already five feet from the bulkhead with the existing pool design. Requiring an additional five feet from the patio would make the pool less than five feet wide, which is not practical. Also, the large patio addition and

extension was added as far back as 1999, prior to the five-foot setback ordinance from the foundation. If the five-foot setback is enforced against the property now, it will be impossible to build a pool anywhere on the property. In sum, we have selected the best location on the property for the pool, and we have taken additional measures and incurred expense to make sure the structural integrity of the house and bulkhead is not impacted.

A Public Hearing was opened for questions at 6:40 p.m. As stated, no mail out notices had been received in approval or opposed. The Public Hearing was closed at 6:41 p.m.

Motion: Member P. Dixon made a motion to accept the request for the variance of the pool at 1883 Bay Shore Dr. as presented that the property owner is requesting to reduce the accessory use structure (pool) setback to the foundation from 10' to 5' in order to fit his pool near the back porch foundation, Member P. Bemrose seconded the motion.

Moving forward with the Findings of Fact form: with 4 members present, and upon a vote of 4 members all 10 items on the Findings of Facts form was unanimously voted in the affirmative.

Following the vote of the Findings of Facts a vote for the motion to approve the variance was taken and approved unanimously.

Chair W. Hassinger, motioned to reconsider item #2, the request for 474 Augusta Dr – pool variance for Mr. Bruce Hood, to consider recommendation on approval or denial. Member P. Dixon seconded the motion. The motion was approved unanimously.

Mr. Bruce Hood requested more time to get a letter from the Board of Directors with the Rockport Country Club.

Chairman W. Hassinger made a motion to postpone the item and requires Mr. Hood to bring a letter from the RCC Board of Directors, and Member R. Gudim seconded.

Ms. Henry requested clarification to bring this back at the earliest date for a meeting following the letter being received from the RCC Board of Directors and Chairman W. Hassinger agreed.

V. ADJOURN

Motion: Member W. Hassinger made a motion to adjourn. Member P. Dixon seconded the motion. **Motion passed unanimously.** Zoning Board of Adjustments meeting adjourned at 7:04 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: March 5, 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. (Postponed from 2/5/2026)

i. Staff Report.

ii. Applicant Presentation.

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

SUMMARY:

The variance request was postponed at the prior meeting, of February 5, 2026, to allow the applicant to request a letter from the RCC Board. Since that time, the applicant has revised the proposal, reducing the pool width from 15 feet to 12 feet 7 inches. This modification provides a five-foot separation between the foundation and the pool edge to address fire safety concerns and a two-foot separation from the property line. Mr. Hood has submitted an updated site drawing reflecting these changes, along with a letter from the RCC Board, as requested by the committee at the previous meeting.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff stated that the record does not reflect evidence of a unique or property-specific hardship necessary to justify approval of the variance from city code.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. REVISED Site Plans (3-5-26 meeting)
2. 02-05-2026 Variance Application & Site Plans

3. PH - 474 Augusta Dr
4. PICTOMETRY
5. ZONING MAP
6. FUTURE LAND USE
7. 101 Champions Dr. - Rockport Country Club Association
8. Public Mailout
9. 476 Augusta Dr. - David Hausman
10. ZBA Findings of Fact _474 Augusta Dr

APPROVAL/REVIEW:

Robert Decker, Chief Building Official

Date: February 27, 2026

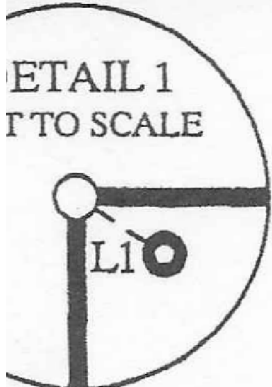
Kimberly Henry, Assistant to the City Manager

Date: February 27, 2026

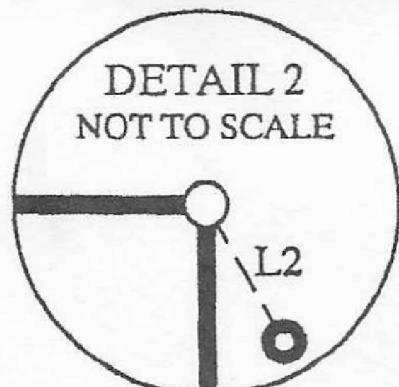
**REVISED SITE PLANS AND LETTER FROM THE RCC
BOARD AS REQUESTED PER ZBA COMMITTEE**

POOL SHRUNK FROM 35 x 15 TO 35 x 12' 7"

**TO GAIN 5' FROM FOUNDATION TO POOL EDGE AS
REQUIRED FOR FIRE SAFETY**

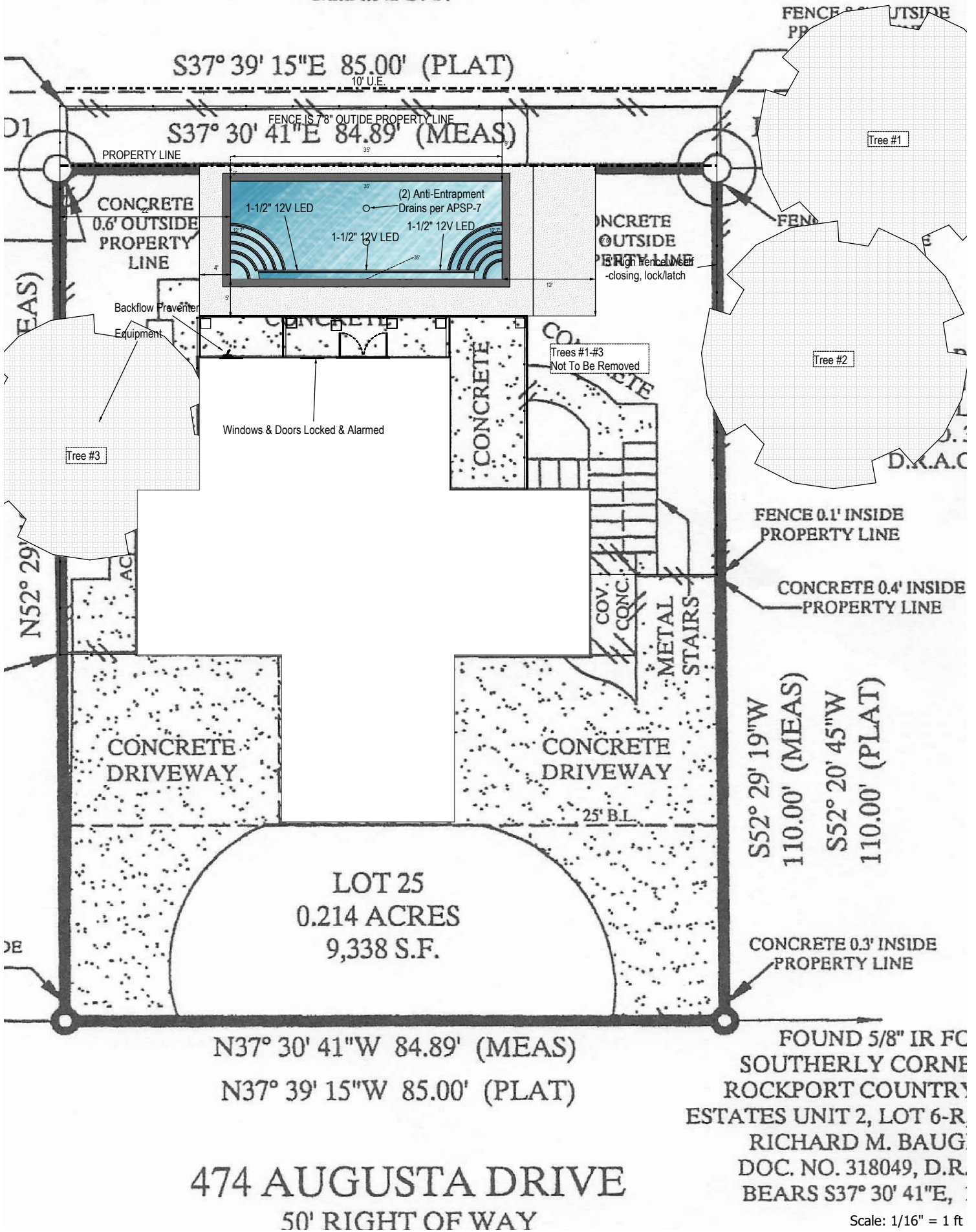


L1
N37° 30' 41" E 0.11' (MEAS)



L2
S23° 46' 38" W 0.68' (MEAS)

BLOCK 29
GOLF COURSE
VOL 4, PG. 31
M.R.A.C.T.



M.R.A.C.T.

S37° 39' 15"E 85.00' (PLAT)

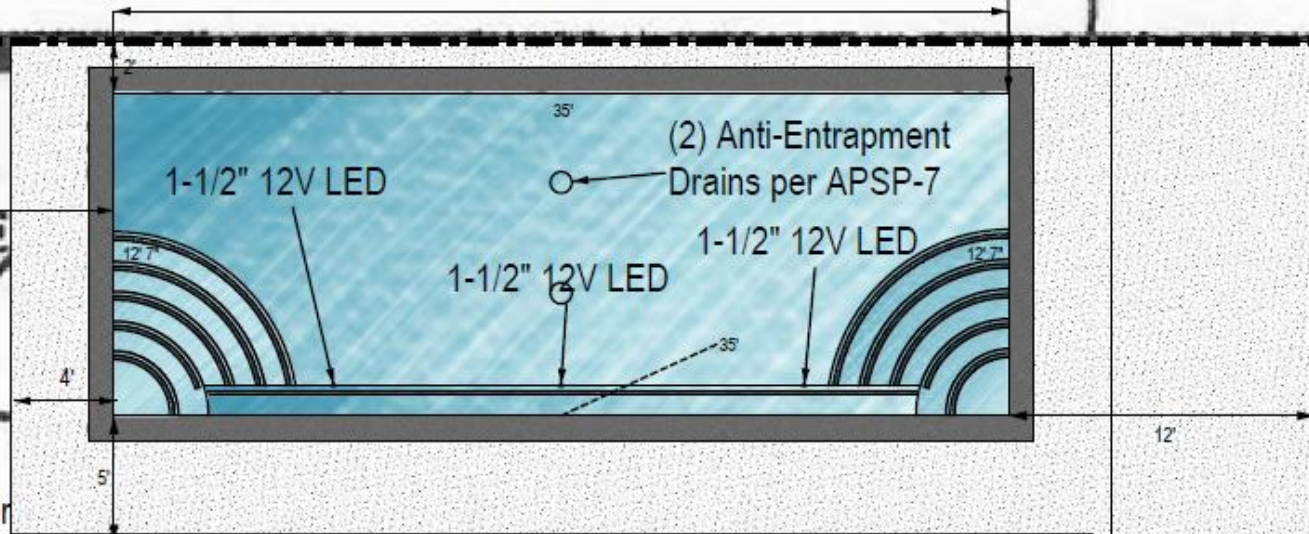
10' U.E.

S37° 30' 41"E 84.89' (MEAS)

PROPERTY LINE

FENCE IS 7'8" OUTSIDE PROPERTY LINE

CONCRETE
0.6' OUTSIDE
PROPERTY
LINE



CONCRETE
OUTSIDE
PROPERTY LINE
5' High Fence w/
-closing, lock/latch

Backflow Preventer
Equipment

Trees #1-#3
Not To Be Removed

Rockport Country Club

Members Association

101 Champions Drive • Rockport, Texas 78382 • (361) 720-8324

February 25, 2026

Mr. Bruce Hood
474 Augusta Dr.
Rockport, Texas 78382

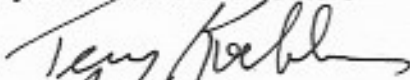
Mr. Hood,

The Board of Directors have reviewed your proposal and has agreed to allow you to move forward with your swimming pool project assuming you receive all the approvals from the City of Rockport. We see no impact on Rockport Country Club.

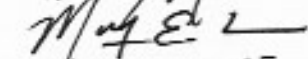
Sincerely,

Rockport Country Club Board of Directors

Terry Koehler



Mary Lessor



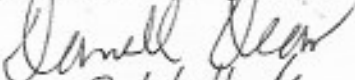
Glenn Kliebert



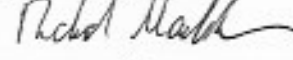
Brett Boyd



Darrell Dean



Richard Marslender



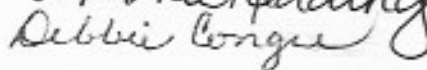
Gloria Kurz

(ABSENT)

Stephanine Redding



Debbie Conger



22 January 2026

CITY OF ROCKPORT
BUILDING AND DEVELOPMENT DEPARTMENT

Please consider the attached – REVISED - variance application. Revisions required came to light at the January 15, 2026 ZBA hearing. Please add this request to your February 5 scheduled hearing.

We would like to add a 35'X15' in ground swimming pool in the backyard.

The current ordinance does not allow room for a functional pool due to the size/shape of the backyard. Yard is 25' wide, if strict application of the ordinance were applied, this would leave only 5' for pool width.

This same relief has been approved by the ZBA board in the recent past – please refer to Dec 16, 2025 ZBA meeting where Key Allegro properties were granted exception from rear and foundation setbacks with Engineer's stamped/signed approval of location and depth of pool. We will also provide an Engineer's approval of the pool plans to ensure foundation integrity.

Without the requested variance, we will be deprived of a reasonable use and enjoyment of our property, as the pool is intended for family recreation and health benefits. This hardship is not self-imposed as the property's characteristics predate my ownership. Granting this variance will not alter the essential character of the neighborhood or adversely affect adjacent properties.

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

Thank you,

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>CAREY DIETRICH</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 ☐ <u>Addition</u> ☐ Alteration	9. Scope of Work (Describe the construction activities): <u>CONSTRUCT GUNITE, IN GROUND, POOL.</u> <u>35' 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 ☐ <u>No</u> ☒ 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>① REAR SETBACK - REQUEST 2'.</u> <u>② SETBACK FROM FOUNDATION - REQUEST 2.4'.</u>

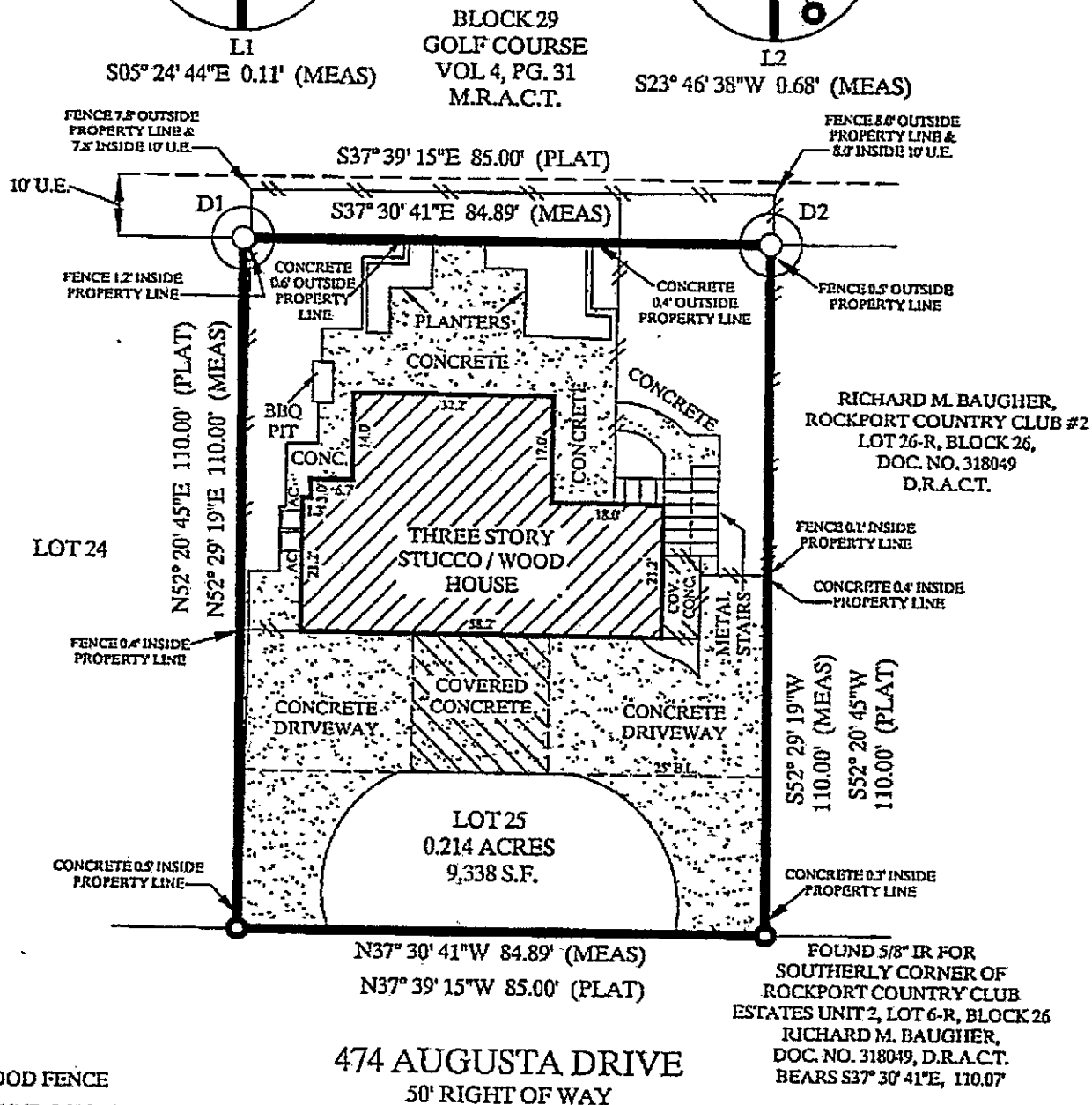
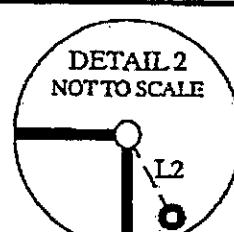
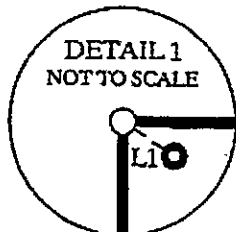
14. Intent to Apply: I hereby apply for a variance from the City of Rockport Zoning Board of Adjustment. (Check one) I am the <u>Owner</u> ☐ Owner's Agent ☐			
15. Name: <u>BRUCE HOOD</u>		16. Company/Firm: <u>BUILDER: MEC POOLS, CORPUS CHRISTI</u>	
17. Address: <u>474 AUGUSTA DR.</u>	18. City: <u>ROCKPORT</u>	19. State: <u>TX</u>	20. Zip Code: <u>78382</u>
21. Phone #: <u>512-825-5678</u>	22. Fax #:	23. E-mail: <u>BRUCE.HOOD@AOL.COM</u>	
24. Signature: <u>Bruce Hood</u>		25. Date: <u>22-JAN-2026</u>	

EXHIBIT A

SURVEY OF
LOT 25 BLOCK 26
ROCKPORT COUNTRY CLUB ESTATES
UNIT 2
ARANSAS COUNTY, TEXAS

BUYER: BRUCE HOOD
JANETTA DAVIS

GF NO. 17-92010S-HO (03-09-17)
SCALE 1" = 25'
MAP RECORDS OF ARANSAS COUNTY, TEXAS
VOLUME 4 PAGE 31



- \\ = WOOD FENCE
● = FOUND 5/8" IRON ROD
○ = PROPERTY CORNER

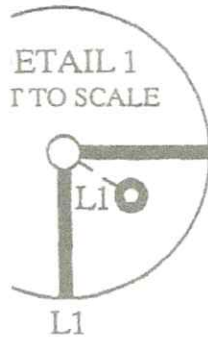
NOTES: SCHEDULE "B" ITEMS:
2.) FILE NO. 137321 BLANKET



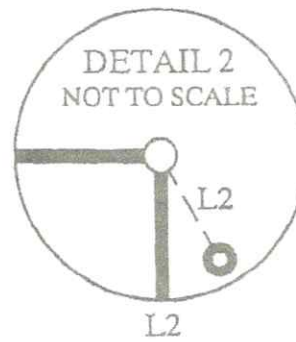
Brister Surveying

4435 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
OO 361-850-1800
Fax 361-850-1802

NOTES:
1.) TOTAL SURVEYED AREA IS 0.214 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL
POSITIONING SYSTEM NAD 83 (93) 4200 DATUM.
3.) SET 5/8" IRON ROD - 100' FROM SOUTHERLY CORNER

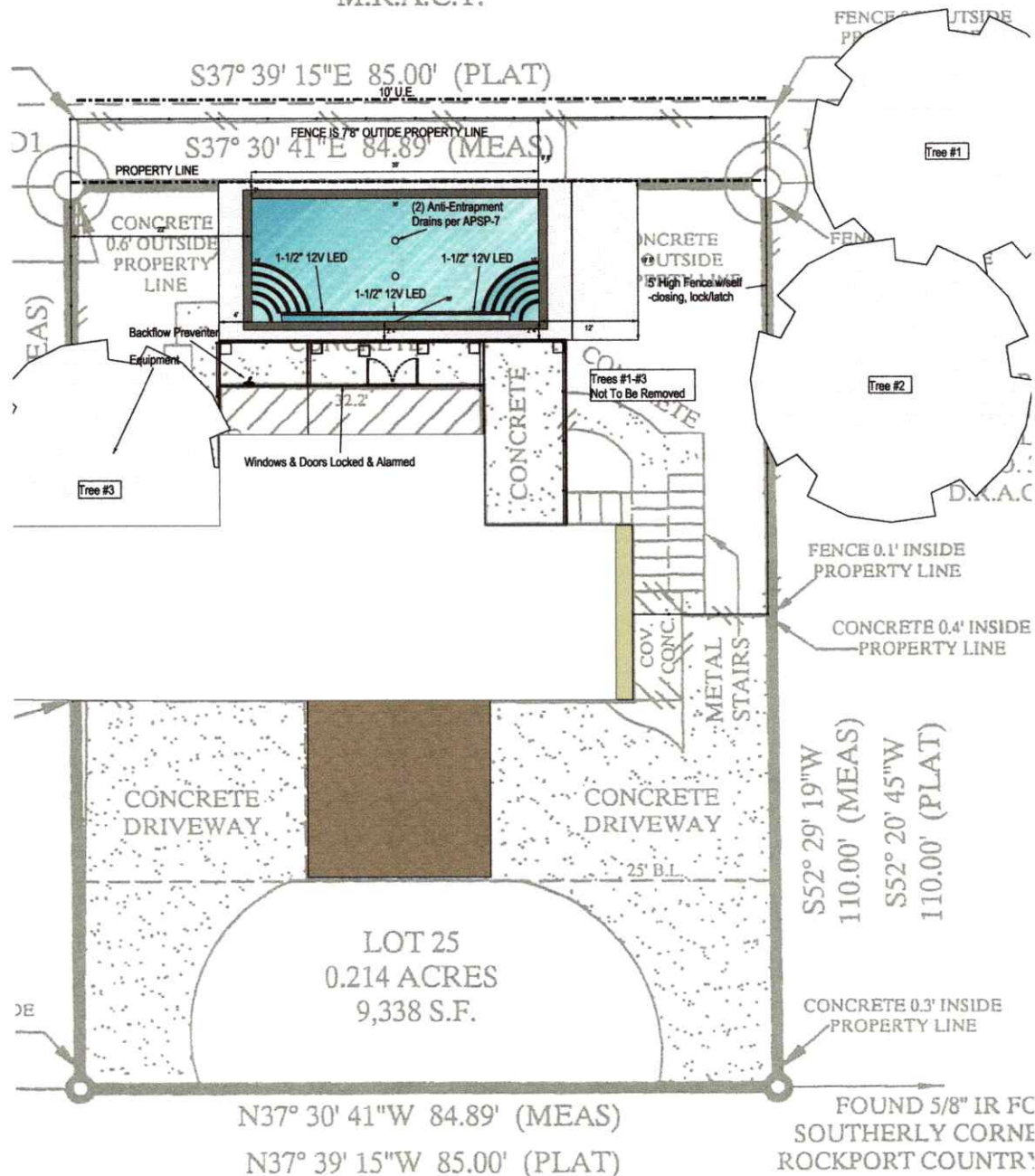


1"E 0.11' (MEAS)



S23° 46' 38"W 0.68' (MEAS)

BLOCK 29
GOLF COURSE
VOL 4, PG. 31
M.R.A.C.T.



474 AUGUSTA DRIVE
50' RIGHT OF WAY



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.

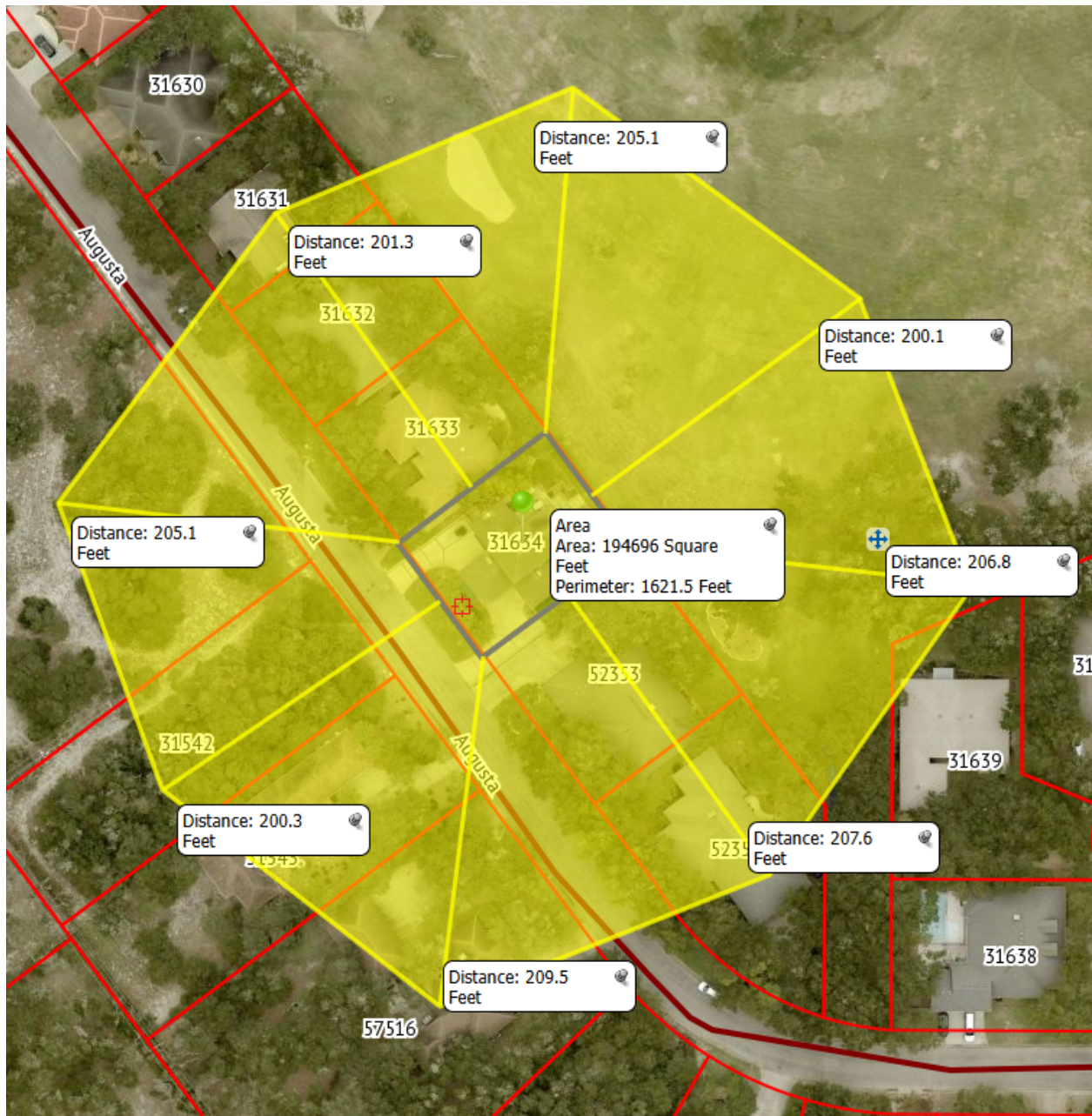
The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request please contact the Building Department at (361) 790-1125. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation 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.

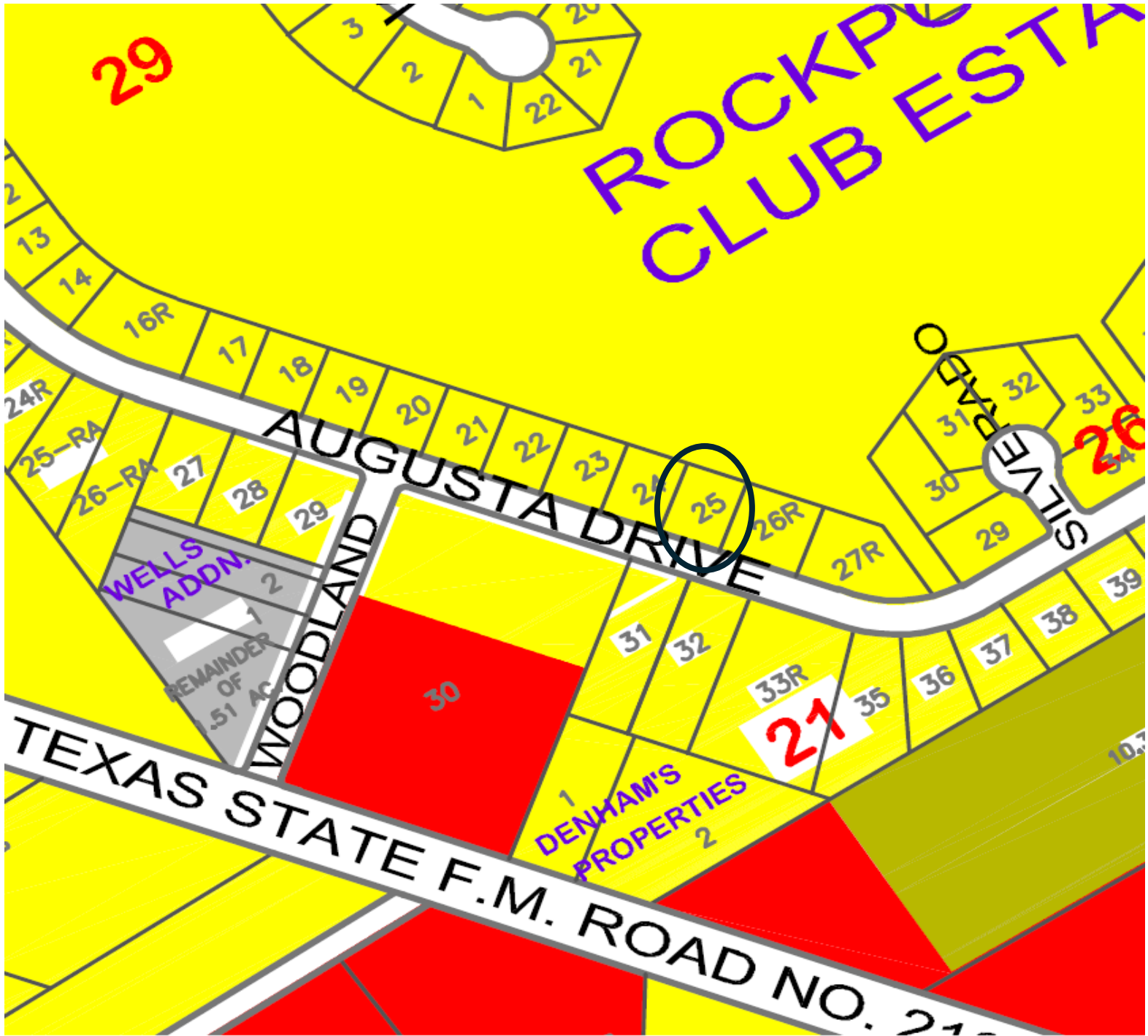
PUBLISHED: in *The Rockport Pilot* in the Thursday, December 25, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

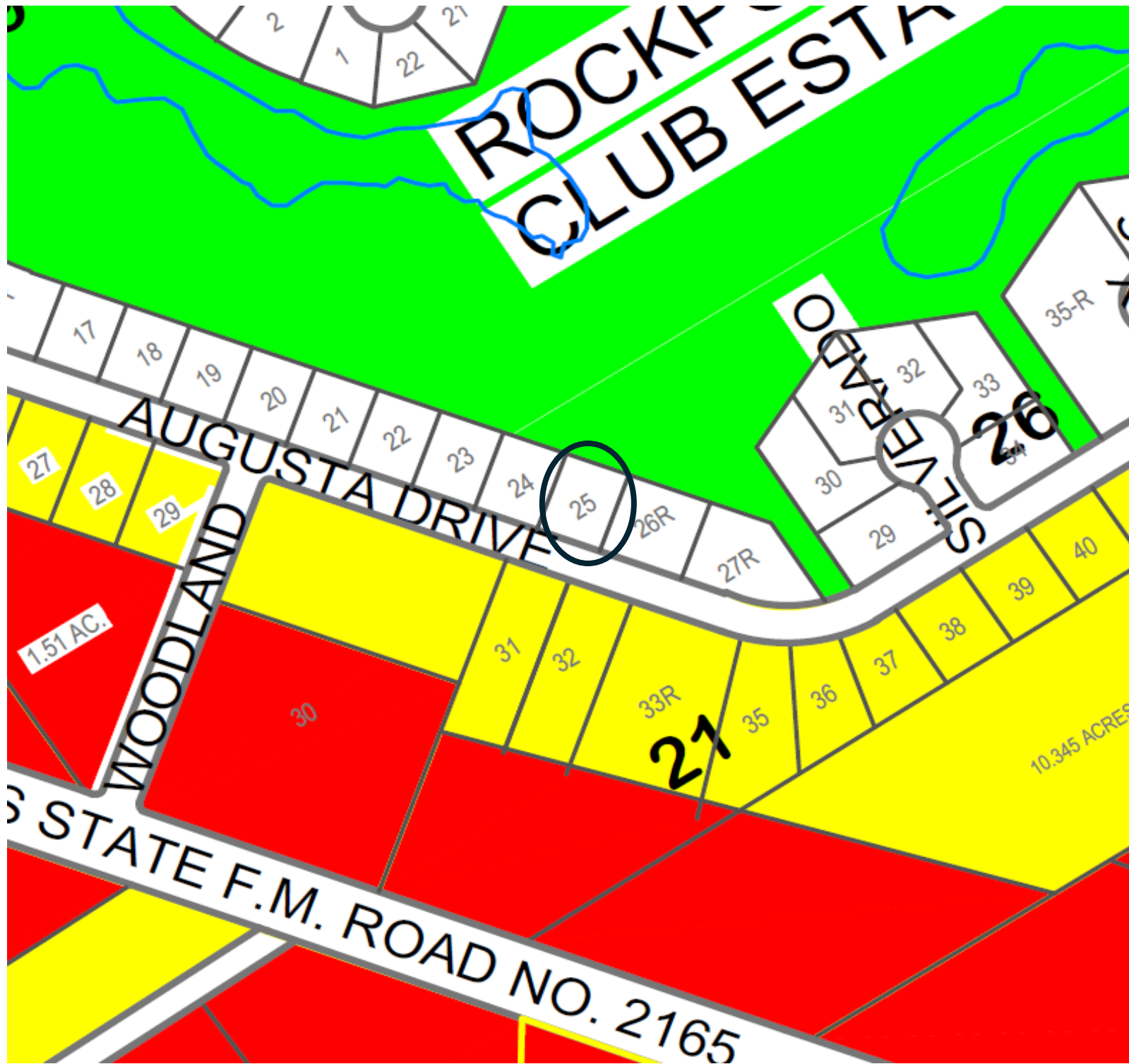
Carey Dietrich,
Director Building & Development
Community Planner

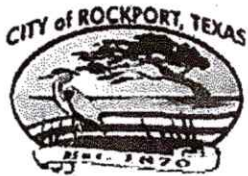


Zoning map



FUTURE LAND USE MAP





NOTICE OF PUBLIC HEARING
Rockport Zoning Board of Adjustments

RECEIVED
JAN 12 2026
BY: *Scarth*

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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:

Rockport Country Club Members Assn

Address:

101 Champions DR

City/State:

Rockport TX

☒ IN FAVOR

() IN OPPOSITION

Phone:

361-729-8324

REASON:

Signature

See map on reverse side.

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
31634	Bruce and Janetta Davis	474 Augusta Dr	474 Augusta Drive	Rockport	TX	78382
52353	David and Laura Hausman	476 Augusta Dr	476 Augusta Dr	Rockport	TX	78382
52355	Charles Goolsbee	478 Augusta Dr	478 Augusta Dr	Rockport	TX	78382
31639	Mark and Angela Hagen	604 Silverado	604 Silverado	Rockport	TX	78382
57516	Louis and Erin Oliver	479 Augusta Dr	479 Augusta Dr	Rockport	TX	78382
31543	Belvina Kittle	477 Augusta Dr	477 Augusta Dr	Rockport	TX	78382
31542	Belvina Kittle	475 Augusta Dr	477 Augusta Dr	Rockport	TX	78382
31541	Church of Jesus Christ	111 Woodland Dr	TAX ADM DIV 546-3173 50	Salt Lake City	UT	84150
31633	Wayne Christian	472 Augusta Dr	220 Normandy Ave	San Antonio	TX	78209
31632	Joe and Lori Cross	470 Augusta Dr	470 Augusta Dr	Rockport	TX	78382
31631	Hugh and Linda McKeon	468 Augusta Dr	P O Box 447	Rockport	TX	78381
31705	Rockport Country Club	IS 13th FAIRWAY TX	P O Box 1539	Rockport	TX	78381
	Warren Hassinger	Zoning Board of Adjustmen	2517 Turkey Neck Circle	Rockport	TX	78382
	Patt (Patricia) Bemrose	Zoning Board of Adjustmen	1435 S Water	Rockport	Tx	78382
	Pamela Dixon Frost	Zoning Board of Adjustmen	412 Cherry Hills Dr	Rockport	TX	78382
	Richard W. Smith	Zoning Board of Adjustmen	131 Pecan Harbor St	Rockport	TX	78382
	Janetta Davis	Zoning Board of Adjustmen	474 Augusta Drive	Rockport	TX	78382
	Rocky Gudim	Zoning Board of Adjustmen	1016 S Magnolia St	Rockport	Tx	78382
	Brandi Picton	Zoning Board of Adjustmen	1803 Picton Ln	Rockport	Tx	78382



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CITY OF ROCKPORT, TEXAS

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Printed Name: DAVID HANSMAN

Address: 474 Augusta Dr

City/State: RR TX 78382

☒ IN FAVOR () IN OPPOSITION

Phone: 361-549-7564

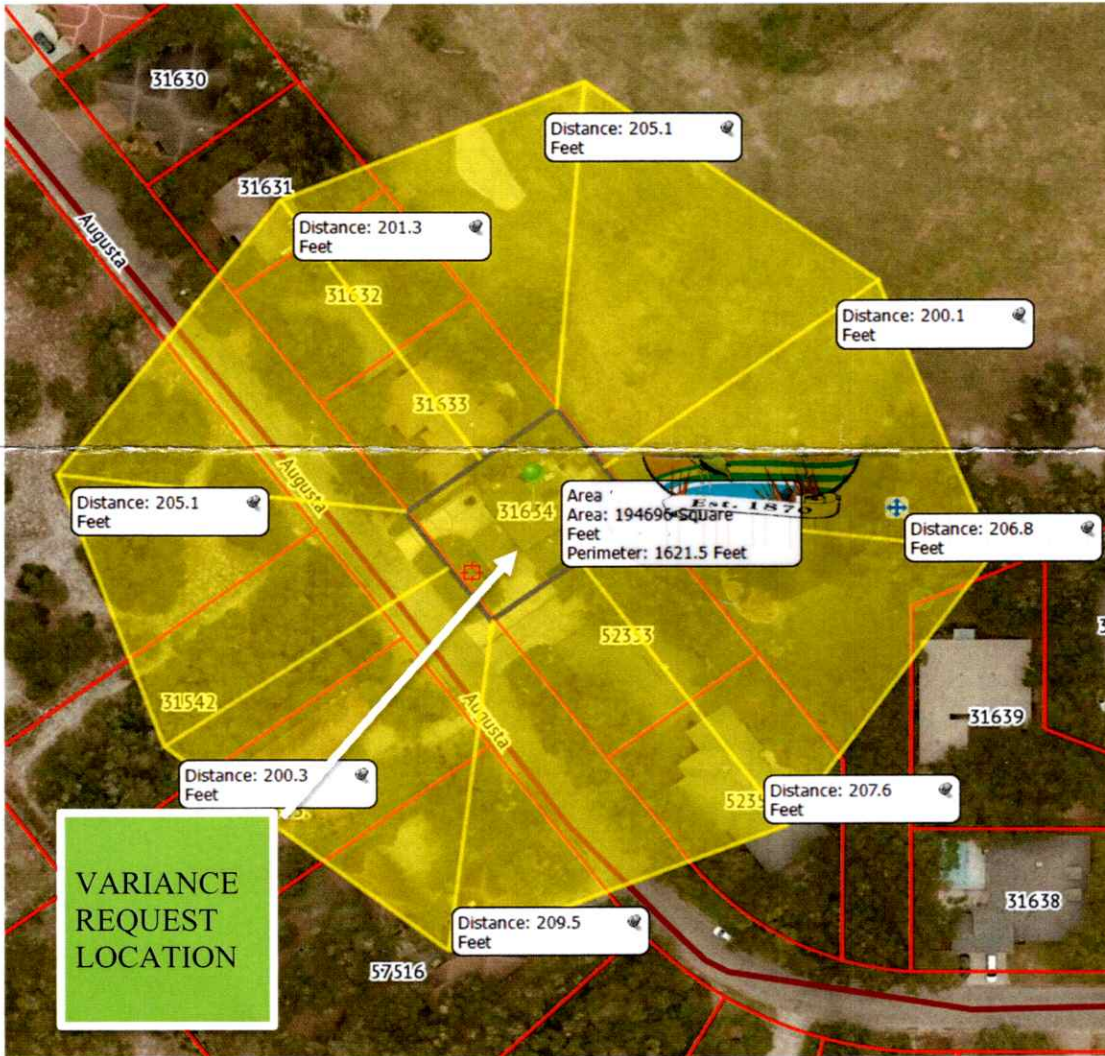
REASON:

David Hansman
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

2 JAN 2026 AM 2 L

FIRST-CLASS



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DEC 30 2025

Janetta Davis
474 Augusta Drive
Rockport, TX 78382

SITUS ADDRESS: Zoning Board of Adjustment

78382-694574

CITY of ROCKPORT, TEXAS





**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



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Commissioners

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: March 5, 2026

CATEGORY: Presentation

CAPTION:

Discussion of upcoming educational opportunity.

SUMMARY:

We have received an invitation to attend an informative virtual training session on Wednesday, May 27, 2026 at 11:30 a.m. This session is designed to help current and future Board of Adjustment members (and interested stakeholders) learn about or refresh their understanding of the Board's role and responsibilities.

The Board of Adjustment is a quasi-judicial board with authority to hear and decide land-use matters such as appeals, variances, and related requests as provided under state law and local ordinance. These decisions can directly affect property rights and require careful application of legal standards and procedures.

This presentation will cover:

- The function and authority of the Board as a quasi-judicial body.
- The legal framework governing Board decisions and hearings.
- A clear explanation of what "hardship" means in the context of variances and other quasi-judicial actions — including how unnecessary hardship is distinguished from ordinary inconvenience and what it must demonstrate to meet statutory or ordinance standards.

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff recommends scheduling a Zoning Board of Adjustments meeting for 5/27/26 at 11:15 a.m.

STRATEGIC INITIATIVES:

Presentation

ATTACHMENTS:

None

APPROVAL/REVIEW:

Date: February 27, 2026

Kimberly Henry, Assistant to the City Manager