
ZONING BOARD OF ADJUSTMENT AGENDA

Notice is hereby given that the Rockport Zoning Board of Adjustment will hold a Meeting on Tuesday, June 2, 2015, at 5:30 p.m. The meeting will be held at Rockport City Hall, 622 E. Market Street, Rockport, Texas. The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Public Hearing

2. Conduct and deliberate a Public Hearing to consider a request from Momentum Hospitality, Inc. for relief from the zoning ordinance to property located at 2950 Hwy. 35 N., also known as Lot A, Block 5, Fulton Oaks (1.655 acres), Rockport, Aransas County, Texas. Purpose of the request is for a variance to the City's regulations regarding building heights.

Regular Agenda

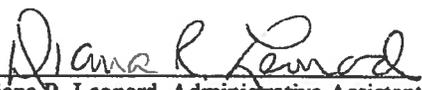
3. Deliberate and act on the February 23, 2015, regular meeting minutes.
4. Deliberate and act on a request from Momentum Hospitality, Inc. for relief from the zoning ordinance to property located at 2950 Hwy. 35 N., also known as Lot A, Block 5, Fulton Oaks (1.655 acres), Rockport, Aransas County, Texas. Purpose of the request is for a variance to the City's regulations regarding building heights.
5. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361) 790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available.

Certification

I certify that the above notice of meeting was posted on the bulletin board at City Hall, 622 E. Market Street, Rockport, Texas on May 5, 2015, by 5:00 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot, Coastal Bend Herald, and Corpus Christi Caller Times.*


Diana R. Leonard, Administrative Assistant



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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	2. If yes, name of reviewer:
3. Has this project been inspected?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	4. If yes, name of inspector & date of inspection:

5. Project Name: FAIRFIELD INN AND SUITES			
6. Building/Facility Name: FAIRFIELD INN AND SUITES			
7. Address: 2950 HNY 35 NORTH	Suite #: —	City: ROCKPORT	Zip Code: 78382

8. Description: Indicate the type of project: New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/>	9. Scope of Work (Describe the construction activities): NEW BUILD 4-STORY HOTEL W/ 87 ROOMS AND 87 PARKING SPOTS. INCLUDES OUTDOOR POOL AND DUMPSTER ENCLOSURE
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10. Square Footage of Building: 58,152	11. Square Footage Per Floor: 14,130(1) 14,474(3)
12. Is this building a qualified historic building: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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: BUILDING EXCEEDS THE 45' HEIGHT RESTRICTION. AN 8 FOOT VARIANCE IS REQUESTED.

14. Intent to Apply: I hereby apply for a variance from the City of Rockport Zoning Board of Adjustment. (Check one) I am the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Agent			
15. Name: RON SMITH		16. Company/Firm: MAYSE & ASSOCIATES, INC.	
17. Address: 14850 QUORUM DR SUITE 201	18. City: DALLAS	19. State: TX	20. Zip Code: 75254
21. Phone #: 972 386 0338	22. Fax #: 972 386 0578	23. E-mail: RSMITH@MAYSEASSOCIATES.COM	
24. Signature: <i>Ronald R. Smith</i>			25. Date: 4/21/15

City of Rockport
Variance Application

AGENT'S AFFIDAVIT

I, RON SMITH, being first duly sworn, depose and say that I am the ATTORNEY-IN-FACT, AGENT or LESSEE 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.

RON SMITH
Printed Name of Agent

Ronald S Smith AIA
Signature of Agent

14850 QUORUM DR. ST.201
Physical Address

14850 QUORUM DR ST.201
Mailing Address

DALLAS, TX 75254
City/State/Zip Code

DALLAS, TX 75254
City/State/Zip Code

STATE OF TEXAS

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COUNTY OF Dallas

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The foregoing instrument was acknowledged before me on this 21st day of April, 2015, by RON SMITH and

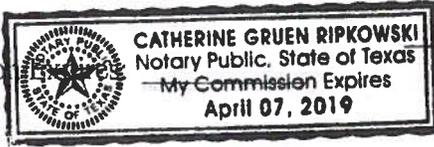
(name) who are personally known by me or who has

produced TEXAS DRIVERS LICENSE and (document)

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

(Seal)

Catherine G. Ripkowski
Notary Public Signature

My Commission 

Catherine G. Ripkowski
Printed Name

City of Rockport
Variance Application

OWNER'S AFFIDAVIT

I, Jatin Bhakta, 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.

Jatin Bhakta
Printed Name of Owner

Jatin Bhakta
Signature of Owner

3677 Hwy 35
Physical Address

P.O. Box 459
Mailing Address

Rockport Tx 78382
City/State/Zip Code

Fulton TX 78358
City/State/Zip Code

STATE OF TEXAS §

COUNTY OF ARANSAS §

The foregoing instrument was acknowledged before me on this 31st, day of

March, 2015, by Jatin Bhakta and _____
(name)

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

produced Texas Drivers License and _____,
(document) (document)

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



Maria L Meza
Notary Public Signature

My Commission Expires: March 4, 2017

Maria L Meza
Printed Name

April, 20, 2015

City of Rockport
Rockport, Texas

RE: Height Variance Application

Zoning Board of Adjustments Members,

I am writing on behalf of our client, Momentum Hospitality, regarding your consideration of a height variance above the 45 foot restriction stated in *Section 118-13 R-6 Hotel/Motel District* of the City of Rockport Zoning Ordinance.

We are assisting our client realize a 4-story Fairfield Inns & Suites by Marriott hotel in the stated R-6 Hotel/Motel District off of Hwy 35 and Fulton Avenue, which is across Hwy 35 from their other hotel project in the area. Per subsection *13.3 Height of the Building* of the ordinance, the highest point of our finished roof would be 8 feet above the 45 foot height restriction, due to higher floor plates and ceilings throughout the building. Besides higher floor plates to facilitate the installation of the high efficiency HVAC and other building systems, 9 foot guestroom ceilings provide a more inviting and luxurious guest experience, while higher first floor ceilings enhance the public spaces' experience per Marriott International hotel brand standards. In addition, this minimally modified height would not adversely affect surrounding buildings' air and light movement.

We respectfully request that this variance be granted for our client in your jurisdiction, and therein provide the local economy with a currently trending and nationally recognized product that will also be satisfactory to Marriott International. Please see attached images of another Fairfield Inns & Suites we designed, to accompany the black and white elevations, building section and roof plan included in this package.

Respectfully yours,



Ronald K. Smith, AIA, P.E.
Mayse & Associates
972.386.0338
rsmith@mayseassociates.com

4/21/2015

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Similar project in different location:



4/21/2015

Page 2 of 7

Similar project for reference:

