



**BUILDING & STANDARDS  
COMMISSION  
PACKET**

**August 31, 2020**



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## PUBLIC HEARING BUILDING & STANDARDS COMMISSION

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NOTICE is hereby given that the Building & Standards Commission will hold a meeting on Monday, August 31, 2020, at 5:30 p.m. The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. **Video conferencing capabilities will be utilized to allow individuals to address the Building Standards Commission.** Members of the public are entitled to participate remotely via Zoom at <https://us02web.zoom.us/j/87201051512> or scan the QR code to the right.



Due to the COVID-19 pandemic, the attorney general has said: “statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials.” Public participation is valued and citizens wishing to express their views on any topic or Agenda item can either electronically submit a [Citizen Participation Form](#) (click on the hyperlink or scan the QR code to the right) or provide written comments to the Community Planner by 3:00 p.m. on the day of the meeting. The comments will be read and entered in the minutes of the meeting.



The Building & Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officer to order building(s) demolished, for property located at 601 West Market Street, 0.61 acre, J Smith Survey, Rockport, Aransas County, Texas; currently owned by John S. and Shelia Wood.

Purpose of the meeting is to review violations of the City of Rockport, Code of Ordinances Chapter 22, Buildings and Building Regulations, Article X Unsafe Building Abatement, Sec. 22-347. Conditions constituting a substandard or dangerous building, which includes but is not limited to, unsecured doors and/or broken windows, 50% or more damage or deterioration of the non-supporting enclosing or outside walls or covering, damage to structure by wind, or elements of nature. Recommendations: possible demolition of structure(s).

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.

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**POSTED:** the 10<sup>th</sup> day of August 2020, by 5:00 p.m. on the bulletin board at the Rockport Service Center, 2751 S.H. 35 Bypass, Rockport, Texas and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

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**PUBLISHED:** in *The Rockport Pilot* in the Saturday, August 15, 2020, Edition, in accordance with the City of Rockport Code of Ordinances.

**CITY OF ROCKPORT, TEXAS**

  
Teresa Valdez, City Secretary

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## BUILDING & STANDARDS COMMISSION AGENDA

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Notice is hereby given that the Rockport Building & Standards Commission will hold a meeting on Monday, August 31, at 5:30 p.m. The meeting will be held using the video conferencing application ZOOM. **No in-person meeting will be conducted at the Rockport Service Center.** A temporary suspension of the Open Meetings Act to allow telephone or video conference public meeting has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. . **Video conferencing capabilities will be utilized to allow individuals to address the Building & Standards Commission. Members of the public are entitled to participate remotely via Zoom at <https://us02web.zoom.us/j/87201051512> or scan the QR code to the right.**



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The matters to be discussed and acted upon are as follows:

### Opening Agenda

1. Call meeting to order.

### Public Hearings

2. Call to Order – Building and Standards Commission.
3. Administer oath to any and/or all persons providing testimony on Agenda items.
4. Conduct a Public Hearing to consider recommendation from Code Official that the Building and Standards Commission order building(s) demolished on property located at 601 W Market Street, J Smith Survey, 0.61 Acres, Rockport, Aransas County, Texas; currently owned by John S. and Shelia Wood.

### Regular Agenda

5. Deliberate and act on show cause from property owners representative Jennifer Wood that the Building and Standards Commission should not order building(s) demolished on property located at 601 West Market Street, 0.61 acre, J Smith Survey, Rockport, Aransas County, Texas; currently owned by John S. and Shelia Wood.
6. Adjournment.

**Certification**

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Tuesday, August 11, 2020, by 5:00 p.m. and on the City's website at [www.cityofrockport.com](http://www.cityofrockport.com). I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

  
Teresa Valdez, City Secretary

Prepared By  
Jennifer Wood  
✓ 601 W Market St  
Rockport, TX 78382

**RECEIVED**  
AUG 12 2020  
BY: *Jennifer Wood*

0000375471

File No. \_\_\_\_\_  
County Clerk, Aransas County, Texas

After Recording Return To  
Jennifer Wood  
✓ 601 W Market St  
Rockport, TX 78382

RECORDER USE

**TEXAS GENERAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS

ARANSAS COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **\$love gift\$** in hand paid to

**John S. and Shelia Wood**, a married couple, residing at **1609 McGregor Ave., County of Wichita, City of Wichita Falls, State of Texas 76301**

(hereinafter known as the Grantors) hereby grants, sells, and conveys to **Jennifer Wood**, an individual, residing at **601 W. Market St., County of Aransas, City of Rockport, State of Texas 78382**

(hereinafter known as the Grantee) the following \*described real eastate (\* and in Exhibit A if attached), situated in Aransas County, Texas to-wit:

**Property ID: 33744, Geographic ID: 5590-760-000-000, Legal Description: J. Smith Survey, Acres 0.61, Type: REAL**

**601 W Market St. Rockport, Texas 78382, Map ID: A-2**

**Building: Residential**

**State Code: A-1, Living Area: 720.0 sqft, Value: \$14,510, Built in 1940**

**Land: Residential**

**Acres: 0.61, Sqft: 26572.00, Market Value: \$69,090,**

**Appraised and Assessed : \$83,600**



**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Subject to the easements, assessments, restrictions, mineral interests, covenants and conditions of record against the hereinbefore described property, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to the Conveyance and Warranty, grants, sells, and conveys to Grantee the Property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty,

John A. Wood 07-07-20

John S. Wood GRANTOR

Shelia Wood 7/7/20

Shelia Wood GRANTOR

STATE OF TEXAS  
COUNTY OF ARANSAS

This instrument was acknowledged before me  
on July 7, 2020 by Grantors John S. Wood and Shelia Wood.

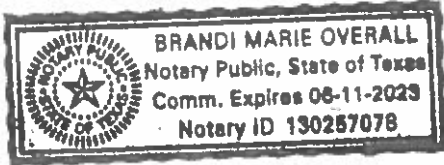


0000375471

File No. \_\_\_\_\_  
County Clerk, Aransas County, Texas

*Brandi Overall*  
BRANDI OVERALL  
Notary Public, State of Texas

Date: July 7th 2020  
Notary ID 130257078  
my commission Exp 08-11-2023



In Witness Whereof,

\* *Mlood* 7/7/20  
Mariah Wood  
223 Lazy Rd  
Rockport Tx 78382

\* *Rand* 7-7-20  
Randall Dunson  
1609 McGregor Ave  
Wichita Falls TX 76301

Filed &  
Return to:  
Jennifer Wood

FILED FOR RECORD IN  
OFFICIAL PUBLIC RECORDS

AT 1:49 A.M. 3/29

SCANNED

JUL 13 2020

INDEXED ✓

STATE OF TEXAS - COUNTY OF ARANSAS  
I hereby certify that this instrument was FILED on the date and at the time affixed  
hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of  
ARANSAS COUNTY, TEXAS, as stamped hereon by me.



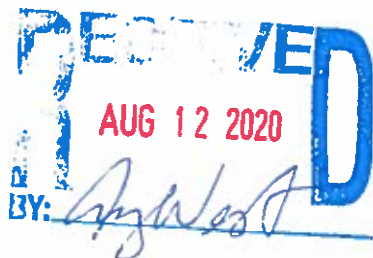
*Valerie K. Amason*  
VALERIE K. AMASON, COUNTY CLERK,  
ARANSAS COUNTY, TEXAS



RECORDER'S NOTE:  
EXHIBIT NOT ATTACHED

8/10/2020

Gmail - Status



Jennifer Wood <woodlum5150@gmail.com>

**Status**

1 message

Courtney Stephens <courtney.stephens.ctr@recovery.texas.gov>  
To: "woodlum5150@gmail.com" <woodlum5150@gmail.com>

Mon, Jul 13, 2020 at 2:25 PM

Hello Ms. Wood,

I'm emailing you to provide a status update on your application. Your application is on our waiting list. Currently, we're working the waiting list in order in which the application was completed. Although, I do not have a time frame as to when our team will reach your name on the list; we are working as fast as we possibly can. We sincerely appreciate your patience

Thank You,

Courtney Stephens | Office Coordinator Ext 113 | (512) 992-0634 | courtney@grantworks.net  
GrantWorks, Inc. | 5555 N. Lamar Blvd, Suite H 131 Austin, TX 78751 | www.grantworks.net



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