



**Zoning Board of Adjustments
Packet
for
October 12, 2020**

ZONING BOARD OF ADJUSTMENT AGENDA

Notice is hereby given that the Rockport Zoning Board of Adjustment will hold a meeting on Monday, October 12, 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 meetings 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. Email comments may also be submitted to communityplanner@cityofrockport.com by 3:00 p.m. the day of the meeting. Members of the public are entitled to participate remotely via Zoom at <https://us02web.zoom.us/j/85214795782> 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 in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be entered in the minutes of the meeting.



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 for relief from the Zoning Ordinance to property located at 103 Hunter Court, also known as Hunter Subdivision, Block 14, Lot 20, Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City’s front and rear yard setbacks as per the property’s R-2 2nd Single-Family Dwelling District designation.

Regular Agenda

3. Deliberate and act on the May 7, 2020 regular meeting minutes.
4. Deliberate and act on a request for relief from the Zoning Ordinance to property located at 103 Hunter Court, also known as Hunter Subdivision, Block 14, Lot 20, Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City’s front and rear yard setbacks as per the property’s R-2 2nd Single-Family Dwelling District designation.

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 email 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 on _____, _____, 2020, at _____ p.m. and on the City's webpage at 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*.

Ruby Beaven, Assistant City Secretary



PUBLIC HEARING ZONING BOARD OF ADJUSTMENT

NOTICE is hereby given that the Rockport Zoning Board of Adjustment will hold a Public Hearing on Monday, October 12, 2020, at 5:30 p.m. to consider a request for relief from the zoning ordinance to property located at 103 Hunter Court, also known as Hunter Subdivision, Block 14, Lot 20, Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's front and rear yard setbacks as per the property's R-2 2nd Single-Family Dwelling District designation.

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 Zoning Board of Adjustment.** Email comments may also be submitted to communityplanner@cityofrockport.com by 3:00 p.m. the day of the meeting. Members of the public are entitled to participate remotely via Zoom at <https://us02web.zoom.us/j/85214795782> 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 in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be entered in the minutes of the meeting.



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.

POSTED: the 17th day of September 2020 at 3:00 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.

PUBLISHED: in *The Rockport Pilot* in the Saturday, September 26, 2020, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

ZONING BOARD OF ADJUSTMENT MINUTES

On this the 7th day of May 2020 the Zoning Board of Adjustment of the City of Rockport held a Meeting at 5:30 p.m. using video conferencing application ZOOM. No in-person meeting was conducted at the Rockport Service Center, Rockport, Texas. These actions were 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. and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Carey Dietrich – Chairman
Leo Villa
Warren Hassinger – Via Zoom
Janetta Davis – Via Zoom
Ric Young – Via Zoom
Rick Smith – Via Zoom

Members Absent

Turf Overturf (EX)

Staff Members Present

Mike Donoho, Director
Kevin Carruth, City Manager
Amanda Torres, Community Planner
Mary Bellinger, Assistant to Director
Kim Henry, Assistant to City Manager

Guest(s) Present – Via Zoom

Four (4)

Public Hearing

Chairman Dietrich opened the Public Hearing at approximately 5:32 p.m.

Chairman Dietrich administered oath to Don Dykema and Frank Truitt.

2. Conduct a Public Hearing to consider a request for relief from the zoning ordinance to property located at 209 forest Hills (Hidden Oaks Condominiums), also known as Rockport Country Club Estates Unit 2, Block 19, Lot 30, Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's rear yard setback as per the property's R-5 (2nd Multi-Family Dwelling District) designation.

Don Dykema presented.
Building Official Frank Truitt spoke.

Chairman Dietrich closed the Public Hearing at approximately 5:35 p.m.

Regular Agenda

Chairman Dietrich opened the regular meeting at approximately 5:35 p.m.

3. Deliberate and act on the November 19, 2019, regular meeting minutes.

Chairman Dietrich asked for a motion to accept the November 19, 2019 minutes as written. Member Villa moved to accept the November 19, 2019 minutes as written, Member Smith seconded the motion. All voted for, motion carried unanimously.

4. Deliberate and act on a request for relief from the zoning ordinance to property located at 209 forest Hills (Hidden Oaks Condominiums), also known as Rockport Country Club Estates Unit 2, Block 19, Lot 30, Rockport, Aransas County, Texas. The purpose of the request is for a variance to the City's rear yard setback as per the property's R-5 (2nd Multi-Family Dwelling District) designation.

Community Planner Amanda Torres spoke.

After a brief discussion Chairman Dietrich read the ten (10) Findings of Fact, which must be determined in the affirmative for the variance to be granted. Ten (10) Finding of Fact were answered "Yes or affirmative", therefore the variance was granted.

5. Adjournment

There being no further business, Chairman Dietrich adjourned the meeting at approximately 5:43 p.m.

Prepared By:

Mary Bellinger, Assistant to Director

Approved By:

Carey Dietrich, Chairman

ZONING BOARD OF ADJUSTMENT
Regular Meeting: Monday, October 12, 2020, 5:30 p.m.

AGENDA ITEM: 4

Deliberate and act on a request for relief from the Zoning Ordinance to property located at 103 Hunter Court, also known as Hunter Subdivision, Block 14, Lot 20, Rockport, Arkansas County, Texas. The purpose of the request is for a variance to the City's front and rear yard setbacks as per the property's R-2 2nd Single-Family Dwelling District designation.

SUBMITTED BY: Building & Development Staff

BACKGROUND: This request is for a variance to the City's front and rear yard setback requirements per the property's R-2 2nd Single-Family Dwelling District designation as indicated in Section 118-20, District Area, Yard and Height Regulations. The zoning requirements for the R-2 district are listed below.

Areas & Densities	R-1	R-2	R-2B	R-2M	R-3	R-4	R-5	R-6	R-7	B-1	B-2	I-1	I-2
Lot Area Minimum (sq. ft.)—PER LOT	7000	5000	6000	5000	7000	5000	5000	5000	5000	n/a	n/a	n/a	n/a
Lot Area Minimum (sq. ft.)—Per DWELLING UNIT	7000	5000	6000	5000	3500	3500	2200	2200 *1	2200 *2	n/a	n/a	n/a	n/a
Lot Width Minimum (ft.)	50	50	50	50	50	50	50	50	50	50	n/a	n/a	n/a
Yard, Minimum—FRONT	25	25	25	25	25	25	25	25	25 *6	20	n/a	20	20
Yard, Minimum—REAR	20	20	10	20	20	20	20	20	10	n/a	n/a	n/a	n/a
Yards, Minimum—SIDE INTERIOR *3	5	5	10/0	5	5	5	5	5	5	n/a	n/a	n/a	n/a
Yards, Minimum—SIDE EXTERIOR *3	15	15	15	15	15	15	15	15	15	n/a	n/a	n/a	n/a
Living Area (sq. ft.)	800	600	600	600	500	500	500	600 *4	600 *5	600	n/a	n/a	n/a
Height, Maximum (ft.)	35	35	35	35	35	35	35	45	35	45	35	45	45

The single-family home located at 103 Hunter Court was damaged during Hurricane Harvey. The property owner is getting assistance to rebuild from the Texas General Land Office's Homeowner's Assistance Program. However, the layout of this lot does not

facilitate the home being rebuilt in a way that would meet the setback requirements of the R-2 2nd Single Family Dwelling District. It has a lot width of 100 feet and a lot depth of 50 feet. Considering the 25-foot required front yard setback and 20-foot rear yard setback, this would only give the applicant and contractor five (5) feet of usable building area. The applicant requests a 16-foot front yard setback and 6-foot rear yard setback in order to rebuild the house in its original footprint. Please see attached application and site plan for more detail.

Pursuant to Sec. 118-245, Division 2, Article IV, Chapter 118, Rockport Code of Ordinances, the following tasks were completed:

- The Board is holding the Public Hearing within forty-five days after receipt of completed application and fee.
- Notice of public hearing published in the official newspaper of the city at least fifteen days prior to the date of the hearing.
- Notice of public hearing was given in person or by mail to the applicant at least ten days prior to the hearing.
- Notices of public hearing were mailed to the owner of each property within two hundred feet of the subject property at least ten days prior to the date of the hearing. **The notice was mailed to twenty-two adjacent property owners. No letters were received either for or against the request.**

RECOMMENDATION: The Findings of Fact Form must be completed during deliberations but before the final vote is cast. All findings must be in the affirmative in order to grant a variance.



City of Rockport

Rockport Service Center - 2751 SH 35 Bypass, 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: General Land Office Program			
6. Building/Facility Name: James W Turner Construction, LTD			
7. Address: 103 Hunter Court	Suite #:	City: Rockport	Zip Code: 78382

8. Description: Indicate the type of project: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	9. Scope of Work (Describe the construction activities): Demo existing home to build a New Single Family Home.
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10. Square Footage of Building: 882.64	11. Square Footage Per Floor:
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:

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: James W Turner Construction, LTD		16. Company/Firm: James W Turner Construction, LTD	
17. Address: 14215 Mary Jane Lane	18. City: Tomball	19. State: Texas	20. Zip Code: 77377
21. Phone #: (361)557-7819	22. Fax #:	23. E-mail: sandra.herrera@jwtc.net	

City of Rockport
Variance Application

AGENT'S AFFIDAVIT

I, Don Van Velzer, 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.

Don Van Velzer
Printed Name of Agent

[Signature]
Signature of Agent

935-B S. Verne St
Physical Address

Same
Mailing Address

Rockport, Tx 78382
City/State/Zip Code

City/State/Zip Code

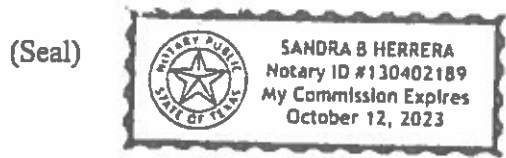
STATE OF TEXAS §
COUNTY OF Aransas §

The foregoing instrument was acknowledged before me on this 9 day of September, 2020, by Don Van Velzer and

who are personally known by me or who has

produced Variance Application and

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



[Signature]
Notary Public Signature

My Commission Expires: 2023

Sandra B Herrera
Printed Name

City of Rockport
Variance Application

OWNER'S AFFIDAVIT

I, Beatrice Lopez, 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.

Beatrice Lopez
Printed Name of Owner

Beatrice M Lopez
Signature of Owner

103 Hunter Ct. St.
Physical Address

103 Hunter Ct. St
Mailing Address

Rockport, Tx, 78382
City/State/Zip Code

Rockport, Tx 78382
City/State/Zip Code

STATE OF TEXAS §

COUNTY OF Aransas §

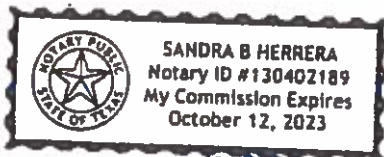
The foregoing instrument was acknowledged before me on this 9, day of September, 2020, by Beatrice Lopez and

_____ who are personally known by me or who has

produced Variance Application and _____

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

(Seal)



My Commission Expires: 2023

Sandra B Herrera
Notary Public Signature

Sandra B Herrera
Printed Name

GENERAL NOTES
 1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
 2. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 3. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLATURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
 5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLASURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 6. EQUIPMENT USED: TOPCON APL1 TOTAL STATION.
 7. BENCHMARK ESTABLISHED USING GPS WITH ORION IS CHECK. DATUM IS NAVD 83.
 8. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE.

ADDRESS: 103 HUNTER COURT
 AREA: 5,000 SF - 0.115 ACRES
 RECORDED IN: VOLUME 1, PAGE 61
 GOVERNING AUTHORITY: CITY OF ROCKFORD

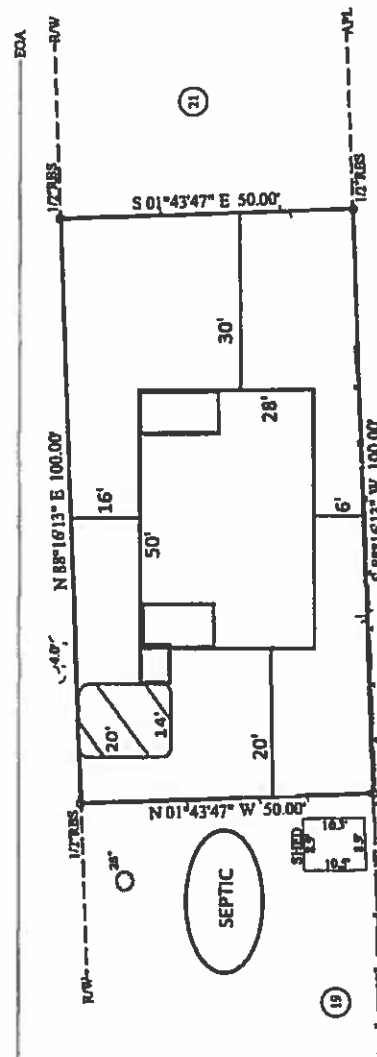
NOTE: PROPERTY AS SHOWN IS BASED ON BEST AVAILABLE EVIDENCE USING TOWN PINS FOUND, POSSESSION, DEEDS, & TAX RECORDS

THIS PROPERTY LIES WITHIN FLOOD ZONE X. BFB- N/A



HUNTER COURT STREET
 30' R/W

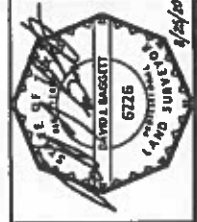
CLX119



WF
 KCSFP HOLDINGS, LLC

EXISTING PROPERTY AREAS

MAJOR BUILDING	863 SF
OTHER	87 SF
GARAGE/CARPORT	92 SF
DRCKING	70 SF
CONCRETE	34 SF
PAVING	77 SF
NUMBER OF TREES	2

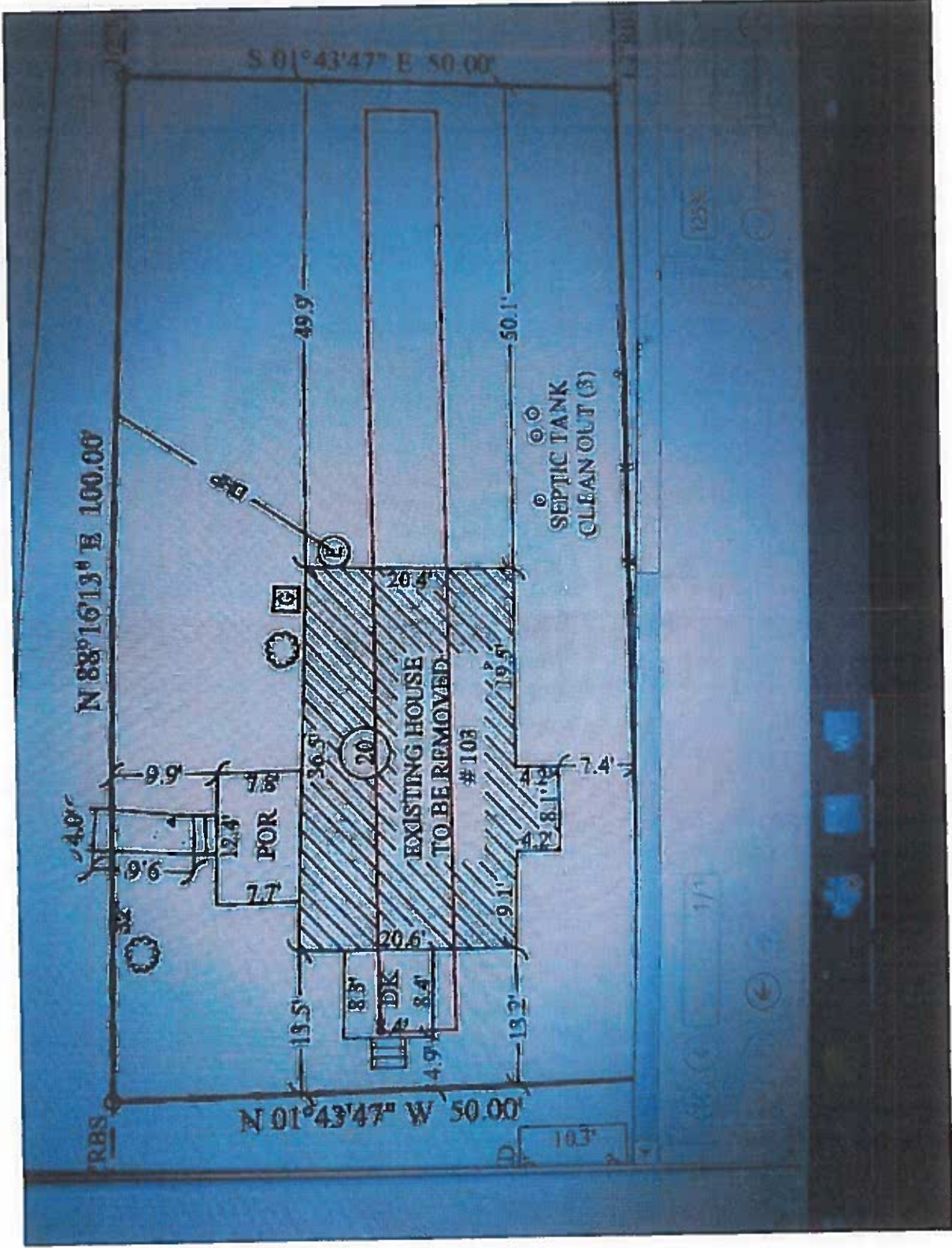


CARTER & CLARK
 LAND SURVEYORS AND PLANNERS
 3080 Premiere Parkway, Suite 600
 Duluth, GA 30097
 Ph: 770.451.5733
 Toll Free: 866.677.1048
 www.carterandclark.com
 FROM LICENSE: J0193753

SURVEY FOR:
JAMES W. TURNER
 LOCATED WITHIN: THE SMITH AND WOOD
 DIVISION
 LOT: 28
 CITY OF ROCKFORD
 ARKANSAS COUNTY, TEXAS
 FIELD WORK DATE: 08/22/2020
 2020080899 TURNER
 FC, BC

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

- Legend:
- CL - Center Line
- APL - Appurtenant Property Line
- BL - Building Line
- DL - Driveway Element
- UL - Utility Element
- ESMT - Easement
- EALE - Edge of Asphalt
- PCB - Patch
- DIC - Deck
- NF - New or Formerly
- W - Fence
- OC - On Center
- AM - Air Conditioning Unit
- SM - Smoke Meter
- OM - Gas Meter
- CM - Chimney
- WM - Water Meter
- WV - Water Valve
- PH - Fire Hydrant
- MO - Manhole
- CI - Curb Inlet
- TP - Telephone Pedestal
- CB - Cable Pedestal
- EL - Electrical Box
- LP - Light Post
- PP - Power Pole
- OP - Overhead Power Line









<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>
24275	Beatrice Lopez	103 Hunter Court	103 Hunter Court	Rockport	TX	78382
32761	Benita Gonzales	103 W Cornwall	103 W Cornwall	Rockport	TX	78382
24260	Chrystal D Perez	101 E Cornwall	P.O. Box 1312	Rockport	TX	78381-1312
24261	Danielle M Gonzalez	105 E Cornwall	P.O. Box 566	Rockport	TX	78381-0566
24262	Gerardo & Holly Gomez	111 E Cornwall	P.O. Box 593	Schertz	TX	78154-0593
24265	Robert & Rhetta Miller	115 E Cornwall	P.O. Box 1312	Fulton	TX	78358-0013
24273	Jesus Gilberto Morales	102 Hunter Ct	103 W Cornwall	Rockport	TX	78382-5303
24272	Reed S & Joleen Hurley	104 Hunter Ct	112 Suzanne Dr	Bastrop	TX	78602-7655
51786	Rhetta & Robert Miller	423 Hwy 35 S	P.O. Box 13	Fulton	TX	78358-0013
32760	Nora Lopez	111 N Fuqua St	108 N Verne St	Rockport	TX	78382
32759	Pauline Dilworth Life Estate	107 N Fuqua St	P.O. Box 894	Rockport	TX	78381-0894
32758	Dennis & Christina Chupe	103 N Fuqua St	P.O. Box 692	Rockport	TX	78381-0692
24274	Beatrice Lopez	101 Hunter Ct	103 Hunter Court	Rockport	TX	78382-5029
24276	Beatrice Lopez	105 Hunter Ct	103 Hunter Court	Rockport	TX	78382-5029
24277	Raul Delgado	107 Hunter Ct	914 SW 24th Street	San Antonio	TX	78207-5135
24278	RCESP Holdings LLC	427 Hwy 35 S	431 Hwy 35 S	Rockport	TX	78382-5001
24279	RCESP Holdings LLC	431 Hwy 35 S	431 Hwy 35 S	Rockport	TX	78382-5001
58390	RCESP Holdings LLC	435 Hwy 35 S	431 Hwy 35 S	Rockport	TX	78382-5001
58392	Rockport RV Services Inc.	302 W Market	445 Hwy 35 S	Rockport	TX	78382-4925
18130	Ron Carothers	519 Hwy 35 S	302 W Market Street	Rockport	TX	78382-4925
58418	Rockport RV Services Inc.	IS N Fuqua St	302 W Market Street	Rockport	TX	78382-4925
58035	Rockport RV Services Inc.	302 W Market	302 W Market Street	Rockport	TX	78382-4925

CITY of ROCKPORT, TEXAS



ADMINISTRATIVE OFFICES

622 East Market Street
Rockport, Texas 78382



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 006.90⁰
0000884933 SEP 18 2020
MAILED FROM ZIP CODE 78382

Beatrice Lopez
103 Hunter Court
Rockport TX 78382

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Beatrice Lopez
103 Hunter Court
Rockport, TX 78382



9590 9402 1553 5362 0861 90

2. Article Number (Transfer from service label)

7016 1370 0002 0469 6200

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
- If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery
- 100
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Postmark Here

0029 6949 2000 0267 5

CITY of ROCKPORT, TEXAS



ADMINISTRATIVE OFFICES

622 East Market Street
Rockport, Texas 78382



James W Turner Construction
14215 Mary Jane Lane
Tomball, TX 77377

PS Form 3811, July 2015 PSN 7530-02-000-9053

7016 1370 0002 0469 6294

2. Article Number (Transfer from service label)
9590 9402 1553 5362 0861 83

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Delivery
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Collect on Delivery Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Restricted Delivery
 International Mail Restricted Delivery (IMRD)
 International Mail Restricted Delivery (IMRD)

1. Article Addressed to:
 James W Turner Construction
 14215 Mary Jane Lane
 Tomball, TX 77377

1. Article Addressed to:
 Attach this card to the back of the mailpiece, or on the front if space permits.

■ Print your name and address on the reverse so that we can return the card to you.

■ Complete items 1, 2, and 3.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

A. Signature X
 B. Received by (Printed Name)
 C. Date of Delivery Address Agent

COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Postmark Here

70 0002 0469 6294



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

Applicant: JAMES W TURNER CONSTRUCTION, LTD. Case Number: 2020-0002

Lot/Tract/: HUNTER, BLOCK 14, LOT 20

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