

# CITY OF ROCKPORT

## MINUTES

### CITY COUNCIL WORKSHOP MEETING 1:30 p.m., Tuesday, March 28, 2017 Rockport City Hall, 622 East Market Street

On the 28<sup>th</sup> day of March 2017, the City Council of the City of Rockport, Aransas County, Texas, convened in Workshop Session at 1:30 p.m., at the regular meeting place in City Hall, and notice of meeting giving time, place, date and subject was posted as described in V.T.C.A., Government Code § 551.041.

#### CITY COUNCIL MEMBERS PRESENT

Mayor Charles J. Wax  
Mayor Pro-Tem Pat Rios, Ward 3  
Council Member Barbara Gurtner, Ward 4

#### CITY COUNCIL MEMBER(S) ABSENT

Council Member Rusty Day, Ward 1  
Council Member J. D. Villa, Ward 2

#### STAFF MEMBERS PRESENT

City Manager Kevin Carruth  
City Secretary Teresa Valdez  
City Attorney Terry Baiamonte  
Police Commander Larry Sinclair  
Public Works Director Mike Donoho  
Community Planner Amanda Torres  
Finance Director Patty Howard  
Information Technology Director Brian Jacobs

#### ELECTED OFFICIALS

#### Opening Agenda

##### **1. Call to Order.**

With a quorum of the Council Members present, the Workshop Session of the Rockport City Council was called to order by Mayor Wax at 1:30 p.m. on Tuesday, March 28, 2017, in the Council Chambers of the Rockport City Hall, 622 E. Market Street, Rockport, Texas.

#### Regular Agenda

##### **2. Hear and deliberate on potential areas for annexation in 2017.**

Community Planner Amanda Torres addressed the Council. Ms. Torres stated that as Council had requested at January's Strategic Planning Workshop, she had prepared a presentation on several potential areas for annexation in 2017. Ms. Torres said the gap along Pearl Street is also included. Ms. Torres explained that if Council chooses to pursue annexation prior to any state legislation going

into effect on September 1, 2017, a decision on which areas to annex will need to be made by the second Council meeting in April (April 25, 2017). Ms. Torres stated a proposed annexation timeline is also included in the Agenda packet. Ms. Torres added that a summary sheet has been prepared per Council's request.

Ms. Torres gave a presentation (see below) on several potential areas for annexation in 2017.

**DRAFT PROPOSED CALENDAR OF ACTION (C/A) REQUIRED FOR EXEMPT ANNEXATION PROCESS**

*Note: Prior to any other action, the city must determine whether an area is subject to the requirements of Section 43.023 - required offer of development agreement (see detailed information above), and must comply with those requirements if so.*

April 23, 2017	Council meeting to receive Council's final approval of anticipated annexation area and publicly available presentation including public hearings
May 8, 2017	Council passes resolution directing staff to prepare service plan and scheduling two public hearings for upcoming commission: June 27, 2017 (workshop and regular meeting)
May 18, 2017	City if annexation is exempt under §43.023(a)(1) will include neighborhood, send written notice to property owners in area to be annexed, public or private entities that provide services to the area to be annexed, and neighbors with right-of-way to area to be annexed. §43.022
June 10, 2017 <sup>1</sup>	Public notice of first and second hearings §43.023. Citizens required affidavit of publication from newspaper.  Post notice of first and second public hearings on Internet Web site, if city has an Internet website §43.023(a)  Send written notice to each public school district in the area to be annexed §43.023  Send written notice to neighbors with right-of-way to area to be annexed §43.023(a)
June 23, 2017	Post notice of first and second public hearings under Open Meetings Act.
June 27, 2017 Workshop Meeting	First first public hearing §43.023
June 27, 2017 Regular Meeting	First second public hearing §43.023
July 21, 2017	Post notice of annexation ordinance adoption under Open Meetings Act.
July 25, 2017	Adopt Annexation Ordinance - 21 days after 2 <sup>nd</sup> hearing (Publication of Proceedings—proceedings are published and completed at same time in city that city requires one hearing) <sup>2</sup>

August 8, 2017

Ordinance in city that requires more than one reading must be filed second (Completion of Proceedings) §43.024

<sup>1</sup> Prior to beginning the process shown by this schedule, a city must prepare a service plan that depicts the specific services that will be provided to the area after it has been annexed. This Local Government Information System (LGIS) service plan should be available for inspection at the public hearings. Also, the minutes prepared at the city are not required to include the plan, but the minutes should include the public hearings and ensuring it is in and format description of the area to be annexed.

<sup>2</sup> Following the adoption of the annexation ordinance, the city must send notice to neighboring public utility, state, and local agencies and various providers. See "Other Matters Affecting All Annexations."



**Annexation Focus Area Profiles 2017**

Rockport City Council | January 2017 Workshop  
Amanda Torres, Community Planner



**Overview**

Eleven areas of focus for 2017:

- Market Street "B" – remaining area along corridor
- Peninsula Oaks
- Area "D"
- Area "I"
- Area "K"
- Area "A"
- Area "C"
- Area "T"
- Area "G"
- Area "F"
- "Gap 35" – Remaining area on Bypass 35





**Sec. 43.055. MAXIMUM AMOUNT OF ANNEXATION EACH YEAR.:**

- (a) In a calendar year, a municipality may not annex a total area greater than 20 percent of the unannexed area of the municipality as of January 1 of that year, plus any amount of area annexed over in that year under Subsection (b). In determining the total area annexed in a calendar year, an area annexed for limited purposes is included, but an annexed area is not included if it is:
  - (1) approved at the request of a majority of the qualified voters of the area and the owners of at least 50 percent of the land in the area,
  - (2) annexed by the municipality, a county, the state, or the federal government and used for a public purpose,
  - (3) approved at the request of at least a majority of the qualified voters of the area, or
  - (4) approved at the request of the owners of the area.
- (b) If a municipality fails to annex in a calendar year the entire or a portion amount permitted under Subsection (a), the municipality may carry over the unannexed allocation for use in subsequent calendar years.
- (c) A municipality carrying over an allocation may not annex in a calendar year a total area greater than 20 percent of the unannexed area of the municipality as of January 1 of that year.

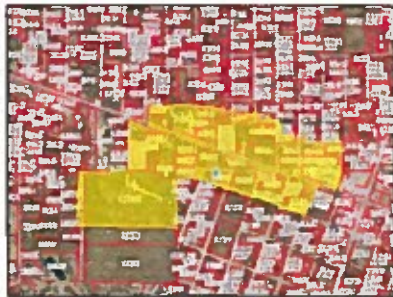
TLGC  
Annexation Area  
Allocation Policy



Land area prior to last annexation: 11,380  
+ Dec. 2016 annexation: 1,181.15  
**CURRENT TOTAL AREA: 12,561.15 acres**

City of  
Rockport  
Annexation  
Allocation

Allocation carryover: 1,952.85  
+ 10% allowable: 1,952.85  
**CURRENT TOTAL ALLOWABLE: 3,756.97 acres**



Area 1:  
Market Street  
Corridor "B"



Estimated Population: 130  
Land Use and Associated Market Valuation: 73,706 acres total

Property Type	Count	Value	Area	%
Land (Single Family Units)	89	24,421	13,726,720	
Land (Multi-family Units)	0	0	0	
Land (Commercial Properties)	17	20,098	12,073,220	
Land (Industrial Properties)	15	29,178	5,906,020	

Area 1:  
Land Use  
and Market  
Valuation

- Statistical Market Valuations
- Total Market Valuation: 2,152,706.00
  - Average Value (including exempt property): \$71,200.00
  - Median Value (including): \$29,600.00
  - Average Value (excluding exempt property): \$66,166.36
  - Median Value (excluding): \$25,412.00
  - Average Homestead Value: \$26,166.36
  - Properties are homesteaded
- # of Building Permits since 2003: 19



Sanitation Revenue	Rate	%	Estimated	Yearly Est
Residential	0.01-0.5	64.38	64.38	726.38
Commercial	0.08-2.1	34.62	34.62	209.94
<b>TOTAL</b>			<b>99.00</b>	<b>936.32</b>
Potential Tax Revenue	0.31, \$1,000.00	100.00		936.32

Area 1:  
Other  
Revenues



**Streets**

Street	From	To	Length	Width
Burton	Market	End	543	24
North	Burton	S. Daughtry	950	20
Ray	North	Burton	2620	20
Teary	North	Ray	244	18
S. Daughtry	Ray	Market	446	20
S. Marshall	Market	Ray	260	18
Vassar	Ray	Market	275	18
Vassar	Commercial	End	250	20
Marshall	Market	End	570	18
N. Daughtry	Market	W. Commercial	670	20
N. Teary	Market	End	200	18
Wood	Market	End	575	20
Lowrey	Market	Burton	715	18
Burton	Lowrey	Market	267	18
Combs	Finch	N. Daughtry	845	18
Carroll	Daughtry	Finch	945	18
	Daughtry	Marriage	945	18
	Marriage	Alton	5,200.00	

Area 1:  
Existing  
Infrastructure

Street Condition: Good  
Chipped  
No curb and gutter

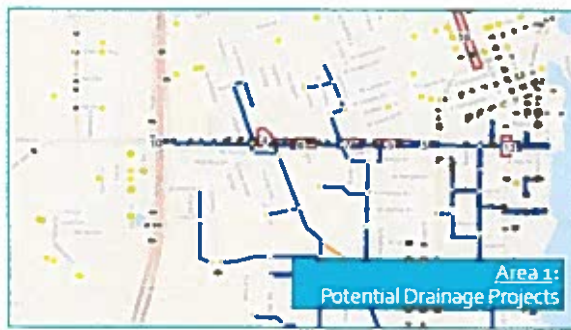


- **Capital Costs:** Any capital costs are already incorporated into budgeted COP projects. No current drainage projects.
- **Maintenance and Operations:**

Item or Street	Unit	Cost	Total
Cost per mile	1.0	10,000.00	10,000.00
Amount paid for in Light Fee	1.0	2,391.47	2,391.47
Add to Operating Budget	1.0	7,608.53	7,608.53
Inclusion of street lights	1.0	10,000.00	10,000.00

Area 1:  
Cost of  
Maintenance





**Area 1:  
Potential  
Drainage  
Projects**

**4.3.3 Project 3 - Market Street (SR 100) at the 31st Avenue, 32nd, and 33rd**

The project is proposed to improve the stormwater drainage system in the central business district of Rockport, Texas. The project consists of constructing a new 18-inch diameter stormwater main along Market Street from 31st Avenue to 33rd Avenue. The project also includes the installation of manholes, catch basins, and street lighting. The project is estimated to cost \$1,200,000.

Item	Description	Quantity	Unit	Price	Total
1	18" Stormwater Main	1,200	LF	\$1,000	\$1,200,000
2	Manhole	10	EA	\$100,000	\$1,000,000
3	Catch Basin	5	EA	\$200,000	\$1,000,000
4	Street Lighting	100	EA	\$100,000	\$10,000,000
5	Construction Labor	10,000	HRS	\$100	\$1,000,000
6	Materials	10,000	TON	\$100	\$1,000,000
7	Permits	1	EA	\$1,000,000	\$1,000,000
8	Design	1	EA	\$1,000,000	\$1,000,000
9	Construction Management	1	EA	\$1,000,000	\$1,000,000
10	Contingency	1	EA	\$1,000,000	\$1,000,000
11	Insurance	1	EA	\$1,000,000	\$1,000,000
12	Professional Fees	1	EA	\$1,000,000	\$1,000,000
13	Construction Management	1	EA	\$1,000,000	\$1,000,000
14	Construction Management	1	EA	\$1,000,000	\$1,000,000
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**Area 1:  
Potential  
Drainage  
Projects**

**4.3.4 Project 4 - Market Street (SR 100) at the 31st Avenue**

The project is proposed to improve the stormwater drainage system in the central business district of Rockport, Texas. The project consists of constructing a new 18-inch diameter stormwater main along Market Street from 31st Avenue to 32nd Avenue. The project also includes the installation of manholes, catch basins, and street lighting. The project is estimated to cost \$1,200,000.

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4	Street Lighting	100	EA	\$100,000	\$10,000,000
5	Construction Labor	10,000	HRS	\$100	\$1,000,000
6	Materials	10,000	TON	\$100	\$1,000,000
7	Permits	1	EA	\$1,000,000	\$1,000,000
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**Area 1:  
Potential  
Drainage  
Projects**

**4.3.5 Project 5 - Market Street (SR 100) at the 31st Avenue**

The project is proposed to improve the stormwater drainage system in the central business district of Rockport, Texas. The project consists of constructing a new 18-inch diameter stormwater main along Market Street from 31st Avenue to 32nd Avenue. The project also includes the installation of manholes, catch basins, and street lighting. The project is estimated to cost \$1,200,000.

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50	Construction Management	1	EA	\$1,000,000	\$1,000,000

**Area 2:  
Peninsula Oaks**



**Area 2:  
Land Use  
and Market  
Valuation**

Estimated Population: 935

Over 100 residential units in Rockport

Land Use and Associated Market Valuations: 222,232 acres total

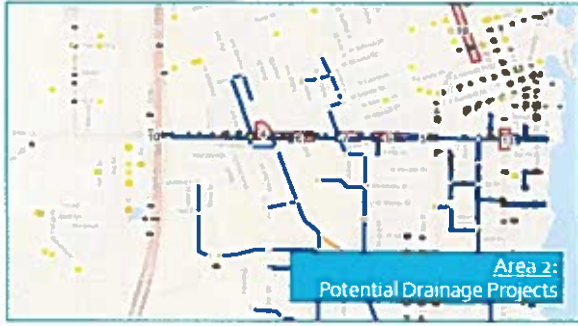
Land Use	Acres	Value
Residential	222,232	\$1,111,160,000
Commercial	1,111	\$5,555,500,000
Industrial	1,111	\$5,555,500,000
Public	1,111	\$5,555,500,000
Other	1,111	\$5,555,500,000
<b>TOTAL</b>	<b>225,565</b>	<b>\$27,882,500,000</b>

Statistical Market Valuations:

- Total Market Valuation: \$44,890,300
- Average Value (including exempt property): \$179,884
- Median Value (including): \$60,100
- Average Value (excluding exempt property): \$179,884
- Median Value (excluding): \$60,100
- Average Homeowner Value: \$160,200
- 100 Properties are homebased

**Area 2:  
Other  
Revenues**

Sanitation Assessment:	Rate	%	Estimated	Yearly Net
Residential	\$10.00	1%	\$10,000	\$10,000
Commercial	\$100.00	1%	\$100,000	\$100,000
<b>TOTAL</b>			<b>\$110,000</b>	<b>\$110,000</b>



Area 2:  
Potential Drainage Projects



Area 2:  
Potential Drainage Projects

**4.1.9 Exhibit A - Market Value of Area 2 and 3 Properties, Drainage and Sewer**

The general location of the Area 2 and 3 properties are shown in the map to the left. The map shows the location of the properties in the City of Rockport, Texas. The map also shows the location of the drainage and sewer lines. The map is a map of the City of Rockport, Texas, showing the location of the properties in the City of Rockport, Texas. The map is a map of the City of Rockport, Texas, showing the location of the properties in the City of Rockport, Texas.

Area	Description	Area	Area	Area	Area
1	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000
4	1000	1000	1000	1000	1000
5	1000	1000	1000	1000	1000
6	1000	1000	1000	1000	1000
7	1000	1000	1000	1000	1000
8	1000	1000	1000	1000	1000
9	1000	1000	1000	1000	1000
10	1000	1000	1000	1000	1000
11	1000	1000	1000	1000	1000
12	1000	1000	1000	1000	1000
13	1000	1000	1000	1000	1000
14	1000	1000	1000	1000	1000
15	1000	1000	1000	1000	1000
16	1000	1000	1000	1000	1000
17	1000	1000	1000	1000	1000
18	1000	1000	1000	1000	1000
19	1000	1000	1000	1000	1000
20	1000	1000	1000	1000	1000
21	1000	1000	1000	1000	1000
22	1000	1000	1000	1000	1000
23	1000	1000	1000	1000	1000
24	1000	1000	1000	1000	1000
25	1000	1000	1000	1000	1000
26	1000	1000	1000	1000	1000
27	1000	1000	1000	1000	1000
28	1000	1000	1000	1000	1000
29	1000	1000	1000	1000	1000
30	1000	1000	1000	1000	1000
31	1000	1000	1000	1000	1000
32	1000	1000	1000	1000	1000
33	1000	1000	1000	1000	1000
34	1000	1000	1000	1000	1000
35	1000	1000	1000	1000	1000
36	1000	1000	1000	1000	1000
37	1000	1000	1000	1000	1000
38	1000	1000	1000	1000	1000
39	1000	1000	1000	1000	1000
40	1000	1000	1000	1000	1000
41	1000	1000	1000	1000	1000
42	1000	1000	1000	1000	1000
43	1000	1000	1000	1000	1000
44	1000	1000	1000	1000	1000
45	1000	1000	1000	1000	1000
46	1000	1000	1000	1000	1000
47	1000	1000	1000	1000	1000
48	1000	1000	1000	1000	1000
49	1000	1000	1000	1000	1000
50	1000	1000	1000	1000	1000



Area 3:  
Area "D"



Area 3:  
Land Use and Market Valuation

**Estimated Population: 743**

**Land Use and Associated Market Valuation: 126.8334 acres total**

Property Type	Count	Area	Value
Residential	123	87.728	8,470,000.00
Commercial	0	0	0
Total	123	87.728	8,470,000.00

**Statistical Market Valuation:**

- Total Market Valuation: \$8,470,000.00
- Average Value (including exempt property): \$72,845
- Median Value (including): \$40,015
- Average Value (excluding exempt property): \$72,845
- Median Value (excluding): \$2,480
- Average Homestead Value: \$24,800
- 0 Properties are tax-exempt



Area 3:  
Other Revenues

Sanitation Revenues	Rate	%	Estimated	Yearly Est
Residential	0.0046		123.48	567,204
Commercial	0.0082		84.36	692.35
<b>TOTAL</b>			<b>207.84</b>	<b>666,500</b>

Potential Tax Revenue: 0.3648/acre @ 126.83 acres = \$46,260.30



Area 4:  
Area "J"



Area 4:  
Land Use and Market Valuation

**Estimated Population: 724**

**Land Use and Associated Market Valuation: 130.7944 acres total**

Property Type	Count	Area	Value
Residential	242	88.2032	8,470,000.00
Commercial	1	0.0007	200,000.00
Total	243	88.2039	8,670,000.00

**Statistical Market Valuation:**

- Total Market Valuation: \$8,670,000.00
- Average Value (including exempt property): \$35,679
- Median Value (including): \$20,000
- Average Value (excluding exempt property): \$35,679
- Median Value (excluding): \$2,480
- Average Homestead Value: \$24,800
- 0 Properties are tax-exempt



Area 4:  
Other Revenues

Sanitation Revenues	Rate	%	Estimated	Yearly Est
Residential	0.0046		242.57	1,117,200
Commercial	0.0082		1.00	8,200
<b>TOTAL</b>			<b>243.57</b>	<b>1,125,400</b>

Potential Tax Revenue: 0.3648/acre @ 130.79 acres = \$47,660.32



**Area 3, 4 & 5:  
Potential  
Drainage  
Projects**

4.3.0 **PROJECT 3 - FLOOD CONTROL, FLOOD CONTROL, AND DRAINAGE**  
This project includes engineering for upper Trinity flood control (see Trinity Flood Control Study in Exhibit 1 of this report) and flood control for the 3.5 mile long 10' deep 10' wide 10' high flood control system in the upper Trinity flood control system. The estimated engineering cost for this project is \$1,000,000.

Item	Description	Quantity	Unit	Price	Total
1	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
2	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
3	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
4	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
5	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
6	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
7	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
8	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
9	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
10	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
11	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
12	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
13	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
14	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
15	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
16	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
17	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
18	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
19	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
20	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000



**Area 3, 4 & 5:  
Potential  
Drainage  
Projects**

4.3.0 **PROJECT 4 - FLOOD CONTROL, FLOOD CONTROL, AND DRAINAGE**  
This project includes engineering for upper Trinity flood control (see Trinity Flood Control Study in Exhibit 1 of this report) and flood control for the 3.5 mile long 10' deep 10' wide 10' high flood control system in the upper Trinity flood control system. The estimated engineering cost for this project is \$1,000,000.

Item	Description	Quantity	Unit	Price	Total
1	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
2	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
3	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
4	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
5	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
6	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
7	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
8	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
9	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
10	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
11	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
12	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
13	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
14	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
15	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
16	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
17	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
18	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
19	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
20	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000



**Area 6:  
Area "A"**



**Area 6:  
Land Use  
and Market  
Valuation**

Estimated Population: 238

Land Use and Associated Market Valuation: 494.67 acres total

Property Class	Count	% of Total	Acres	Value
Residential Single Family Units	15	3.0%	302.35	\$4,025,000
Other Single Family Units	0	0.0%	0	0
Total Residential Properties	15	3.0%	302.35	\$4,025,000
Commercial Properties	0	0.0%	13.21	\$86,200
Total Commercial Properties	0	0.0%	13.21	\$86,200

Statistical Market Valuations:

- Total Market Valuation: \$4,111,200
- Average Value (including exempt property): \$134,379
- Median Value (including): \$97,125
- Average Value (excluding exempt property): \$134,379
- Median Value (excluding): \$134,379
- Average Homestead Value: \$134,379

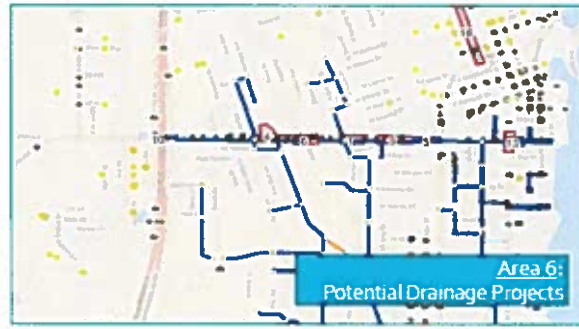
11 Properties are homesteaded.



**Area 6:  
Other  
Revenues**

Sanitation Revenues	Rate	%	Estimated	Yearly Est
Residential	\$30.00		77,748	\$2,332,440
Commercial	\$18.00		8,664	\$153,952
<b>TOTAL</b>			<b>86,412</b>	<b>\$2,486,392</b>

Potential Tax Revenues: \$2,486,392



**Area 6:  
Potential Drainage  
Projects**



**Area 6:  
Potential  
Drainage  
Projects**

4.3.0 **PROJECT 6 - FLOOD CONTROL, FLOOD CONTROL, AND DRAINAGE**  
This project includes engineering for upper Trinity flood control (see Trinity Flood Control Study in Exhibit 1 of this report) and flood control for the 3.5 mile long 10' deep 10' wide 10' high flood control system in the upper Trinity flood control system. The estimated engineering cost for this project is \$1,000,000.

Item	Description	Quantity	Unit	Price	Total
1	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
2	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
3	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
4	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
5	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
6	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
7	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
8	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
9	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
10	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
11	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
12	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
13	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
14	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
15	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
16	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
17	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
18	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
19	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000
20	10' deep 10' wide 10' high flood control system	1.000	mi	1,000,000	\$1,000,000



**Area 7:  
Area "C"**





### Area 5: Area "K"



### Area 5: Land Use and Market Valuation

Estimated Population: 2,226  
Over one hundred (100) threshold (schools)

Land Use and Associated Market Valuation: 308,5891 acres total

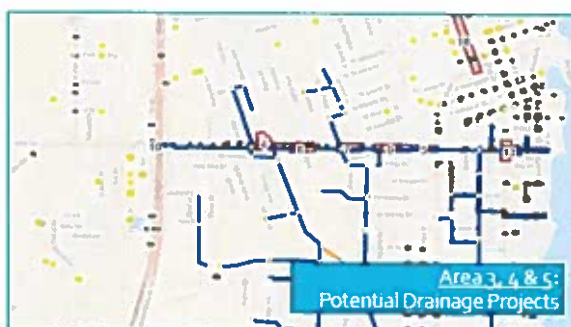
Property Type	Count	Sq Ft	Acres	Value
Residential-Family Units	222	234,722	5.4	\$8,788,692
Other Market Land Uses	1	8,778	0.2	\$75,487
<b>Total Commercial Properties</b>	<b>20</b>	<b>38,889</b>	<b>0.9</b>	<b>4,326,653</b>
<b>Total Commercial Properties</b>	<b>20</b>	<b>40,000</b>	<b>0.9</b>	<b>4,372,907</b>

**Statistical Market Valuations:**  
 - Total Market Valuation: \$4,806,300  
 - Average Value (including exempt property): \$42,310  
 - Median Value (including): \$15,730  
 - Average Value (excluding exempt property): \$68,151  
 - Median Value (excluding): \$41,859  
 - Average Homestead Value: \$17,721  
 - 222 Properties are homesteaded



### Area 5: Other Revenues

Sanitation Revenue	Rate	%	Estimated	Yearly Est
Residential	0.20	4.6	792.30	8,268.05
Commercial	0.20	5.2	75.85	662.65
<b>TOTAL</b>			<b>768.15</b>	<b>8,930.70</b>
Potential Tax Revenue	\$ 0.45	10.0	1,000.00	10,416.10



### Area 3, 4 & 5: Potential Drainage Projects

#### 4.3.3 Project 3 - Street View #21100 at the 21100, 21100, and 21100

The project is proposed to allow the City of Rockport to improve the drainage system in the area of the 21100, 21100, and 21100. The project is proposed to improve the drainage system in the area of the 21100, 21100, and 21100. The project is proposed to improve the drainage system in the area of the 21100, 21100, and 21100.

Item	Description	Quantity	Unit	Est. Cost	Est. Cost
1	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
2	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
3	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
4	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
5	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
6	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
7	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
8	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
9	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
10	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
11	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
12	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
13	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
14	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
15	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
16	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
17	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
18	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
19	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
20	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
21	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
22	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
23	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
24	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
25	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
26	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
27	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
28	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
29	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
30	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
31	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
32	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
33	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
34	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
35	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
36	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
37	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
38	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
39	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
40	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
41	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
42	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
43	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
44	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
45	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
46	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
47	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
48	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
49	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
50	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000



### Area 3, 4 & 5: Potential Drainage Projects

#### 4.3.4 Project 4 - Street View #21100 at the 21100

The project is proposed to allow the City of Rockport to improve the drainage system in the area of the 21100, 21100, and 21100. The project is proposed to improve the drainage system in the area of the 21100, 21100, and 21100. The project is proposed to improve the drainage system in the area of the 21100, 21100, and 21100.

Item	Description	Quantity	Unit	Est. Cost	Est. Cost
1	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
2	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
3	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
4	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
5	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
6	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
7	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
8	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
9	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
10	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
11	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
12	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
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32	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
33	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
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49	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000
50	21100 Street View #21100	1	Lot	\$1,000,000	\$1,000,000



**Area 7:  
Land Use  
and Market  
Valuation**

• Estimated Population: 145  
• Land Use and Associated Market Valuation: 545,9701 acres total

Property Class	Count	Value	Area
Residential Single Family Units	99	131,2777	4,813,300
Total Multi-Family Units	0	0	0
Total Commercial Properties	0	77,333	1,236,380
Total Unimproved Properties	33	204,1270	1,481,600

• Statistical Market Valuation:  
Total Market Valuation: 412,737,490  
Average Value (including exempt property): 116,444  
Median Value (including): 69,000  
Average Value (including exempt property): 664,500  
Median Value (including): 11,100  
Average Homestead Value: 0 11,842  
• 14 Properties are homesteaded



**Area 7:  
Other  
Revenues**

Sanitation Revenues:	Rate	%	Estimated	Yearly Est
Residential	0.0046	26.04%	25,045	175,20
Commercial	0.0230	88.12%	88,120	128,36
<b>TOTAL</b>			113,165	303,56
Potential Tax Revenue:	0.364896000	100.00%	364,896	404,872.81



**Area 8:  
Area "T"**



**Area 8:  
Land Use  
and Market  
Valuation**

• Estimated Population: 87  
• Land Use and Associated Market Valuation: 1,121,188 acres total

Property Class	Count	Value	Area
Residential Single Family Units	20	207,4775	1,000,000
Total Multi-Family Units	0	0	0
Total Commercial Properties	1	1,400	21,700.00
Total Unimproved Properties	11	31,8070	200,000

• Statistical Market Valuation:  
Total Market Valuation: 209,687,490  
Average Value (including exempt property): 104,845  
Median Value (including): 60,125  
Average Value (including exempt property): 1,171,540  
Median Value (including): 164,900  
Average Homestead Value: 0 15,477  
• 14 Properties are homesteaded



**Area 8:  
Other  
Revenues**

Sanitation Revenues:	Rate	%	Estimated	Yearly Est
Residential	0.0046	26.44%	26,440	226,00
Commercial	0.0230	73.04%	73,040	88,40
<b>TOTAL</b>			99,480	314,40
Potential Tax Revenue:	0.364896000	100.00%	364,896	404,872.81



**Area 9:  
Area "G"**



**Area 9:  
Land Use  
and Market  
Valuation**

• Estimated Population: 129  
• Land Use and Associated Market Valuation: 1,141,7921 acres total

Property Class	Count	Value	Area
Residential Single Family Units	48	177,000	9,700,000
Total Multi-Family Units	0	0	0
Total Commercial Properties	1	107,4072	14,300,000
Total Unimproved Properties	7	3,619	100,000

• Statistical Market Valuation:  
Total Market Valuation: 444,776,400  
Average Value (including exempt property): 104,000  
Median Value (including): 100,000  
Average Value (including exempt property): 114,000  
Median Value (including): 110,000  
Average Homestead Value: 0 14,000  
• 0 Properties are homesteaded



**Area 9:  
Other  
Revenues**

Sanitation Revenues:	Rate	%	Estimated	Yearly Est
Residential	0.0046	43.69%	43,690	129,00
Commercial	0.0230	73.04%	73,040	88,40
<b>TOTAL</b>			116,730	217,40
Potential Tax Revenue:	0.364896000	100.00%	364,896	404,872.81





**Area 10:  
Area "F"**



• Estimated Population: 162  
• Land Use and Associated Market Valuation: 598.8766 acres total

Property Type	Count	Value	Area	%
Total Single-Family Units	86	\$88,892,7	23,899,625	
Total Multi-Family Units	0	0	0	
Total Commercial Properties	0	0	0	
Total Unimproved Properties	76	\$8,9728	3,022,340	

• Statistical Market Valuation:  
 - Total Market Valuation: \$ 98,744,430  
 - Average Value (including exempt property): \$ 405,845  
 - Median Value (including): \$ 254,739  
 - Average Value (excluding exempt property): \$ 201,814  
 - Median Value (excluding): \$ 129,645  
 - Average Homestead Value: \$ 232,871  
 - 0 Properties are homesteaded

**Area 10:  
Land Use  
and Market  
Valuation**



Sanitation Revenues	Rate	%	Estimated	Yearly Est
Residential	\$ 4.45		55,343	\$ 64,90
Commercial	\$ 4.81		0	0
<b>TOTAL</b>			<b>55,343</b>	<b>\$ 64,90</b>
Potential Tax Revenues	\$ 3.64890000	\$ 100.00		\$ 49,128.00

**Area 10:  
Other  
Revenues**



**Area 11:  
"Gap 35"**



• Estimated Population: 29  
• Land Use and Associated Market Valuation: 164.1376 acres total

Property Type	Count	Value	Area	%
Total Single-Family Units	23	\$ 17,8889	\$ 4,199,823.05	
Total Multi-Family Units	0	0	0	
Total Commercial Properties	0	0	0	
Total Unimproved Properties	6	\$ 8,2425	\$ 838,119.86	

• Statistical Market Valuation:  
 - Total Market Valuation: \$ 5,173,799  
 - Average Value (including exempt property): \$ 23,120  
 - Median Value (including): \$ 9,895  
 - Average Value (excluding exempt property): \$ 11,803  
 - Median Value (excluding): \$ 4,739  
 - Average Homestead Value: \$ 101,899  
 - 0 Properties are homesteaded

**Area 11:  
Land Use  
and Market  
Valuation**



Sanitation Revenues	Rate	%	Estimated	Yearly Est
Residential	\$ 4.45		13,499	\$ 49,00
Commercial	\$ 4.81		0	\$ 0.00
<b>TOTAL</b>			<b>13,499</b>	<b>\$ 49,00</b>
Potential Tax Revenues	\$ 3.64890000	\$ 100.00		\$ 41,479.00

**Area 11:  
Other  
Revenues**



**Annexation Profile Summary**

Category	March 2016	March 2017	March 2018	March 2019	March 2020	March 2021	March 2022	March 2023	March 2024	March 2025	March 2026	March 2027	March 2028	March 2029	March 2030	Total
<b>Population</b>	136	618	861	334	1288	328	183	87	239	242	19	287	627	847	6247	
<b>Acres</b>	23,328	122,321	236,623	283,764	626,482	681,87	863,670	1,024,682	1,122,782	1,242,782	1,382,782	1,522,782	1,662,782	1,802,782	1,942,782	14,212,782
<b>Residential Type</b>																
Single-Family	85	328	221	243	723	78	88	22	63	86	18	88	278	378	278	
Multi-Family	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	2
Commercial	27	0	88	18	88	4	0	1	0	0	0	0	0	0	22	268
Unimproved	13	18	69	84	282	0	0	0	0	0	0	0	0	0	0	828
<b>Property Valuations</b>																
Total Market Valuation	\$ 7,122,202	\$ 41,880,202	\$ 8,120,202	\$ 88,880,202	\$ 188,880,202	\$ 188,880,202	\$ 288,880,202	\$ 388,880,202	\$ 488,880,202	\$ 588,880,202	\$ 688,880,202	\$ 788,880,202	\$ 888,880,202	\$ 988,880,202	\$ 1,088,880,202	\$ 14,212,782
Average Value (including exempt)	\$ 52,202	\$ 72,202	\$ 31,202	\$ 61,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202	\$ 62,202
Median Value (including exempt)	\$ 18,202	\$ 48,202	\$ 7,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202	\$ 28,202
Area per (including of value)	\$ 30,202	\$ 28,202	\$ 21,202	\$ 12,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202	\$ 21,202
<b>Land Use Summary (Acres)</b>																
Residential	1,227	5,744	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	14,212,782
Commercial	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
Unimproved	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
<b>Demographics</b>																
Annual Per Revenue	\$ 28,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202	\$ 18,202

Citizens present at the Workshop who asked questions regarding annexation and the potential areas were: Chris Crowley, Newman Dick Kitchens, Thad Crothers, Robert Carruthers, and Gene Gruender.

Some of the questions and answers are as follows:

- How can someone oppose annexation? Answer – State law requires two public hearings be conducted by the City Council prior to any decision on annexation.
- What can you do if you cannot be present at the public hearings? Answer – You can provide your opposition in writing to the City Council prior to the public hearings so it can be noted in the official minutes.
- How many sections are being considered for annexation in 2017? Answer – The City Council had not yet made a decision on this.
- Why would the City Council decide not to annex? Answer – Cost of maintaining additional property, cost of adding personnel (police officers, public works, parks, etc.) and other factors.
- The City has already taken five acres of my land, when does it stop? Answer – When the City stops growing.
- Why would the City annex a big empty area that would provide a small amount of tax revenue? Answer – Annexation of an area also extends the Extra Territorial Jurisdiction of the City, and also to control the type of development.
- The last time the City annexed property before the 2016 annexation was in 2010. What has changed that the City is considering annexation again? Answer – There has been a significant amount of industrial growth in the Coastal Bend area. As the City looks at its growth, annexation would allow zoning control of long-term land use. The City welcomes industrial growth, but we do not think citizens want industrial growth in Rockport.

- My business has a five-year plan. Is the City's long-term plan to try an annex 10% per year? Answer – The Council has not made a decision on that. Council has looked at areas adjacent to the City and decided to look at annexation of certain areas. The Council has not looked at costs, drainage projects, bond issue and man-power issues. Council cannot make decision outside of public meetings.

Discussion was held among Council, Ms. Torres, City Manager Carruth and the citizens asking questions.

Mayor Pro-Tem Rios thanked staff for the work involved in putting this information together. Mayor Pro-Tem Rios said he has not made a decision on any of this because he has to consider expenses, revenues and the additional cost of services. Mayor Pro-Tem Rios stated the City has to ask: "Can we afford to do this"?

Council Member Gurtner commented that this was a lot to think about.

### 3. Adjournment

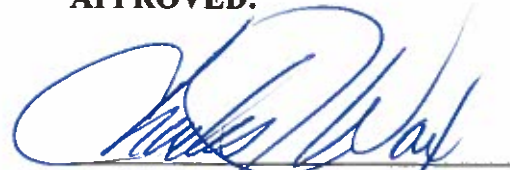
At 2:48 p.m., it was the consensus of Council to adjourn.



**ATTEST:**

  
Teresa Valdez, City Secretary

**APPROVED:**

  
Charles J. Wax, Mayor