



CITY OF ROCKPORT TEXAS



STATE OF COMMUNITY REPORT



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FOREWORD

Founded in 1980, Texas Target Communities (TTC), led by director John Cooper and associate director Jaimie Masterson, is a service learning program and university-wide community engagement initiative of the College of Architecture and the Texas A&M Provost's [Public Partnership & Outreach Office](#).

The program provides opportunities for faculty and students to work alongside local governments and community stakeholders to assist small, underserved communities in creating sustainable futures throughout Texas.

TTC's work would not be possible without the Texas A&M [Department of Landscape Architecture and Urban Planning](#) and the [Institute for Sustainable Communities](#).

Other collaborating programs and agencies include the [Texas Sea Grant Community Resilience Collaborative](#), the [Texas Rural Leadership Program](#), the [Texas A&M Center for Heritage Conservation](#), [Texas A&M University at Galveston](#), [Texas A&M University-Corpus Christi](#), the [Texas chapter of the American Planning Association](#) and the [American Planning Association](#), the [Texas A&M University School of Law](#), and Texas Tech University [urban and community design](#) students.ⁱ

A group of graduate students from the Master of Urban Planning program have prepared this document for the City of Rockport. During the Fall 2018 semester the students participated in their Applied Planning course with TTC to prepare the following document. The State of Community Report is just the beginning of the process for the community of Rockport over the next seven months the students will continue to meet and prepare a Comprehensive Plan for the community to use for planning out the next 20-30 years of development.

In November 2018, the graduate students and TTC participated in a community meeting for the residents of Rockport to help voice their opinions and being the visioning process for the development of the Comprehensive Plan.

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ⁱNira, Richard. (2018). Hurricane-battered towns get planning help from grad students. *Archone – e-news from the College of Architecture, Texas A&M University*. <http://one.arch.tamu.edu/news/2018/11/20/hurricane-battered-towns-get-planning-help-ttc-students/>

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EXECUTIVE SUMMARY

Rockport, Texas a small coastal community located along the mid-gulf coastal bend of Texas. The community consists of very dedicated and involved residents who want to better their community. According to Rockport citizens the city's population is still down 20% a year and a half after Hurricane Harvey. Due to limited time and resources the data reported throughout this State of Community Report are not a complete representation of the full affects that Hurricane Harvey brought to the city of Rockport. This State of Community Report will be the beginning piece for what guides the development of the Comprehensive Plan.

Rockport was established in 1867 and has continued to serve as a great place for residents to live. The small coastal town vibe in the community, brings hundreds of tourists to the city during the summer months. In the 1940's, Rockport's economy was focused on shrimping. As time continued tourism grew into a key economic industry for the city. Many people work outside of the city in the surrounding communities.

The majority of the population is of the baby boomer generation, tourist, and the winter Texan population. Together these populations make up Rockport and the community that it is today.

The transportation network is limited to Rockport, because of its location on the peninsula there are only three main ways to get in and out of the City. Due to the coastal

bend location tropical systems and flooding are a major concern for Rockport. The two main highways serve as the main transportation route and evacuation routes for storms. A rural population transit service is available to citizens in Rockport; however, the system is not utilized to its full potential.

Environmentally sensitive areas are of concern for the city and surrounding nature preserves. Some critical marine and wildlife habitats are experiencing major threats due to water quality and other environmental concerns. Bird watching and ecotourism is an increasing activity for residents and visitors, along with water and recreational sporting activities.

Hurricane Harvey destroyed the Aransas County Courthouse and Rockport City Hall both located in Rockport. Both facilities have been relocated to temporary locations while the former locations are being rebuilt. Aransas County ISD provides the school services to Rockport, while the schools are up and running the student population is still down. According to school board representative 25% the student population is still down after Hurricane Harvey struck. There are some areas of community and public facilities; which are provided but lack some services such as public hospital services.

Rockport is a Strong Community with dedicated residents who are determined to prepare the community for change and resiliency. This is the beginning step to establish change for the Rockport Community.



LOCATION AND GEOGRAPHY

Rockport, Texas is located in Aransas County, and is the county seat. The charming town of Rockport is located in the Texas Coastal Bend Region and much like the neighboring cities offers a variety of outdoor recreational activities. Rockport is adjacent to the Town of Fulton and is sometimes referred to as the Rockport-Fulton community. The city is about 30 miles from Corpus Christi and about 160 miles from San Antonio. Due to its coastal location the City of Rockport is prone to hurricanes and flooding. In 2017 the city was hit by Hurricane Harvey, and has focused on recovering, rebuilding and planning for resiliency.

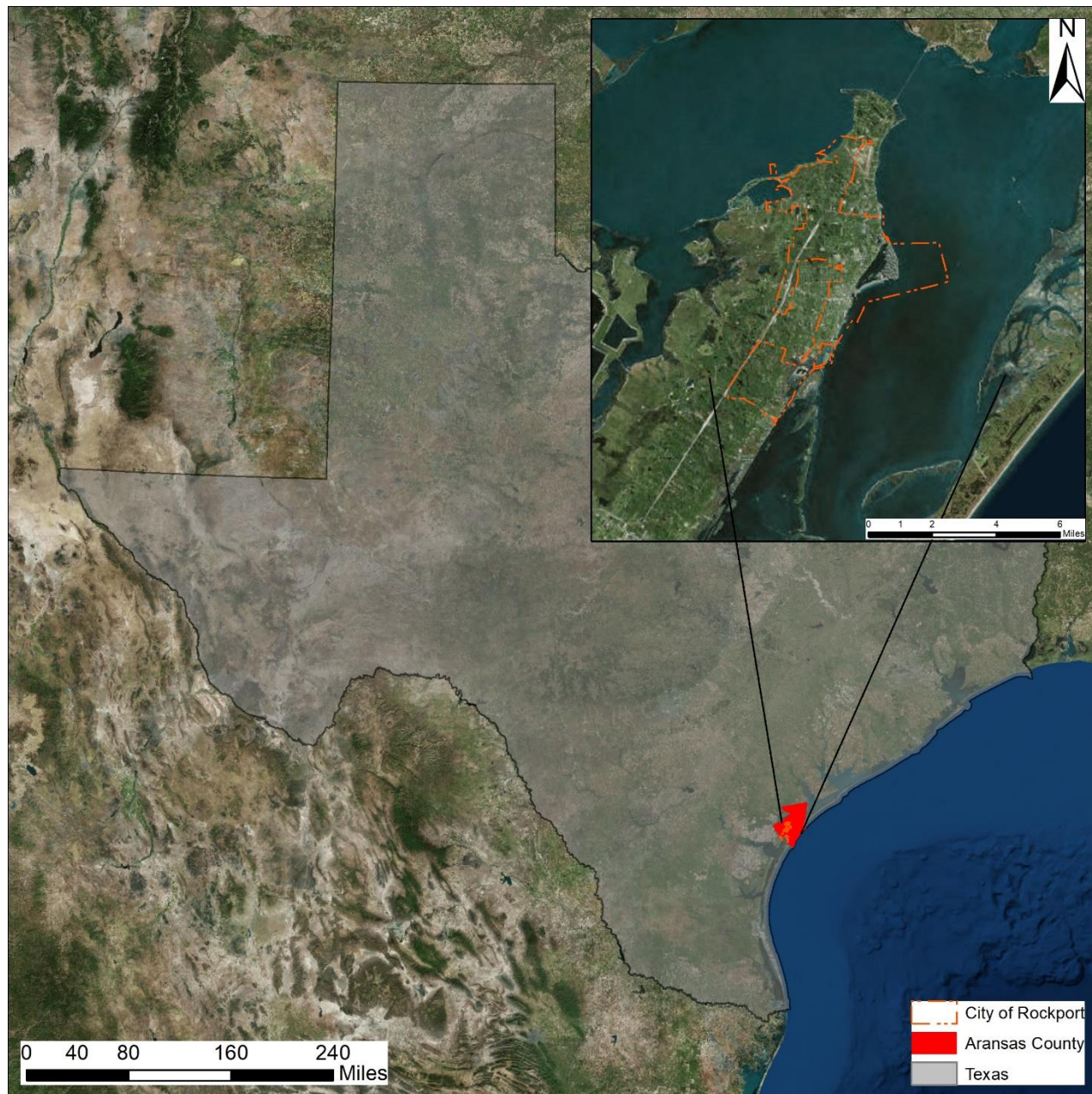
HURRICANE HARVEY IMPACT

Harvey made landfall as a major hurricane at an intensity of a Category 4 storm with winds of 130 mph. The hurricane made its first landing on the barrier island of San Jose and

made its way near Rockport and Fulton. Rockport undertook extensive damages; FEMA records indicate more than 1,500 structures were damaged. The storm surge coming from the Gulf affected the Northwest side of the peninsula where most of the damage took place.

One year later Rockport is still recovering from the damages. The Chamber of Commerce says that about 80% of businesses have reopened since Harvey. According to city officials, Rockport's population is down 20% since Harvey made impact. The city is working on rebuilding and recovering housing and businesses to bring back the residents who are still displaced. In June, Texas General Land Office awarded Rockport with \$6.5 million in federal recovery money that the city will use to tackle this issue.

OVERVIEW



Map 1. Location Map for the City of Rockport, Texas

Source: Texas Target Communities



HISTORY

Rockport was founded in 1867 after the Civil War but was not incorporated as a city until May 2, 1871, after the Special Act of the Texas Charter. The city relied heavily on the cattle industry, playing an important factor in establishing the city's prominence. The cattle industry declined after the establishment of the San Antonio and Aransas Pass railroad into Rockport. The establishment of railroads assisted Rockport in developing further. The new development brought an influx of population and new businesses.

The city established its first Chamber of Commerce in 1912, after a significant economic decline. In the midst of regaining its economy, Rockport was hit by a major hurricane in 1919. The city took no time in reconstructing itself, and along with the reconstruction, the City of Rockport developed the shrimping industry that was responsible for the 1940's economic boom. The city focused on preserving its wildlife and its culture, as it continued to grow. The community has been maintaining their wildlife refuges, hosting countless festivals and programs that represent the area's culture, and preserving historical sites. In efforts to building their community, they became recognized as a city with a coastal charm that attracts tourists to enjoy fishing, swimming, bird watching, visiting wildlife refuges, and attending the festivals held in historic sites.

HISTORY OF ROCKPORT

The city was founded in 1867, and was given its name due to the rock ledge underlying its shore. After the Special Act of the Texas Charter, on May 2, 1871 Rockport incorporated as a city.

During the years of the great cattle boom, the area became known for its cattle slaughtering, packing, shipping and processing points. This recognition began in 1865 when the City of Fulton built the first beef packaging industry in Aransas County. The City of Rockport soon after began to see cattle pens built on both the North and South side ends the city. The cattle pens were used to keep the cattle stocked until they were ready to be slaughtered. In the years that followed John Mathis and Dan Doughty, local residents, became partners in the cattle business and together were successful in persuading Morgan Lines to ship their cattle to New Orleans, Louisiana. By the 1880's, Rockport was responsible for 93% of the total worth of beef slaughtered by Texas factories. The cattle industry was an important factor in establishing prominence for the city.

Three families involved in the cattle raising business the Coleman, Fulton, and Mathis families in Rockport formed a partnership in the cattle industry and by 1873 owned a combined total of 115,000 acres of land. After 1879 John Mathis sold his interest in the company, and the company was known as the Coleman-Fulton Pasture Company from then on after. The company was such a success that by 1886 they managed to bring in the San Antonio and Aransas Pass railroad to

Rockport. With the new railroad in place, the Morgan Lines withdrew their service from the city, leaving many residents involved in the cattle business with no means to ship their beef products out of the city. The Coleman-Fulton Pasture Company soon after sold their cattle pen but continued to have a great influence on the areas development up until the 1930's.

Starting in the late 1880's, Rockport developed new industries that would become important for the future of the city. The industries of boatbuilding, fishing, and tourism changed the direction of Rockport and encouraged further development. This further development included its first Courthouse, First National Bank of Aransas, electric lights, and construction of a deep-water port. The encouragement of further development brought forth real estate speculation that induced investments the community could not support. Rockport, therefore, went into an economic decline in trying to recover from this pitfall.

In 1912, Rockport established its first Chamber of Commerce in efforts to develop the town and recover from the pitfall, but in 1919, Rockport experienced a catastrophic loss due to a Hurricane that hit the Corpus Christi area. As the city slowly recovered and rebuilt itself, new harbors were constructed, and the shrimping industry developed becoming a major economic boom during the 1940's. Development of new businesses also began to pick up. With the new development, the city's population had increased to 1,729 by the 1940's, and its population has steadily been increasing throughout the years. By 1986

the population had grown up to an estimated 5,120 residents.

As of 2010, the population has increased to 8,766 residents, historically the race distribution in the city has been made up of residents identifying as white only. However, the city has been experiencing recent shifts in the population with about 67% identifying as White, 24.58% identifying as Hispanic or Latino, 3 % identify as Black or African American, and 2.6% identifying as Asian. If projections are correct, the percentage of the population who are White will decline while the Hispanic or Latino and the Black and African American populations will continue to increase.

The city's efforts in creating an inclusive community that better represents its cultural roots have created many cultural festivities and programs that have assisted in characterizing the city as a coastal charm. This has continued to attract tourists yearly, and has made life in Rockport a good one. Both tourists and residents today enjoy fishing, swimming, bird watching, visiting wildlife refuges, and attending the festivals held in historic sites. The fishing and tourist industries remained strong sources of commerce for the area.

Rockport soon began to put its attention on building a strong inviting community that preserved its wildlife and culture. The city has gained recognition and is the county seat for Aransas County. In recent years Rockport has been listed as fourth in the "2011 Readers' Choice Best Gulf Coast Towns", and highlighted as a dream coast by Coastal Living

magazine. Rockport continues to make headlines as it was noted as "Best Places to Live and Visit" according to the *Today in American* television show.¹

CULTURAL CONTEXT

Rockport is known for its coastal charm that allows for a variety of marine recreation and birdwatching year-round. The city's taste for culture and the arts sets it aside from the other coastal communities located in Aransas County. The city has thriving art scenes, cute shops, a variety of festivals, and good food.

The Texas Maritime Museum², Fulton Mansion, Heritage district, and the many art galleries located within Rockport provide prime locations to host many programs. The city aims not only to be recognized by its many art festivals and programs but to be seen as an inclusive community who represents the area's culture. This variety of fairs, festivals, and expositions each year are a great opportunity for the city to bring the community together. Some of the yearly programs held in the area include Oyster Fest,³ Sea fair, the Rockport Festival of Wine and Food, and the Rockport Art Festival⁴. A more recent addition to the city's list of popular annual attractions includes the Rockport Film Festival which continues to screen and judge entries since its founding in 2007. The variety of festivals are a step towards an inclusive community that both attracts tourists and who represent their community.

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3 DEMOGRAPHICS

DEMOGRAPHICS

The population for the City of Rockport (City) has been growing for most of its duration as a city and this remained true for 2016. Rockport's Extra-Terrestrial Jurisdiction (ETJ) includes unincorporated areas next to the city's boundaries. The city has limited authority over these areas, although they can have an influence on the city's population characteristics and economy. The median age in Rockport is 51.6 years¹, indicating that Rockport could be referred to as a retirement community. From 2000⁵ until 2010⁶, the population change was below what has been seen over the course of Rockport's history. As a disclaimer for this entire section, there is no current data for the devastation caused by Hurricane Harvey. This means, that all of the projections and current data displayed throughout this section do not represent the exact current condition.

¹ When studying smaller communities, it should be noted that while the data is comparable across geographies, the margins of error are much higher for smaller geographies or populations than larger populations.

POPULATION DENSITY

Rockport is a well-established rural-coastal community. As of 2016, the population density was 728 people per square mile which is 15.01% increase from the population density of 633 people per square mile in 2010. Rockport has a higher population density in comparison to Aransas Countyⁱ and the Stateⁱⁱ. Other major cities affecting the demographic patterns of Rockport are Fulton, Aransas Pass, and Corpus Christi.

POPULATION GROWTH

Historically, the population growth for Rockport has been smaller than the county's population growth. The growth rate for the City has been irregular throughout history. In the 1940's and the 1990's, Rockport saw their largest growth 51.7%

and 45.3% respectively. The only two decades of population decline happened in the two decades directly preceding the greatest growth years. The 1930's saw a decrease of 26.2%, while the 1980's population decreased by 5%. The Population Growth comparison concerning the county is illustrated in Figure 1.

AGE DISTRIBUTION

The female to male ratio has been continually increasing for Rockport. The female population was 51.73% of the total population while the male population made up 48.27% of the population per the 2010 Census.⁷ These statistics indicate that the male population is slightly lower than that of the female population.

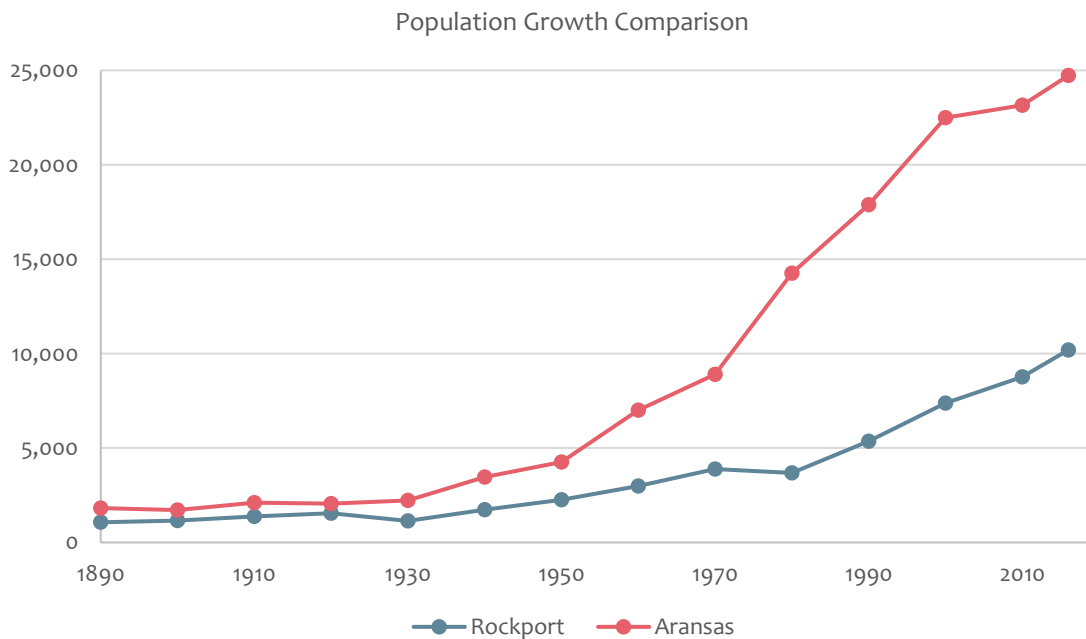


Figure 1. Population Growth Comparison
Source: Texas Almanac, Forstall⁸, and U.S. Census Bureau⁹

i 98.10 people per mile squared in 2016 as against 91.87 people per mile squared in 2010.

ii 102.93 people per mile squared in 2016 as against 96 people per mile squared in 2010.

Age-Sex Pyramid (2010 Census Data)

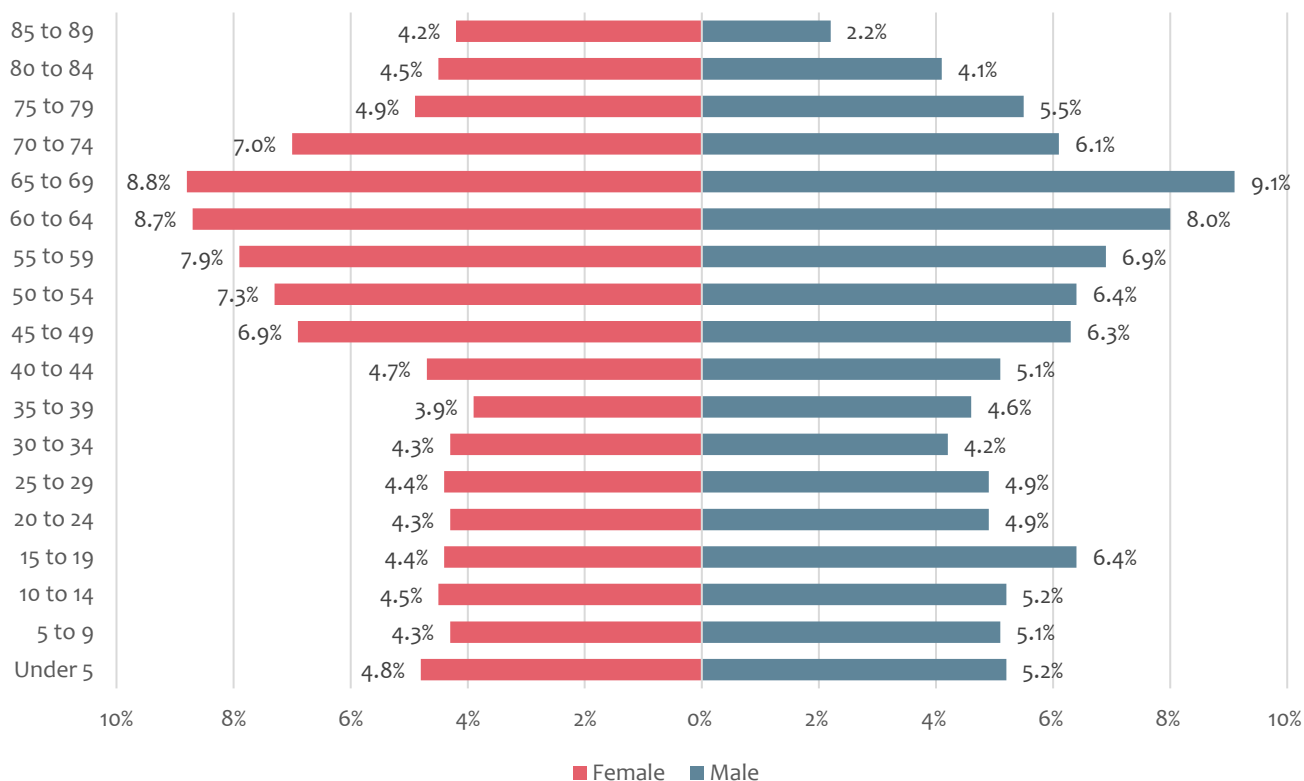


Figure 2. Age-Sex Pyramid (2010)
Source: U.S Census Bureau, Table QT-P1¹⁰

The age distribution for 2010 reflects the same patterns seen by the County. The population distribution for 2016 are slightly lopsided for certain age groups; this is most notable in females aged 50 to 54.

Observing the population from the data, it can be concluded that the young to early middle age working class, i.e., 25 to 34 years of age, has a lesser population in 2016 when compared to 2010. There is a sharp increase in the group corresponding to people between the ages of 50 to 54 years, especially males (Figure 2).

RACE DISTRIBUTION

The race distribution in a city is used to help understand the culture and roots. It also helps in ensuring representation, equitable access, and appropriate distribution of resources within the community. The racial composition of Rockport in the 2000's indicates the population was comprised mostly of people who identified as White alone (74.03%). The second largest racial group identified was the Hispanic or Latino population (19.50%), followed by Asians (3.60%). Other racial groups were present in small shares of the total population (Figure 3).

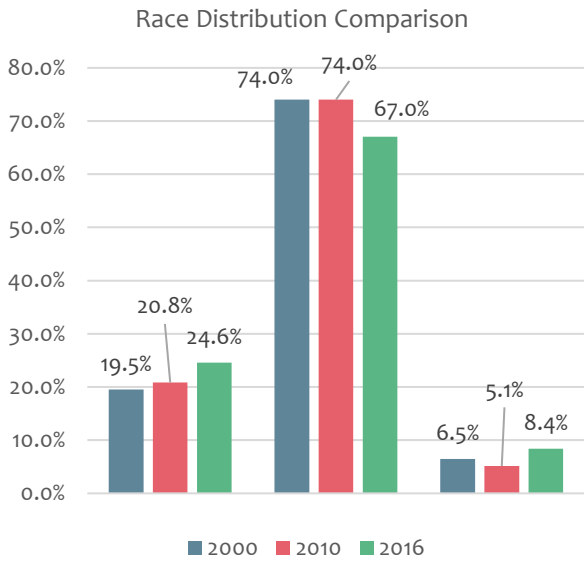


Figure 3. Race Distribution

Source: U.S. Census Bureau, Table P004¹¹, Table P9¹², and Table B03002¹³

Since 2010, the Hispanic and Black or African American shares of the total population have increased. None of the other represented groups increased to the extent that each of these did.

The most recent data shows the White population still makes up the majority of the population with 67.05%, while the Hispanic population has considerably grown to 24.58% (Figure 3). The recent shift suggests that the community is diversifying and therefore needs to look into how to actively involve all communities as a stakeholder for future planning processes.

EDUCATION

In 2016, the student population of Rockport was 1,797 students, which is 17.62% of the total population (Table 1). The following section details out the educational attainment for the City, and the students.

Table 1. School Enrollment

Subject	Total	Percentage
Population 3 years and over enrolled in school	1797	100.0%
Nursery school, preschool	105	5.8%
Kindergarten to 12th grade	1337	74.4%
College, undergraduate	345	19.2%
Graduate, professional school	10	0.6%

Source: U.S. Census Bureau, Table S1401¹⁴

EDUCATIONAL ATTAINMENT

A large share of the population aged 18 to 24 in Rockport has attained some level of College or a Bachelor's Degree; however, a small portion of the population has acquired some college or a college degree (Figure 4).

Educational Attainment, 18 to 24 Years

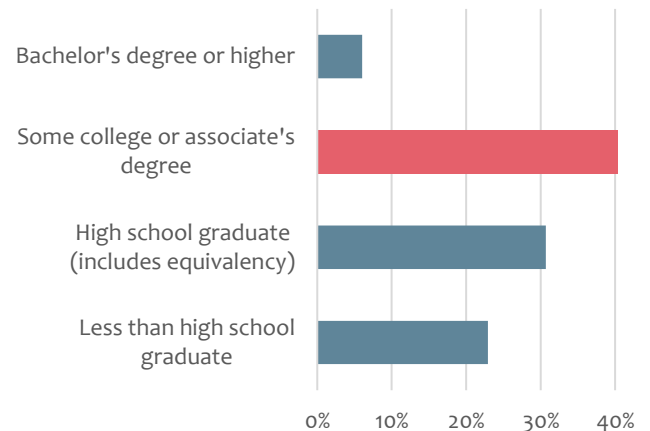


Figure 4. Educational Attainment Aged 18 to 24

Source: U.S. Census Bureau, Table S1501¹⁵

When reviewing the statistics for the population aged 25 and older, additional details, such as individuals who did not complete the 9th grade were added. This amount of detail enables the community to assess areas that are in need of improvement for the overall state of the community (Figure 4 and Figure 5).

The population with a Bachelor’s Degree or higher, is significantly higher for the City of Rockport (28.2%), than that of the County (20.2%).¹⁶

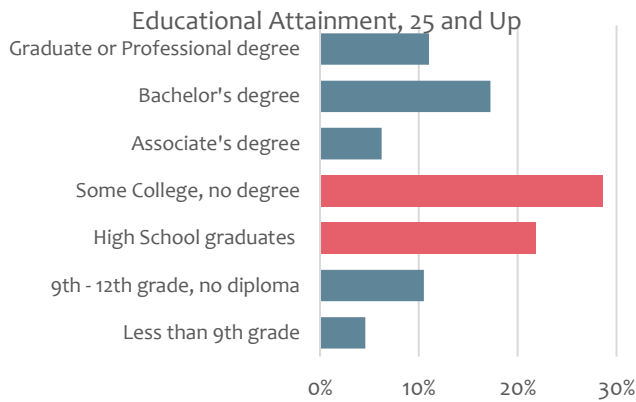


Figure 5. Educational Attainment 25 years old and Over
Source: U.S. Census Bureau, Table S1501¹⁷

POPULATION CHANGE CHARACTERISTICS

Aransas County observed a higher overall death rate (1,433.7 deaths per 100,000 people)¹⁸ when compared to Texas (688 deaths per 100,000 people)¹⁹ in 2015. This statistic is considerably higher for Rockport due to the aging population in the city. Table 2 indicates the most probable causes of death, for the State.

Table 2. Leading Causes of Death in Texas

#	Leading Cause of Deaths	Count	Rate*
1	Diseases of the Heart	43,133	157
2	Malignant Neoplasms	39,018	142
3	Cerebrovascular Diseases	10,470	38.1
4	Chronic Lower Respiratory Diseases	10,216	37.2
5	Accidents	9,941	36.2
6	Alzheimer's Disease	8,892	32.4
7	Diabetes	5,503	20
8	Septicemia	4,370	15.9
9	Nephritis, Nephrotic Syndrome and Nephrosis	4,048	14.7
10	Chronic Liver Diseases and Cirrhosis	3,841	14

* Per 100,000 population

Source: Texas Department of State and Health Services²⁰

ECONOMICS AND POVERTY

Analyzing poverty helps to increase understanding of the socio-economic standing of a community. About 16.3% of the population is identified as living in conditions of poverty in Rockport. The Census Bureau provides data using ratios that compare the income levels²¹ of people or families with their poverty threshold:

- A household income above 100% of their poverty threshold is considered “above the poverty level.”
- Income above 100% but below 125% of poverty is considered “near poverty.”
- Households with incomes at or below 100% are considered “in poverty.”
- Household incomes below 50% of their poverty threshold are considered to be in “severe” or “deep poverty.”

Poverty is seen to be lacking the means to fulfill the basic needs of your family. About 8% (809 people) of the total population in Rockport are suffering from deep poverty.²² In the following sections, poverty rate, poverty across races, genders, geography along with gender wage-gap, and unemployment rate are discussed.

POVERTY RATE

For the Nation in 2017, about 15.1% of people were estimated to be below the poverty level. This is slightly lower than the Rockport average of 16.3%. The breakdown of poverty level by race is illustrated in Table 3. It is interesting to note that 37.9% of all African-Americans are in poverty.

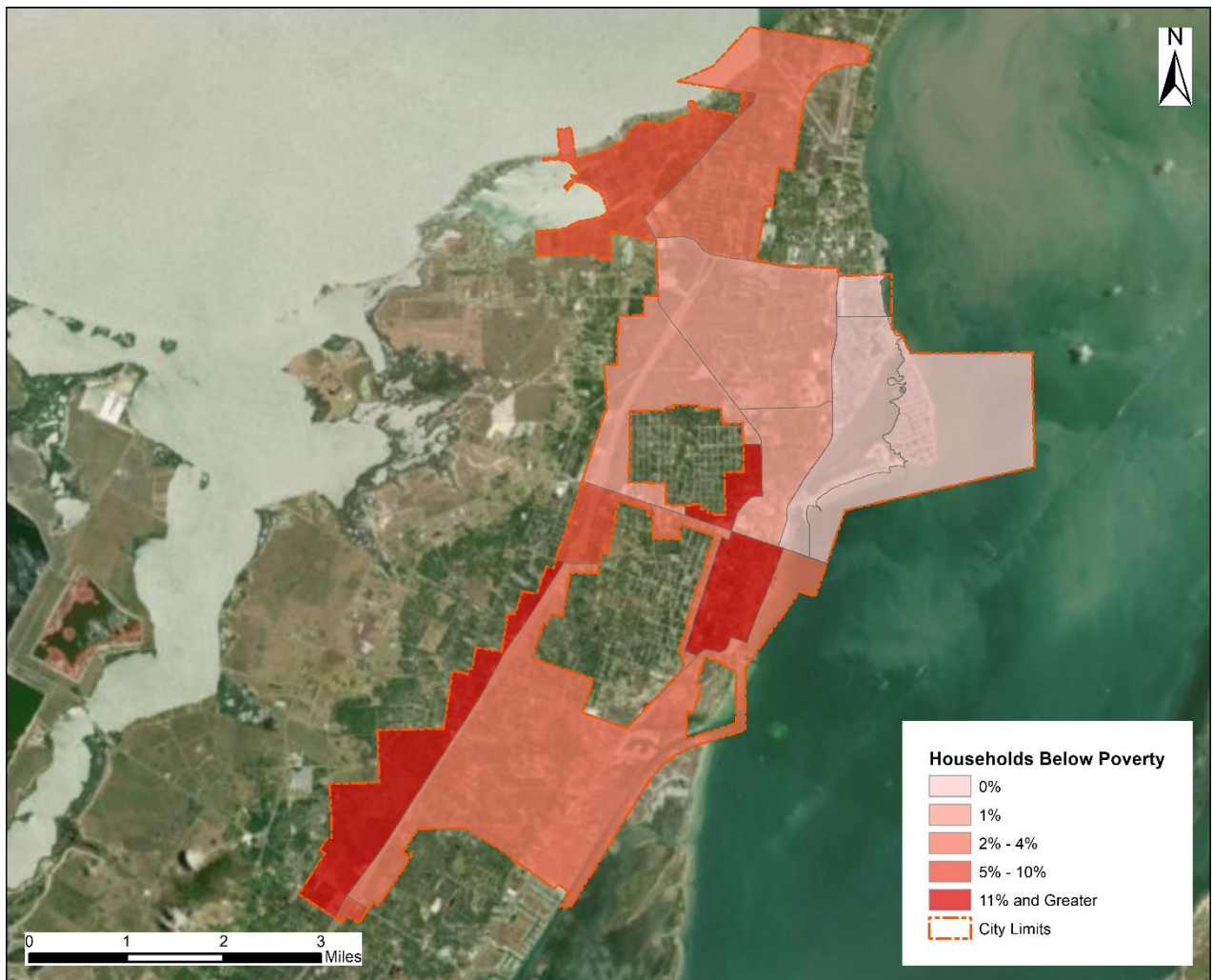
Table 3. Population below Poverty Level by Race

Race	Total Estimated Population	% below Poverty Level
White alone	8,373	17.10%
Black or African American alone	280	37.90%
American Indian and Alaska Native alone	27	0.00%
Asian alone	204	5.40%
Native Hawaiian and Other Pacific Islander alone	0	-
Some other race alone	324	2.80%

Source: U.S. Census Bureau, Table S1701²³

SPATIAL DISTRIBUTION OF INCOME LEVELS

Spatial distribution of income levels shows how the income is distributed across the City and its relationships across localities. Map 2 spatially displays the poverty rate by census tracts.



Map 2. Poverty Rate by Census Tracts, Rockport, TX, 2015

Source: U.S. Census Bureau, Table B17010²⁴

UNEMPLOYMENT RATE

The Unemployment rate for the City is estimated to be 6.20% in 2016.²⁵ The unemployment rate for the community is described both, by race, and by the age of the residents in this section.

As indicated in Figure 6, it can be observed that the unemployment rate is about double for the Black or African American population, and the two or more races grouping, than it is for the White population.ⁱ Based on the census data that we have all other races are employed.

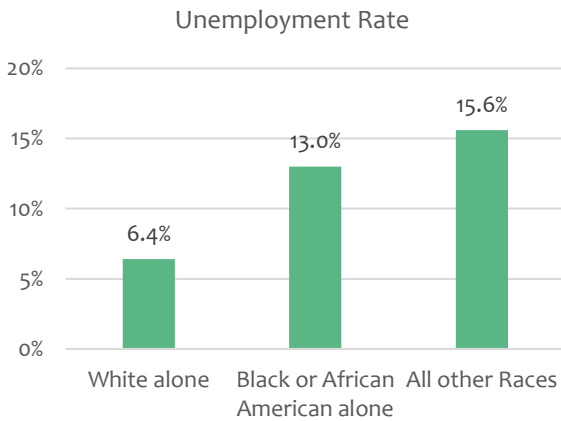


Figure 6. Unemployment by Race
Source: U.S. Census Bureau, Table S2301²⁶

The total population of age 16 and over in Rockport is about 8,568 people. People are classified as unemployed if they do not have a job, have actively looked for work in the past four weeks, and are currently available for work. The unemployment rate distribution by age indicates that it is highest for the youngest age group, 16 to 19 years of age (Figure 7).

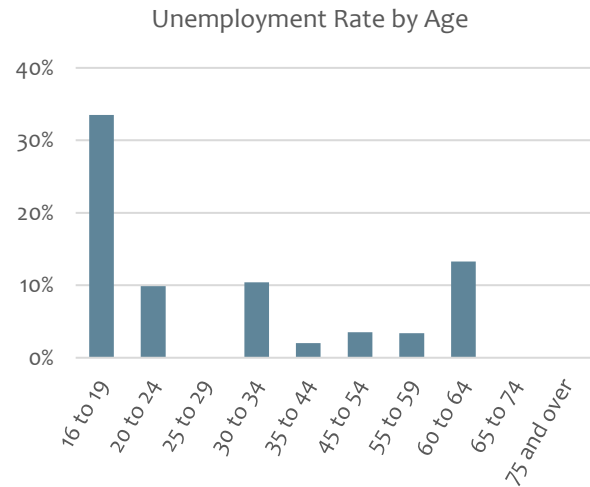


Figure 7. Unemployment Rate by Age
Source: U.S. Census Bureau, Table S2301²⁷

It is interesting to note, the population in the age range of 25 to 29 years of age is estimated to have an unemployment rate of 0.00%, indicating that all individuals in this age range are included in the workforce (Figure 7). The same has been projected about the population aged 65 years and above, due to their being of retirement age, as per the Census Bureau’s most recently published estimates.

GENDER WAGE-GAP

The Gender-wage gap is the average difference between the compensation for men and women who are in the workforce. Women in the workforce are typically paid lower than their male counterparts. According to the U.S. Census Bureau data for 2016, the gender-wage gap is higher for jobs paying more than the median income. When a job is paying \$10,000 to \$17,499, \$20,000 to \$44,999, \$55,000 to \$64,999 and

ⁱThe estimates are not published for the rest of the racial groups, as there were too few or none observations to compute any estimate.

\$75,000 to \$99,999 women are being paid more, but in every other instance men are being paid more.²⁸

PROJECTIONS

The Texas State Demographer’s Office publishes population projections based on different scenarios. The smallest geography for which these projections are available is counties. With Rockport being the largest city in the county it is expected to follow similar trends to the county.

The Zero Migration Scenario “assumes that in-migration and out-migration are equal (no net migration),” resulting in growth only through natural causes (births and deaths). This scenario creates the lowest population projection. The 100% Migration Scenario assumes the trends that occurred throughout the 2000 to 2010 decade will continue in future decades. This scenario has the highest projection estimates but is unlikely as the period from 2000 to 2010 saw rapid growth in many areas of the State. It is unlikely that these trends will remain the same in future decades due mostly to natural disasters and the impact Hurricane Harvey had on the community.

The Texas Water Development Board publishes population projections at the city level.

Table 4. Published Population Projections

Year	Texas Water Development Board		Texas State Demographer’s Office (Aransas County)		
	Rockport	Aransas	No Migration	0.5 Migration	1.0 Migration
2010	8,766	23,158	-	-	-
2020	9,260	24,463	22,926	24,550	26,041
2030	9,460	24,991	22,325	25,123	27,558
2040	9,440	24,937	21,732	25,096	27,296
2050	9,503	25,102	21,648	25,204	26,276

Source: Texas Water Development Board^{29, 30} and Texas State Demographer³¹

The 2016 population of Rockport is an estimated 10,197 people. In Table 4, the 2016 Water Plan forecast that there will be 9,260 people in the City by the year of 2020. As previously stated the estimate population is higher than their projection, meaning that there would have to be a significant decline in population to reach the projection and this is unlikely to happen. For all the following sections dealing with projections, the 2016 estimated population is taken as the base unless otherwise stated. The following sub-sections attempt to inform how the projections appear across age, gender, race, and geography.

AGE

The population projections by age inform the community for the need of planning efforts regarding certain age groups. It can be helpful as it may present an estimate if the community will see a large dependent population and thus allow for better preparation for it.

These projections are carried out using the Cohort-Component Method, assuming the Census population of 2010 as the base population. The projections take into account the annual birth rates by women in the fertility cohorts, the death rates of each cohort as it advances into the next, and the net migration for Texas.

As per Figure 8, the overall population is expected to grow for the next few decades. The age grouping corresponding to mid-career

professionals has the greatest increase during this period. The younger population is also expected to increase significantly, while the older population seems to decrease in the future. These ages that are growing may require more consideration in future planning efforts.

While the information that follows is accurate and does pertain to the City of Rockport, it only presents an estimate and shall not be considered an official forecast or age distribution.

GENDER

Considering past trends of the gender ratio, it can be estimated that the female population will continue to be larger than the male population. Even though past trends indicate that the female to male ratio is continually increasing, it is estimated that the ratio will become more stable in the future.

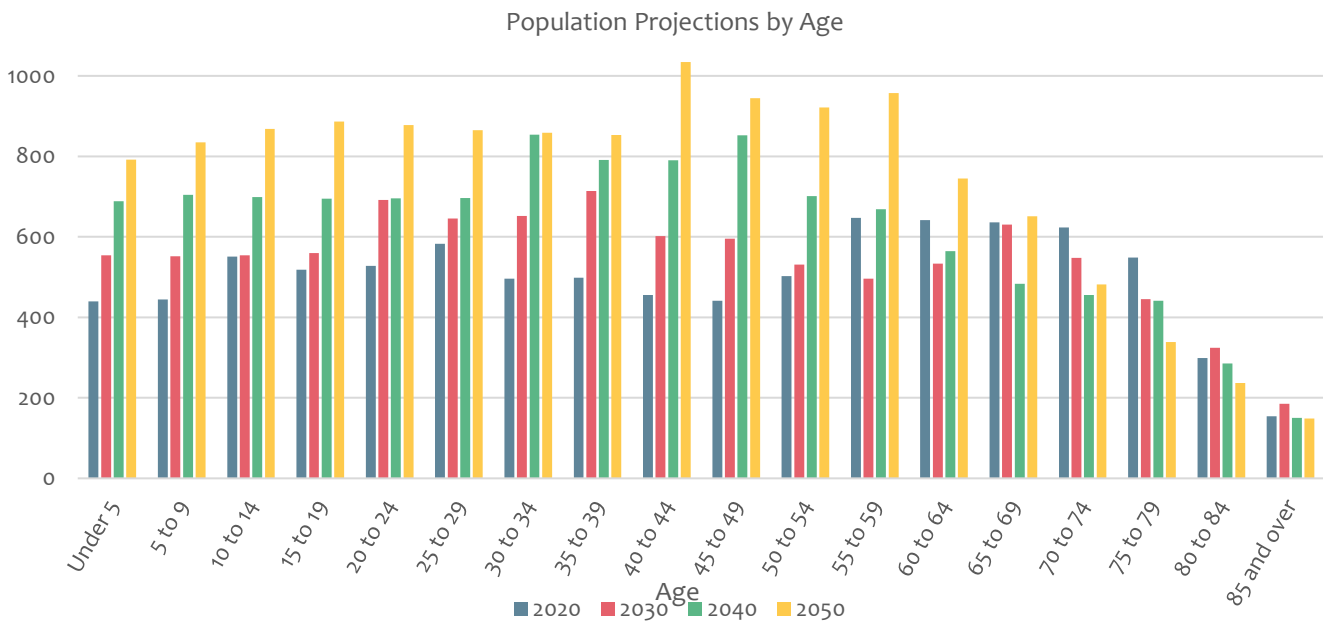


Figure 8. Population Projection by Age
Source: TTC

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4 HOUSING

HOUSING

An integrated comparison of housing variables among Texas, Aransas County, and Rockport helps us better understand the overall standing of the Rockport city within its county and state. Housing stock growth shows that a large portion of housing units of the city are new. Therefore, residents can benefit from a more resistance housing units against hazards. Unaffordable houses and high rates of vacant units require planning action to strengthen the housing market and promote quality of life to residents. There are fewer mobile homes in Rockport than Texas and its industry has the potential of growing. The City of Rockport has higher housing density than Aransas County

HOUSING STOCK GROWTH

The historic trends of housing stock growth, documented since 1920, for Rockport are driven by and are reflective of the regional trends. Construction of housing units peaked from 2000

to 2009; with 25.20% of total housing units built within a 9 year span (Figure 9. Housing units aged more than 50 years make 18.72% of total units, mostly concentrated in low- income or under-served areas.³²

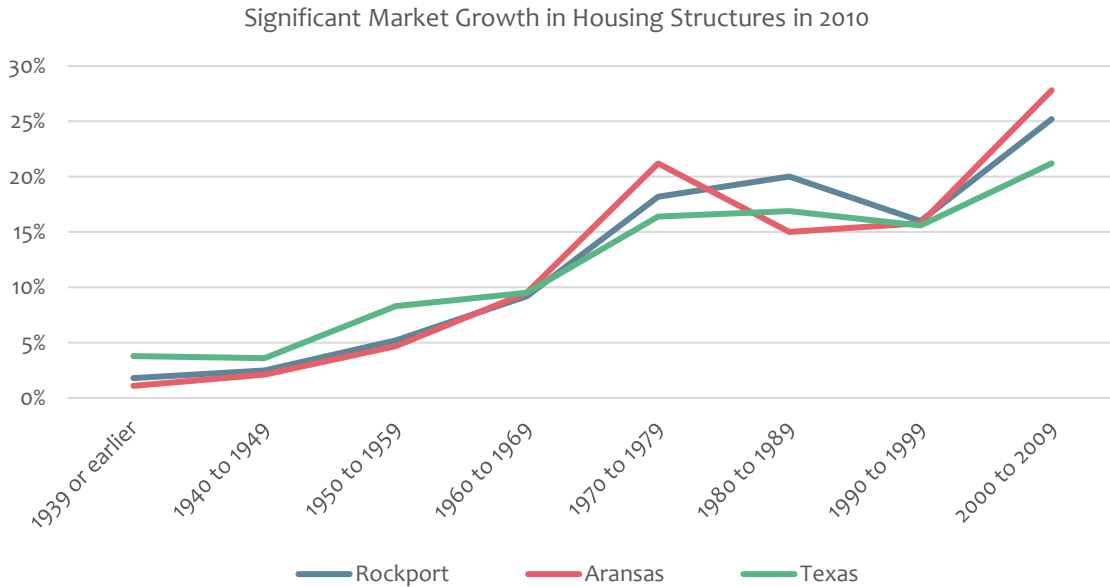


Figure 9. Year Structure Built
Source: U.S Census Bureau, 2016, Table DP04³³

HOUSING TYPES

An estimated 65.08% (4,238 out of 6,512) of homes in Rockport are “single family” (i.e. 1-unit detached) (Figure 10). Rockport has a higher percentage of mobile housing units than Texas. The following graph exhibits and compares housing unit types against the County and the State.³⁴

mile 325.6 which is significantly high in comparison to Aransas County.³⁵

HOUSING UNIT DENSITY

Housing units in the City of Rockport make a total of 6,512. Existing data from the U.S. Census Bureau shows a 15% increase in housing units from 2010 to 2015. In overall, Rockport experiences a density of housing units per square

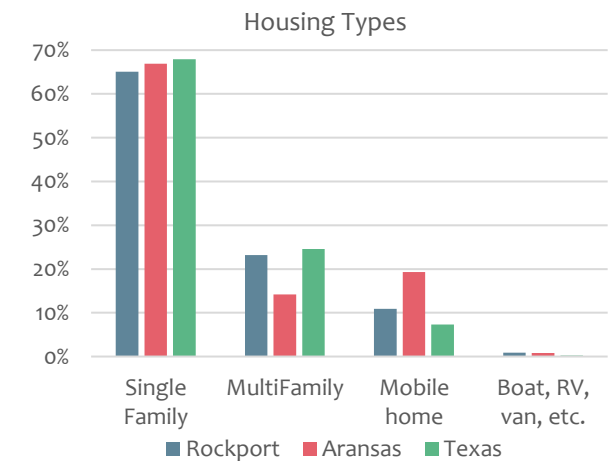
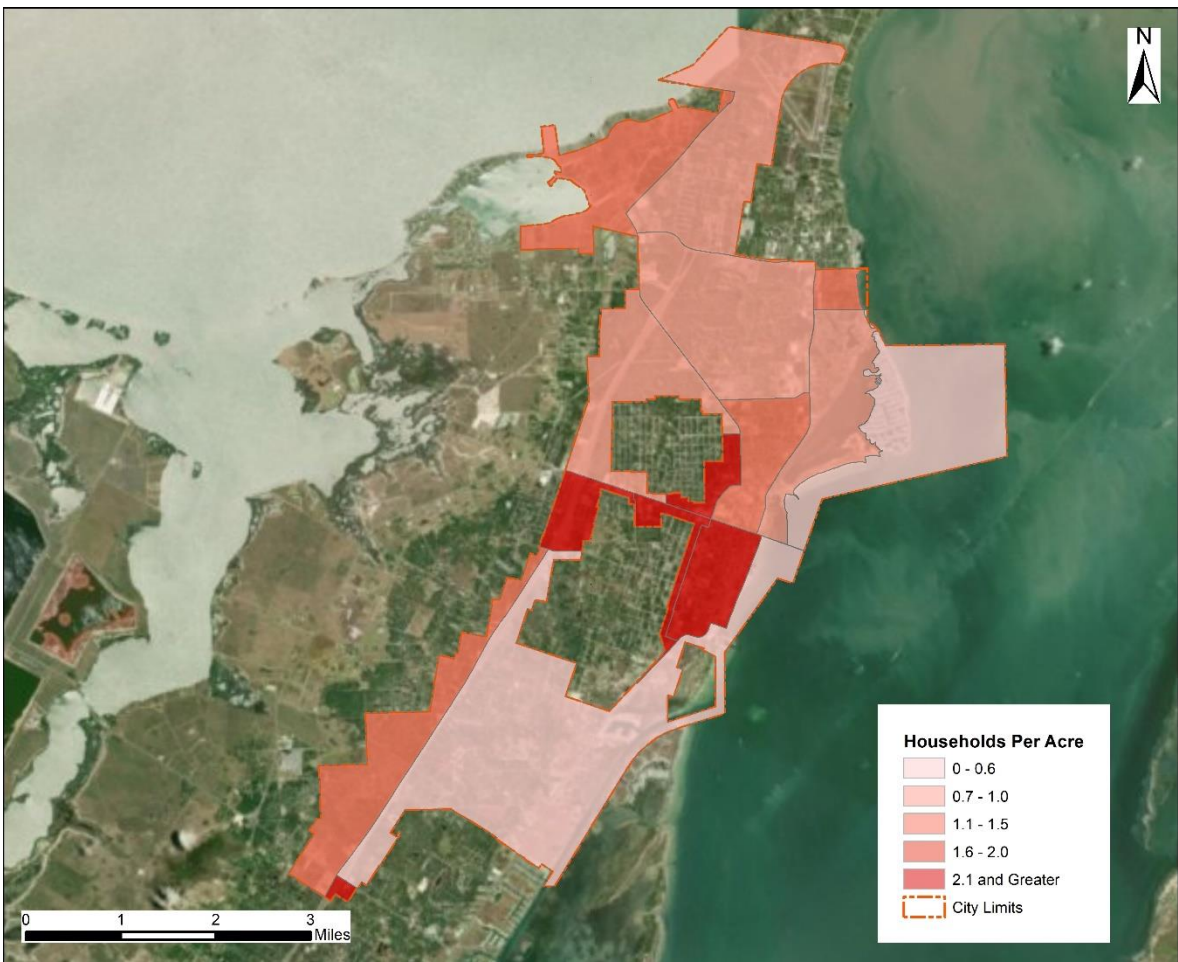


Figure 10. Housing Types
Source: U.S Census Bureau, 2016, Table DP04³⁶



Map 3. Housing Density by Census Tract
 Source:

HOUSHOLDS

Married couple households make 59.58% of total households in Rockport. This statistic for Aransas County and Texas is 57.60% and 50.14%, respectively. U.S Census Bureau estimates that in 2016 3,857 households live in units of Rockport out of which married couples lead the number by 2,298. In addition, this city contains 158 of male householders, 269 female householders, 949 householders living alone, and 183 householders not living alone (Figure 11). These percentages indicate to a lower number of single parents in Rockport than Texas and Aransas County.³⁷

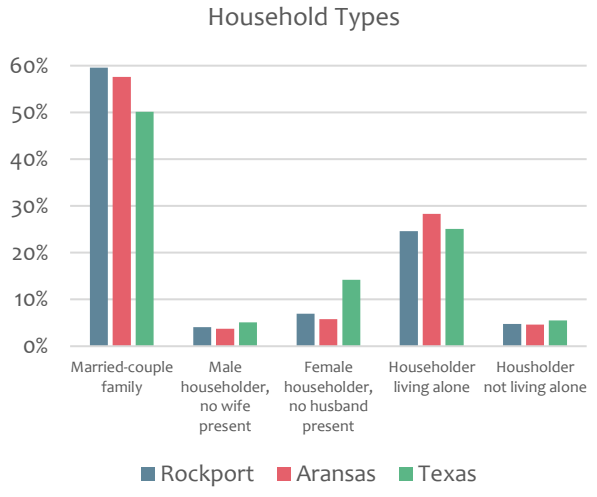


Figure 11. Household Types
 Source: U.S Census Bureau, 2016, Table B11001³⁸

HOUSING PRICES

This section compares Rockport, Aransas County, and Texas for median housing value to assess the housing prices in Rockport. U.S. Census Bureau estimates that median housing value of Rockport in 2016 has increased by \$13,900 from 2010 to be around \$203,500. This value in Rockport is higher than that of Aransas and Texas by \$49,000 and \$60,800 respectively (Figure 12).³⁹

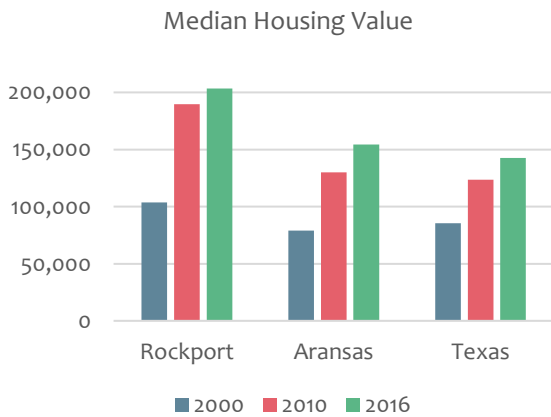


Figure 12. Median Housing Value
Source: U.S Census Bureau, 2016, Table DP04⁴⁰

HOUSING AFFORDABILITY

Comparison of household income to monthly housing costs determines housing affordability in a region. According to the U.S Department of Housing and Urban Development (HUD), a household paying 30% or more of its income for housing costs is categorized as living in an unaffordable house. In the U.S., renter occupied housing units commonly cost 30% or more of the total income of the household. A large portion of households earning less than \$20,000 annually, pay 30% or more of their income for housing fees (84.29% for owners and 86.52% for renters).

For Rockport, for households with annual income of \$20,000 to \$49,999, renter households experience more housing cost burdens than owners (Figure 13 and Figure 14). Thus, offering more affordable housing units can mitigate economic pressure and improve quality of life of residents.⁴¹

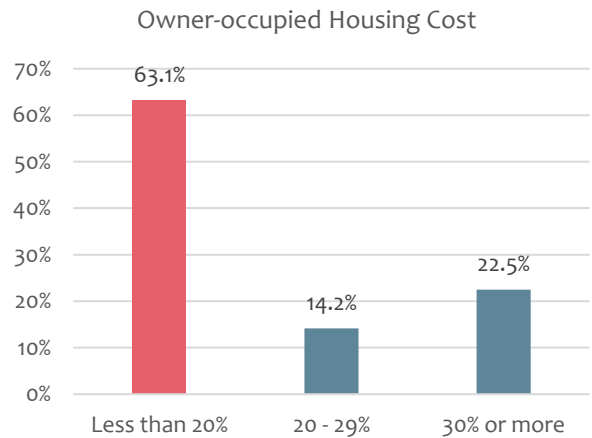


Figure 13. Owner-Occupied Monthly Housing Costs by Percentage of Income
Source: U.S Census Bureau, 2016, Table B25106⁴²

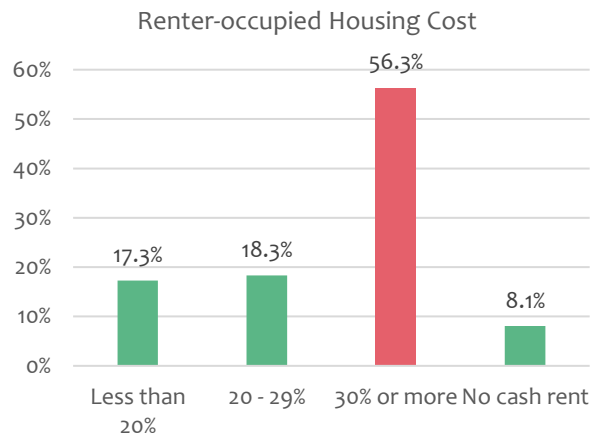


Figure 14. Renter-Occupied Monthly Housing Costs by Percentage of Income
Source: U.S Census Bureau, 2016, Table B25106⁴³

OCCUPANCY VS. VACANCY RATE

In 2016, the vacancy rate of housing units in Rockport was 40% (32.4% in 2010) which is comparable to the County but is about 30% higher than the State. The vacancy rate was 25.9% and 4.8% for renter-occupied and owner-occupied houses respectively¹ (Figure 15). The rising vacancy rates indicate a potential housing issue in Rockport which calls planners to take an action to mitigate it.⁴⁴

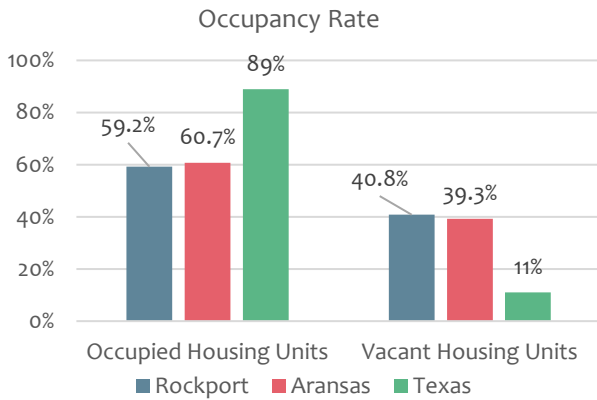


Figure 15. Occupancy Rate
 Source: U.S. Census Bureau, 2016, Table DP04⁴⁵

VACANCY STATUS

Vacancy status assists in determining housing demand and is used to create a comprehensive overview of the housing market. The following graph indicates that majority of vacant houses contribute to recreational and seasonal housing (Figure 17). Therefore, aggregating units that are for rent or sale only gives us a better estimate of vacancy rate, estimated at 7.86%, which is significantly higher than that of the County and the State.⁴⁶

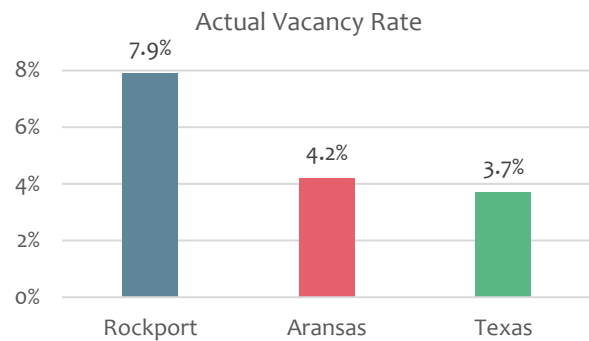


Figure 16. Actual Vacancy Rate
 Source: U.S. Census Bureau, 2016, Table B25004⁴⁷

¹ In 2010, the vacancy rates were 17.5% and 2.2% for rentals and owned houses respectively.

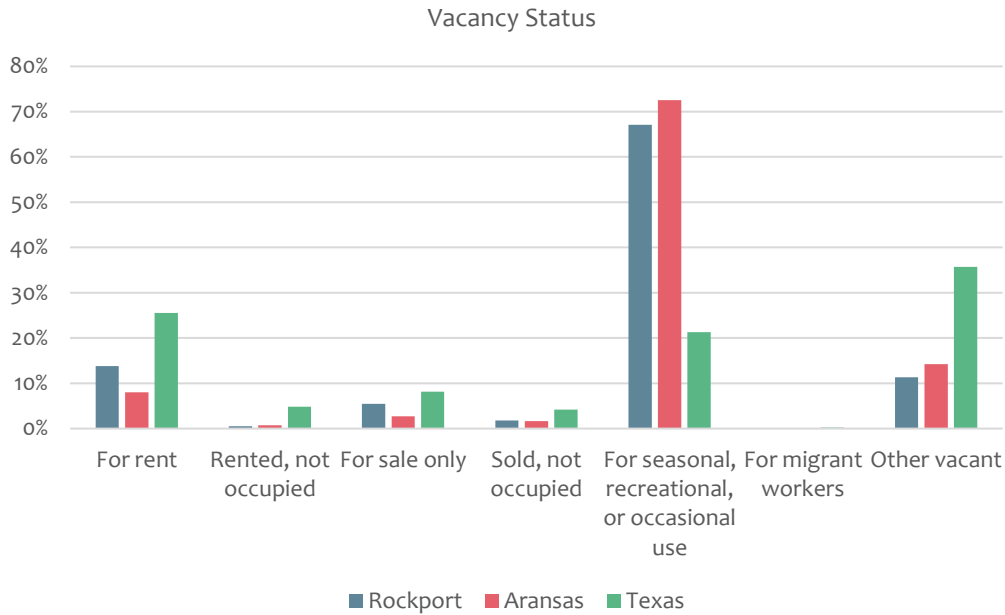


Figure 17. Vacancy Status
Source: U.S. Census Bureau, 2016, Table B25004⁴⁸

OWNER OCCUPIED HOUSING

In 2016, 67.50% of households own their housing unit (67% in 2010, 65% in 2000). The City of Rockport has 11.20% higher owner occupancy rate than Texas.⁴⁹

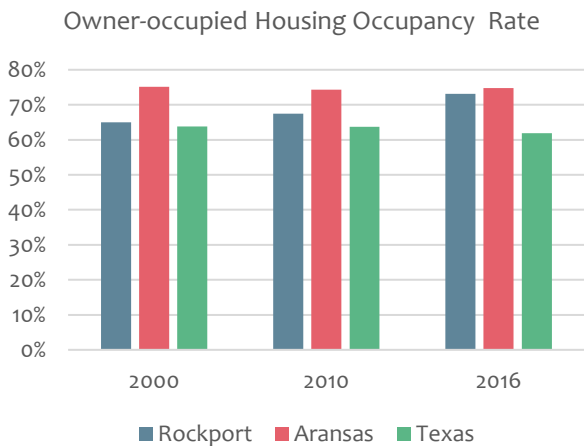


Figure 18. Owner-occupied Housing Occupancy rate
Source: U.S. Census Bureau, 2016, Table DP04⁵⁰

RENTER OCCUPIED HOUSING

In 2016, occupied housing units in use by renters is 1,238, or 26.9% (Figure 19). This statistic for Aransas County and Texas is 25.2% and 38.10%⁵¹.

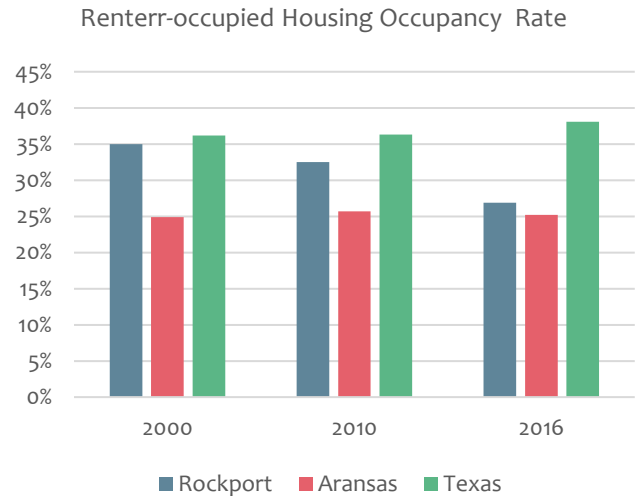


Figure 19. Renter-occupied Housing Occupancy rate
Source: U.S. Census Bureau, 2016, Table DP04⁵²



TRANSPORTATION

The transportation system in Rockport comprises of State Highways, public roadways and a county airport. State Highway 35 runs along the center of the city—it also serves as the main thoroughfare of traffic. Much of the traffic generated is people who drive to work alone or are just passing through the city to go to Corpus Christi or Houston. While the current transportation system does provide various services for children, the elderly and the disabled. There is still a need for a fully functioning multi-modal network in Rockport to provide increased connectivity and accessibility to its residents. Public transit is provided, although people mainly rely on the use of private vehicles, because of the limited connections available. In comparison with the state, Rockport has slightly more population to drive alone and less people to take transit. Rockport does however, have a higher rate of walking to work and working at home when compared to the state. In order to satisfy the needs of the growing community of Rockport, it is crucial to collect traffic data and identify transportation issues, including traffic volume, road density and traffic concentration. Since the road network is highly used in Rockport, it is important to monitor and acknowledge the conditions of the roadways as a matter of maintaining critical connections and safety precautions.

MEANS OF TRANSPORTATION

HIGHWAYS

The transportation network in Rockport contains one state highway, farm-to-market roads, park roads, and arterials (Map 4). State Highway 35 runs along the center of the

city—it also serves as the main collector of traffic. On the north section of Rockport, the state highway becomes a bridge that connects the Live Oak Peninsula to the Lamar Peninsula.



Map 4. Transportation Map of the City
Source: Texas Department of Transportation⁵³

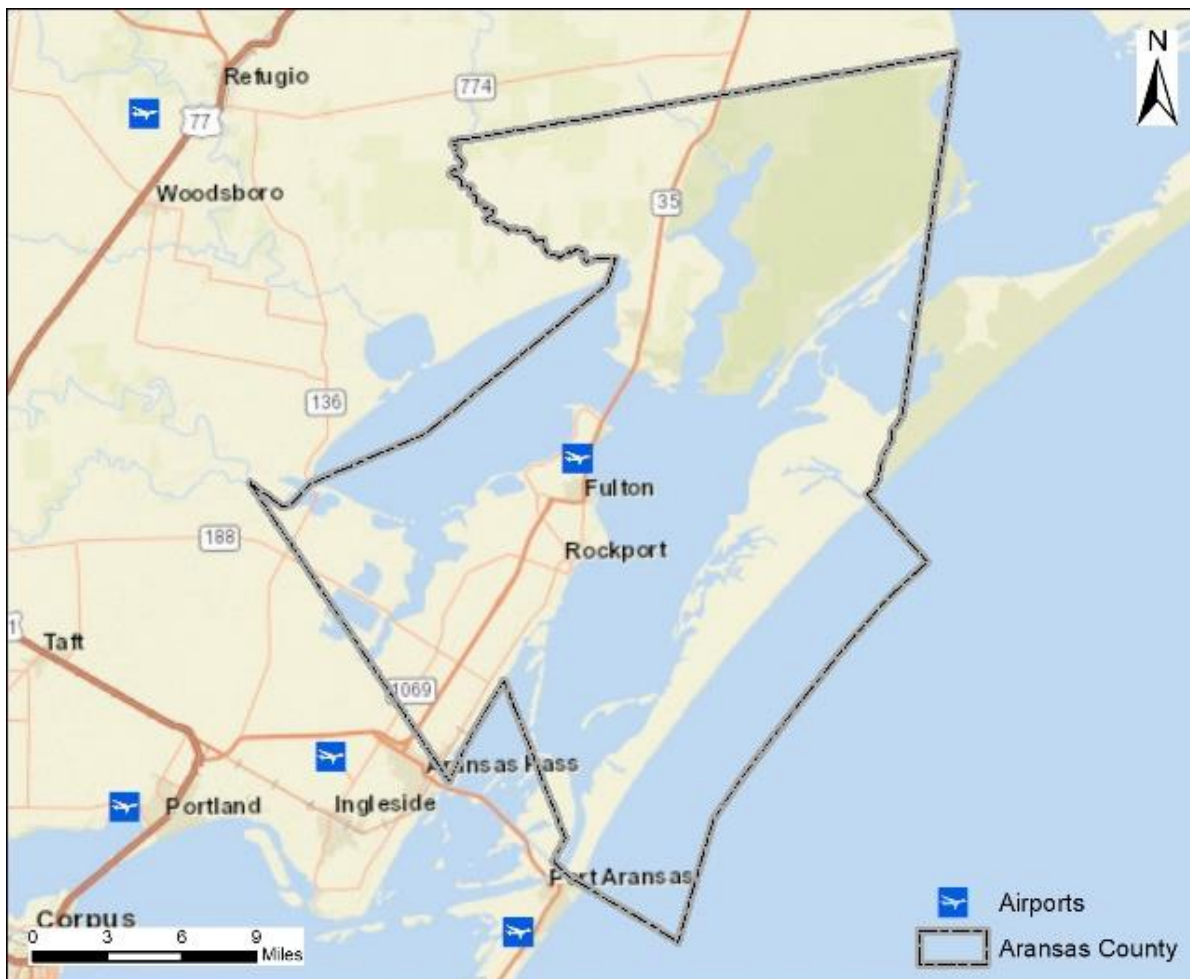
RAILROADS

There is not any railroad that passes through the City of Rockport. However, a branch of the Union Pacific Railroad passes through Aransas Pass, just beyond the south of the Rockport city limit.

AIRPORTS

The City of Rockport contains one airport within its city limits. The following airports are available to Rockport residents (Map 5):

- Aransas County Airport: a public and general aviation airport. Located on the north side of Rockport. Approximately 12-drive minutes away from the center of Rockport.
- Corpus Christi International Airport: commercial service, primary, and non-hub airport located in Corpus Christi. Approximately 40-drive minutes from Rockport.
- Kalt Ranch Airport: private use airport. Approximately 24-drive minutes from the center of Rockport.
- Hunt Airport: Privately owned, public use airport in Portland. Approximately 29-drive minutes from Rockport.
- Mustang Beach Airport: city-operated facility located in Port Aransas. Approximately 54-drive minutes from Rockport.



Map 5. Airport near Rockport.

Source: Google Maps

SEA PORTS

The City of Rockport has two harbors: Rockport Harbor and Cove Harbor. Downtown Rockport is located near the Rockport Harbor. The harbor offers public restroom facilities, private transit, laundry facilities, numerous hotels/motels, and restaurants within walking distance. The harbor offers other attractions such as the Aquarium at Rockport Harbor, Maritime Museum, Rockport Center for the Arts, Rockport/Fulton Chamber of Commerce, and Women’s Club of Rockport.⁵⁴ Cove Harbor offers restroom facilities, cleaning stations, reclamation station, and boat ramps. It is located on the south of the city and the banks of Aransas Bay. Due to the Hurricane Harvey, the facilities have been closed; however, many of them have recently reopened. The Rockport Center for the Arts is in a temporary location on Austin St. in downtown the city has recently posted the conceptual plans for the new facility design, which is still in the design phase, on the city website.ⁱ The harbors and marinas are up and running, some are still making small repairs.

THE GULF INTRACOASTAL WATERWAY

The 1,100-mile-long shallow draft protected Gulf Intracoastal Waterway (GIWW) is the south portion of the Intracoastal Waterway which connects ports along the Gulf of Mexico. It is the third busiest inland waterway along the coast between Brownsville, Texas and St. Mark, Florida⁵⁵ it links Texas ports

with the rest of nation and handles up to 90 million tons of freight annually.⁵⁶

ARANSAS COUNTY NAVIGATION DISTRICT

The Aransas County Navigation District (ACND) is responsible for conserving and developing natural resources, including the navigation of inland and coastal waterways, and all other land and water resources that benefit the citizens of Aransas County. Its main responsibility including maintaining and improving public waterways and public waterfront facilities. The five main facilities of the navigation district are Rockport Harbor, Fulton Harbor, Cove Harbor, Copano Bay Fishing Pier, and Rockport Beach.⁵⁷

MODES OF COMMUTE

Most trips made by Rockport residents are made by automobile, 81.5% of residents drive alone, while 5.2% carpool. It is important to note 0% of residents use public transportation, and 0.4% use motorcycles, bicycles, or other means. In comparison, this indicates a slightly higher percentage of individuals to neither Aransas County nor Texas State who drive alone, carpool, or use a taxicab and other means. Commuters in Rockport have an average travel time of 15.5 minutes.⁵⁸

PUBLIC TRANSIT

TRANSIT SYSTEMS

The City of Rockport does not possess a public transportation system. However, the following services are available through

adjacent municipalities, Aransas County and the Region:

- **Fulton Trolley:** Air-conditioned trolley that visits local businesses in the Town of Fulton and Downtown Rockport.
- **Valley Transit Bus:** full-service bus company serving South Central Texas and Northern Mexico with more than 50 daily schedules, as well as connections to nationwide travel on Greyhound Lines. The Rockport travel center is at 902 E. Market St. Rockport, TX 78382.
- **Jordan & Jordan Bus Charters:** Charter Bus Company. Provides itineraries, travels insurance and tours to its customers.
- **Aransas County Public Transportation:** A local curb-to-curb service within the Rockport-Fulton area to Corpus Christi and Portland. Services are available to the public from 8am – 5pm Monday through Friday. The Rider could call (361) 358- 5530 for more details.
- **Taxi Companies:** Gulf Coast Taxi & Shuttle Service and City Cab (24-hour) provide service in Rockport and surrounding areas.

REGIONALLY COORDINATED TRANSPORTATION PLAN

The Regionally Coordinated Transportation Plan for The Coastal Bend (RCTPTCB) was approved on February 15, 2017, by the stakeholder steering committee of the planning region 20. The plan aims at collaborating effort involving dozens of stakeholders from all 11 counties of the Coastal Bend. The participating counties comprise Aransas, Bee, Brooks, Duval, Jim Wells, Kennedy, Kleberg, Live Oak, Nueces, Refugio, and San Patricio. The plan provides a detailed analysis of resources, needs, gaps, explores integration with other plans, identifies methods for sustaining implementation, provides vision, goals, and

objects, and concludes with ongoing performance measurements.⁵⁹ The plan’s mission statement is “equal access to public transportation”.⁶⁰ Its six goals for improving equal access are:

- Establish and maintain strategic, efficient, and integrated transportation services.
- Provide a variety of transportation services to improve mobility and options for riders.
- Pursue long-term financial resources to provide affordable transportation services.
- Extend operating hours and days of the week.
- Improve public awareness of available services.
- Coordinate for residents’ mobility needs to destinations outside the region.

TRANSPORTATION FOR HEALTH SERVICES

RURAL ECONOMIC ASSISTANCE LEAGUE (R.E.A.L. Inc.)

R.E.A.L is a non-profit organization with the missions to provide safe, caring, and quality community-centered services for the elderly, person with disabilities and the public. It serves 11 southern counties, including Aransas, in Texas and provides transportation services to people who need medical related visits, day-care, job interviews, and child care.⁶¹

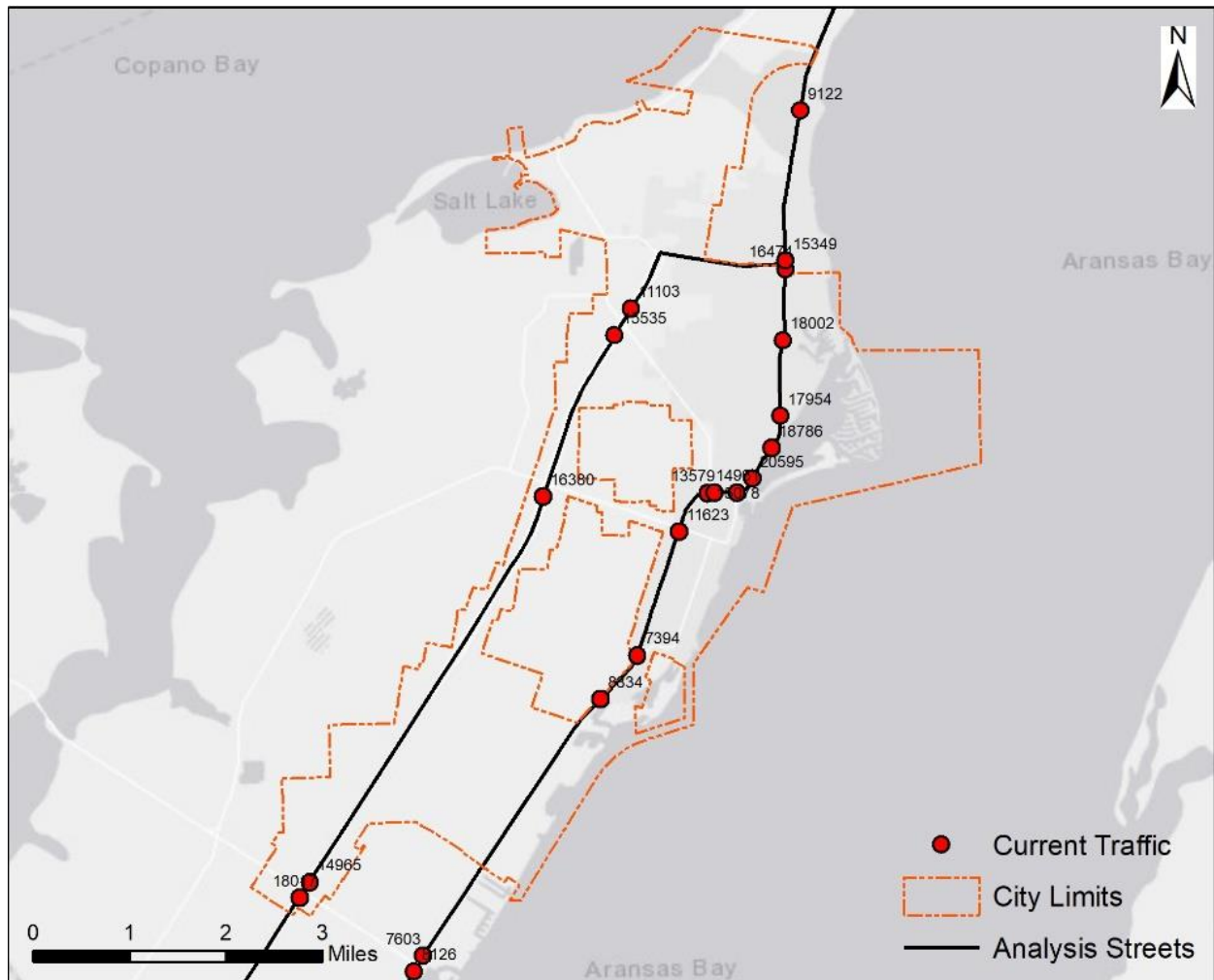
TRAFFIC

It is crucial to identify transportation issues to satisfy the needs of the growing community in Rockport. Measuring the annual average daily traffic data (AADT) from Texas Department of Transportation (TxDOT) can help understanding the volume of the traffic. The AADT count stations measure the number of

TRANSPORTATION

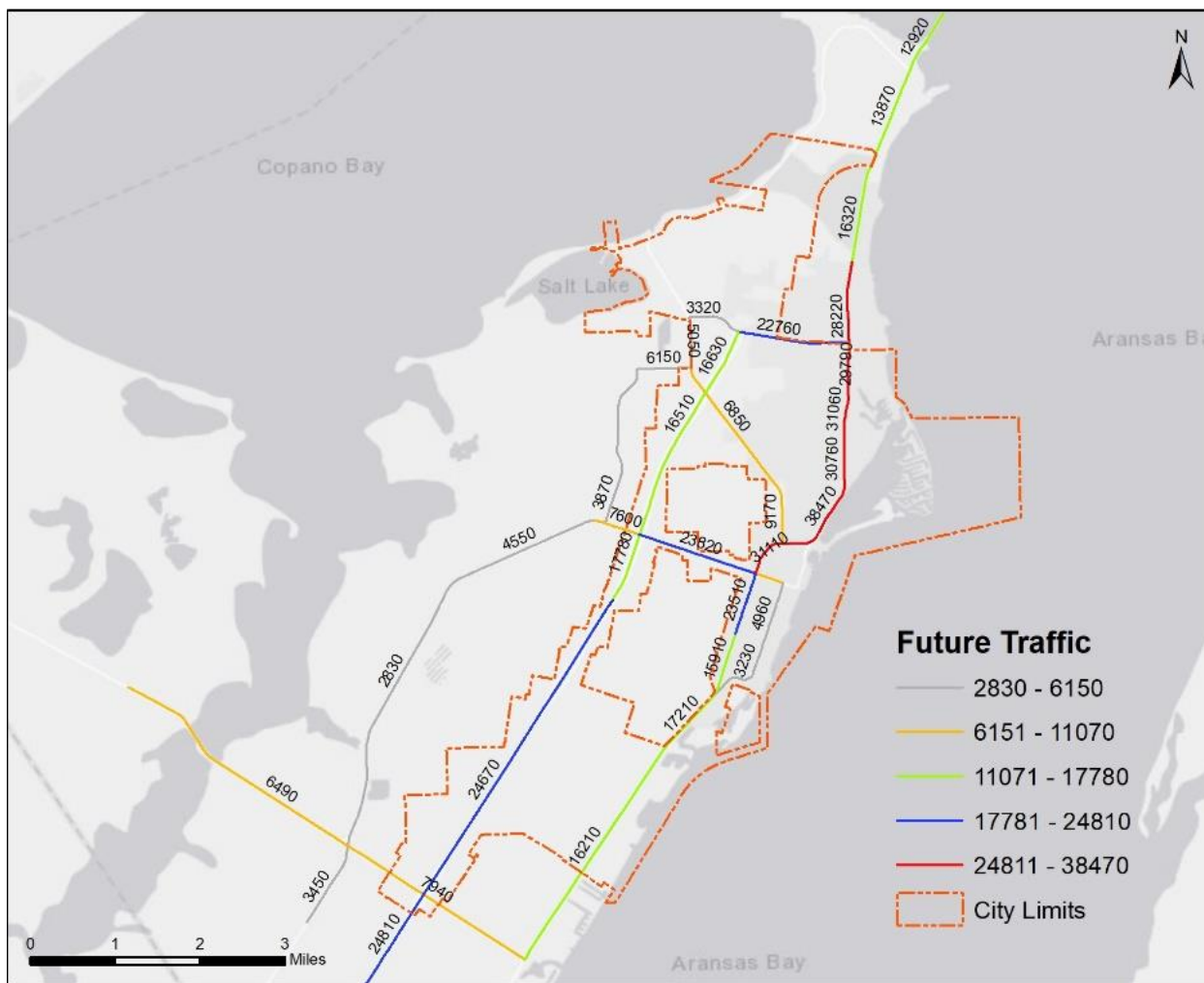
vehicles passing over the count stations throughout 365 days for 24 hours. There are 39 counting stations within city boundaries. SH-35 carries from 9,122 to 16,474 vehicles per day. TX-35 Business route is the busiest, with 15,759 to 18,786 vehicles per day. Loop 1781 carries the lowest recorded vehicle traffic which from 375 to 1,528 vehicles (Map 6).

Additionally, TxDOT estimates future AADT counts. The future AADT continues to grow at a 2% rate per year over 20 years.⁶² TX-35 Business is predicted to receive a high increase in traffic from 28,200 to 38,470 vehicles. SH-35 Bypass will also experience an increase in vehicle traffic from 13,870 to 24,810 vehicles (Map 7)



Map 6. Rockport Annual Average Daily Traffic
Source: Texas Department of Transportation⁶³

TRANSPORTATION



Map 7. Future Traffic Prediction for the City of Rockport, Texas

Source: Texas Department of Transportation ⁶⁴

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6 ECONOMY

ECONOMY

Collectively speaking, the City of Rockport's economy is relatively stable and has a promising tendency for development. 4,142 people pursue their careers in Rockport. Several industries hire the most people such as Accommodation and Food Services, Retail Trade, and Educational Services. The median family income in Rockport is \$59,098, which is higher than the standard in Aransas County but lower than that in both Texas and U.S. The unemployment rate in Rockport is also less than the average of Texas and United State. Ocean-related industry is significant in Rockport, providing 24% of the total share of economy and 1,539 job positions. On the other hand, Rockport lacks sufficient services or products in some industries such as Construction Transportation and Warehousing. One of the strength of Rockport in terms of economy is ocean-related economy, job opportunities are relatively abundant, and the economic growth is also higher than benchmark. On the opposite, the city should attract more investment hence the effect could be considerable in terms of job chances. The number of local resident who work outside and workforces from outside are so tremendous that might cause some problems such as traffic burden and the potential cost.

UNEMPLOYMENT AND LABOR FORCE

In 2015, 46.6% (3,731) of the 8,006 Rockport residents 16 years and older were not in the labor force, most of which are in retiring age. This is about 10% points higher than the county (35.06%), state (35.27%), and nation (36.35%). Figure 20 shows the employment status for residents 16 years and older for Rockport in 2015.

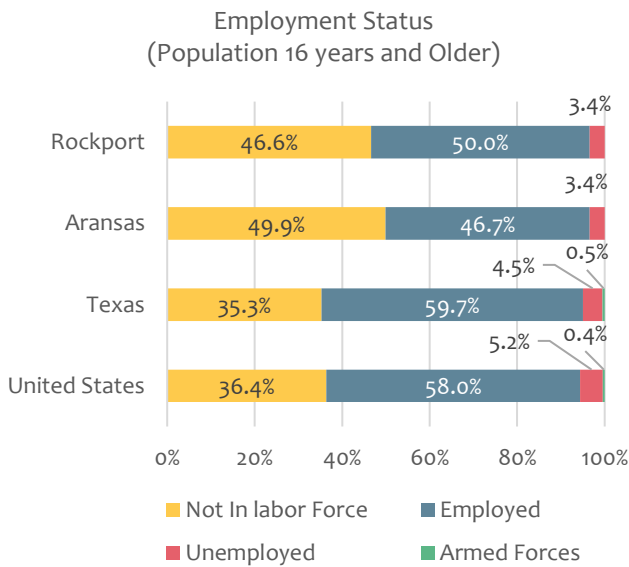


Figure 20. Employment Status for Population 16 years or Older in Rockport, Aransas County, Texas, and United States, 2015
Source: U.S. Census Bureau, 2015, Table DP03⁶⁵

The unemployment rate is defined as the share of the population 16 and over in the civilian labor force who are jobless. In 2015, Rockport had an unemployment rate of 6.4%, which is slightly lower than Aransas County, Texas, and the nation.⁶⁶ Figure 21 compares employment statistics of individuals over 16 in the civilian labor force for Rockport, Aransas County, Texas, and the United States.

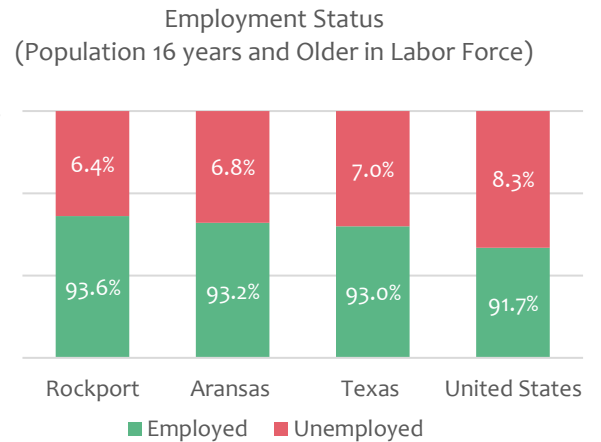


Figure 21. Employment Status for Population 16 years or Older (in Labor Force) in Rockport, Aransas County, Texas, and United States, 2015
Source: U.S. Census Bureau, 2015, Table DP03⁶⁷

In 2015, 4,142 people hold a primary job in Rockport. The industry sectors with the largest absolute number of employees were:

- Accommodation and Food Services with 710 employees (17.1% of total jobs),
- Retail Trade with 683 employees (16.5% of total jobs),
- Educational Services with 546 employees (13.2% of total jobs), and
- Health Care and Social Assistance with 455 (11% of the total jobs).⁶⁸

Of the total number of workers in Rockport in 2015, 45% are male and 55% are female. The ratio of male to female workers in Rockport is higher than the state (51.3% male to 48.7% females) and the country (50.1% male to 49.9% females). Figure 22 shows the breakdown of jobs by worker gender in Rockport.

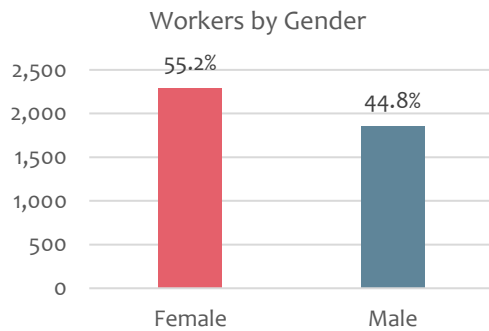


Figure 22. Jobs and Percentage by Worker Gender in the City of Rockport, 2015
Source: OnTheMap Application, 2015⁶⁹

A breakdown of jobs by race in 2015 shows:

- Whites alone hold the majority of jobs with 93% of the total share,
- African Americans alone with 3% of jobs come in second, and
- Asians alone with only 2% are third.

When comparing the breakdown of jobs by worker’s race and the population in Rockport in 2015, shares of racial groups in the job market follow the racial trends for the whole population. White residents comprise the majority of the job market (86.3% of the population and 93% of jobs). Next two group with higher share are African Americans (2.8% of the population and 3% of jobs) and Asian residents (2% of the population and 2.7% of jobs).⁷⁰

The top ten major employers in the Rockport-Fulton area with the highest number of employees include Aransas County School District, Retail stores (Walmart and H.E.B), government entities (the City of Rockport, Aransas County, and the State of Texas), the medical services industry (including Care Regional Medical Center, Gulf Pointe Plaza, and Rockport Coastal Care), and Wood Group (an oilfield/industrial company).⁷¹

Table 5 shows major employers in Rockport-Fulton area.

Table 5. Major Employers in Rockport-Fulton Area

Employer	Industry	Employees
Aransas County I.S.D.	Education	521
Wal-Mart	Retail	250
Care Regional Medical Center*	Hospital	210
H.E.B.	Retail Grocer	185
Wood Group Production Services*	Oilfield & Industrial	181
Aransas County	Government	175
City of Rockport	Government	130
State of Texas	Government	107
Gulf Pointe Plaza	Health Service	93
Rockport Coastal Care Center	Health Service	75

* Located outside the boundaries of Rockport

Source: Rockport-Fulton Chamber of Commerce⁷²

HOUSEHOLD INCOME

In 2015, the median household income in Rockport was \$47,865 per year⁷³, a 7.6% increase from \$44,487 per year in 2010.⁷⁴ The median household income in Rockport is lower than Texas (\$53,207), and the U.S. (\$53,889) but higher than the median household income of Aransas County (\$41,690). Table 6 compares family, household, and per capita incomes between Rockport, Aransas County, Texas, and the United States.

Table 6. Income Overview, Rockport, Aransas County, Texas, and United States, 2015

	Rockport	Aransas County	Texas State	United States
Median Family Income	59,098	51,267	62,717	66,011
Median Household Income	47,865	41,690	53,207	53,889
Per Capita Income	26,776	28,472	26,999	28,930

Source: U.S. Census Bureau, 2015, [Table DP03](#)⁷⁵

INDUSTRY SPECIALIZATION BY EMPLOYMENT SHARE

Employment share by industry offers an efficient way to identify local economy drivers. It provides insight into the region's workforce, the strengths and weaknesses of the local economy, and potential available job opportunities. Rockport has a higher share of workers than both Aransas County and Texas in the following industries:⁷⁶

- Accommodation and Food Services,
- Mining, Quarrying, and Oil and Gas Extraction,
- Retail Trade,

On the other hand, Rockport has less employment share in:

- Retail Trade,
- Manufacturing,
- Wholesale Trade

When compared to Aransas County alone, Rockport has a higher share employment share in:

- Educational Services,
- Health Care and Social Assistance,

On the other hand, Rockport has less employment share in:

- Accommodation and Food Services,
- Construction, and
- Transportation and Warehousing

Figure 23 shows the employment share of NAICS industry sectors in Rockport, Aransas County, and the State of Texas in 2015.⁷⁷

A Location Quotient (LQ)ⁱ shows a city's most specialized industries in comparison to the region. The LQ is calculated by dividing the local employment share (for Rockport) by the benchmark employment share (for Aransas County). A LQ greater than 1 shows that the study area has a higher share of employment compared to the region. On the other hand, city might diversify the local economy by investing in less specialized industries. Educational Services has the highest LQ of 1.34 among all industry sectors in Rockport. Public Administration and Information, each with a LQ of 1.3, are in the next ranks.⁷⁸

An industry sector with a high employment share in the local industry will not necessarily have a high location quotient. For example, Accommodation and Food Services holds the highest employment share by 17.1% but has a location quotient of 0.83.

Table 7 shows location quotients for industry sectors in Rockport in 2015, with Aransas County as its benchmark region. Basic industries are highlighted in the table.

ⁱ The Location Quotient takes into account several assumptions. Cross Hauling refers to the simultaneous import and export of specific goods from a locality. The calculation of the location quotient assumes that the products, goods, and services generated locally have been completely consumed locally. This assumes that each industry will have a comparable consumption in an ideal scenario in comparison to the benchmark region. In case the consumption is lower, it does not capture the geographical, sociological or behavioral differences that could have led to these patterns, but rather assumes that the region is not self-sufficient. It also arguably assumes that the demand for each sector is same in the study region as in the benchmark region.

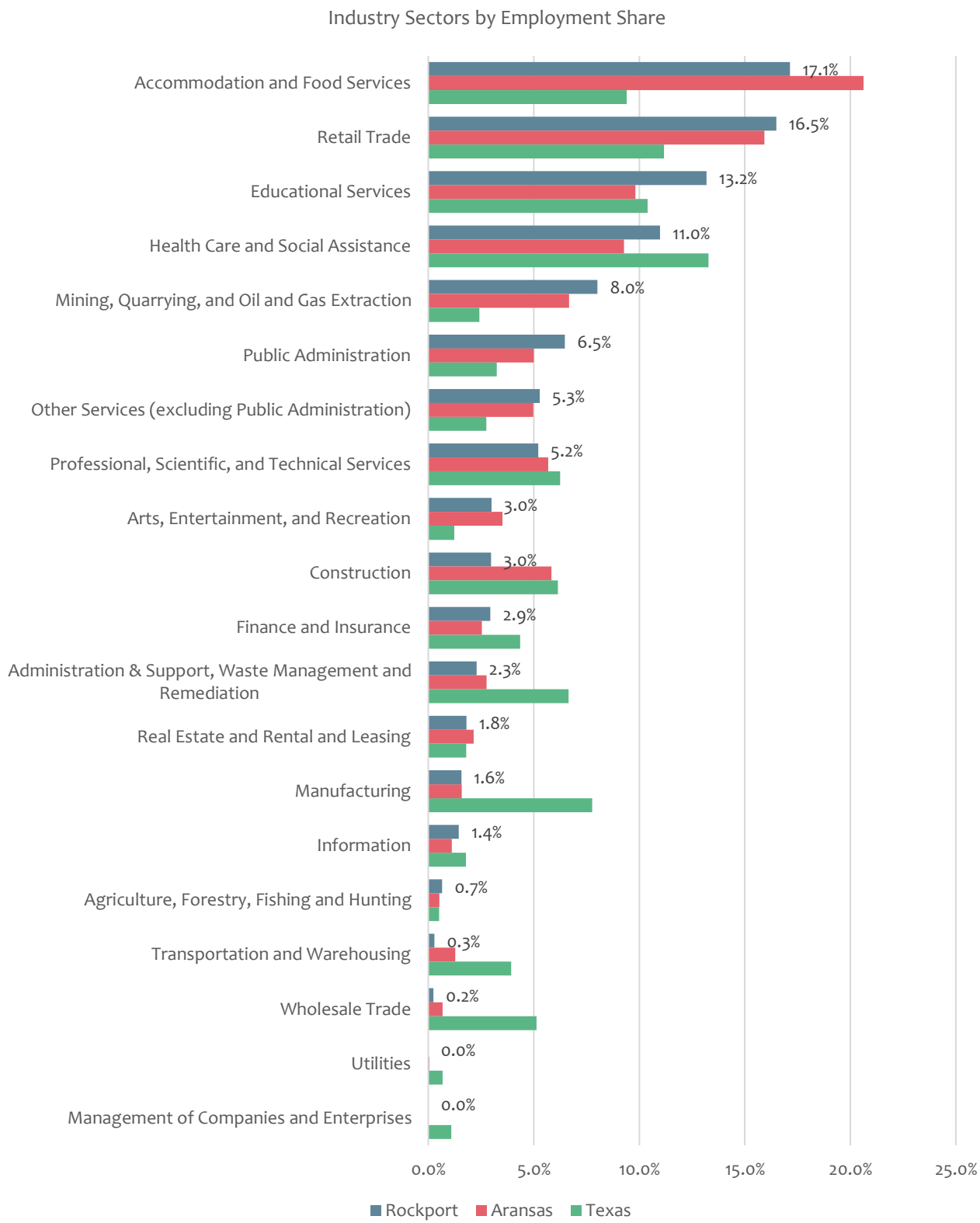


Figure 23. NAICS Industry Sectors by Employment Share in Rockport, Aransas, and Texas, 2015
Source: OnTheMap Application, 2015²⁹

Table 7. Location Quotient for Industries in the City of Rockport, 2015

NAIC Industry Sectors	Rockport		Aransas County		Location Quotient
	Count	Share	Count	Share	
Educational Services	546	13.20%	546	9.80%	1.34
Information	60	1.40%	62	1.10%	1.3
Public Administration	268	6.50%	278	5.00%	1.3
Agriculture, Forestry, Fishing and Hunting	27	0.70%	29	0.50%	1.25
Mining, Quarrying, and Oil and Gas Extraction	332	8.00%	371	6.70%	1.2
Health Care and Social Assistance	455	11.00%	516	9.30%	1.18
Finance and Insurance	122	2.90%	141	2.50%	1.16
Retail Trade	683	16.50%	886	15.90%	1.04
Other Services (excluding Public Administration)*	219	5.30%	277	5.00%	1.06
Manufacturing	65	1.60%	88	1.60%	0.99
Professional, Scientific, and Technical Services	216	5.20%	316	5.70%	0.92
Arts, Entertainment, and Recreation	124	3.00%	196	3.50%	0.85
Real Estate and Rental and Leasing	75	1.80%	120	2.20%	0.84
Accommodation and Food Services	710	17.10%	1148	20.60%	0.83
Administration & Support, Waste Management ...	95	2.30%	154	2.80%	0.83
Construction	123	3.00%	325	5.80%	0.51
Wholesale Trade	10	0.20%	38	0.70%	0.35
Transportation and Warehousing	12	0.30%	71	1.30%	0.23
Utilities	0	0.00%	3	0.10%	0
Management of Companies and Enterprises	0	0.00%	0	0.00%	N/A
Total	4142	100.0%	5565	100.0%	-

* Other Services include all industry sectors that are not categorized in the list, hence it is not considered as a single industry. Although it has an LQ of 1.06, it cannot be considered as a basic industry.

Source: OnTheMap Application, 2015⁸⁰

ECONOMIC BASE ANALYSIS

Economic Base Analysis is a tool used to identify industries crucial to the local economy. The Economic Base Model assumes that all economic activities can either be classified as Basic or Non-Basic.⁸¹ Basic industries takes responsibility for export into the region and bring the economy to the region, while non-basic industries are mostly supporting industries or activities for the basic industries. An industry with negative basic employment indicates that goods or services are being imported to fulfill the needs of the community, with no contribution towards the base economic multiplier. In other words, that industry is not included in the calculation of base multiplier.

BASIC INDUSTRIES

Basic industries export their products or services to the consumers outside the local market. They help bring money into the economy and stimulate the growth by providing goods and services. Basic industries, characterized by a LQ higher than 1, generally help establish new non-basic industries or activities. Changes in basic industries will have widespread effects on the entire local economy.

ECONOMIC BASE MULTIPLIER ANALYSIS

An economic base multiplier is the ratio of the total number of jobs created to the number of basic jobs created and is calculated from dividing the total employment by basic employment for all industry sectors¹. The economic base multiplier indicates the total number of new jobs that will be created by every added job to a basic industry

sector. Basic industries drive the local economy, so increases in these sectors will lead to increases in non-basic sectors and, consequently, will cause an overall increase in local economic activities.

The economic base multiplier for Rockport in 2015 was 10.7. This indicates adding 10 jobs in a basic industry will create 107 additional employment opportunities to the whole local economy.

Table 8 shows basic and overall employment in Rockport.

Table 8. Basic Employment for Industries in Rockport,

	2015	
	Total Employment	Basic Employment
Educational Services	546	140
Health Care and Social Assistance	455	71
Public Administration	268	61
Mining, Quarrying, and Oil and Gas Extraction	332	56
Retail Trade	683	24
Finance and Insurance	122	17
Information	60	14
Agriculture, Forestry, Fishing and Hunting	27	5
Total	2,493	388

Source: OnTheMap Application, 2015⁸²

ECONOMIC GROWTH

From 2005 to 2015, number of jobs in Rockport increased 45.18%, from 2,853 to 4,142.⁸³ This growth rate is slightly higher than both Aransas County (33.23%) and Texas (25.62%). Figure 24 shows the employment growth rate from 2005 to 2015 for Rockport, Aransas County, and Texas.

¹ EM (economic base multiplier) = $\frac{\text{total employment}}{\text{basic employment}}$

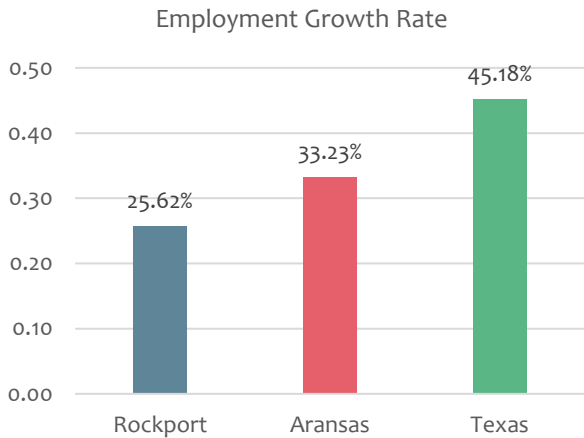


Figure 24. Employment Growth Rate in Rockport, Aransas County, and Texas, 2005-2015
Source: OnTheMap Application, 2005, 2015⁸⁴

Economic growth in Rockport does not completely explain this increase in the number of jobs from 2005 to 2015. Part of it is due to the changes in definitions and methodology of Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES). According to the LODES Dataset Structure report, “Datasets for 2010 and later contain additional Job Types that cover Federal employment as supplied by the Office of Personnel Management (OPM)”⁸⁵. As a result, the job increase statistic is artificially inflated.

From 2005 to 2015, the fastest growing industries by number of jobs were Educational Services, with 261 added jobs and a 3.2% increase in employment share; Mining, Quarrying, and Oil and Gas Extraction with 206 added jobs and a 3.6% increase in employment share; and Health Care and Social Assistance, with 141 added jobs and no change in employment share. Meanwhile, Rockport lost 15 jobs in Wholesale Trade, with a 0.4% decrease in employment share and 12 jobs in Transportation and Warehousing, with 0.6%

decrease in employment share. In 2005, 11 workers were employed in Utilities sector. This number has decreased to 0 in 2015.⁸⁶

The changes in number of jobs in Rockport indicate that the economy in general grew from 2005 to 2015. All industries except the three mentioned have experienced an increase in employment. Table 9 shows changes in total number of jobs in Rockport from 2005 to 2015.

Table 9. Total Number of Jobs by Industries in Rockport, 2005–2015

NAIC Industry Sectors	2015	2005	Absolute Change
Educational Services	546	285	261
Mining, Quarrying, and Oil and Gas Extraction	332	126	206
Health Care and Social Assistance	455	314	141
Other Services (excluding Public Administration)	219	96	123
Public Administration	268	156	112
Accommodation and Food Services	710	598	112
Professional, Scientific, and Technical Services	216	134	82
Retail Trade	683	614	69
Arts, Entertainment, and Recreation	124	65	59
Administration & Support, Waste Management and Remediation	95	48	47
Agriculture, Forestry, Fishing and Hunting	27	0	27
Information	60	34	26
Manufacturing	65	40	25
Finance and Insurance	122	102	20
Real Estate and Rental and Leasing	75	59	16
Construction	123	122	1
Management of Companies and Enterprises	0	0	0
Utilities	0	11	-11
Transportation and Warehousing	12	24	-12
Wholesale Trade	10	25	-15
Total	4,142	2,853	1,289

Source: OnTheMap Application, 2005, 2015⁸⁷

SHIFT SHARE ANALYSIS

Shift-share analysis complements LQ and economic base analysis by indicating the relative economic growth rate of local industries in comparison to national and regional trends and determining local comparative advantages. Shift-share represents how much local job growth can be attributed to national and regional trends or local economic conditions. Shift-share analysis breaks down changes in a local industry sectors into three components:

- **National/Regional Growth Share:** Compares local economic growth in an industry to the general economic growth of the benchmark region. It is assumed that overall economic growth in a benchmark region will be reflected in local economic growth.⁸⁸

For example, Rockport had 112 more jobs in Public Administration in 2015 than 2005. Shift share analysis shows that from this 112, 52 jobs (about 46%) can be attributed to the overall economic growth in Aransas County. On the other hand, from the total 261 added employments in Educational Services, 125 jobs could be attributed solely to the economic growth in this sector in Rockport.

- **Industry Mix Share:** Demonstrates economic changes attributed directly to the local industry mix. This determines whether or not a local industry grew faster or slower compared to overall growth of the benchmark region. The goal is to identify whether or not the local economy specializes in industries that experience faster or slower than average national or regional growth.⁸⁹ Rockport is specialized in industries with positive “local industry mix.” These are industries that are growing at a faster rate than overall economic growth in the Aransas County.
- **Local Growth Share:** Measures the difference in growth between the local and national or regional economy that can be attributed solely to local factors. It demonstrates local economic strengths or weaknesses. The local growth share evaluates the competitive situation of local industries within the larger economy of the reference region due to regional comparative advantages such as industrial clustering, infrastructure and resource availability, or non-unionized labor markets.⁹⁰

Shift-share analysis has been done on 2005–2015 employment data for Rockport with Aransas County as the benchmark region.

Table 10 shows the results of shift-share analysis for Rockport and Aransas County.

Table 10. Shift Share Analysis, Rockport vs. Aransas County, 2015

	Local ⁱ Jobs 2005	Regional ⁱⁱ Growth Share	Local Industry Mix Share	Local Growth Share	Absolute Change	Local Jobs 2015
Accommodation and Food Services	598	199	-133	47	112	710
Administration & Support, Waste Management ...	48	16	24	7	47	95
Agriculture, Forestry, Fishing and Hunting	0	0	0	N/A	27	27
Arts, Entertainment, and Recreation	65	22	67	-29	59	124
Construction	122	41	-11	-29	1	123
Educational Services	285	95	41	125	261	546
Finance and Insurance	102	34	2	-16	20	122
Health Care and Social Assistance	314	104	49	-12	141	455
Information	34	11	17	-2	26	60
Management of Companies and Enterprises	0	0	0	0	0	0
Manufacturing	40	13	-7	19	25	65
Mining, Quarrying, and Oil and Gas Extraction	126	42	89	75	206	332
Other Services (excluding Public Administration)	96	32	52	39	123	219
Professional, Scientific, and Technical Services	134	45	65	-27	82	216
Public Administration	156	52	34	26	112	268
Real Estate and Rental and Leasing	59	20	4	-7	16	75
Retail Trade	614	204	-134	-1	69	683
Transportation and Warehousing	24	8	-16	-4	-12	12
Utilities	11	4	-12	-3	-11	0
Wholesale Trade	25	8	-12	-11	-15	10
Total	2,583	948	0	341	1,289	4,142

Source: OnTheMap Application, 2005, 2015⁹¹

JOB DENSITY & INFLOW/OUTFLOW

Inflow-outflow analysis measures the inter-regional commute for jobs within a specified geographic area. For the purpose of this report, the observations and comparisons have been carried out from 2005 to 2015.

Rockport is one of many small coastal communities in the Coastal Bend region of Texas. In these communities, boundaries are constantly

changing due to new development or annexations. These ever-changing boundaries influence spatial data for employment. As a result, these data may not be entirely reliable. Furthermore, due to the proximity of the small coastal communities, the movement of jobs from one small community to another (e.g. from Rockport to Aransas Pass, or from Fulton to Rockport) may not have as much of an economic impact on the individual communities as the loss of a major coastal

ⁱ The term “Local” in shift-share analysis section refers to the City of Rockport

ⁱⁱ The term “Regional” in shift-share analysis section refers to Aransas County

employer (providing hundreds of jobs) to an area like San Antonio.

In 2015, of the 4,142 jobs in Rockport, 983 workers (24%) lived and worked in the city. This is an increase from 794 (29.7%) in 2005. Workers who live outside of Rockport held the remaining 3,159 jobs. The number of people who commuted to work from outside city boundaries was only 2,059 in 2005. Commuters' share in total jobs increased from 72.2% in 2005 to 76.3% in 2015.⁹²

2,861 people live in the City of Rockport but work out of town. Figure 25 and Figure 26 show the inflow/outflow of jobs in Rockport in 2005 and 2015.

From 2005 to 2015, the number of individuals who commuted to work from other places to Rockport, or from Rockport to other places both increased by about 1,000 people, while number of people who both work and live in Rockport increased by 100 during the same period.



Figure 25. Inflow/Outflow of Jobs in the City of Rockport, 2005
Source: OnTheMap Application, 2005⁹³



Figure 26. Inflow/Outflow of Jobs in the City of Rockport, 2015
Source: OnTheMap Application, 2015⁹⁴

Table 11 shows the top 5 locations where people who are employed in Rockport live. Corpus Christi holds the highest share of people who are employed in Rockport but live out of town.

Table 11. Top 5 locations of residence for workforces employed in the City of Rockport, 2015

	Count	Share
Rockport City, TX	983	23.7%
Corpus Christi City, TX	327	7.9%
Aransas Pass City, TX	180	4.3%
Ingleside City, TX	142	3.4%
Portland City, TX	98	2.4%
Fulton Town, TX	91	2.2%
All Other Locations	2,321	56.1%
Total All Jobs	4,142	100.0%

Source: OnTheMap Application, 2015⁹⁵

JOBS BY DISTANCE

Looking at distance/direction pattern of commutes in the City of Rockport (Figure 27 and Figure 28), the highest proportion of commuters are from the Southwest. Most of them live in neighborhoods directly outside the city and commute to work in Rockport. These places include Fulton, Victoria, Lamar, and Refugio. Comparing the distance/direction diagram for 2015 with 2005 suggests the same pattern of direction but shows an increase in total number of jobs.

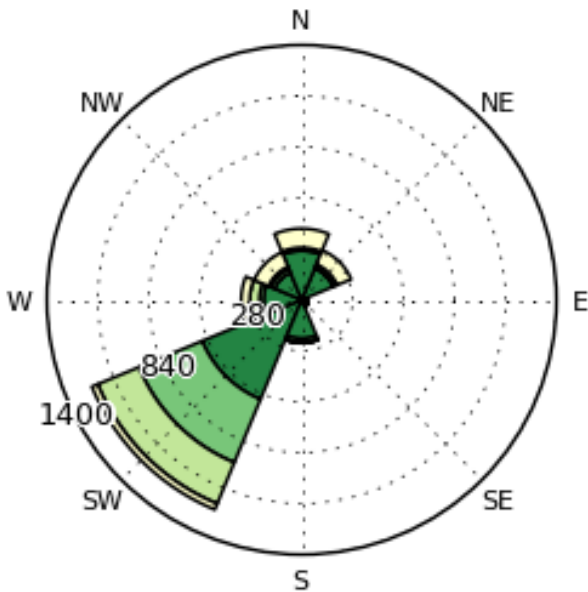


Figure 27. Job Counts by Distance /Direction in City Rockport, 2005

Source: OnTheMap Application, 2005⁹⁶

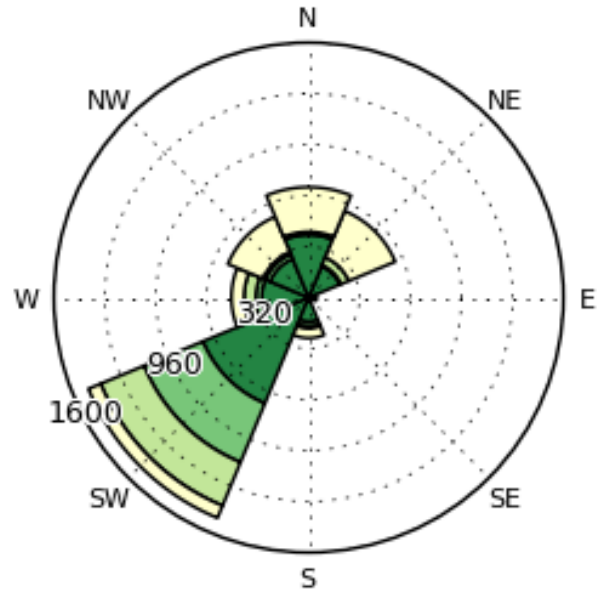


Figure 28. Job Counts by Distance/Direction in City Rockport, 2015

Source: OnTheMap Application, 2015⁹⁷

In 2015, 50.5% of commuters traveled less than 10 miles to work. This was a 9% decrease from 2005. Of total number of people working in Rockport, 12.5% traveled 10 to 24 miles and 38% commuted more than 25 miles. Table 12 shows distance from home to work in Rockport in 2005 and 2015.

Table 12. Distance to Work in the City of Rockport 2005, 2015

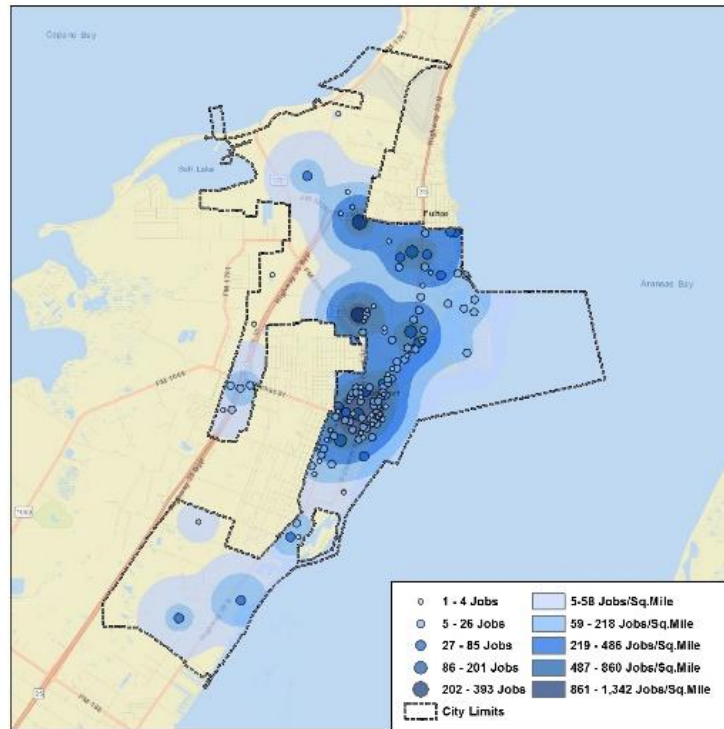
	2015		2005	
	Count	Share	Count	Share
Less than 10 miles	2,092	50.5%	1,698	59.5%
10 to 24 miles	516	12.5%	457	16.0%
25 to 50 miles	460	11.1%	343	12.0%
Greater than 50 miles	1,074	25.9%	355	12.4%
Total All Jobs	4,142	100.0%	2,853	100.0%

Source: OnTheMap Application, 2005, 2015⁹⁸

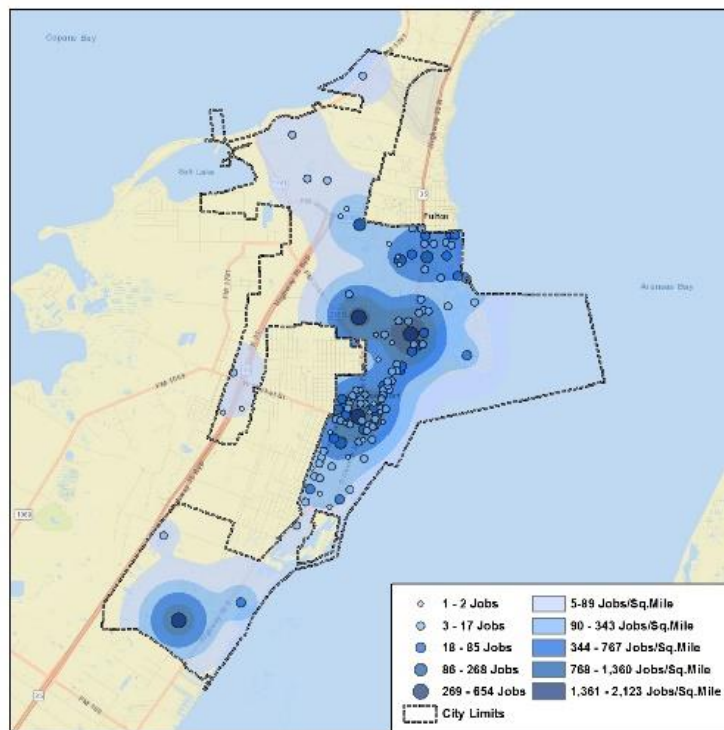
SPATIAL REPRESENTATION FOR EMPLOYMENT DENSITIES

The spatial distribution and density of jobs in Rockport in 2015 (Map 9) suggest most jobs are located in the central part of the city, which has the highest concentration of different land uses and a large number of concentrated businesses. Walmart and HEB retail stores also provide a considerable portion of jobs in this area. Employment density decreases farther from the city center.

From 2005 to 2015 southwest and northern Rockport experienced an increase in the number of jobs.



Map 8. Distribution/Density of Jobs in the City of Rockport, 2005
 Source: OnTheMap Application, 2005⁹⁹



Map 9. Distribution/Density of Jobs in the City of Rockport, 2015
 Source: OnTheMap Application, 2015¹⁰⁰

LEAKAGE/SURPLAS FACTOR

The leakage and surplus factor measures the balance between the volume of supply generated by retail businesses and the potential demand produced by household spending on retail goods. Leakage occurs when demand exceeds supply, so consumers purchase goods and services outside the measured area. This suggests there may be an opportunity for new retailers in the area or for existing retailers to extend outside of the area.

Some employment areas with opportunity to expand include furniture, electronics and appliance, sporting goods, and clothing stores. A surplus, unlike leakage, occurs when supply exceeds demand. A surplus brings in shoppers from outside of the area.¹⁰¹

Figure 29 and Figure 30 show leakage/surplus factors by industry sector and group for Rockport in 2017 presented by Esri Business Analyst.

Leakage/Surplus Factor by Industry Subsector



Figure 29. Leakage/Surplus Factor by Industry Subsector, the City of Rockport, 2017
Source: Esri and Infogroup, Retail MarketPlace, 2017¹⁰²

Leakage/Surplus Factor by Industry Group

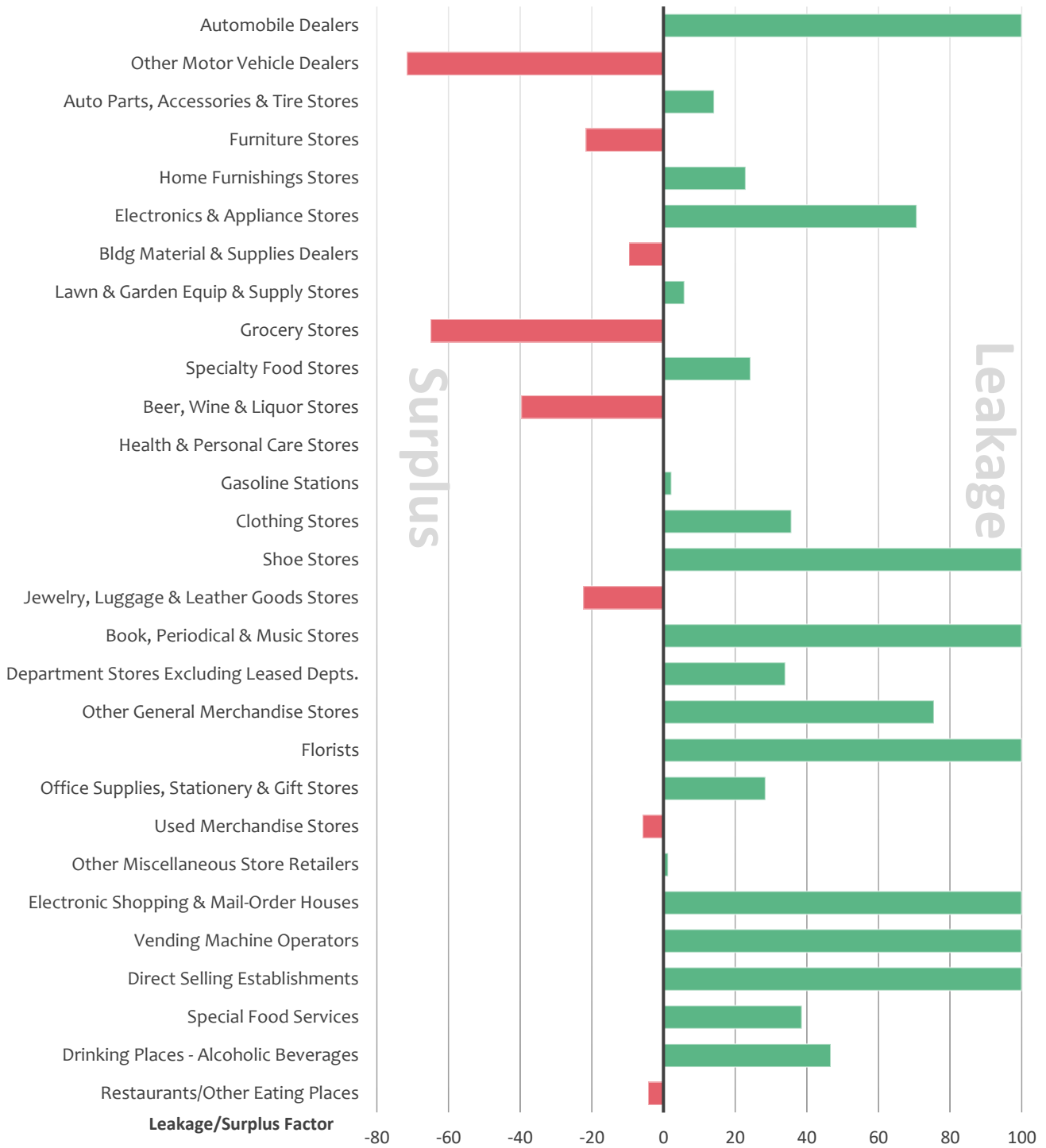


Figure 30. Leakage/Surplus Factor by Industry Group, the City of Rockport, 2017

Source: Esri and Infogroup, Retail MarketPlace, 2017¹⁰³



ENVIRONMENT

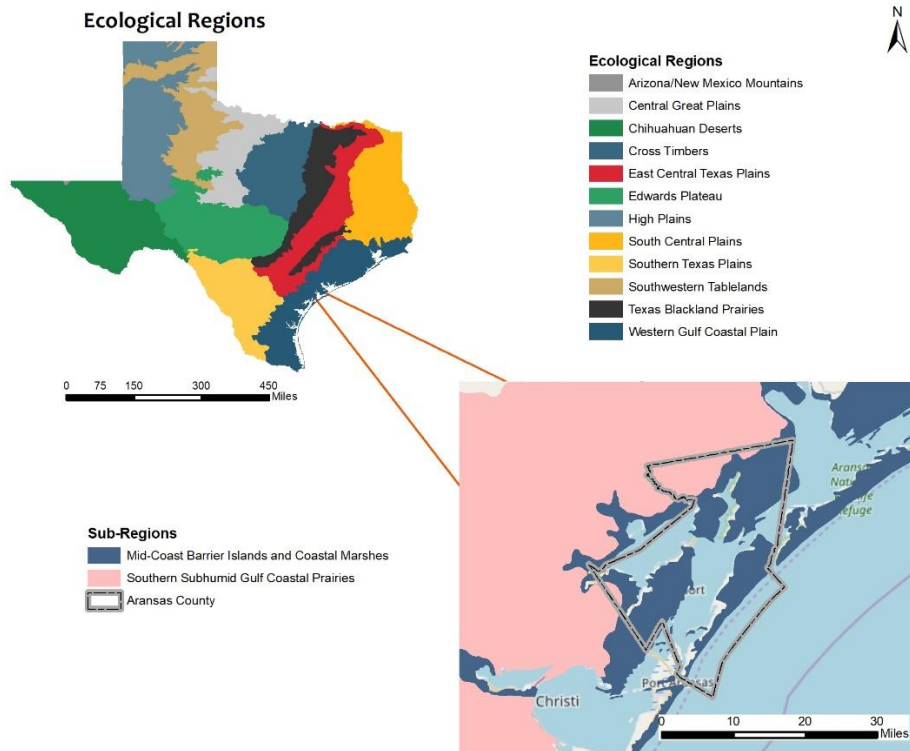
Rockport's natural environment and resources attract numerous tourists, prospective residents and businesses. The city provides unique opportunities due to its geographical location. All three of the commercially important species of shrimp can be found in this ecoregion, along with the rarest migratory birds. The coastal marshes in Rockport play a critical role for species migration. The whooping crane, popular amongst bird enthusiasts, migrates to the gulf due to the area's mild temperatures and abundance of resources necessary for feeding and nesting. Unfortunately, human activities have threatened the survival of the species due to habitat loss. The constant degradation on the natural environment and species can cause serious alterations in the landscape and the availability of resources. Thoughtful development and policy implementation can soften and minimize the effects brought onto the wildlife and ecosystem, therefore fostering a healthy biotic system for the future of the community.

ECOREGION

Ecoregions denote areas of general similarity in ecosystems; this similarity is based on the environmental resources the region provides, and to what extent.¹⁰⁴ Managing and monitoring ecosystems at the ecoregion scale allows for a greater assessment.¹⁰⁵

Rockport locates itself amongst the Western Gulf Coastal Plains and lies in the ‘Mid-Coast Barrier Islands and Coastal Marshes’ sub-ecoregion, which can be seen in the Map 10. The Mid-Coast Barrier Islands and Coastal Marshes portion of the Texas coast remain sub-humid compared to the humid climate of the northeast and to the semiarid climate of the south. Annual precipitation within the ecoregion ranges from 30 to 50 inches.¹⁰⁶ The region encompasses primarily

Holocene deposits with saline, brackish, and freshwater marshes, and barrier islands with minor washover fans, and tidal flat sands and clays.¹⁰⁷ Amongst the Coastal Bend area, barrier islands support extensive foredunes and back-island dune fields. These dune fields provide the natural and built environment with critical protection from destructive winds and waves brought on by storms. Working as a natural barrier system, the dune fields mitigate foreseeable flooding and wind damage. The ecoregion also serves a habitat for all three commercially important species of shrimp, as well as important oyster and blue crab fisheries.¹⁰⁸ The low to moderate-salinity bays, Copano and Mesquite, draws whooping cranes and other birdlife that serve as popular tourist attractions.



Map 10. Ecological Regions in Texas
Source Environmental Protection Agency, 2017¹⁰⁹

LANDCOVER MAP – FACTUAL BASIS

Land cover undergoes constant change, especially in predominately urban areas. The Land-Cover Map (Map11) can be used to assess the changes in land cover over time and determine the distribution of natural habitats to assist in long-term planning. In the regions corresponding to Mid- Coastal Barrier Islands and Coastal Marshes ecoregions, the Land Use-Land Cover depicts marshland, wildlife habitat, recreation, commercial and sport fishing, oil and gas production, and some urban and residential. It is important to understand the local context of the land use types in Rockport, and the implications they may have. The Environmental Protection Agency labels sites unsuitable for development as brownfield. These are sites that can be contaminated and impose carcinogenic on those living on or near the site. There is one brownfield site located in Rockport, Petroleum Blenders. This site has been assessed and is still in process to begin cleanup. The developed medium intensity area on the eastern-most side of the city is zoned as single-family housing. This location is extremely vulnerable to natural hazards such as hurricanes and related storm surge.

Development should be delineated inland to protect citizens from natural disasters. The land cover map can help identify areas that should be prioritized for conservation and other areas more suitable for development.

WATERSHED AND AQUIFERS

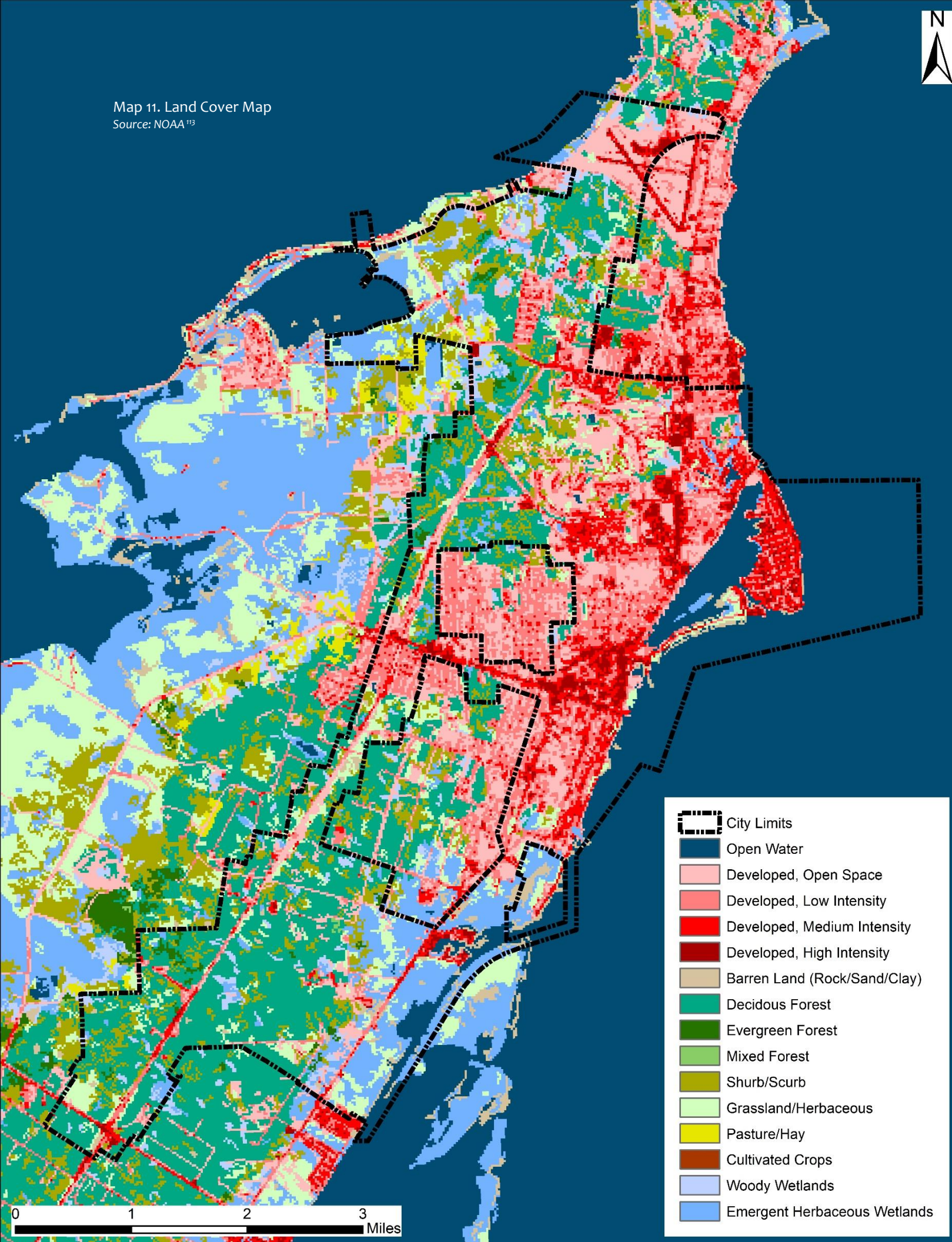
Underground reservoirs (aquifers) provide the region with the potential to harvest groundwater. The aquifers recharge from rivers, lakes, and wetlands by seeping through its permeable layers.¹¹⁰ Water conservation practices can also help to fill out the aquifers artificially. High water demand, combined with extended periods of low precipitation, and the inability of aquifers to recharge can lead to water depletion and eventually drought in a region.¹¹¹ Communities often regulate the extraction and use of water resources for non-essential activities to conserve water and ensure availability. Rockport belongs to Groundwater Management Area 15, which consists of 13 counties.¹¹²

Map 12 shows the major aquifers in Texas and indicates that Rockport is part of the Gulf Coast Aquifer (denoted in yellow on the map).



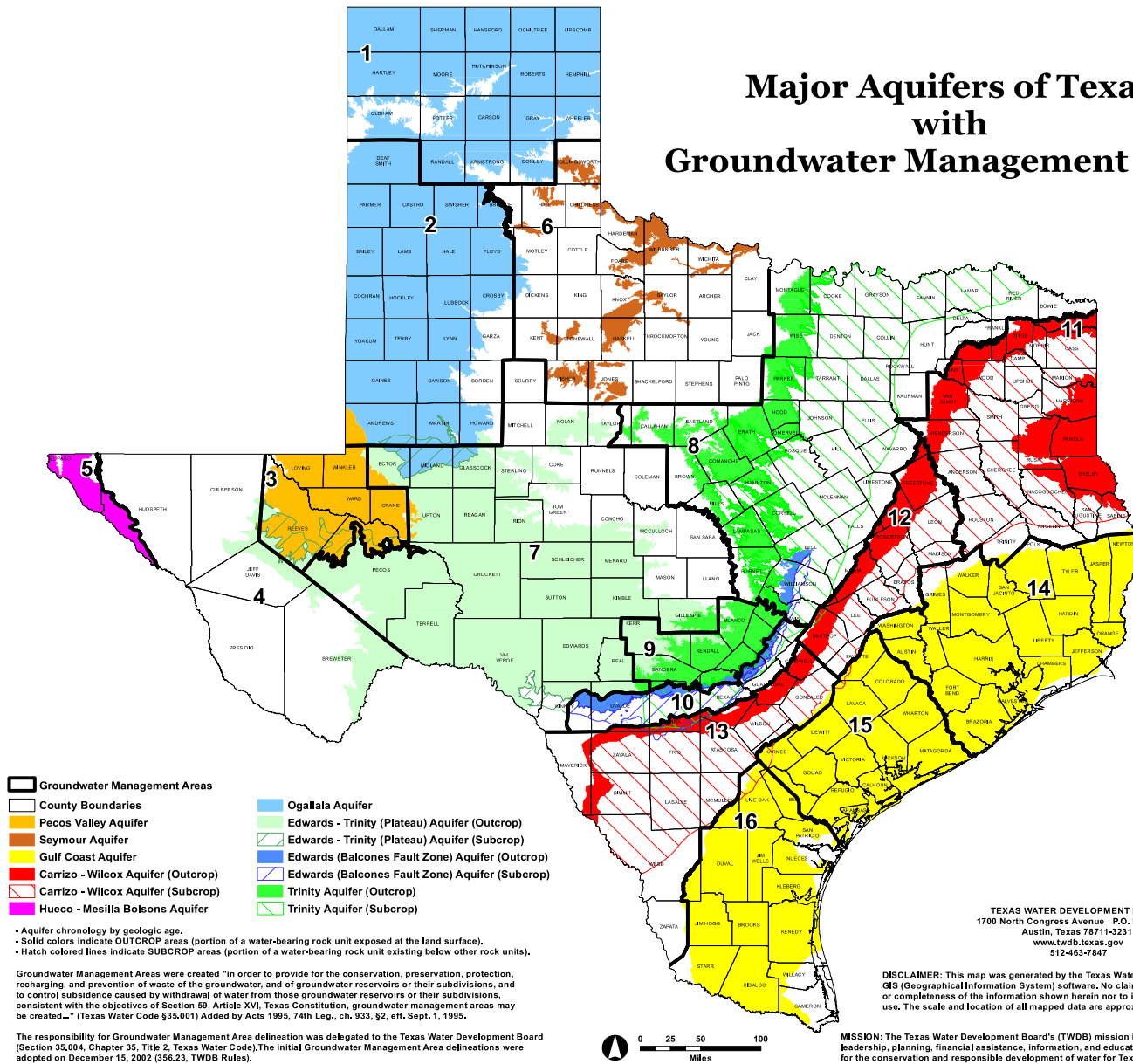
Map 11. Land Cover Map

Source: NOAA¹³



0 1 2 3 Miles

Major Aquifers of Texas with Groundwater Management Areas



Map 12. Major Aquifers of Texas
Source: Texas Water Development Board, 2015¹¹⁴

WATER DEMAND

The availability of water and its quality largely depends on the naturally occurring systems in the region, e.g., the watersheds and aquifers.¹¹⁵ The bodies of surface water belonging to watershed regions, all converge and drain to one outlet.¹¹⁶ Along the coast, the rivers and streams converge into coastal basins made up of estuaries and bays. Rockport is in the Copano Bay Watershed and the Aransas Bay Watershed, while receiving the influence of several other watersheds around it.

The Texas Water Development Board publishes the estimated water demand for all the counties and cities in Texas. Figure 31 illustrates the Municipal Water Demand projections from 2020-2070 for Rockport.

Rockport's population is expected to grow at a slow rate, therefore the demand for water tends to dwindle. The water demand provided by the Texas Water Development Board highlights this same projection trend. Even though the city is not expecting exponential growth, there is still a demand for well-managed water resources. Rockport's treated water supply comes from the San Patricio Municipal Water District (SPMWD), who provides water to community water systems and other industrial customers.¹¹⁷ The city's contract with SPMWD requires the city to follow SPMWD's plan.¹¹⁸

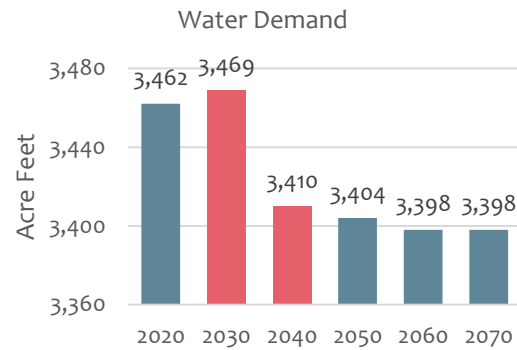


Figure 31. Water Demand in Rockport, Texas
Source: Texas Water Development Board, 2018¹¹⁹

CRITICAL HABITATS AND DISTURBANCES

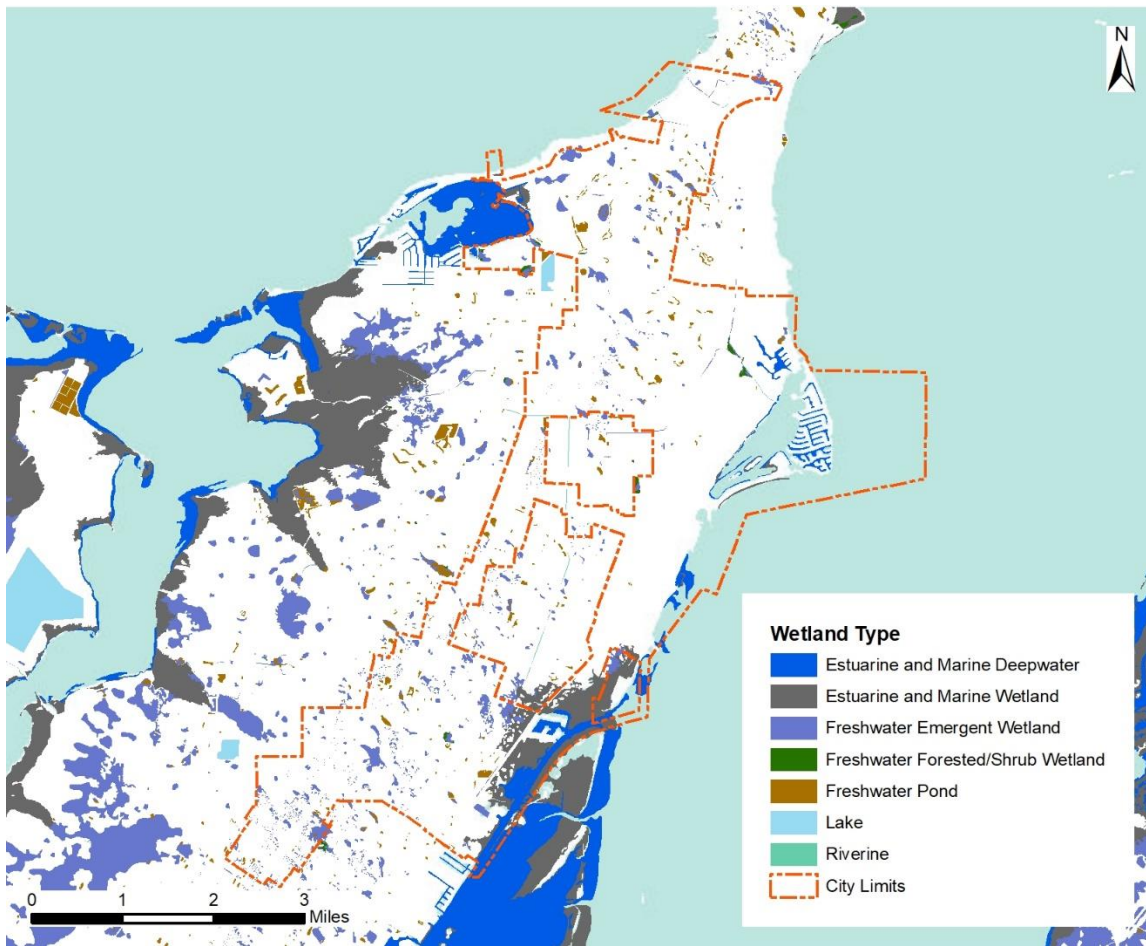
The Endangered Species Act defines a Critical Habitat as a specific geographic area containing features essential to the conservation of an endangered or threatened species that may require special management and protection.¹²⁰

To minimize the influence of anthropogenic activities, critical habitats and ecosystems are managed through conservation areas. The Aransas National Wildlife Refuge supports a diverse community of species, some of which are considered endangered or threatened. Migrating birds, such as the whooping crane, are attracted to the mild temperature and abundance of food the refuge has to offer during the winter.¹²¹ Wildlife refuges act as rehabilitation efforts for vulnerable species, and are critical habitats for fostering the life of species. The whooping crane is one of North America's rarest birds, where only three populations exist today.¹²² Therefore, the 22,500 acres of refuge in Aransas is imperative for their survival.¹²³

WETLANDS

Wetlands, located along the coast, contain a rich abundance of wildlife and nutrients. The composition of this ecosystem provides a habitable place for numerous birds, fish and amphibians. Wetlands not only foster breeding and feeding areas for wildlife, but they serve as important fishing grounds, birdwatching and other recreational activities, which Rockport’s economy thrives on. Map 13 shows the wetland types within Rockport. The major types of wetlands include estuarine

and marine, freshwater emergent and freshwater ponds. However, as development increases and human activities become more prominent in the area, wetlands will become more susceptible to harmful contaminants that ultimately impact the wildlife that inhabits it and the quality of water for city use. Water management programs, such as the one mentioned in the water demand section, helps to ensure the quality of water remains at healthy levels.



Map 13. Wetland Types in Rockport, Texas
Source: U.S. Fish and Wildlife Service, 2018¹²⁴

VEGETATION

Rockport lies within the boundary of Aransas County and falls into the Gulf Coast Prairie and Marsh region. This ecological region experiences oceanic impact from severe wind and rain. According to Texas Parks and Wildlife, the primary vegetation coverage of Rockport includes bushes and marshes with some special vegetation and plants.¹²⁵ Short rooted plants, commonly found in this area and ecological region, locate themselves

among the side of open waters. Table 13 provides a list of plants grown in this area.¹²⁶



Figure 32. Southern Live Oak Tree
Source: Larry D. Moore CC BY-SA 3.0. 2007

Table 13. Plant Species in Coastal Gulf Prairies

Trees	Wildflowers	Vines	Grasses	Wildflowers
American Beautyberry	Beach Evening Primrose	Carolina Jessamine	Big Blue Stem	Prickly-Pear Cactus
American Elm	Cardinal Flower	Coral Honeysuckle	Bushy Bluestem	Spanish Dagger
Buttonbush	Coral Bean	Cross-Vine	Eastern Gamma Grass	
Eastern Red Cedar	Gulf Coast Penstemon	May-pop	Gulf Cordgrass	
Flame Leaf Sumac	Indian Paintbrush	Muscadine Grape	Inland Sea-oats	
Lantana	Lance-Leaf Coreopsis	Pipevine	Sugarcane Plume Grass	
Lolobolly Pine	Meadow Pink	Trumpet Creeper		
Red Buckeye	Scarlet Sage			
Red Mulberry	Showy Evening Primrose			
Short-Leaf Pine	Spider Lily			
Shrubs	Turk's Cap			
Shumard Red Oak				
Southern Live Oak				
Sugarberry				
Water Oak				
Wax Myrtle				
Willow Oak				
Yaupon				

Source: Texas Parks and Wildlife, 2016 ¹²⁷

WILDLIFE

Rockport provides habitat for millions of migrating birds, such as geese, ducks, and songbirds.¹²⁸ The migrating birds bring in numerous tourists year-round, which helps boost the city’s economy. Other major species in the region include, alligators, fiddler crabs, spoonbills, and sea turtles.¹²⁹ Spoonbills prefer the bays, marshes and estuaries since these shallow waters allow for easy access to fish in order for them to maintain a healthy diet.¹³⁰ The lightning whelk, the Texas state shell and a native to the coastal gulf prairies, holds cultural significance. The shell was valued for its design and used for religious ceremonies, as well as used as a practical tool.¹³¹

THREATENED AND ENDANGERED SPECIES

Numerous animal and vegetation species, within the Coastal Gulf Prairies and Marshes-

including the area around Rockport, experience degradation in species richness and habitat due to ecological changes. The whooping crane, which is considered endangered by the Texas Parks and Wildlife, is susceptible to harmful anthropogenic impacts. The greatest threats include power lines, illegal hunting and chemical spills.¹³² Being knowledgeable about these species helps with future development plans to reduce and control possible negative impacts on vegetation and wildlife in the region.

Table 14 provides some of the endangered and threatened species of this region, which the endangered are depicted in red, along with their corresponding habitat.¹³³

Table 14. Vulnerable Bird Species in Aransas County, Texas

Birds	Status	Habitat
Reddish Egret	Threatened	Brackish marshes and shallow salt ponds and tidal flats
White-faced Ibis	Threatened	Freshwater marshes, sloughs and irrigated rice fields
Wood Stork	Threatened	Prairies ponds, mud flats and other wetlands
White-tailed Hawk	Threatened	Coast prairies and cordgrass flats
Northern Aplomado Falcon	Endangered	Savanna and open woodland, grassy plains
Peregrine Falcon	Threatened	Nests in tall cliff eyries, wide range of habitats during migration
American Peregrine Falcon	Threatened	Nests in tall cliff eyries, wide range of habitats during migration
Whooping Crane	Endangered	Coastal marshes, migrant via plains
Piping Plover	Threatened	Beaches, bayside and mud of salt flats
Eskimo Curlew	Endangered	Grasslands, pastures, plowed fields
Scooty Tern	Threatened	Open water sources, beach

Source: Texas Parks and Wildlife, 2016 ¹³⁴

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HAZARD VULNERABILITY

Located on Live Oak Peninsula along the Texas Gulf Coast Bend, the City of Rockport is especially vulnerable to the effects of hurricanes, coastal flooding and strong thunderstorm events. The cities of Rockport, Fulton, and Aransas Pass are currently protected by the barrier islands that line the Texas Gulf Coast. Aransas Bay and Copano Bay are the bodies of water that surround the Live Oak Peninsula. Due to Rockport's location, hazards related to rising waters or flooding is increasing, and will always affect the city.

The Federal Emergency Management Agency (FEMA) declared 24 emergency or major disasters in Aransas County from 1953 to 2018. Rockport is susceptible to many different types of disasters, especially those caused by tropical storm systems. In August 2017, Hurricane Harvey made landfall near Rockport. The City was decimated by the strong damaging winds and powerful category 4 storm surge. In October of that same year, Aransas County and its local governing bodies came together to produce a Multi-Jurisdictional Hazard Mitigation Action Plan. The Plan ranks the types of hazards in the following order based on most impactful hazard: tropical weather systems, flooding, droughts, windstorms, extreme heat, lightning, coastal erosion, tornado, hailstorm, wildfire, severe winter storms, and earthquakes.

Rockport has a number of assets that provide the community with many unique opportunities. With Rockport being located in the coastal bend of Texas tropical systems are the main type of hazard. Critical Infrastructure is an asset in the community that should be focused on making Rockport more resilient to all types of hazards.

HURRICANE HARVEY IMPACT

On August 25, 2017 a strong Category 4 Hurricane made landfall late that night. Much of the nation is familiar with the impacts from Hurricane Harvey and the astronomical amount of water which was dumped over the Houston Metro Area. After Harvey Rockport was highlighted in the media about the effects from the Hurricane’s strong winds and storm surge which devastated many small coastal communities like Rockport, Texas. The City of Rockport was one of the hardest hit areas during Harvey’s wrath. Once Harvey moved inland the focus on devastation was around the Houston Metro Area. Many residents have stated that, “it’s been over a year and people are still not back in their homes”.¹

According to the New York Times a map displaying the areas affected by Hurricane Harvey is shown below in Figure 33. The map comes from FEMA and states, “flood damaged structures around Rockport exceeded 1,500”.¹³⁵

Figure 33 displays the main areas in Rockport that were damaged from flooding from the storm. The majority of the affected area is on the northwest side of the peninsula due to the storm surge coming in from the Gulf and into the Bay. The west side of the peninsula has lower elevation than the east side so the impact of flooding is higher.

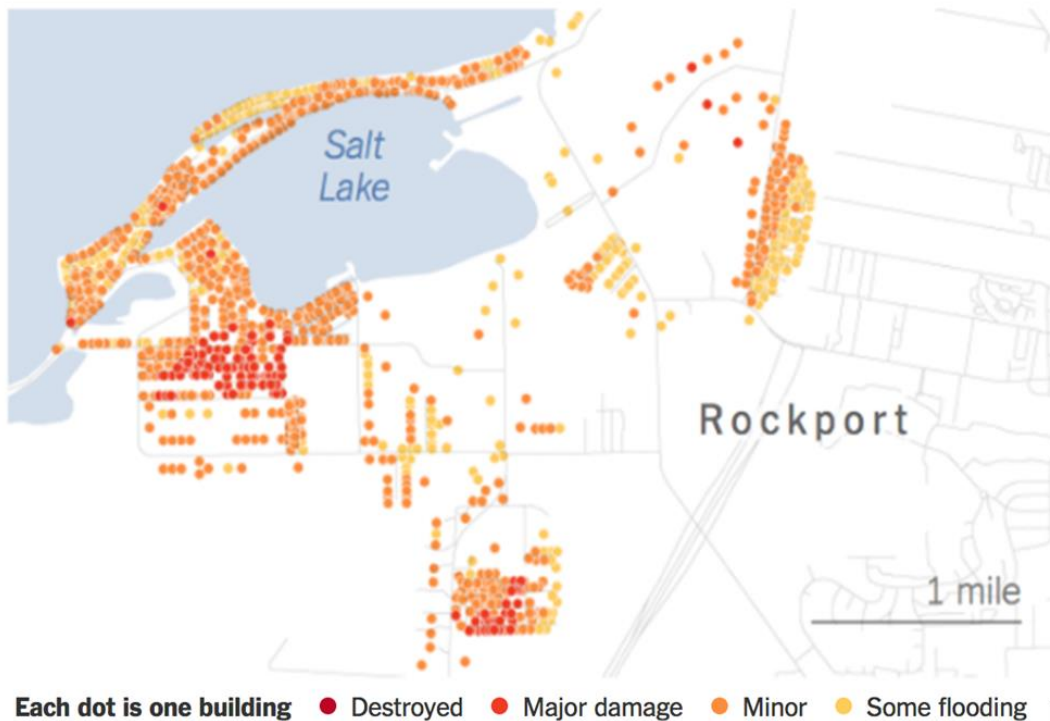


Figure 33. Damaged Structures from Hurricane Harvey
Source: New York Times, (2017)¹³⁵

¹ Rockport Residents. (11-15-2018). Community Visioning Meeting.

HAZARD VULNERABILITY

A visual aid or map showing the total amount of damaged structures due to wind and flooding has not been obtained. Due to the lack of data, it is still unclear how many residents were affected by Harvey in some way. When the storm made landfall as a Category 4, winds reached between 130 and 156 miles per hour. According to the Saffir-Simpson Hurricane Wind Scale a Category 4 Hurricane produces “catastrophic damage”. Rockport had a maximum sustained wind of 135 mph when the hurricane made landfall four miles east of Rockport. The wind gusts were much higher than the maximum sustained wind speed.¹³⁶

While the City of Rockport is recovering at a steady pace, there are still many homes and businesses that are rebuilding. Even though it has been over a year and a half, many of the displaced citizens from Rockport have not been able to move back because of the costs to rebuild. According to The Texas Tribune, roughly 20 percent of the once 10,000 residents of Rockport have yet to return to the city from an article published in August 2018, a year after Harvey hit the city.¹³⁷

HURRICANES AND TROPICAL STORMS

Hurricanes and tropical storms are dangerous weather systems that create strong winds, storm surge, and a large amount of rain. In recent years NOAA meteorologists have stated that storms are becoming more intense and causing extreme destruction.¹³⁸

The Aransas County Hazard Mitigation Plan includes a map that shows the FEMA Wind

Zones. Aransas County is in Wind Zone III region, which can have maximum winds of 200 mph. The majority of storms which have come within 15 miles of Rockport have been either weakening storms of Category 3 or lower, with the exception of Hurricane Harvey. The most common type of storm to hit the city are Tropical Storms and Tropical Depressions along with Category 1 Hurricanes.¹³⁹ Since 1950 there has been a total of 70 Tropical Systems to make landfall within 100 miles radius of the City of Rockport.¹⁴⁰

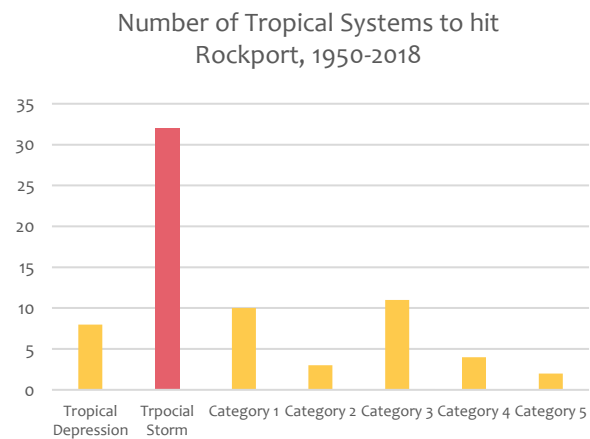
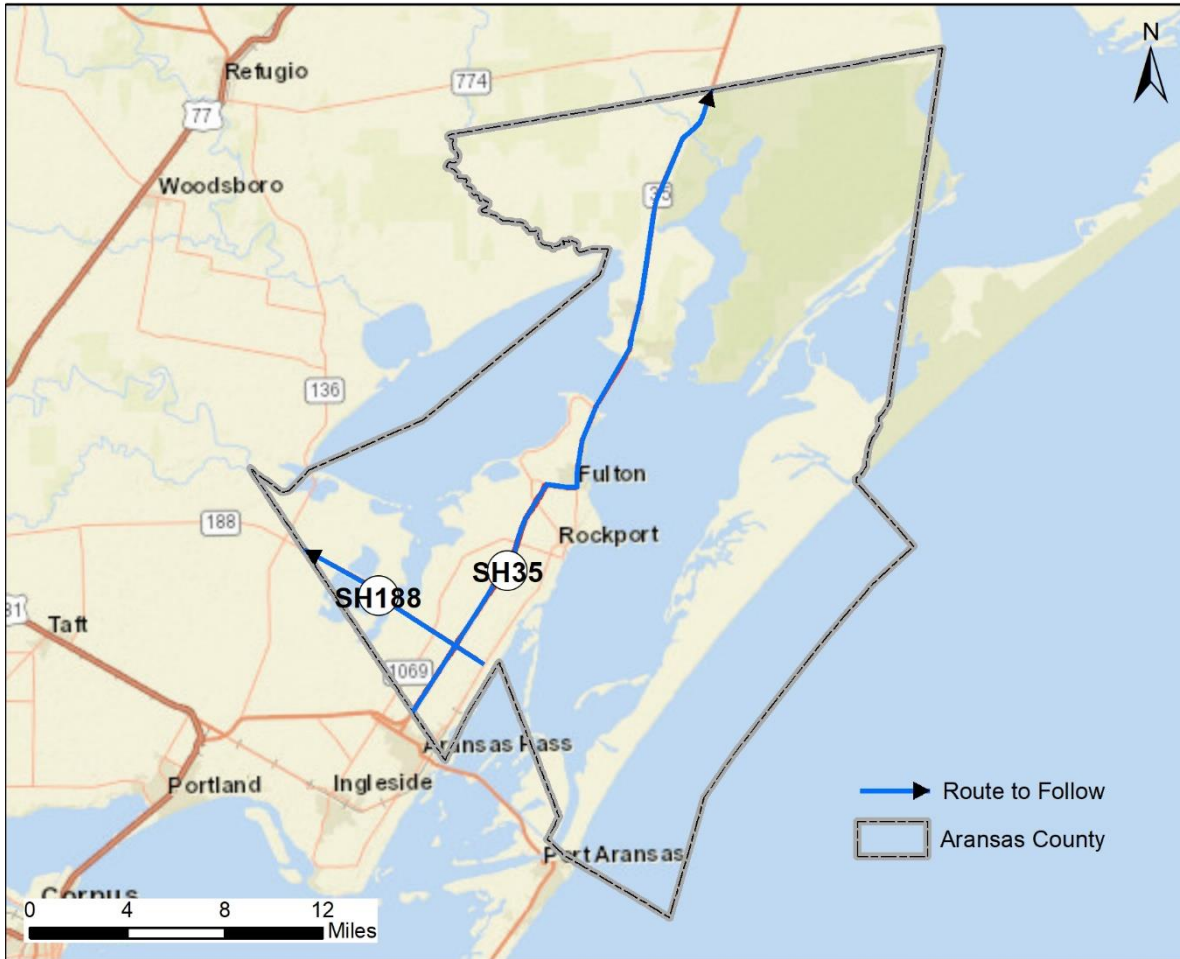


Figure 34. Number of Tropical Systems
Source: National Oceanic and Atmospheric Administration,
Historical Hurricane Track

The evacuation routes for Rockport citizens is limited to two main routes. For Hurricane Evacuation Routes, TxDOT has designated Highway 188 (West-Bound) and Highway 35 (North-Bound). When a hurricane is in the Gulf of Mexico and the City and County Emergency Operations Center (EOC) have determined that the storm will impact the community it is announced to the citizens if there is an evacuation mandated.¹⁴¹



Map 14. Hurricane Evacuation Routes

Source: Texas Department of Transportation (TxDOT), Courtesy of TTC, 2018



For more information on Hurricane's; Tropical Systems; or the Saffir-Simpson Hurricane Wind Scale; etc. follow the links below:

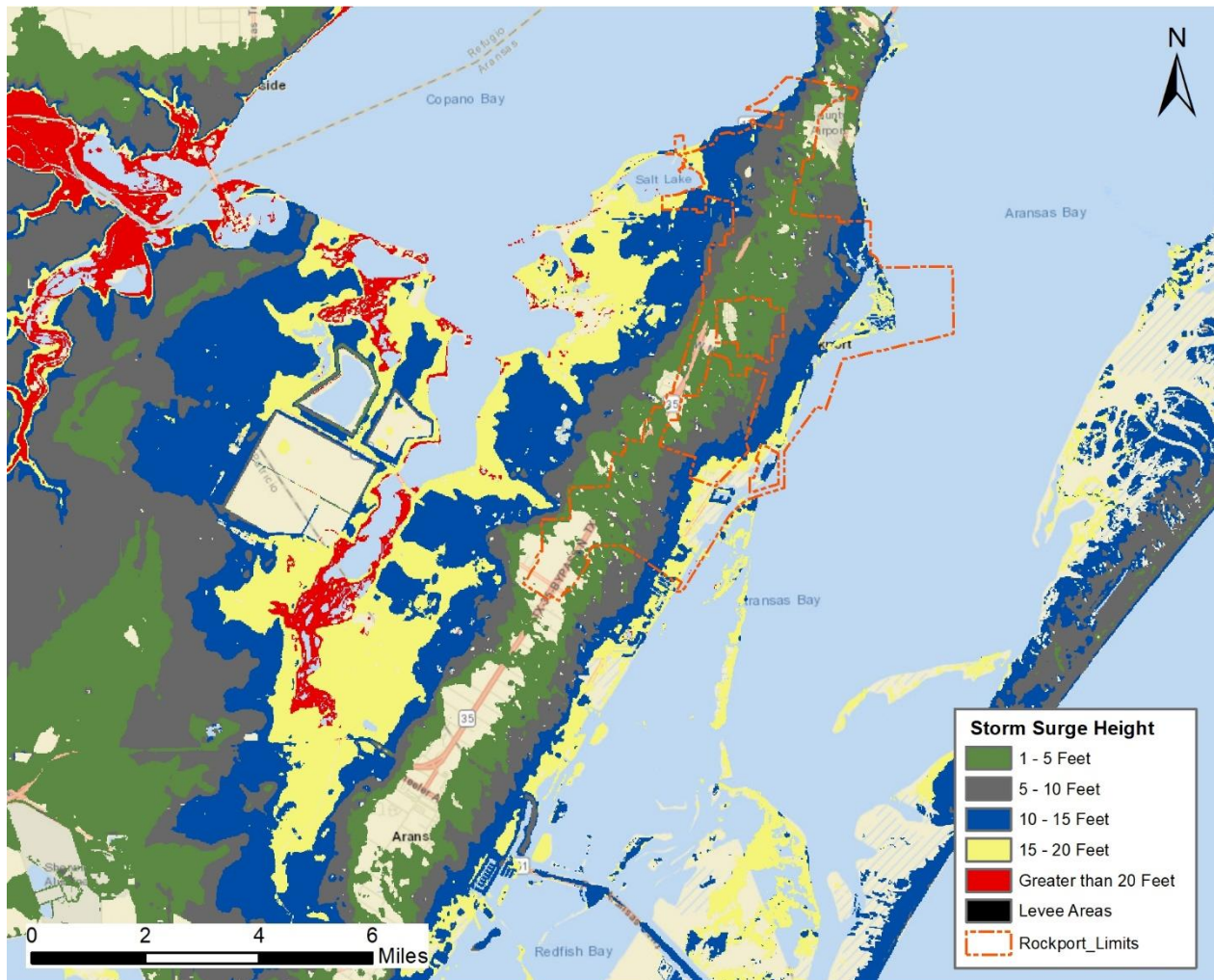
- Aransas County Hazard Mitigation Plan:
<http://www.cityofrockport.com/ArchiveCenter/ViewFile/Item/2686>
- Hurricane Intensity Scale:
<https://www.nhc.noaa.gov/aboutsshws.php>
- Hurricane Preparation:
<https://www.weather.gov/wrn/hurricane-preparedness>
- National Hurricane Outreach Resources:
<https://www.nhc.noaa.gov/outreach/>

HAZARD VULNERABILITY

STORM SURGE

Storm surge is a major problem for Rockport due to the city being located on a peninsula. Storm surge is caused by tropical systems which make landfall on the coastline.

Potential surge during a Category 5 hurricane could reach 20 feet or higher along the waterfront. The affects from this will adversely impact Rockport and the entire Live Oak Peninsula (Map 15).¹⁴²



Map 15. Rockport Storm Surge, Category 5 Hurricane Scenario
Source: "Storm Surge Overview"¹⁴²

HAZARD VULNERABILITY

COASTAL EROSION

Recent trends show the depleting size of the barrier islands and their ability to provide greater protection from hurricanes and tropical storms. Coastal erosion does not just affect the gulf side of the barrier islands it causes harm to all areas on the Live Oak Peninsula.

Table 15. Coastal Erosion Causes and Examples

Natural Impacts	
Agent	Examples
Erosion	Waves/Currents
	Storms
	Landslides
Sediment Reduction	Climate Change
	Stream Avulsion
	Source Depletion
Submergence	Land Subsidence
	Sea-level Rise
	Herbivory
Wetland Deterioration	Freezes
	Fires
	Saltwater Intrusion
Human Impacts	
Agent	Examples
Transportation	Boat Wakes
	Altered Water Circulation
Coastal Construction	Sediment Deprivation (Bluff Retention)
	Coastal Structures (Jetties, Groins, Seawalls)
River Modification	Control and Diversion (Dams, Levees)
Fluid Extraction	Water, Oil, Gas, Sulfur
	Global Warming and Ocean Expansion
Climate Alteration	Increased Frequency and Storm Intensity
	Dredging (Canals, Pipelines, Drainage)
Excavation	Mineral Extraction (Sand, Shell, Heavy Mines)
	Pollutant Discharge
Wetland Destruction	Traffic
	Failed Reclamation
	Burning

Source: Aransas County Multi-Jurisdictional Hazard Mitigation Action Plan - Section 11 Page 2¹⁴³

The northwest side of the peninsula is where many wetland, marshes and critical habitats are located, around Rockport. The city and surrounding area have a large migratory bird population that can potentially be impacted. Coastal Erosion types and causes are identified under Natural and Human Impacts, displaying examples of each type (Table 15).¹⁴⁴

Coastal erosion becomes an increasing threat to many cities around the world, but Rockport in particular is facing more direct exposure to the Gulf of Mexico due to tropical systems eroding the barrier islands which protect the mainland. The entire cities of Rockport and Fulton are both highly vulnerable to coastal erosion and the peninsula is more likely to experience more erosion along the bay’s coastline in the future.

FLOODS

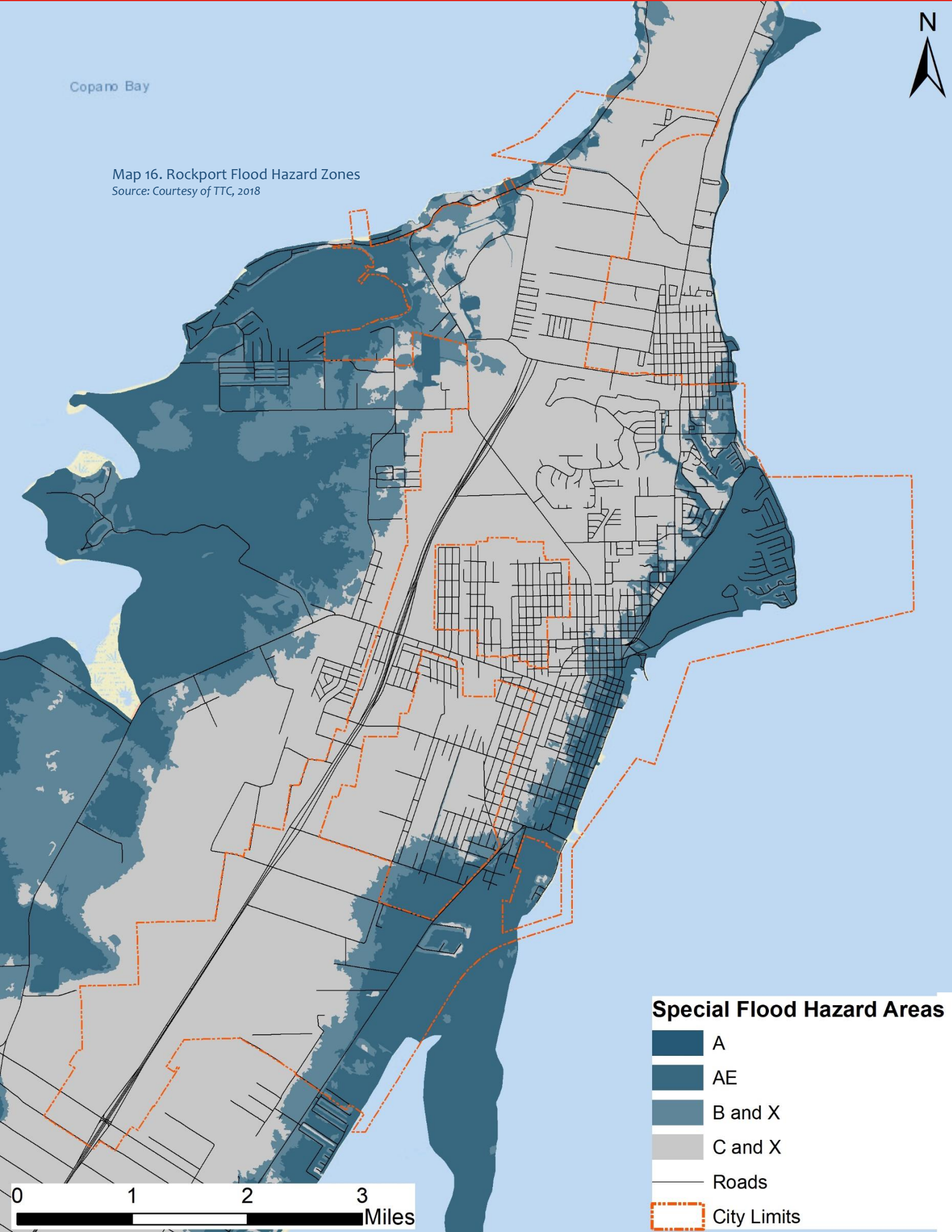
Flooding is becoming highlighted as a significant hazard for communities in recent years.¹⁴⁵ From 1997 – 2017 there have been a total of 21 Flash Floods reported in Rockport. The total amount of property damages that have accrued over the course of the past 20 years is \$1,850,000.¹⁴⁶

Map 16 displays the Flood Hazard Areas within and around the City of Rockport. On the map four colors are represented on the map to show moderate to low risk and high risk flood areas. Special Flood Hazard Areas are a designated zone that FEMA determines whether the area is in the 100 year floodplain and has a 1% chance of flooding annually. While a 500 year floodplain has a 2% chance of flooding annually.









Copano Bay

Map 16. Rockport Flood Hazard Zones
Source: Courtesy of TTC, 2018



Special Flood Hazard Areas

-  A
-  AE
-  B and X
-  C and X
-  Roads
-  City Limits

0 1 2 3 Miles

HAZARD VULNERABILITY

In Rockport the coastal edges of the east and west sides of the Live Oak Peninsula are in the “A” or “AE” zone or have a 1% or 2% percent chance of flooding annually. The central portion of the peninsula and Rockport are in the “B and X” and “C and X” zones which are the areas between the “A” and “AE” zones so they have a minimal flood risk.

Flood hazard zone descriptions are explained through each zone and their meaning in more detail (Table 16). Even though much of the city, according the FEMA flood hazard area map seems to be outside of the 100 and 500

year floodplains, there is still the potential threat of flooding. Flash flooding in localized areas could mean that a portion of the city not in the floodplain has the potential to flood, the chances of it causing severe danger or threat are lessened. Storm surges are a type of flooding which are likely to occur when a tropical system is in proximity land. The flood hazard areas represented on the map reflect similarly to the storm surge map earlier in this section (Map 15). Coastal flooding is when land areas along the coast has a higher tide than the average and is increased during heavy rainfall inland and higher onshore wind speeds.¹⁴⁷

Table 16. FEMA Flood Hazard Zone Descriptions

Zone	Description
Moderate to Low Risk Areas	
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100- year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.
High Risk Areas	
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Source: [FEMA, Flood Zone Descriptions](#)

HAZARD VULNERABILITY

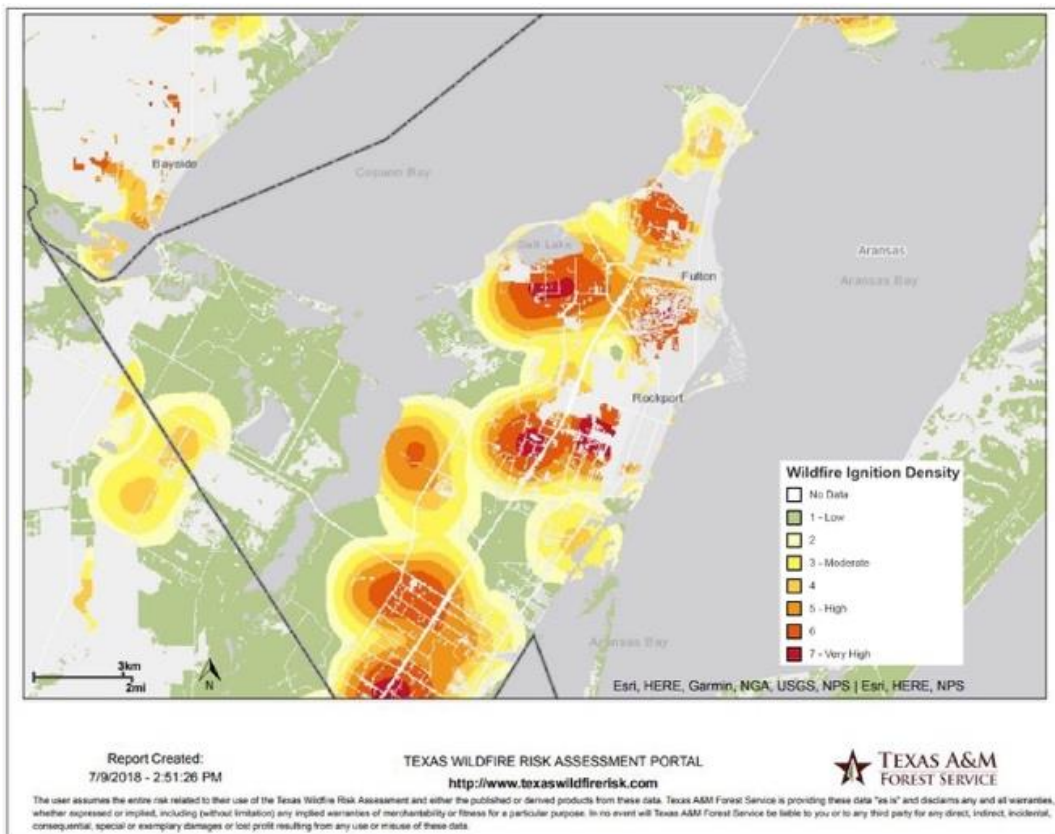
TORNADO

Tornados rarely occur in Rockport. There have only been five tornados reported to have touched down since 1999. The highest magnitude ever reported was an EF2 tornado in June of 2010, which caused \$250,000 worth of property damage. Even though this type of hazard event is rare, it is still a reasonable concern which can impact the City of Rockport.¹⁴⁸

WILDFIRE RISK

Wildfires in Texas during years of heavy drought and little rainfall are extremely dangerous. The United States as a whole is seeing an increase in the number and severity of wildfires across many states. It is important

to be attentive and know where the highest risk areas are around communities which could be impacted by wildfires. Map 17 identifies the Wildfire Ignition Density (WID), which is the chance that a wildfire could start, based on previous ignition patterns.¹⁴⁹ For Rockport the areas within the city limits are not shown, this map focuses on the surrounding areas and the risk of ignition. The highest risk areas are to the northwest and southwest edges of the City. It is important to note that in these high risk areas a wildfire could impact the west side of the city. Since 2008, \$200,000 in property damages have been associated with wildfires.¹⁵⁰



Map 17. Rockport Wildfire Ignition Density
Source: Texas A&M Forest Service, Texas Wildfire Risk Assessment Portal

OTHER COMMON HAZARDS

Windstorms, hailstorms, droughts, earthquakes, winter storms, and hazardous materials releases are other types of common hazards that can and could have potential impacts to Rockport. These hazards are listed in the *Aransas County Multi-Jurisdictional Hazard Mitigation Plan* which are prioritized as medium events.¹⁵¹ All of these hazards have the potential and probability to affect Rockport; however, these hazards still important but they are not as likely to affect the city on a regular basis. For more information about these hazards please refer to the *Aransas County Multi-Jurisdictional Hazard Mitigation Plan*. The plan explains all of the hazards mentioned in detail; about what they are, where they can occur, and the potential vulnerable populations and economic impacts they might induce.¹³⁹

MITIGATION STRATEGY

Aransas County adopted the Aransas County Multi-Jurisdictional Hazard Mitigation Plan in October 2017. The plan highlights all current, and potential future hazards. The plan is separated into sections covering all hazards in the county while also identifying each city specific hazards. The plan breaks down each hazard by location of the occurrences, probability of impact and community vulnerability. For more information about the Hazard Mitigation Plan please follow the link to [Aransas County Multi-Jurisdictional Hazard Mitigation Plan](#). The Mitigation

Strategy is located in Section 17 of the plan. There are 5 Goals and objectives which follow or provide guidance for the county's plan to mitigate the potential hazards for the citizens. Each Jurisdiction has listed out mitigation actions which are also represented in the plan to establish protection techniques and contingency plans.¹⁵²

Goals for the Aransas County

Multi-Jurisdictional Hazard Mitigation Plan:

The plan lists the following 5 goals:

- Protect public health and safety.
- Protect new and existing properties.
- Build and support partnerships to enhance mitigation to continuously become less vulnerable to hazards.
- Leverage outside funds for investment in hazards mitigation.
- Increase the understanding of residents for the need for mitigation, and steps they can take to protect people and properties.

If Rockport works to implement mitigation strategies mentioned in Section 17 of the Hazard Mitigation Action Plan, the strategies will lead to a more resilient Rockport. The action items discussed on pages 28-36, Section 17 of the hazard mitigation plan focus just on the City of Rockport and goes into detail on each hazard and what actions will be taken to increase resilient policies in the community.



9 COMMUNITY FACILITIES

COMMUNITY FACILITIES

The City of Rockport aims to provide a coastal charm quality of life by providing all of the resident's basic needs, recreational areas, and a safe environment.

One of the basic needs for all of the residents is that of water and public works. The city has access to The San Patricio Water District services. The department maintains two pump stations, four ground water storage tanks, one wastewater treatment plant, and three elevated tower storage tanks.

The city consists of the following governmental structures city hall, a public library, and the county courthouse. However, the courthouse was destroyed by Hurricane Harvey, and is temporarily located in a strip mall until the construction of a new courthouse is completed. The city's education system is part of the Aransas County Independent school district and consists of five public schools and a single private campus. Recreational facilities include twelve parks with a total of 500 acres of land.

The city has fourteen medical facilities, a police department, and a fire department that comprises four fire stations run by fifty volunteers.

The city creates an Annual Budget report every fiscal year to ensure that they are able to allocate their limited resources in a manner that allows residents to continue enjoying access to community facilities.



SCHOOLS

Aransas County Independent School District serves Rockport, consisting of 5 public schools and one private school. All schools in Rockport, except Little Bay Primary School and Live Oak 1-3 Learning Center, met the standards of Texas Education Agency for Accountability Rating in 2017.¹⁵³

Table 17 shows Rockport public schools by student enrollment and Accountability Rating in 2017 and Map 18 shows public and private schools in Rockport.

Table 17. Public Schools by Student Enrollment and Accountability Rating in the City of Rockport, 2017

School Name	Grade Span	Students	Accountability Rating 2017
Little Bay Primary School	EE-PK	343	Improvement Required
Live Oak 1-3 Learning Center	1-3	788	Improvement Required
Fulton 4-5 Learning Center	4-5	492	Met Standard
Rockport-Fulton Middle School	6-8	777	Met Standard
Rockport-Fulton High School	9-12	987	Met Standard

Source: Texas Education Agency, Accountability Rating, 2017

Head Start is a federal program that provides tools to enhance social, emotional, language, and literacy development to low-income children up to the age of five. The Community Development Institute CDI Head Start Rockport serves low-income disadvantaged, pre-school children and their families.¹⁵⁴ There are two CDI Head Start Rockport locations within the city of Rockport.

The private and learning centers in Rockport include:

- Sacred Heart Elementary School: Pre-Kinder, Kindergarten, and First through fifth grades. Founded in 1981 and has a total body of 153 students.
- All Children Begin Learning in a Christian Environment (ABC) Learning Center: non-profit corporation organized in 1976 for the purpose of providing educational programs for preschool age children within a Christian environment in preparation for public/private school.

The Aransas County ISD Education Foundation is a nonprofit organization, founded in 2001 as a 501 (C)(3) entity, meaning that the organization is exempt from federal income tax.¹⁵⁵ The organization is committed to advancing education excellence in Aransas County this includes the schools located within Rockport city limits.¹⁵⁶ The foundation has supported over one million dollars in funds to the Rockport community through scholarships, grants and an endowment.¹⁵⁷ The funds are used to enhance the educational programs in campuses throughout the county. This program has been an asset to the community's education and has assisted in making Aransas County ISD the progressive educational leader within the Coastal Bend.

Figure 35 to Figure 40 show the Aransas County ISD main building and schools



Map 18. Rockport Public Schools
Source: Texas Education Agency, 2018



Public Schools

- ① Live Oak Learning Center
- ② Fulton Learning Center
- ③ Little Bay Primary
- ④ Rockport-Fulton High School
- ⑤ Rockport-Fulton Middle School

Private Schools

- ⑥ Sacred Heart Elementary School

NAME




-  Aransas County ISD
-  Independent School Districts
-  City Limits





Figure 35. Little Bay Primary School
Source: Google Street View, 2016



Figure 38. Rockport-Fulton Middle School
Source: Google Street View, 2015



Figure 36. Live Oak 1-3 Learning Center
Source: Google Street View, 2016



Figure 39. Rockport-Fulton High School
Source: Google Street View, 2016



Figure 37. Fulton 4-5 Learning Center
Source: Google Street View, 2015



Figure 40. Aransas County ISD
Source: Google Street View, 2016

HEALTH CARE SERVICES

The following medical facilities are available to the residents of Rockport:

Table 18. Rockport Medical Facilities

Medical Facilities	Type
Rockport Urgent Care	Emergency care facilities
Coastal Medical Clinic	Medical clinic and lab
Medical Beaches	Medical clinic and lab
Corpus Christi Heart Clinic	Rockport: Medical Clinic
MCCI Medical Gulf Side	Medical Clinic
Health Care Professional Equipment Services	Medical Clinic
Liugao Health	Medical Clinic
Rockport Physical Medicine PA	Medical Clinic
Premier Sleep Disorder Center	Medical Clinic
Rockport Pediatrics	Medical Clinic
Diabetes Cardiovascular of Rockport, PLLC	Medical office
Humpal Physical Therapy	Physical Therapists
Family Medicine with CRMC	
Internal Medicine Associates	Hospitalist
Live Oak Family Medicine	Primary/Family Medical Clinic

Source: Rockport SOC report

Rockport has nursing homes for residents including:

- Rockport Coastal Care Center
- Gulf Pointe Plaza and Village,
- Oak Crest Nursing and Rehabilitation Center, Incorporate.



Figure 41. Rockport Coastal Care Center
Source: Google Street View, 2017



Figure 42. Gulf Pointe Plaza and Village
Source: Google Street View, 2015

GOVERNMENTAL INFRASTRUCTURE

Governmental facilities in the City of Rockport include the city hall, a public library, and the county courthouse. In 1956, the Woman’s Club of Aransas County established the Aransas Public Library.

The Aransas County Courthouse has been in the south region of Rockport since 1956.¹⁵⁸ Hurricane Harvey caused severe damage to the courthouse, and now it is temporarily located in a strip mall until the construction of a new courthouse is completed.

POLICE AND FIRE SERVICES

The Rockport Volunteer Fire Department serves Rockport and consists of four fire stations (Map 19). The Fire Departments serves as an independent organization from the City of Rockport as of 1885. However, the stations still comply with the Texas Commission of Fire Safety Protection and financial procedures. The organization is provided funding through Rockport City’s General Fund, Aransas County and through the Rural Volunteer Fire Department Assessment Program.

COMMUNITY FACILITIES

The organization is made up of approximately 50 volunteers who do an impressive job in providing aid for Rockport and neighboring areas. The city

encourages residents to volunteer if they are willing to assist this organization and are willing to go through the mandatory training.



Map 19. Rockport Critical Facilities
Source: Google Maps, 2018

WATER, WASTEWATER, AND PUBLIC WORKS

The San Patricio Water District (SPMWD) was created in 1951 by the Texas Legislature. The City of Rockport purchases the SPMWD services for water usage.¹⁵⁹ The Rockport Public Works Water Storage and Distribution Department services and maintains over 9,000 water connections and over 100 miles of waterlines.¹⁶⁰ The department maintains two pump stations, four ground water storage tanks, one wastewater treatment plant, and three elevated tower storage tanks.

The wastewater collection and treatment department maintains over 4,000 sanitary sewer connections and over 60 miles of sanitary sewer lines, performing daily inspections, cleaning, and maintenance of 40 sanitary sewer lift stations.¹⁶¹

CITY FUNDING SOURCES

Every fiscal year Rockport prepares a financial plan known as the Annual Budget. Rockport's Annual Budget has won the Government Finance Office Association's Distinguished Budget Presentation Award fourteen consecutive years for meeting program criteria. The plan is done for the city to allocate its limited resources in order to meet the needs of Rockport's residents. The plan breaks down budget ordinances, revenue, and funds that the city receives and how that money is used in the city.

Rockport gets its funding from property and sales tax, charges for utility services, natural gas services, intergovernmental transfers, franchise fees, and intergovernmental grants or payments. This money is then used to provide programs to

improve the quality of life for residents. Some of these programs include government facilities such as police departments, the parks and recreation facility, administrative services, and to replace any city equipment needing replacement.¹⁶²

PARKS AND WILDLIFE REFUGE

Rockport has twelve parks totaling an area of about 200 acres which includes (Map 20):

- Publicly-owned local, state, and national parks
- School parks with a joint-use agreement with the local government
- Privately-owned parks managed for full public use.

In 2017, 15 percent of the population in Rockport[†] lived within a 10-minute walk of a park, much lower than the national average of 54 percent.¹⁶³

The City of Rockport maintains several city parks, school parks, and sport fields. The Community Aquatic Center and the skate park house a multipurpose pool, a competition pool, and a recreational pool, and are accessible year-round. The pool offers eight lanes in a 25-yard pool with a diving area, a whale-shaped children's pool with slides, and a bathhouse. Adjacent to the aquatic center is a skate park, playground, and two nature trails. The skate park is 6,000 square-feet and requires attendees to be at least 10 years old. Memorial Park is Rockport's largest park totaling over 100 acres, including recreational facilities,

[†] Population statistics are based on 2017 US Census Block Group estimates provided by Esri.

sporting fields, exercise stations, birding sites, dog park, and picnic facilities.¹⁶⁴

Spencer Park is a smaller park that includes a basketball court and a playground with slides.

Zachary Taylor Park is known for its famous oak tree that is said to have camped General Zacchary's troops during the Mexican-American War.

Mathis Park located on South Live Oak Street allows attendants to play basketball and enjoy picnic facilities.

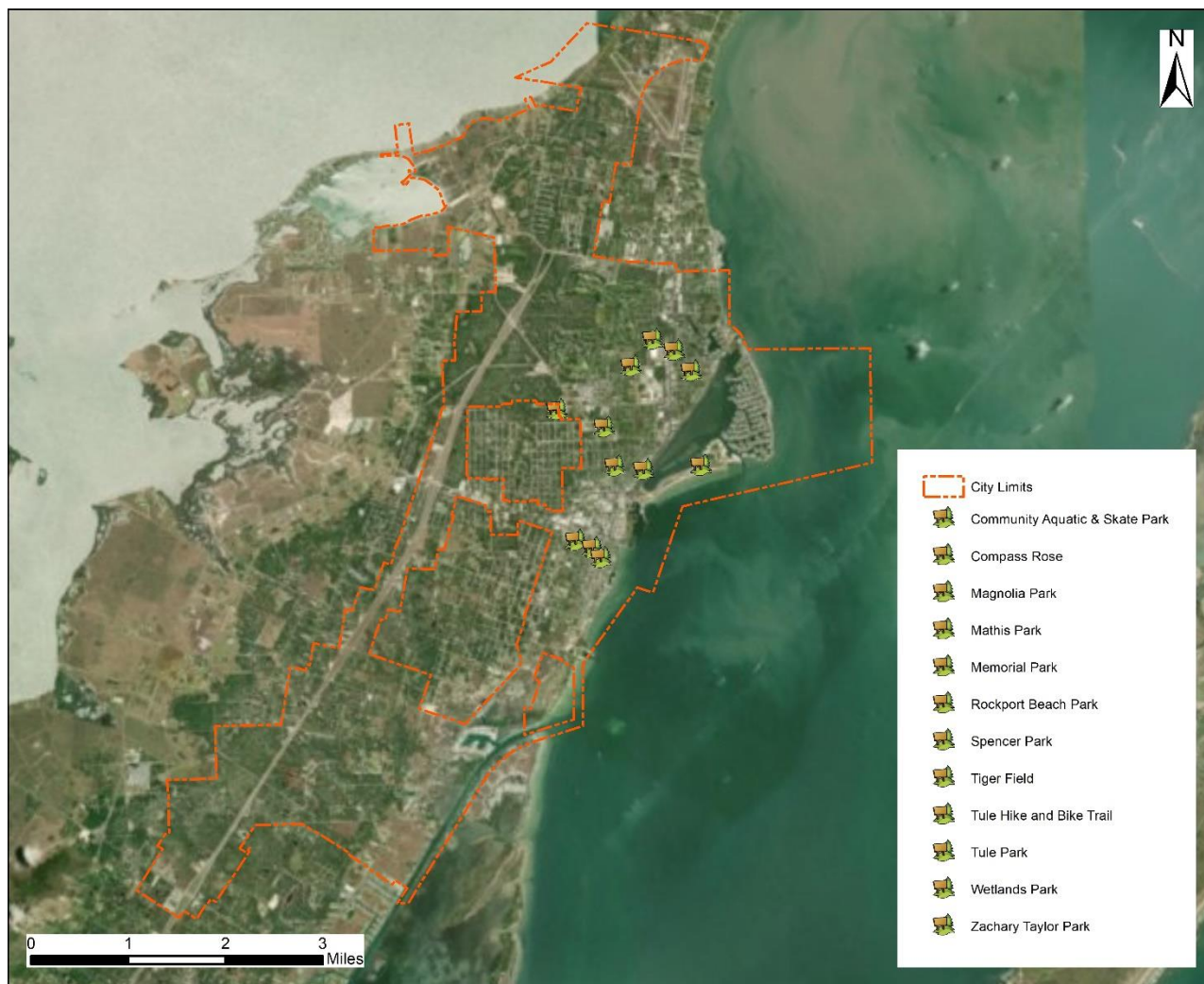
Tiger Field Park offers baseball fields for kids. After being damaged by Hurricane Harvey, One Star Foundation and Michael & Susan Dell Foundation donated 46,970 dollars. This donation was able to cover the canopies and the bleachers at Tiger Field.¹⁶⁵

Magnolia Park, located on North Live Oak Street is an open field with many trees. Tule Park Drive offers an outfield fence for recreational use.

Compass Rose Park is close to the coast and contains a registered labyrinth.¹⁶⁶ Rockport Beach Park provides one mile of sandy beach, and has many features including fishing piers, swimming area, walking trails, playgrounds, and cabanas; which are used for kayaking, windsurfing and kite boarding.¹⁶⁷

The Tule Creek Hike and Bike Trail is 1.08 miles features a 10-foot wide concrete through Live Oak Forest which runs parallel to Tule Creek ending at Enterprise Boulevard near Memorial Park.¹⁶⁸ Tule Marsh East Park is dedicated to wildlife conservation, habitat, preservation, and public access and education, intended to provide a habitat for wildlife and plants.

COMMUNITY FACILITIES



Map 20. Parks in the City of Rockport
Source: ParkServe.com, 2017¹⁶⁹

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ZONING

The City of Rockport adopted its first zoning ordinances in 1996. Since then these ordinances have been updated periodically. According to the City's website, the current code of ordinances were updated to the latest ordinance amendments and adoptions as of October 2018.

The zoning regulations and districts have been adopted by the city in accordance with comprehensive plan and aims to reduce traffic congestion, increase safety against fire and other dangers, promote health, safety, and public welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewer, schools, parks, and other public requirements.

There is no GIS database available for Rockport's zoning map, however, City of Rockport Code of Ordinances are publicly available through the city's official website. The GIS layer for Rockport's zoning map has been created based on the PDF version of city's zoning map -dated May 2014- retrieved from the city's official website. Rockport has annexed some areas along SH35 bypass in southwest and Market Street. Zoning districts have been explained in this section.

The City of Rockport has also adopted Rockport Heritage District Zoning Overlay Code in February 2012.

ZONING DISTRICTS

The City of Rockport contains fourteen different zoning districts. These districts fall into four general categories:

- Residential,
- Commercial/Business,
- Industrial, and
- Overlay Districts.

Table 19 shows the breakdown of these four zoning categories.

Table 19. Zoning Districts in the City of Rockport, TX

Zoning Districts	Definition	Area (Acres)
Residential		
R-1	1 st Single-Family Dwelling District	5746.6
R-2	2 nd Single-Family Dwelling District	548.3
R-2B	Zero Lot Line Single-Family District	17.3
R-2M	Manufactured Housing District	58.2
R-3	Duplex Dwelling District	9.4
R-4	1 st Multi-Family Dwelling District	19.4
R-5	2 nd Multi-Family Dwelling District	169.9
R-6	Hotel/Motel District	134.7
R-7	Residential and Office District	17.7
Commercial/Business		
B-1	General Business District	938.4
B-2	Central Business District	9.2
Industrial		
I-1	Light Industrial District	175.2
I-2	Heavy Industrial District	69.9
Overlay		
P.U.D.	Planned Unit Development District	55.5

Source: City of Rockport, TX Code of Ordinances¹⁷⁰

It must be noted that 368.1 acres of land in north of the city is dedicated to Rockport Airport and is not included in zoning districts in Table 19. Also, 1668.4 acres of land has been recently annexed to the city which is not shown in the original zoning map and as City provides zoning data of those areas, they will be added to the updated map.

MIXED USE

The City of Rockport zoning reserves areas for mixed-use development. The city’s ordinances includes a section on a specific plan, called the “Heritage District Zoning Overlay Regulating Plan” which encourages development of mixed-use infrastructure through overlay zoning districts. The plan allows overlays for historic preservation, boardwalk mixed-use development, housing districts, arterial transitions, etc. For the specifics of the plan refer to section 118-265 of the city’s code of ordinances.¹⁷¹

DOWNTOWN

Austin Street and its surrounding area is considered as Rockport’s downtown district. This area is denoted as Central Business District on the zoning map. Downtown Rockport has a high concentration of commercials and businesses. Rockport Center for the Arts is located in downtown area. Rockport Harbor, Rockport Beach Park, Texas Maritime Museum, Aransas County Navigation District, and Bay education Center –which was shut down after Hurricane Harvey- are located in a close proximity to the downtown. Presence of all this businesses and key facilities shows the importance of this area as Rockport’s central business district.

Rockport Heritage District Zoning Overlay Code covers downtown and its surrounding area. More details will be discussed in a separate section.

RESIDENTIAL

The City of Rockport’s Code of Ordinances divides residential zones into nine districts, as shown in Table 19. According to the City’s zoning map, 1st Single Family Dwelling Districts holds the highest share of area among the total residential uses in the city. This residential district mostly covers the northern and southern parts of the city.¹⁷²

Besides a few blocks scattered throughout the city, 2nd Single Family Dwelling Districts are located in Key Allegro Marina as well as the southern east part of the city where they surround business/commercial uses along SH 35 Business Road. Although the Code of Ordinances defines the permitted use and allowed types of development within each zone, there are different types of residential units in districts all over the city.

COMMERCIAL/BUSINESS

According to the City’s Zoning map, most businesses and commercial uses –defined as general business district and denoted by red in zoning map- are located along State Highway 35 Business Road. Presence of business/commercial use reaches its highest concentration in the area confined by SH 35 Business Road, Market Street, and Austin Street (Downtown).

A cluster of business/commercial uses can be identified including the intersection of SH 35 and FM 3036 in northwest, and the intersection of SH 35 and Market Street in west.

INDUSTRY

Industries are divided into two categories. Light industries are concentrated in three areas within the city. The largest area that is defined for light industries by City’s zoning map is located by the Cove Harbor in southeastern part of Rockport. Now this area hosts marine and construction industries.

Heavy industries are mostly concentrated along East North Street and the adjacent land near Rockport Harbor. Other heavy industries include City’s sewer treatment plant at North Pearl Street and another part in south east of Rockport by the Aransas Bay where cattle industries¹⁷³ are located.ⁱ

Rockport Heritage District Zoning Overlay Code

The Rockport Heritage District Zoning Overlay Code was adopted on February 22, 2012 for the City of Rockport. The code was prepared by Gateway Planning Group, Inc. In 2006 the Heritage District Master Plan implemented design goals for the downtown restoration project for the City of Rockport. This code is considered an Overlay Zoning District for the City of Rockport Zoning Code of Ordinances. This area of the city is designated to be the center of life for the Rockport Community. The intended purpose of the space is to facilitate pedestrian oriented mixed-use urban development. By providing shopping, employment, housing, and business and personal services to an underutilized area. Establishing the specific standards for the

ⁱ Rockport was originally founded as a cattle distribution center.

overlay district will enable the space to be developed to promote public welfare, implementation of the study area designs, walkable mixed-use development, and will promote and promote the goals and objectives of the City's Comprehensive Plan and 2006 Heritage District Master Plan. Historic Preservation is a key element to the adoption of the overlay district to preserve and perpetuate the history and heritage of the City of Rockport. In order to better accommodate and attract residents and tourist

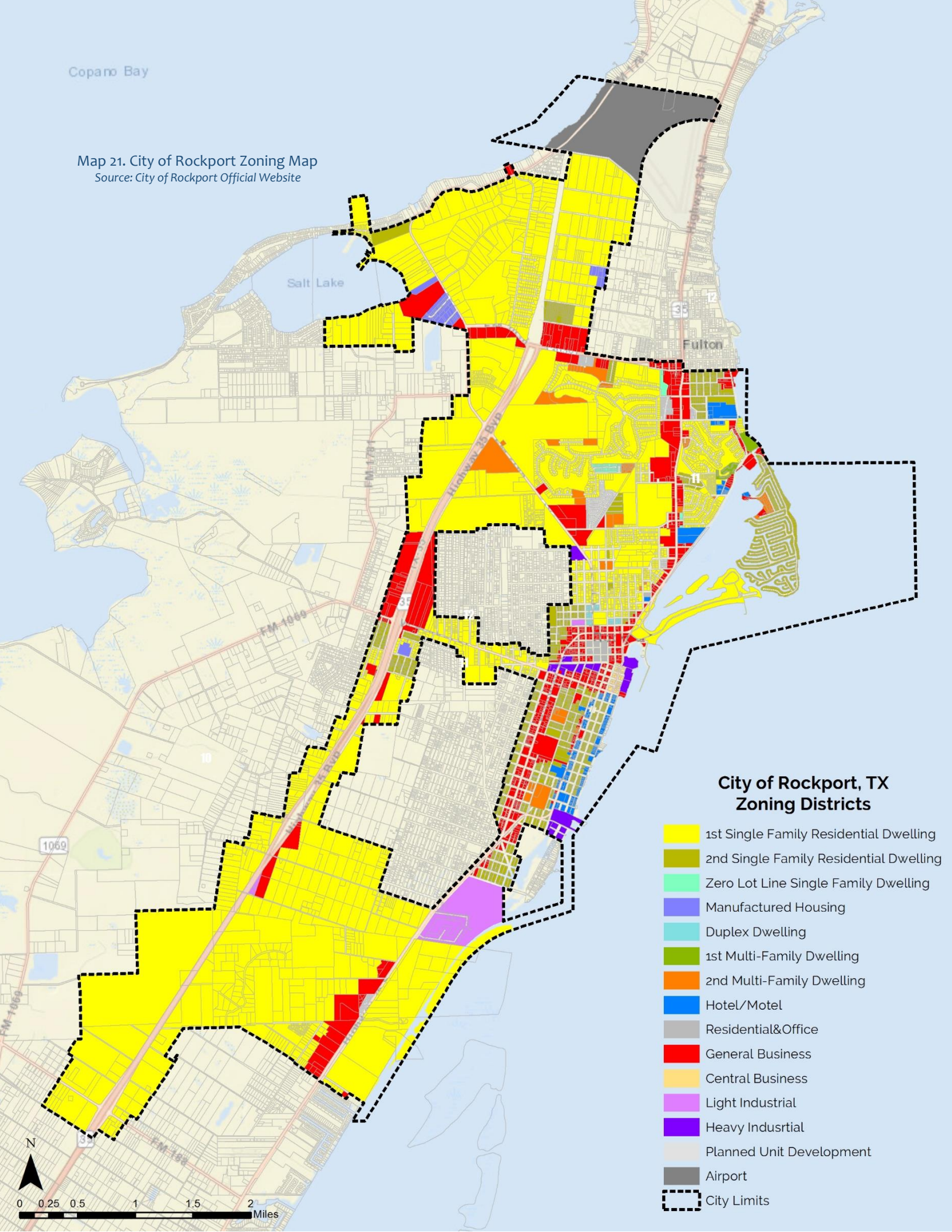
to the area and create a stimulus for business and industry, the Heritage District Overlay was established for an economic development tool for the city.



For more information about the Rockport Heritage Zoning Overlay Code please refer to Part II. of the City of Rockport Code of Ordinances, Chapter 118 Zoning Code, Article V. Rockport Heritage Zoning Overlay Code.

Copano Bay

Map 21. City of Rockport Zoning Map
Source: City of Rockport Official Website



City of Rockport, TX Zoning Districts

- 1st Single Family Residential Dwelling
- 2nd Single Family Residential Dwelling
- Zero Lot Line Single Family Dwelling
- Manufactured Housing
- Duplex Dwelling
- 1st Multi-Family Dwelling
- 2nd Multi-Family Dwelling
- Hotel/Motel
- Residential&Office
- General Business
- Central Business
- Light Industrial
- Heavy Industrial
- Planned Unit Development
- Airport
- City Limits





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