



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, JANUARY 6, 2025 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that the Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, January 6, 2025, at 5:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://www.rockporttx.gov/formcenter/citizen-participation-form-7/citizen-participation-form-52> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments, and they will be summarized in the minutes of the meeting.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

2. Conduct a Public Hearing to consider a request to rezone the property located at 2101, 2111, 2121 FM 3036; also known as Lot 122, Fulton Outlots and Lot 1, Block 1, The Oasis Subdivision, being 10.0972 acres, to PUD (Planned Unit Development), currently zoned B-1 (General Business District). ()

III. Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of December 16, 2024. ()
4. Deliberate and act on a request to consider the request to rezone the property located at 2101, 2111, 2121 FM 3036; also known as Lot 122, Fulton Outlots and Lot 1, Block 1, The Oasis Subdivision, being 10.0972 acres, to PUD (Planned Unit Development), currently zoned B-1 (General Business District). ()
5. Adjourn ()

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on January 3, 2025 at 3:15pm and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: The Rockport Pilot and Corpus Christi Caller Times.

Carey Dietrich

Carey Dietrich
Director Building & Development



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, January 6, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, January 14, 2025, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 2101, 2111, 2121 FM 3036; also known as Lot 122, Fulton Outlots and Lot 1, Block 1, The Oasis Subdivision, being 10.0972 acres, to PUD (Planned Unit Development), currently zoned B-1 (General Business District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of January 6, 2025, and the City Council Agenda of January 14, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 20th day of December 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, December 19, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development



PROPERTY ADDRESS/LOCATION
 2101, 2111, and 2121 FM 3036

APPLICANT/PROPERTY OWNER
 Don Buttrum, Owner

PUBLIC HEARING DATE
 P&Z – Monday, January 6, 2025
 CC – Tuesday, January 14, 2025

P&Z DATE
 P&Z – Monday, January 6, 2025

CITY COUNCIL DATE(S)
 1st Reading – Tuesday, January 14, 2025
 2nd Reading – Tuesday, January 28, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, Don Buttrum, wishes to rezone the property located at 2101, 2111, and 2121 FM 3036 to PUD (Planned Unit Development) in order to plat the Oasis cottages on individual lots and develop an event center with covered boat/RV storage in the rear of the lot. HOA Documents for the Oasis are included in the packet.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, December 19, 2024 edition and mailed out to twenty three (23) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B1 –General Business District	Oasis Cottages, Storage, and commercial	N – R2 (2 nd Single Family Dwelling District) S – B1 –(General Business District) E – B1 –(General Business District) W – B1 –(General Business District)	Oasis Resort / Dog Grooming Business / Boat Storage	10.098 Acres 439,833 sq ft Lot Size: 400' X 1,100'

STAFF RECOMMENDATION

APPROVE	APPROVE WITH CONDITIONS	DENY
COMPATIBILITY with the ZONING ORDINANCE The Current Future Land Use Map suggests Commercial Use	PROPERTY HISTORY	

ATTACHMENTS
 (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING AND ZONING COMMISSION MINUTES

On this the 16th day of December 2024, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis - Chair
Warren Hassinger – Vice Chair
Tom Blazek
Ric Young
Rocky Gudim

Members Absent

Kim Hesley – Secretary
Josh Dowling

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Robert Decker, Building Official
David Lowell, Inspector
Robert Argetsinger, IT Director

Guest(s) Present

One (1):

Open Meeting

1. Meeting called to order at 5:30 p.m.

Public Hearing

Open 5:31pm.

2. Conduct a Public Hearing to consider a request to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

Kathaleen Lookadoo spoke in Favor of the request.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:36 pm.

3. Deliberate and act on approval of the regular meeting minutes of December 2, 2024.

Motion: Vice-President Hassinger made a motion to approve the December 2, 2024, minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

4. Deliberate and act on a request to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of

Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

Motion: Member Gudim made a motion to approve the Conceptual Plan and Preliminary Plat. Member Young seconded.

Motion Passed Unanimously.

5. Adjournment 5:45 pm

Motion: Member Blazek made a motion to adjourn. Member Young seconded.

Motion passed unanimously.

Prepared by:

Belinda Garcia Administrator Coordinator

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: Monday, January 6, 2025

AGENDA ITEM: 4

Deliberate and act on a request to consider the request to rezone the property located at 2101, 2111, 2121 FM 3036; also known as Lot 122, Fulton Outlots and Lot 1, Block 1, The Oasis Subdivision, being 10.0972 acres, to PUD (Planned Unit Development), currently zoned B-1 (General Business District).

SUBMITTED BY: Director Bldg & Development / Community Planner - Carey Dietrich

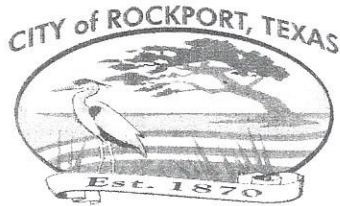
BACKGROUND: Property owner, Don Buttrum, wishes to rezone the property located at 2101, 2111, and 2121 FM 3036 to PUD (Planned Unit Development) in order to plat the Oasis cottages on individual lots and develop an event center with covered boat/RV storage in the rear of the lot. HOA Documents for the Oasis are included in the packet.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, December 19, 2024 edition and mailed out to twenty three (23) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-19 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

RECOMMENDATION: Staff recommends approval of the request to rezone the property located at 2101, 2111, 2121 FM 3036; also known as Lot 122, Fulton Outlots and Lot 1, Block 1, The Oasis Subdivision, being 10.0972 acres, to PUD (Planned Unit Development), currently zoned B-1 (General Business District).



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

- A. REQUESTING: Rezoning [] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit [X]
- B. ADDRESS AND LOCATION OF PROPERTY 2101, 2111, 2121
FM 3036 Rockport, Texas 78382
- C. CURRENT ZONING OF PROPERTY: _____
- D. PRESENT USE OF PROPERTY: Cottage Rental Community, storage
- E. ZONING DISTRICT REQUESTED: _____
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract 1 Block 1
 - Tract _____ of the _____
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
The Oasis Rockport
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 10.0972ggv
- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- PUD - We would like to replat a section of property to be
Individual residential lots and create an outdoor venue

K. OWNER'S NAME: (Please print) Donald Buttrum
ADDRESS: 109 Long Reach Loop
CITY, STATE, ZIP CODE: Rockport, Texas 78382
PHONE NO 623.251.9432

L. REPRESENTATIVE: (If Other Than Owner) Kathaleen Lookadoo
ADDRESS: 8210 IH 35 N
CITY, STATE, ZIP CODE: New Braunfels Texas 78382
PHONE NO 979.777.1377

NOTE: Do you have property owner's permission for this request?
YES X NO

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: 
(Owner or Representative)

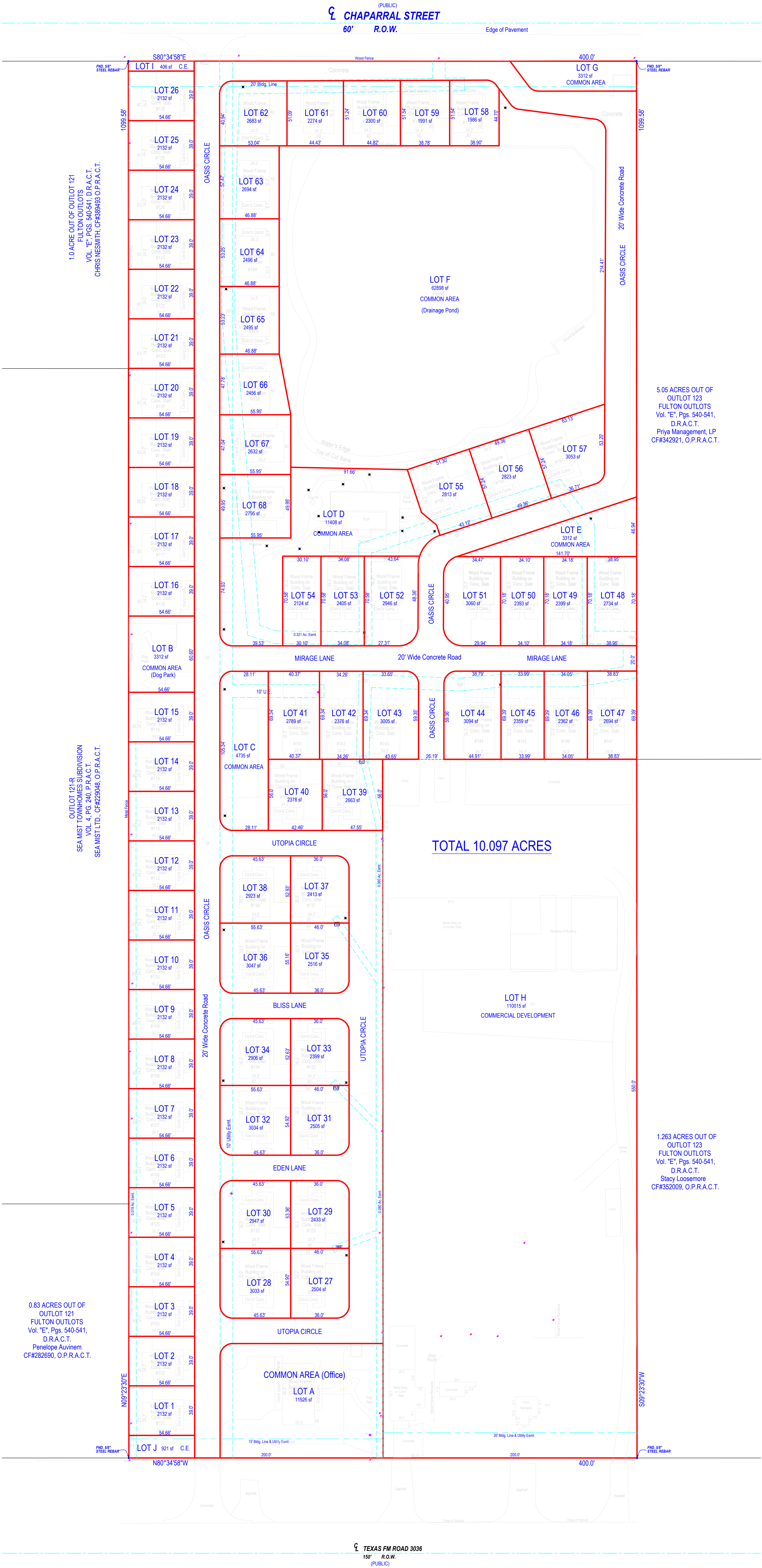
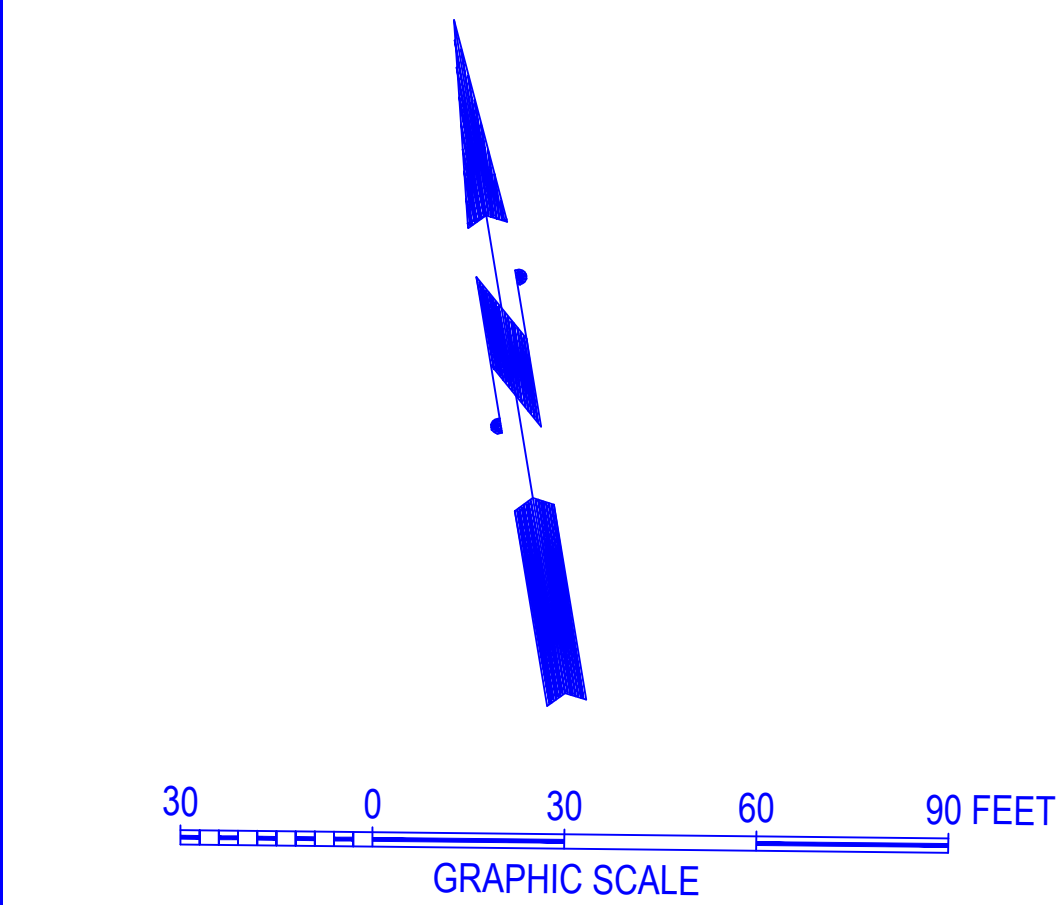
(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (_____ accepted) (_____ rejected) by: _____

If rejected, reasons why: _____

Receipt No. _____



NOTES:

1. All roads are "Private", existing concrete roads.
2. Common Area (C.E.) lot restrictions to be defined in separate document.
3. This is a visual representation of proposed lots. Square Footages, Subject to change slightly, once approved and programmed.

0.83 ACRES OUT OF
OUTLOT 121
FULTON OUTLOTS
Vol. "E", Pgs. 540-541,
D.R.A.C.T.
Penelope Avunhem
CF#282890, O.P.R.A.C.T.

1.263 ACRES OUT OF
OUTLOT 123
FULTON OUTLOTS
Vol. "E", Pgs. 540-541,
D.R.A.C.T.
Stacy Lossemore
CF#352009, O.P.R.A.C.T.

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2122
Rockport, Texas 75281

361-729-6479
361-728-7933
griffith@griffithbrundrett.com
www.griffithbrundrett.com

TBPELS FORM NO. F-414

DATE: **NOVEMBER 21, 2024**

SCALE: **1" = 30'**

FILE NAME: **241121B01**

REVISION: **DATE:**

PREPARED FOR:
THE OASIS RESORT OF ROCKPORT, INC.

**CONCEPT EXHIBIT
PROPOSED THE OASIS, P.U.D.**

(TRACT 1) LOT 1, BLOCK 1, THE OASIS, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 178, PLAT RECORDS OF ARANSAS COUNTY, TEXAS;

(TRACT 2) 2.181 ACRES OF LAND OUT OF THE SOUTHEAST PORTION OF OUTLOT 122, FULTON OUTLOTS, FULTON TOWNSITE,
ACCORDING TO THE PLAT RECORDED IN VOLUME "E", PAGES 540-541, DEED RECORDS OF ARANSAS COUNTY, TEXAS;

(TRACT 3) 0.344 ACRES OF LAND OUT OF THE SOUTHEAST CORNER OF OUTLOT 122, FULTON OUTLOTS, FULTON TOWNSITE,
ACCORDING TO THE PLAT RECORDED IN VOLUME "E", PAGES 540-541, DEED RECORDS OF ARANSAS COUNTY, TEXAS.

STORAGE & EVENT SPACE LEGEND

**TOTAL SQ. FTG. OF DRIVE,
EVENT & BOAT PARKING - 52,845 SQ. FT.**

S 79°50'37" E

200.0'

Wood Fence

FND. 5/8"
STEEL REBAR

FND. 5/8"
STEEL REBAR

550.0'

550.0'

OPTIONAL SLIDING GATE
FROM ADJACENT PROPERTY

N 10°08'00" E

S 10°08'00" W

**FND. 5/8" —
STEEL REBAR**

FND. 5/8"
STEEL REBAR

**2.525 ACRES
OUT OF OUTLOT 122**

LOT 1, BLOCK 1, THE OASIS
VOL. 7, PG. 179, P.R.A.C.T.

1.262 ACRES OUT OF OUTLOT 123, FULTON OUTLOTS
VOL. "E", PGS. 540-541, D.R.A.C.T.
WILLIAM & STACY LOOSEMORE (CF#352009, O.P.R.A.C.T.)

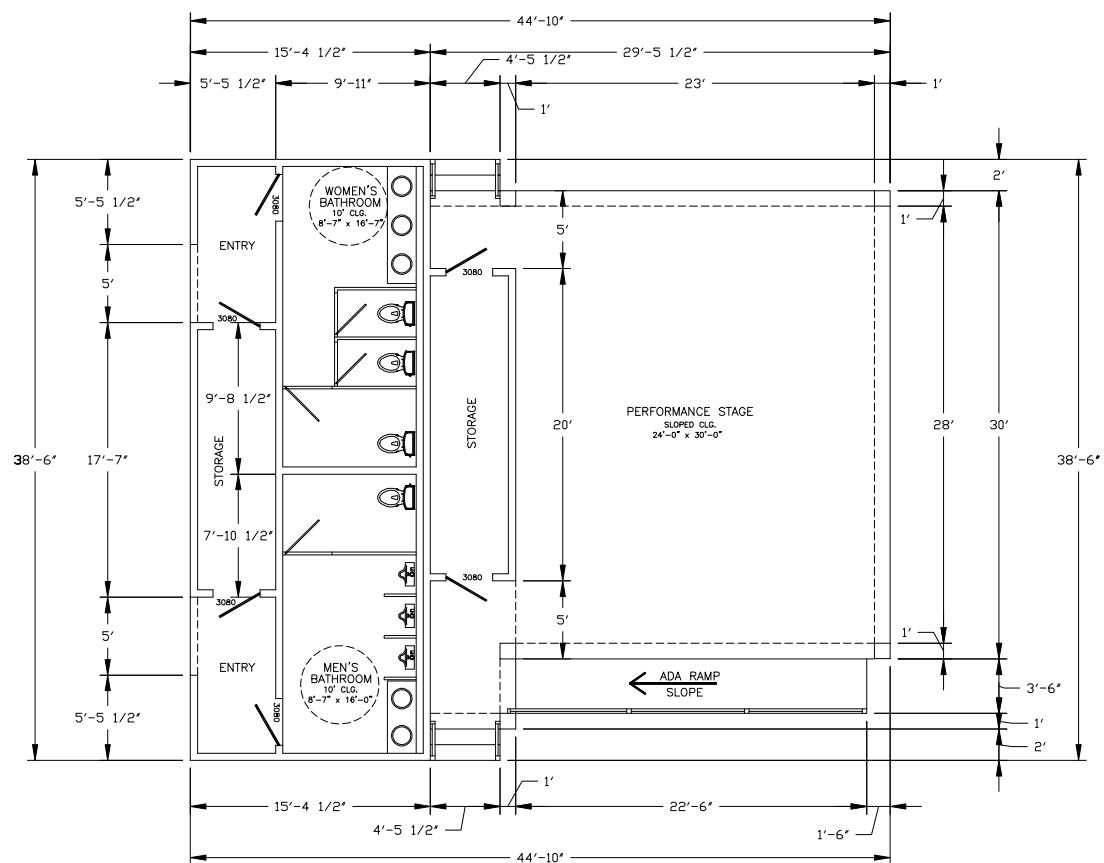
The floor plan shows a large rectangular area labeled "PERFORMANCE STAGE" with dimensions 27' x 27'. To the left of the stage is a backstage area containing a staircase, restrooms, and a storage area. A door is marked "EXIT" with an arrow pointing left. The stage area is marked with "EXIT" and an arrow pointing right.

W

200.0'

Edge of Pavement

FM ROAD 3036
150' R.O.W.



PERFORMANCE STAGE/BATHROOM PLAN

**CERTIFICATE OF FORMATION
OF
THE OASIS ROCKPORT RESIDENTIAL COMMUNITY, INC.**

The undersigned natural person, being of the age of eighteen (18) years or more, a citizen of the State of Texas, acting as incorporator of a nonprofit corporation under the Texas Business Organizations Code, does hereby adopt the following Certificate of Formation for such corporation:

**ARTICLE I
NAME**

The name of the corporation is: The Oasis Rockport Residential Community, Inc. (hereinafter called the "**Association**").

**ARTICLE II
NONPROFIT CORPORATION**

The Association is a nonprofit corporation.

**ARTICLE III
INITIAL MAILING ADDRESS**

The initial mailing address of the Association for the purpose of receiving state franchise tax correspondence is c/o Winstead PC, 600 W. 5th Street, Suite 900, Austin, TX 78701, Attn.: Mark D. Grobmyer.

**ARTICLE IV
DURATION**

The Association shall exist perpetually.

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized in accordance with, and shall operate for nonprofit purposes pursuant to, the Texas Business Organizations Code, and does not contemplate pecuniary gain or profit to its members. In furtherance of its purposes, the Association shall have the following powers which, unless indicated otherwise by this Certificate of Formation, that certain Declaration of Covenants, Conditions, and Restrictions for The Oasis Rockport, recorded in the Official Public Records of Aransas County, Texas, as the same may be amended from time to time (the "**Declaration**"), the Bylaws, or Applicable Law, may be exercised by the Board of Directors:

- (a) all rights and powers conferred upon nonprofit corporations by Applicable Law;

(b) all rights and powers conferred upon property associations by Applicable Law, in effect from time to time, provided, however, that the Association shall not have the power to institute, defend, intervene in, settle or compromise proceedings: (i) in the name of any Member or Lot Owner (whether one or more); or (ii) pertaining to a Claim, as defined in Section 12.1 of the Declaration, relating to the design or construction of Improvements on a Lot (whether one or more); and

(c) all powers necessary, appropriate, or advisable to perform any purpose or duty of the Association as set out in this Certificate of Formation, the Bylaws, the Declaration, or Applicable Law.

Notwithstanding any provision in *Article XV* to the contrary, any proposed amendment to the provisions of this *Article V* shall be adopted only upon an affirmative vote of Members holding one hundred percent (100%) of the total number of votes of the Association and the Declarant.

Terms used but not defined in this Certificate of Formation shall have the meaning subscribed to such terms in the Declaration.

ARTICLE VI REGISTERED OFFICE; REGISTERED AGENT

The street address of the initial registered office of the Association is 600 W. 5th Street, Suite 900, Austin, TX 78701. The name of its initial registered agent at such address is Mark D. Grobmyer.

ARTICLE VII MEMBERSHIP

Membership in the Association shall be dependent upon ownership of a qualifying property interest as defined and set forth in the Declaration. Any person or entity acquiring such a qualifying property interest shall automatically become a member of the Association, and such membership shall be appurtenant to, and shall run with, the property interest. The foregoing shall not be deemed or construed to include persons or entities holding an interest merely as security for performance of an obligation. Membership may not be severed from or in any way transferred, pledged, mortgaged, or alienated except together with the title to the qualifying property interest, and then only to the transferee of title to said property interest. Any attempt to make a prohibited severance, transfer, pledge, mortgage, or alienation shall be void.

ARTICLE VIII VOTING RIGHTS

Voting rights of the members of the Association shall be determined as set forth in the Declaration.

**ARTICLE IX
INCORPORATOR**

The name and street address of the incorporator is:

NAME	ADDRESS
Mark D. Grobmyer	600 W. 5th Street, Suite 900 Austin, TX 78701

**ARTICLE X
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by an initial Board of Directors consisting of three (3) individuals, who need not be members of the Association. The Board shall fulfill all of the functions of, and possess all powers granted to, Boards of Directors of nonprofit corporations pursuant to the Texas Business Organizations Code. The number of Directors of the Association may be changed by amendment of the Bylaws of the Association but shall not be less than three (3) or greater than five (5) in number. The names and addresses of the persons who are to act in the capacity of initial Directors until the selection of their successors are:

NAME	ADDRESS
Donald Buttrum	8081 Old Bastrop Road New Braunfels, Texas 78130
Kathaleen Lookadoo	8081 Old Bastrop Road New Braunfels, Texas 78130
Roberta Buttrum	8081 Old Bastrop Road New Braunfels, Texas 78130

All of the powers and prerogatives of the Association shall be exercised by the Board of Directors named above until their successors are elected or appointed in accordance with the Declaration.

**ARTICLE XI
LIMITATION OF DIRECTOR LIABILITY**

A member of the Board of Directors of the Association shall not be personally liable to the Association for monetary damages for any act or omission in his capacity as a board member, except to the extent otherwise expressly provided by Applicable Law. Any repeal or modification of this *Article XI* shall be prospective only, and shall not adversely affect any limitation of the

personal liability of a member of the Board of Directors existing at the time of the repeal or modification.

ARTICLE XII INDEMNIFICATION

Each person who acts as a member of the Board of Directors, officer or committee member of the Association shall be indemnified by the Association against any costs, expenses and liabilities which may be imposed upon or reasonably incurred by him or her in connection with any civil or criminal action, suit or proceeding in which he or she may be named as a party defendant or in which he or she may be a witness by reason of his or her being or having been a member of the Board of Directors, officer, or committee member of the Association, or by reason of any action alleged to have been taken or omitted by him or her in either such capacity. Such indemnification shall be provided in the manner and under the terms, conditions and limitations set forth in Section 4.7 of the Declaration.

ARTICLE XIII DISSOLUTION

The Association may be dissolved with the written and signed assent of not less than ninety percent (90%) of the total number of votes of the Association, as determined under the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE XIV ACTION WITHOUT MEETING

Any action required or permitted by Applicable Law to be taken at a meeting of the Members may be taken without a meeting, without prior notice, and without a vote if written consent specifically authorizing the proposed action is signed by the Members holding at least the minimum number of votes necessary to authorize such action at a meeting if all the Members entitled to vote thereon were present. If the action is proposed by the Association, the Board of Directors shall provide each Member written notice at least ten (10) days in advance of the date the Board proposes to initiate securing consent as contemplated by this *Article XIV*. Consents obtained pursuant to this *Article XIV* shall be dated and signed within sixty (60) days after receipt of the earliest dated consent and delivered to the Association at its principal place of business in Texas. Such consents shall be filed with the minutes of the Association and shall have the same force and effect as a vote of the Members at a meeting. Within ten (10) days after receiving authorization for any action by written consent, the Secretary shall give written notice to all

Members entitled to vote who did not give their written consent, fairly summarizing the material features of the authorized action.

**ARTICLE XV
AMENDMENT**

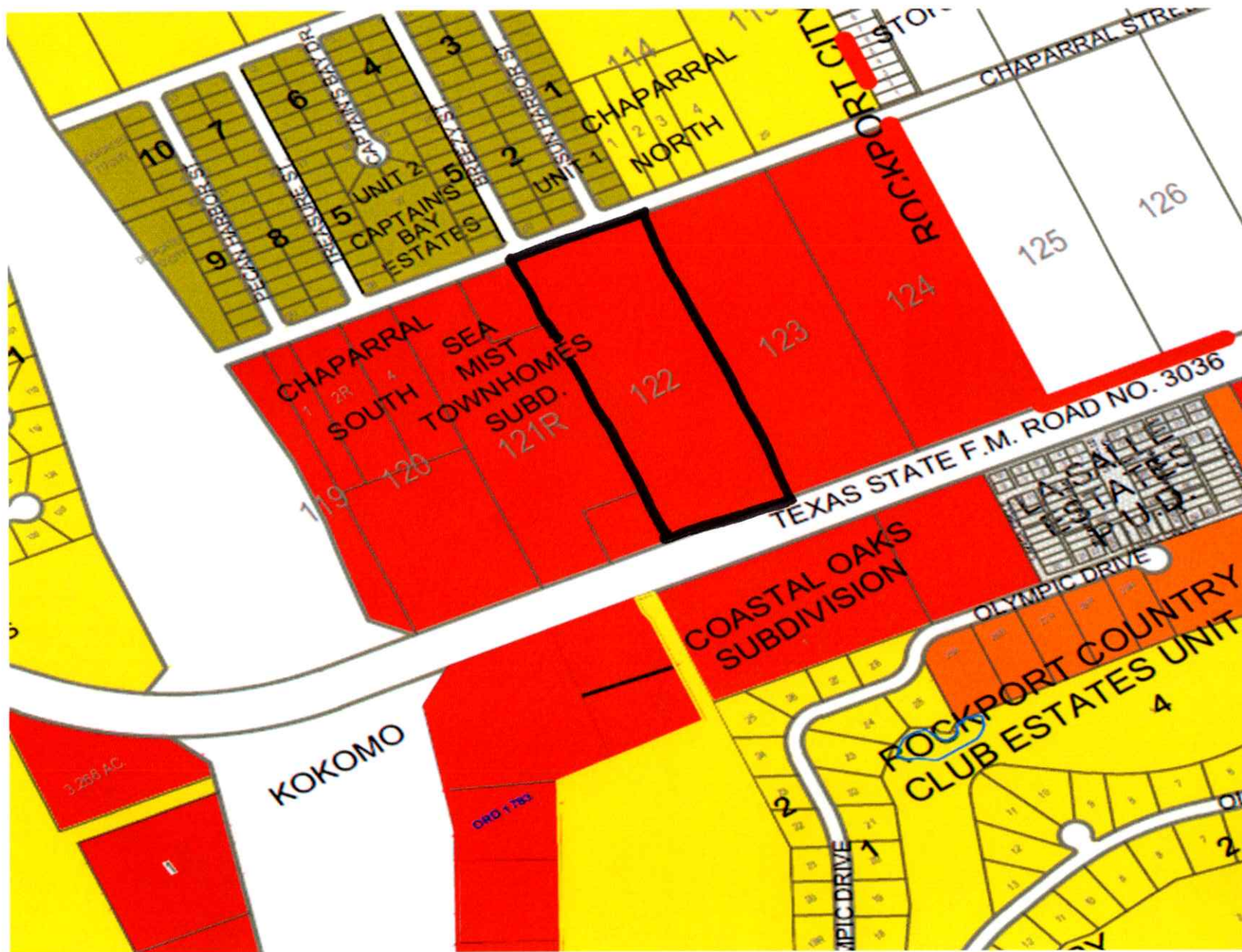
Except as otherwise provided by the terms and provisions of *Article V* of this Certificate of Formation, this Certificate of Formation may be amended by the Declarant during the Development Period or by a Majority of the Board of Directors; provided, however, that any amendment to this Certificate of Formation by a Majority of the Board of Directors must be approved in advance and in writing by the Declarant during the Development Period.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand, this _____ day of _____, 20____.

Mark D. Grobmyer, Incorporator

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
19816	The Oasis Resort of Rockport Inc	2121 FM 3036	2121 FM 3036	Rockport	TX	78382
61384	Don Buttrum	2101 FM 3036	8210 N IH 35 #105	New Braunfels	TX	78130
61381	Don Buttrum	2111 FM 3036	8210 N IH 35 #105	New Braunfels	TX	78130
67010	Samantha & Alvin Goyap	103 Breezy St	103 Breezy St	Rockport	TX	78382
67009	Virginia & Paul Lief	101 Breezy St	101 Breezy St	Rockport	TX	78382
66988	Christopher Mace	106 Breezy St	106 Breezy St	Rockport	TX	78382
66989	Kent & Michelle Fry	104 Breezy St	15929 Punta Bonaire Dr	Corpus Christi	TX	78418
66990	Lucas & Stephanie Seidel	102 Breezy St	102 Breezy St	Rockport	TX	78382
66175	Allan & Jaime Blackburn	105 Sun Harbor St	105 Sun Harbor St	Rockport	TX	78382
66174	Sandra Jay	103 Sun Harbor St	103 Sun Harbor St	Rockport	TX	78382
66173	Phillip Shaver	101 Sun Harbor St	101 Sun Harbor St	Rockport	TX	78382
66158	Ronnie & Sheryl Cavazos	106 Sun Harbor St	287 Abrego Lake Dr	Floresville	TX	78114
66157	Thomas & Susana Potter	104 Sun Harbor St	104 Sun Harbor St	Rockport	TX	78382
66156	David & Lorraine Cameron	102 Sun Harbor St	102 Sun Harbor St	Rockport	TX	78382
70737	Priya Management Lp	2001 - 2027 Chaparral St	1075 N Fulton Beach Rd	Rockport	TX	78382
70608	Priya Management Lp	2002 Chaparral St	102 Falcon Ridge Rd	Scotts Valley	CA	95066
62014	David White	2007 FM 3036	P O Box 40	Freer	TX	78357
52079	Stacy & William Loosemoore	2021 FM 3036	2021 FM 3036	Rockport	TX	78382
35403	Coastal Oaks Church	2002 FM 3036	2002 FM 3036	Rockport	TX	78382
19813	Penelope Auvinen	2207 FM 3036	2207 FM 3036	Rockport	TX	78382
49219	KTAB Family LLC	2211 FM 3036	1329 E Lark St	Springfield	MO	65804
49218	Vince Fearheiley	2208 Chaparral St	609 E Main St	Rockport	TX	78382
62015	Kirtikumar Patel	2001 FM 3036	314 Riverside Ave #109	Santa Cruz	CA	95060
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

2101 , 2111, 2121 FM 3036 – Zoning Map



2101 , 2111, 2121 FM 3036 – Future Land Use Map

