

**Resolution directing the City's Planning Department to prepare a service plan for the annexation of properties in Industrial Districts No. 5, 6, 7, and 8 in San Patricio County that have not executed a new 15-year Industrial District Agreement effective January 1, 2025; and authorizing an Agricultural Development Agreement with owners of ag-exempt property within Industrial Districts No. 5, 6, 7, and 8.**

**WHEREAS**, on or about May 21, 2019, the City Council created Industrial Districts No. 5, 6, and 7 and authorized the execution of 5-year Industrial District Agreements with property owners within Industrial Districts No. 5, 6, and 7, with a term from January 1, 2019, to December 31, 2024;

**WHEREAS**, on or about July 29, 2019, the City Council created Industrial District No. 8 and authorized the execution of 5-year Industrial District Agreements with property owners within Industrial District No. 8, with a term from January 1, 2019, to December 31, 2024;

**WHEREAS**, on or about March 24, 2020, the City Council adjusted the boundary of Industrial District No. 8 and authorized the execution of 4-year Industrial District Agreements with property owners within Industrial District No. 8, with a term from January 1, 2020, to December 31, 2024;

**WHEREAS**, on or about September 5, 2023 the City Council created Industrial Districts 9, 10, and 11;

**WHEREAS**, the City entered into one-time economic development agreements in the areas designated as Industrial Districts No. 9, 10, and 11 under Chapter 212 and Chapter 380, including the following:

1. Chapter 380/212 Economic Development Agreement with voestalpine Texas LLC and the Port of Corpus Christi Authority dated April 25, 2013, as amended on February 3, 2020;
2. Chapter 380/212 Economic Development Agreement with Corpus Christi Liquefaction, LLC, dated March 25, 2015, as amended on June 20, 2019, including the area added by assignment of a separate agreement with Corpus Christi Alumina in July of 2021; and
3. Chapter 212 Economic Development Agreement with Gulf Coast Growth Ventures LLC dated April 3, 2019;

**WHEREAS**, the economic development agreements with Gulf Coast Growth Ventures, Voestalpine, and Cheniere require them to enter into Industrial District Agreements in 2033;

**WHEREAS**, pursuant to the current Industrial District Agreements, if the Agreement is not extended or replaced with a similar agreement, on or before March 31, 2024, then the immunity from annexation terminates, and the effective date and time of annexation shall be no earlier than midnight of December 31, 2024;

**WHEREAS**, on or about September 3, 2024, the City Council authorized the execution of new 15-year Industrial District Agreements with property owners within Industrial Districts No. 5,6,7,8,9,10,and 11 with a term from January 1, 2025, to December 31, 2039;

**WHEREAS**, properties in Industrial Districts No. 5, 6, 7, and 8 where the property owner has failed to execute the new industrial district agreement are subject to annexation per Texas Local Government Code §43.0116;

**WHEREAS**, Texas Local Government Code §43.065 requires the City Council to direct its planning department to prepare a service plan that provides for the extension of full municipal services to the areas to be annexed;

**WHEREAS**, Texas Local Government Code, Section 43.016 requires a municipality to offer each property owner in the annexation area with an agricultural or wildlife management or timber land exemption on their property a Development Agreement to be excluded from the municipal annexation; and

**WHEREAS**, the agreement provides that the property will not be annexed by the City of Corpus Christi so long as 1) the property continues to receive an agricultural exemption and 2) no action is taken by the Owner or his assigns to file a subdivision plat or any related development document regarding the property. If one or more of the above circumstances occur, the City is authorized to commence proceedings to annex all or some of the property,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**SECTION 1.** The City Council directs the City's Planning Department to prepare a service plan that provides for the extension of full municipal services to the properties in Industrial Districts No.5, 6, 7, and 8, to be annexed where the property owner does not execute an Industrial District Agreement. Industrial Districts No. 5, 6, 7, and 8 are as shown in **Exhibit A and Exhibit B**, attached.

**SECTION 2.** The City Manager or designee is authorized to enter into a Development Agreement under Texas Local Government Codes §43.016 and §212.172 with the property owners within Industrial Districts No.5, 6, 7, and 8.

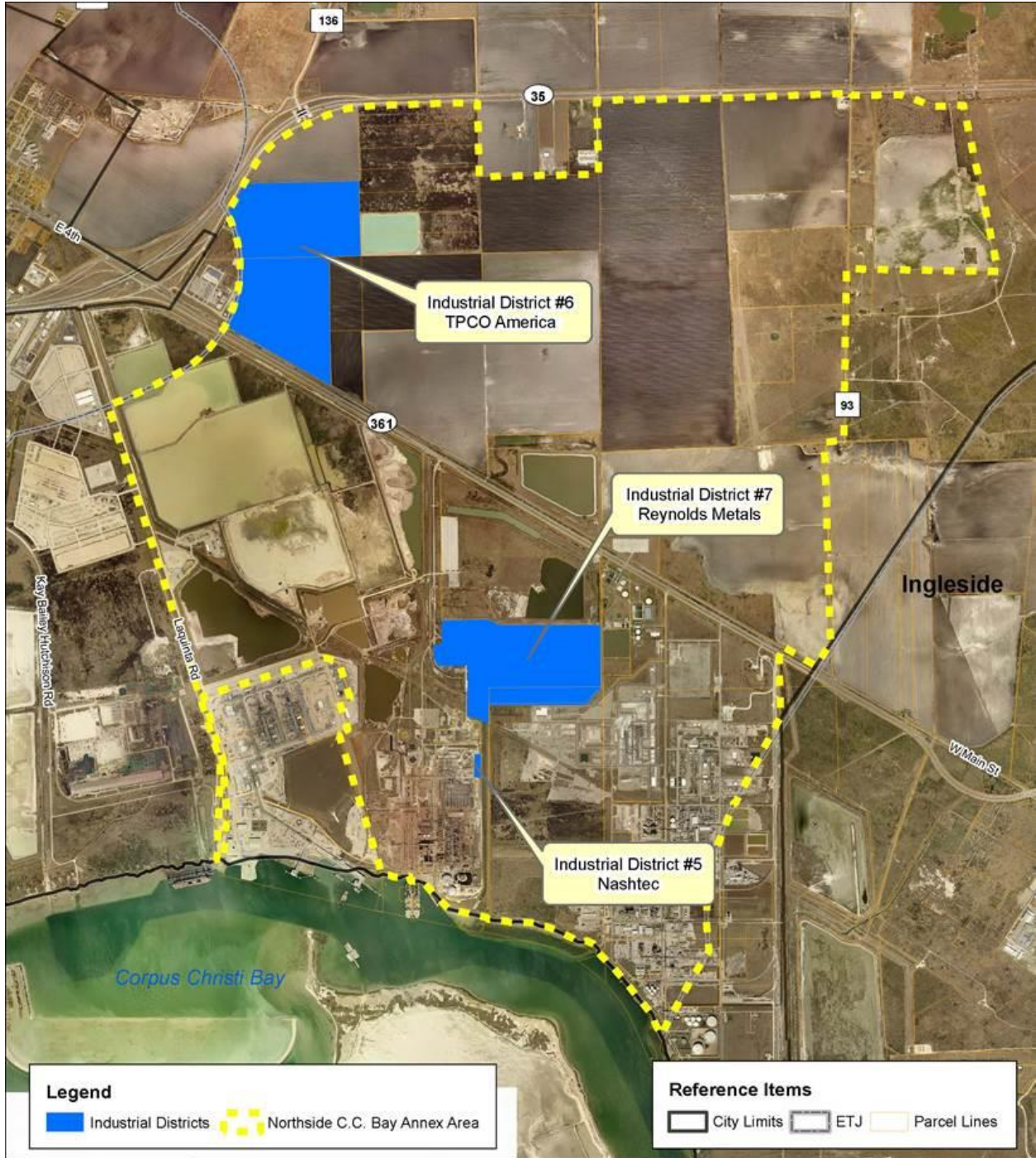
PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

# EXHIBIT A - Industrial Districts No. 5, 6, and 7



# EXHIBIT B - Industrial District No.8

