



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance City Council Meeting December 16, 2025
Second Reading City Council Meeting January 13, 2026

DATE: December 1, 2025
TO: Peter Zanoni, City Manager
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Ordinance designating a Tax Increment Financing Zone to be known as Reinvestment Zone Number Seven for the development of the London Area

CAPTION:

Ordinance of the City Council of the City of Corpus Christi, Texas, designating a contiguous geographic area within the extraterritorial jurisdictional limits of the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Seven, City of Corpus Christi; Describing the boundaries of the zone; Creating a board of directors for the zone; Creating subzones within the zone; Establishing a tax increment fund for the zone; Containing findings related to the creation of the zone; Providing a date for the termination of the zone; Providing that the zone take effect immediately upon passage of the ordinance; Providing a severability clause; and Providing an effective date.

SUMMARY:

Per Tax Code 311.011(e), this ordinance and public hearing will designate the reinvestment zone for tax increment financing purposes and create the Board of Directors for the reinvestment zone.

BACKGROUND AND FINDINGS:

On June 24, 2025, the Council was briefed on the City proposal for the London area TIRZ.

On August 19, 2025, the Council took action on a resolution to negotiate terms with Nueces County for a proposed Tax Increment Reinvestment Zone (TIRZ) in the London Area, for potential consideration by the Nueces County Commissioners Court on August 20, 2025.

The London area is a growth corridor for the region. The area is primarily vacant land which lacks infrastructure to support the current and planned growth. The proposed London Tax Increment Reinvestment Zone (TIRZ) #7 would help support and guide development in the area by utilizing the increment created by the development to help support the infrastructure needed for the area.

This TIRZ is different from the other TIRZ's currently in place since much of the area is outside

the City limits and developments must annex into the city limits to receive incentives. By creating the larger zone, the base year will be set at the values as of tax year 2026. Nueces County will not contribute increment generated by the whole zone but rather choose which projects they want to contribute increment towards. As these developments are annexed into the City limits, a “subzone” or unique project will be created and the County can choose if they want to contribute increment to the project. Currently identified subzones include the Mirabella Development and The Proper.

General Terms & Information:

The base year will be set at the values as of tax year 2026. The participating taxing entities will not contribute increment generated by the whole zone but rather choose which projects, or subzones, they want to contribute increment towards. Currently identified subzones include the Mirabella Development and The Proper.

The zone will be created for an initial term of 25 years (2026 – 2051) with the base year of 2026, which allows for developers to begin their development project in the next five years and still be able to receive incentives for a 20-year term. The City of Corpus Christi will contribute 50% of the increment generated by the zone while Nueces County will contribute 45% for a 20-year term. Discussions with Del Mar College are ongoing, but they have indicated interest. Due to their current TIRZ policy, Del Mar College would initially participate for a 10-year term with the option to renew.

Taxing Entities' Participation			
City of Corpus Christi	25 years	50%	Tax years 2026-2051
Nueces County	20 years	45%	Tax years 2026-2046
Del Mar College	TBD	TBD	Tax years 2026-2036

The funds can only be spent in compliance with the Project and Financing Plan and must be used for public infrastructure projects. Within 30 days of either the adoption or amendment of the Project and Financing Plan, Nueces County will have the right to object to the action by formal action of the County Commissioners Court.

Funding for projects within each subzone will be limited to new increment generated solely within each subzone. To be eligible to receive incentives, developers must voluntarily annex into the City limits, connect to public water, wastewater/sewer, and stormwater utilities, and include development that exceeds the minimum standards required in the City’s Unified Development Code (UDC) and Infrastructure Design Manual (IDM).

Estimates show the potential of creating nearly \$3 billion in new taxable value within the three potential subzones which could result in approximately \$198 million in estimated new tax revenue over the 25-year term for the City, \$86 million for Nueces County, and \$86 million for Del Mar College. Based on this revenue estimate, approximately \$128 million in combined participation would be available for reinvestment into the zone over the 25-year period based on each entity’s intended participation percentage and length.

Board Appointments:

As per the Tax Increment Financing Act, Chapter 311, of Texas Tax Code ("Act"), the Board

members for TIRZ #7 will consist of:

- Seven (7) City Council appointees
- Five (5) Nueces County appointees
- Two (2) Del Mar College appointees
- One (1) Community/Development Representative

All members appointed by the Board must meet eligibility requirements as set forth in the Act.

In addition, the chair will be appointed by the City Council from their pool of appointees and the Vice-Chair will be appointed by Nueces County from their respective pool of appointees.

County Objections:

Nueces County shall have the right to lodge a formal objection to the expenditure of any available TIRZ Funds on any project or improvement that is not a Horizontal Public Infrastructure Improvement supporting new development. The County Commissioners Court will provide written notice of such objection to the City, and no available TIRZ Funds shall be otherwise applied to the identified project or improvement unless and until the objection is withdrawn in writing by the County and/or the Project and Financing Plan is amended to address the County's objection.

ALTERNATIVES:

City Council can choose not to approve the creation of the Zone.

FISCAL IMPACT:

There is no fiscal impact to the City.

RECOMMENDATION:

Staff recommends approval of the creation of the Reinvestment Zone Number Seven (TIRZ #7).

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Exhibit A – TIRZ #7 Boundary Map
Presentation
Metes and Bounds