

**Ordinance disannexing approximately 15.4 acres of land at or near Nueces Bay Boulevard and Broadway Street.**

**WHEREAS**, Texas Local Government Code §43.142 provides:

“A home-rule municipality may disannex an area in the municipality according to rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter”;

**WHEREAS**, Corpus Christi City Charter Article 1, Section 1 provides: “The city shall have the power by ordinance to fix the boundary limits of the city and to provide for the alteration and extension of the boundary limits”;

**WHEREAS**, City Council determines that said City Charter Section provides rules for disannexation pursuant to Texas Local Government Code §43.142;

**WHEREAS**, on December 20, 2022, the City Council authorized a Purchase Agreement and Development Agreement with Flint Hills Resources Corpus Christi, LLC;

**WHEREAS**, the City is required to disannex the 12.4 acres to be acquired prior to closing per the Purchase Agreement;

**WHEREAS**, upon disannexation, the City will enter into a Development Agreement;

**WHEREAS**, the City is disannexing adjacent City-owned tracts for uniformity; and

**WHEREAS**, the areas to be disannexed are pursuant to Texas Local Government Code §43.142 and not for failure to provide services as the process is set forth in Texas Local Government Code §43.141.

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

**SECTION 1.** The findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this Ordinance.

**SECTION 2.** Approximately 15.43 acres of land, as described in **Exhibit A** and depicted in **Exhibit B** attached hereto, is disannexed from the city limits of the City of Corpus Christi, Texas pursuant to and in accordance with provisions and procedures of Texas Local Government Code Chapter 43 and City Charter Article 1. Adjacent city streets and public rights-of-way are not subject to disannexation and remain in the city limits. Adjacent city streets and public rights-of-way include portions of Nueces Bay Blvd, Broadway St, Van Loan Ave, Summer St, Palm Dr, Dempsey St, Floral St, and John St.

**SECTION 3.** The official map and boundaries of the City of Corpus Christi, Texas, are adjusted to exclude that property comprising the above-referenced tracts of land.

**SECTION 4.** The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Nueces County, Texas.

**SECTION 5.** This ordinance is effective upon passage on the second reading.

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

ATTEST:

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

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

## **Exhibit A**

### **LEGAL DESCRIPTIONS OF DISANNEXED LAND**

Lots 1A, 2, 3, 4, 5, 6, 7, 8, 8A, 9, and 10, Block 1, SUNSET PLACE, a subdivision of the City of Corpus Christi, Nueces County, Texas;

Lots 3 through 20, Block 2, SUNSET PLACE, a subdivision of the City of Corpus Christi, Nueces County, Texas;

Lots 1 through 26, 17a, and 18b, Block 10, NUECES BAY HEIGHTS ADDITION, a subdivision to the City of Corpus Christi, Texas;

Lots 1 through 18, Block 10, HILLCREST ADDITION, a subdivision of the City of Corpus Christi, Nueces County, Texas;

Lots 1 through 26 and A, Block 11, NUECES BAY HEIGHTS ADDITION, a subdivision of the City of Corpus Christi, Texas;

Lots 1 through 28, Block 12, NUECES BAY HEIGHTS ADDITION, a subdivision of the City of Corpus Christi, Texas; and

Lots 1 through 28, Block 13, NUECES BAY HEIGHTS ADDITION, a subdivision of the City of Corpus Christi, Texas

# Exhibit B

