

# Proposed Annexation Policy



City Council Presentation  
February 13, 2018



# Overview

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- Review new **State Legislation**
- Review **Process** to-date
- Determine **Next Steps**



# New State Legislation: S.B. 6

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- Tier 1 and Tier 2 Counties and Municipalities
  - Nueces County (Corpus Christi) and Surrounding Counties are Tier 1 (less than 500,000 in population)
  - Voters can petition to become Tier 2 (more restrictive)
  
- Any policy is a living document – State Legislature will address annexation every session



# New State Legislation: S.B. 6

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	Population (Census 2016)	County	Tier 1 or 2 county
Houston	2,303,482	Harris	2
San Antonio	1,492,510	Bexar	2
Dallas	1,317,929	Dallas	2
Austin	947,890	Travis	2
Fort Worth	854,113	Tarrant	2
El Paso	683,080	El Paso	2
Arlington	392,772	Tarrant	2
Corpus Christi	325,733	Nueces	1
Plano	286,057	Collin + Denton	2 + 2
Laredo	257,156	Webb	1



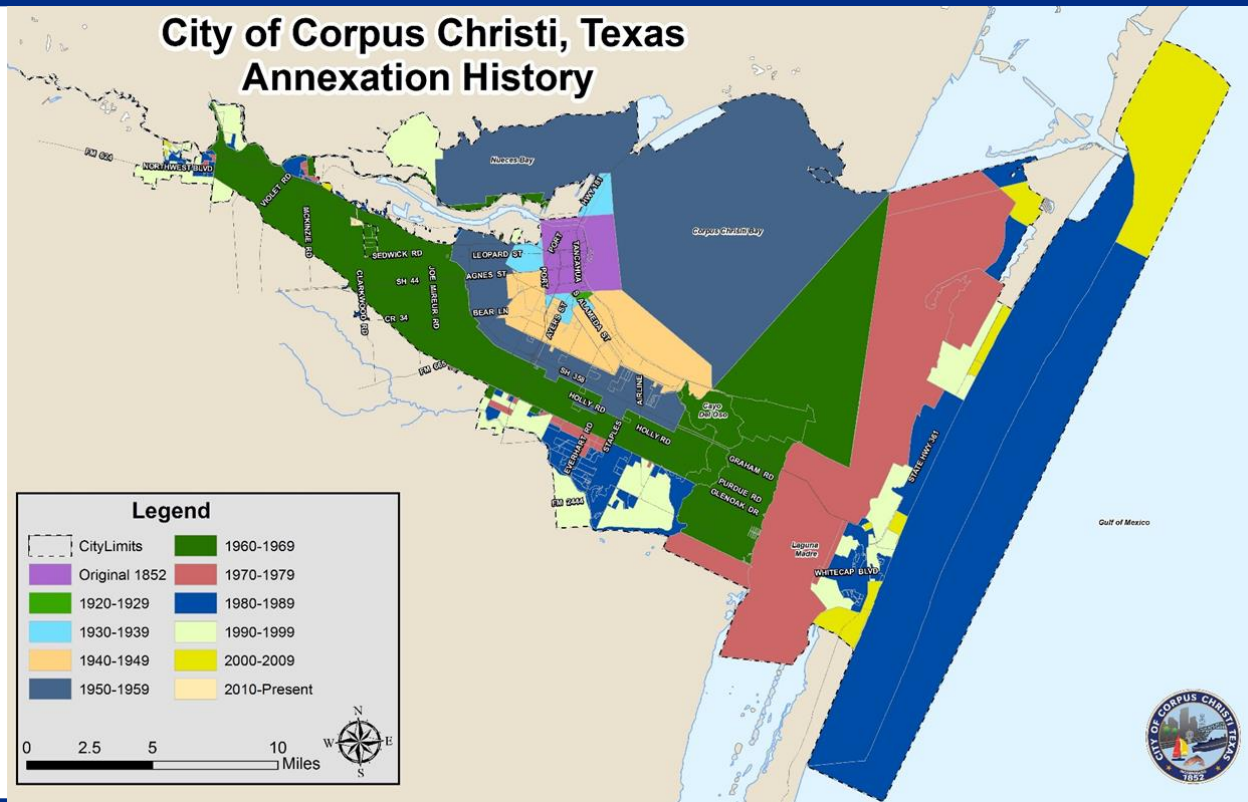
# Texas Cities with Annexation Policies (Population Over 300,000)

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Cities With a Policy	Cities Without a Policy
San Antonio	Houston
Austin	Dallas
Fort Worth	Arlington
El Paso	Corpus Christi



# Corpus Christi Annexation History





# Process To Date

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- March 30, 2017 City Council Workshop
  - April Stakeholder Meetings – Background Information
  - May 12, 2017 Stakeholder Meeting #1 – Reviewed working draft
  - Second half of May, 2017 – Proposed text edits received
  - May 31, 2017 – Presentation to Planning Commission describing process
  - June 1, 2017 – Stakeholder Meeting #2 – Discussed proposed edits
  - July 6, 2017 – City Council Workshop
  - August 15, 2017 – 85<sup>th</sup> State Legislature Special Session Concludes
  - November 10, 2017 – Stakeholder Meeting #3 – Update and next steps
  - December 13, 2017 – Briefing to Planning Commission
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# Proposed Criteria

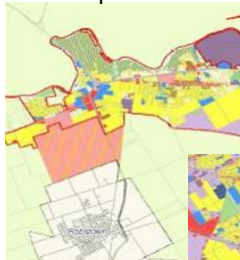


Health & Safety

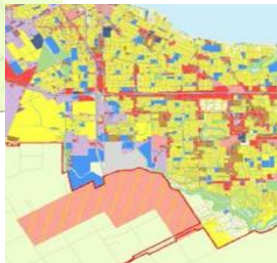


Municipal Services

Northwest Planned  
Development Area



Southside Planned  
Development Area



Intergovernmental Relations



Economic & Fiscal



Non-Annexation





# Direction From Council

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## Overall Process Guidance:

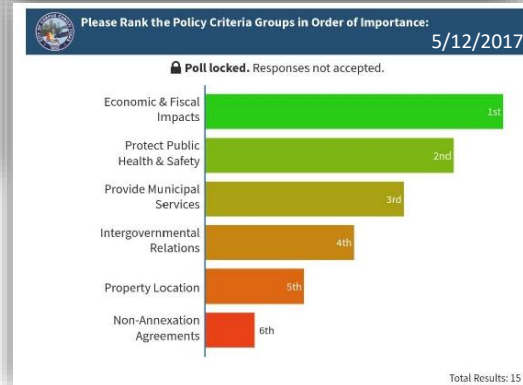
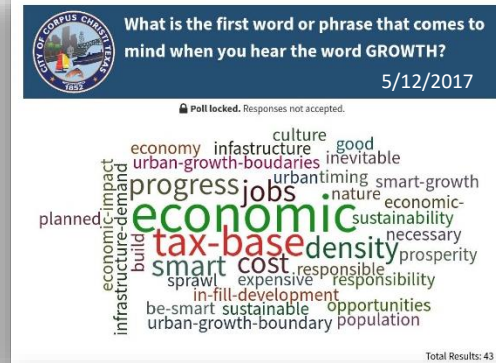
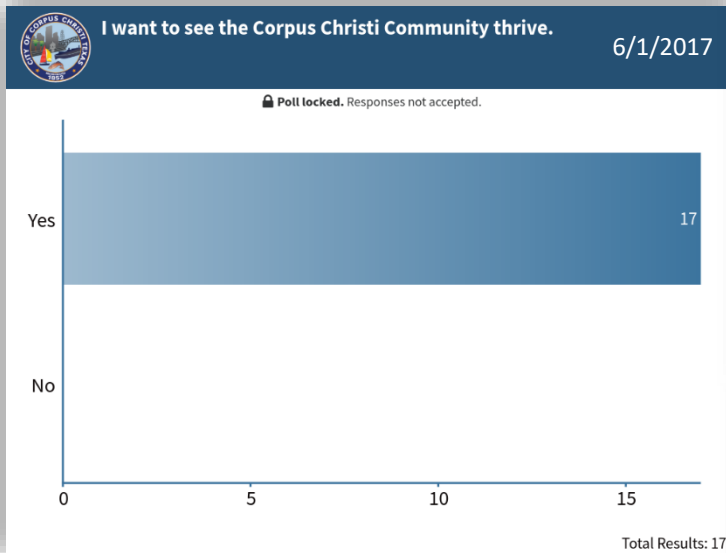
- Need a policy that works for Corpus Christi
  - Everyone knows what the rules are
  - Needs to be something we can live with – not discourage or kill development
- Keep Searching for the right mix that works for our community
- This is not easy and will require taking one step at a time
- Aim for a policy within the next 18 months

## Document Specific:

- Reduce cost burden to applicants
    - Conduct fiscal impact analysis in-house, have model prepared
    - Nominal per-acre application fee
  - Rephrase “green infrastructure” to specifically address peak and total storm water flows
  - Dedication of land requirement too burdensome
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# Areas of Common Interest





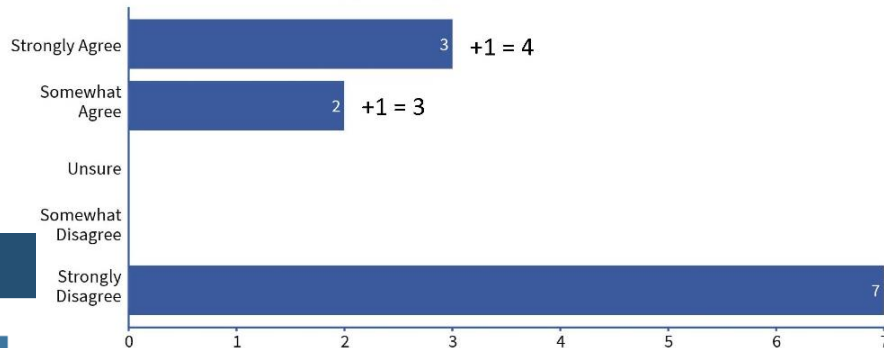
# Areas of Disagreement



## City Council Should have a Fiscal Analysis to Evaluate Annexations (City and Voluntary annexations)

11/10/2017

🔒 Poll locked. Responses not accepted.



Note: Includes tabulation of written surveys, for a total of 14 results.

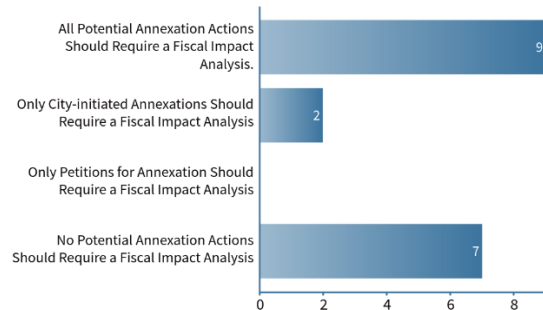
Total Results: 12



## Need for a Fiscal Impact Analysis

6/1/2017

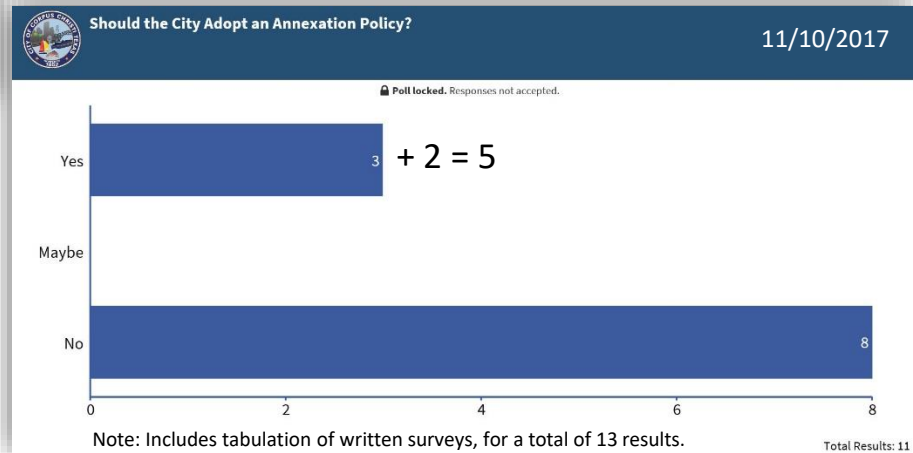
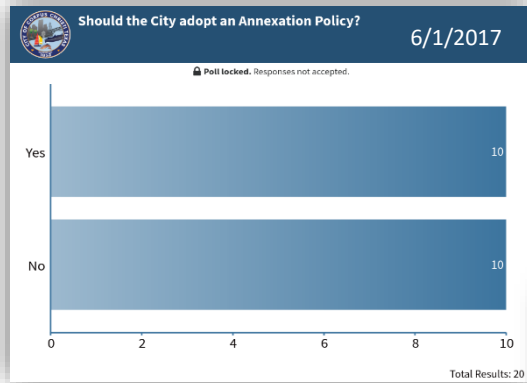
🔒 Poll locked. Responses not accepted.



Total Results: 18



# Lack of Consensus





# Stakeholder Viewpoints (Pros)

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## Pros of an Annexation Policy:

- Sets Ground Rules
- Need a starting point
- Prevent impulsive annexation
- Protect current tax-rate payers
- All annexations are judged on the same criteria
- Opens door to expansion inter-regionally in addition to up and out
- Can assist in addressing affordable housing
- Agreement on the outcomes of an Annexation Policy, i.e. what the benefits are for developers and citizens



# Stakeholder Viewpoints (Cons)

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## Cons of an Annexation Policy:

- Could limit growth
- Will this help or cost citizens of Corpus Christi?
- Inhibits growth
- Blindly follow policy
- Policy gets mired down in government process – becomes a monster
- Slows down the building process
- Can't see going forward with this policy
- Redundant – UDC already set structure / Lined out in UDC
- State will trump or overrule what is done
- Will become a hurdle for all projects and add costs for residents
- London & Calallen are viewed Guinea Pigs
- Pre-development/soft costs must be capped.



# No Clear Options to Move Forward



For those unlikely to support the adoption of an annexation policy - what, if anything, can be done to gain your support?

Poll locked. Responses not accepted.

“Meet with developers to yield productive results outlinging a clear policy.”

about 3 hours ago

“No. An annexation policy is counterproductive to growth.”

about 3 hours ago

“Defining maximum costs that developers will have to pay.”

about 3 hours ago

“Better explain it's about required information submittals not what kind of growth will occur.”

about 3 hours ago



For those unlikely to support the adoption of an annexation policy - what, if anything, can be done to gain your support?

Poll locked. Responses not accepted.

about 3 hours ago

“Define maximum costs that developers will have to pay”

about 3 hours ago

“Show flood plain”

about 3 hours ago

“Better communication. Better understanding. No bias towards land owners who control the city land.”

about 3 hours ago

Total Results: 7



# Next Steps

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## ➤ Context:

- Any annexation action, whether City-initiated or by petition from owner will require staff to present information to Council for decision-making purposes.
  - **Option 1:** Move forward with direction to staff to prepare a **policy or guideline document** detailing **requested information** to be provided for annexation actions. **(See exhibit A)**
  - **Option 2:** Move forward with direction to staff to prepare an **application document** detailing **required information** to be provided for annexation actions. **(See exhibit B)**
  - **Option 3:** Direct staff to **cease work** on this item.
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# Extraterritorial Jurisdiction

