



AGENDA MEMORANDUM

Action Item for the City Council Meeting of October 15, 2024

DATE: September 27, 2024

TO: Peter Zanoni, City Manager

FROM: Daniel McGinn, AICP, Director of Planning & Community Development
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Initiating Annexation of Land Within the Industrial Districts

CAPTION:

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.

SUMMARY:

The purpose of this item is to begin the process of annexing certain properties within the City's Industrial Districts, which are authorized by Texas Local Government Code Section 42.044 for economic development. City staff proposes to annex only those properties for which landowners have not executed new Industrial District Agreements (IDAs). The proposed annexation will insure the payment of City taxes or fees for those properties without IDAs.

BACKGROUND AND FINDINGS:

Landowners of property within any of the Industrial Districts are protected from City annexation if they execute an Industrial District Agreement (IDA). The current IDAs expire on December 31, 2024. In advance of the current IDAs' expiration, the City Council authorized the terms of new IDAs on September 3, 2024. Many property owners have already responded that they intend to execute new IDAs. City staff proposes to annex only those properties whose owners choose not to execute new IDAs.

The annexation process will span about two months, including two City Council public hearings. The effective date and time of annexation shall be no earlier than midnight of December 31, 2024.

ALTERNATIVES:

Council may direct staff not to pursue this annexation.

FINANCIAL IMPACT:

The proposed annexation will insure the payment of City taxes or fees for those properties without Industrial District Agreements.

RECOMMENDATION:

Staff recommends that City Council direct city staff to prepare a service plan for the extension of municipal services to the proposed annexation area.

LIST OF SUPPORTING DOCUMENTS:

Resolution with Exhibit A
Sample Agricultural Agreement