



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting of February 11, 2025
Second Reading for the City Council Meeting of February 18, 2025

DATE: January 13, 2025

TO: Peter Zaroni, City Manager

FROM: Daniel McGinn, AICP, Director of Planning and Community Development
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**Annexation & Rezoning for Anil C. Patel and Vandana A. Patel
(Padma Estates)**

CAPTION:

Ordinance annexing and rezoning land owned by Anil C. and Vandana A. Patel for the Padma Estates subdivision, a 19.2-acre tract located along the north side of FM 2444, east of CR 43, and west of CR 41 (Gilead Rd) per owner petition; approving the related service plan; adding the annexed area to City Council District 5; and rezoning the 19.2 acres from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

Upon petition by the landowners, Anil C. and Vandana A. Patel, this ordinance will annex the proposed Padma Estates single-family subdivision located along FM 2444 between CR 41 and CR 42 in the London ISD school boundaries, and it will rezone the property to "RS-22" Single-Family 22 District for the creation of 21 single-family lots. Staff recommends approval of the annexation and rezoning.

BACKGROUND AND FINDINGS:

Description of the Request

The landowners, Anil C. and Vandana A. Patel, submitted plans for a new single-family development located along FM 2444/South Staples Street between CR 41 and CR 43. The new development, called Padma Estates, is located outside city limits but is contiguous with the current city limit line, which was extended along FM 2444 in 2022. The landowners requested City annexation to secure City services for their development.

Description of the Proposed Developments

Upon annexation, the default zoning district for the newly annexed lands “FR” Farm-Rural District, which requires a minimum lot size of five acres, however, the Patels requested the rezoning of their property to the “RS-22” Single-Family 22 District, which permits lots with a minimum size of ½ acre. Padma Estates will be developed with 21 single-family lots on approximately 19 acres of land. The subdivision will have one entrance from FM 2444.

The developer estimates the sales price of each dwelling unit would range from \$480,000 to \$650,000 with one larger lot reserved at two acres and valued closer to \$1,000,000.

City Services to Subject Property

The City provides services to nearby neighborhoods. The petitioning landowner has agreed to a Municipal Service Plan for the proposed Padma Estates. Padma Estates is located within the City of Corpus Christi’s Certificate of Convenience and Necessity (CCN) for water service, i.e. water jurisdiction, and will receive City water utility services from existing water lines in the area. No wastewater line is available in the area and the builder will provide each residential lot with a septic system. The City will provide street maintenance services for newly constructed roads within the subdivision. FM 2444 is a TxDOT-owned and maintained road.

The proposed development does not reach a threshold at which additional City Police substations, Fire stations, City Library, Health, Animal Control, or Parks and Recreation services are needed.

Compliance with City Annexation Guidelines

The City will evaluate property owner-initiated requests for annexation based on criteria stated in the Annexation Guidelines. The proposed annexation meets the following criteria:

Criteria 1. To protect public health and safety by:

c. Preventing unregulated development in areas that:

(i.) will have an adverse impact on adjacent areas within the City.

Criteria 2. To provide municipal services to:

a. Residential, commercial, and industrial land uses that would benefit from a level of service calibrated for a city rather than an unincorporated area.

Criteria 3. Where property location is in:

b. Areas contiguous to the City limit for which dense urban or suburban development activity is anticipated.

Criteria 5. Based on economic and fiscal impacts:

c. Annexation of areas with proposed development that is fiscally feasible

for both operating and capital improvements while maintaining current levels of service to existing residents.

- d. Annexation to ensure that areas benefiting from proximity to a large urban City are contributing revenue to offset the cost of providing services within an urban environment.
- e. (i.) An owner-initiated application for single-family residential development is unlikely to prove a positive fiscal impact and a fiscal impact analysis should not be used exclusively to evaluate an annexation. Therefore, other criteria should factor into the decision to annex.

ALTERNATIVES:

The land could remain outside city limits (OCL) and the City could offer the landowner an OCL water and wastewater contract for services, however, doing so would not be consistent with recent policy decisions and would not generate city tax revenue for an area that already benefits from existing City services. Therefore, this alternative is not a recommended course of action.

FISCAL IMPACT:

Departments indicated they could absorb the cost of providing services to the proposed development within current budgets.

Funding Detail: No funds are being encumbered with this action.

RECOMMENDATION:

Staff recommend approval of the annexation.

Staff and Planning Commission recommend approval of the requested rezoning.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits (Municipal Service Plan, Property Descriptions)

Landowner's Petition for Annexation

Zoning Report

Presentation