



AGENDA MEMORANDUM
City Council Meeting of April 27, 2021

DATE: April 19, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Development Growth Presentation and CCREDC Quarterly Update (1st Quarter 2021)

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Al Raymond	Director	Development Services
2. Daniel McGinn	Director	Planning & Environmental Svcs

OUTSIDE PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Organization</u>
1 Iain Vasey	President/CEO	CCREDC

BACKGROUND:

Corpus Christi is the 8th largest city in Texas and 59th largest city, by population, in the United States. The City of Corpus Christi population is similar to other cities located along the Gulf of Mexico. In the past years, the City of Corpus Christi has seen an upward trend in population, whereas others have declined. Development Services Department (DSD) creates an environment where development can happen. In collaboration with other agencies, DSD is committed to making Corpus Christi a 21st-century resilient city.

Area growth can also be determined by plats, contracts, and building permits. Development numbers that have moved through our department over the last few years:

Major Plats (cost determined by base zoning and approximate home value): \$524 Million

- King's Landing Unit 1 - 124 Acres (Single-Family Residential: London)
- Roscher Crossing Estates - 23 Acres (Single-Family Residential)
- Grange Park Unit 3 - 20 Acres (Single-Family Residential)
- Stonegate Unit 2 - 39 Acres (Single-Family Residential: OCL)
- London Towne Units 2-5 - 30 Acres (Single-Family Residential: London)
- Royal Creek Estates Units 7 and 8 - 22 Acres (Single-Family Residential)
- Mary Carroll HS Tract - 57 Acres (New CCISD High School)
- Pin Oak Terminal Tract - 227 Acres (Industrial Use)

Major Infrastructure Reimbursement Agreements: \$9 Million

- London Towne Unit 1 (Water Arterial and Transmission Grid Main)
- London Area (Wastewater Master Plan Construction)
- Balli Center (Sanitary Sewer Extension)
- King's Lake Phase 2 (Force Main and Lift Station)
- King's Landing (Wastewater and Water)
- Westpoint Crossing Unit 2 (VA Clinic) (Lift Station)

Major Commercial Projects: \$282 Million

- Azali at Wooldridge (240 Units)
- Corpus Christi Surgery Center
- Avanti at Lipes (105 Units)
- Village at Greenwood (60 Units)
- Port of Corpus Christi Headquarters
- The Alexa Phase II (80 Units)
- VA Outpatient Clinic Phase II
- New Mary Carroll High School
- Del Mar College Southside- STEM
- Del Mar College Southside- Culinary
- Del Mar College Southside- General Studies
- Timbergate Townhomes (150 Units)

DSD is undergoing a Master Planning and Impact Study Economic Analysis that will develop long-range master plans and determine where City services should be extended to promote growth. The analysis will assist the City in prioritizing growth, investment, and provide Economic Development Incentives.

The Corpus Christi Regional Economic Development Corporation (CCREDC) provides quarterly updates to City Council. In accordance with this practice, the CCREDC will update the Council on its activities and the status of the local economy for the first quarter of calendar year 2021. The last presentation was on January 12, 2021. The CCREDC will update Council on the state of the economy including employment through March of 2021 and the current unemployment rate. They will also update the Council on the projects currently being worked.

LIST OF SUPPORTING DOCUMENTS:

PowerPoint – DSD Development Report
 PowerPoint – City Council 1st Quarter Report