



DATE: December 9, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, Director Development Services
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Outside city limits water contract for Swan Village Phase I Subdivision

CAPTION:

Resolution authorizing outside city limits water contract with GTHH Development, LLC. to provide public water to the property located outside the city limits described as Swan Village Phase 1 Subdivision, also commonly known by its street address as FM2444 (S Staples St.), under Corpus Christi Code Section 55-113. (OCL)

SUMMARY:

GTHH Development, LLC, the owner of the new Swan Village Phase 1 Subdivision located at FM2444 (S Staples St.) and has submitted a request to enter OCL water contract in accordance with section 55-110 of the City Code of Ordinances. This request is for a residential subdivision property located within the ETJ on CR-41A.

BACKGROUND AND FINDINGS:

Section 55-111 of the Code of Ordinances requires a written service contract between the City and all owners and record mortgagees and lienholders of such property. The property owner, GTHH Development, LLC, is proposing to build homes on several tracts of land outside the city limits. GTHH Development, LLC owns properties known as Swan Village Phase 1, Block 1, Lots 1-21; Block 2, Lots 1-25; Block 3, Lots 1-16. When Swan Village Phase 1 Subdivision was constructed, a public waterline was extended to the area and made available to the properties within Swan Village Phase 1 Subdivision.

In order to obtain public water, the property owners must comply with the following requirements:

- a. Enter into a written service contract with the City;
- b. Submit building plans that are in compliance with all city codes and obtain all city permits as if the property were within the City limits; and
- c. Allow inspections of all such building construction.

Water connection will not be approved until after the water service contract has been approved

and recorded in the Nueces County records. Pursuant to the requirements of the water service contract, construction of homes may only occur in compliance with City regulations, including building construction permit requirements, as though the property were inside the City.

Swan Village Phase 1 Subdivision was approved by the Planning Commission on January 09, 2019 and recorded in the Nueces County map records on November 24, 2020. Swan Village Phase 1 Subdivision is located south of Farm to Market Road 2444 (S Staples Street) and between County Road 43 and County Road 41

Staff recommends City Council approve authorizing the City Manager or designee to enter into outside city limits water contracts with the property owner to provide public water to their property located outside the city limits.

A city water meter will not be issued until an OCL water contract has been approved by City Council and recorded in the Nueces County records. Pursuant to the requirements of the water service contract, future improvements may only occur if they are in compliance with city regulations, including building permit and inspection requirements.

ALTERNATIVES:

Deny or amend the agreement

FINANCIAL IMPACT:

If approved, the city will collect fees associated with platting, residential water service, and building permitting and inspections associated with future additions to the home or other structures built on the property.

Funding Detail:

Fund: N/A
Organization/Activity:
Mission Element:
Project # **(CIP Only)**:
Account:

RECOMMENDATION:

Staff recommends City Council authorizing of OCL water contract with GTHH Development, LLC for their property located at FM 2444 within the Corpus Christi ETJ.

LIST OF SUPPORTING DOCUMENTS:

Resolution
OCL Water Contract (with Exhibits)
Presentation