



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of May 14, 2019  
Second Reading Ordinance for the City Council Meeting of July 30, 2019

**DATE:** May 14, 2019

**TO:** Peter Zanoni, City Manager

**FROM:** Daniel McGinn, AICP, Director of Planning & Environmental Services  
DanielMc@cctexas.com  
(361) 826-7011

### Annexation of 161.56 acres in the London Area

#### **CAPTION:**

Ordinance annexing for full purpose approximately 161.56 acres of land into the territorial limits of the City of Corpus Christ and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a service plan.

#### **PURPOSE:**

The purpose of this item is to approve annexing the area for the proposed London Towne Subdivision and adopting the Municipal Service Plan. The proposed annexation in the City's Extraterritorial Jurisdiction will provide for compatible future land use and development south of Oso Creek along the TxDOT Farm to Market 43 and County Road 33.

#### **BACKGROUND AND FINDINGS:**

On February 26, 2019, City Council adopted a resolution granting a petition requesting annexation by the landowners of the proposed annexation area. Public hearings were held on April 16 and April 23, 2019.

There are no known dwellings or residents on the 161.56-acre parcel currently. The proposed London Towne Subdivision includes approximately 660 single family homes built on the 161.56 acres. The developer has already submitted a final plat for the first development phase, London Towne Subdivision Unit 1, consisting of a 23.02-acre tract with 94 single-family housing units and a 1.9-acre park. A Wastewater Trunk Main Line Extension Construction and Reimbursement Agreement was approved by City Council on May 8, 2018 to extend municipal wastewater service to this area. Construction of the lift station and related service lines is currently underway. Once annexed, the probable city council district for this area would be District 3.

The City, Nueces County and the developer are working toward a multi-party agreement to upgrade County Road 33 to minimum standards for emergency vehicle access.

Upon annexation, Police and Fire services will be provided to this area. Fire Station 18 is closest in proximity to serve the proposed London Towne development at approximately four miles away.

**ALTERNATIVES:**

None

**OTHER CONSIDERATIONS:**

Not applicable.

**CONFORMITY TO CITY POLICY:**

The proposed annexation is consistent with the adopted Future Land Use Plan (Ordinance 029958). The subject parcel is designated as a Planned Development Area in Plan CC, the City’s Comprehensive Plan. Planned Development Areas are areas which may be annexed and for which area plans are developed.

**EMERGENCY / NON-EMERGENCY:**

Non-emergency reading.

**DEPARTMENTAL CLEARANCES:**

Legal  
City Manager’s Office

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not Applicable

<b>Fiscal Year: 2018-2019</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
<b>BALANCE</b>				

Fund(s): Not applicable

**Comments:** A fiscal analysis of the proposed London Towne Subdivision demonstrated that at buildout, the residential subdivision would result in an annual net negative impact on the General Fund due to a projected higher increase in costs associated with the subdivision’s demand for services as compared to projected revenues resulting from the residential development..

**RECOMMENDATION:**

Staff recommends approval.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance with:

Exhibit A – Metes and Bounds and Map  
Exhibit B – Municipal Service Plan  
Annexation Petition  
Presentation with Annexation Schedule