



AGENDA MEMORANDUM

Future Item for the City Council Meeting of July 14, 2015
Action Item for the City Council Meeting of July 21, 2015

DATE: June 30, 2015

TO: Ronald L. Olson, City Manager

FROM: Daniel M. Grimsbo, P.E., Director of Development Services
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Approval of a resolution to begin annexation of 4.08 acres of land into the territorial limits of the City of Corpus Christi

CAPTION:

Resolution declaring the City's intent to begin annexation of approximately 4.08 acres of land into the territorial limits of the City of Corpus Christi, directing city staff to prepare a service plan for the extension of municipal services to the proposed annexation area, and setting two public hearings on annexation.

PURPOSE:

The purpose of this item is to complete processes related to annexation and economic development. The proposed annexation land in the City's Extraterritorial Jurisdiction will provide for compatible future land use and development in the City's Industrial District No. 1. (See attached resolution map)

BACKGROUND AND FINDINGS:

In accordance with Ordinance 029958, companies in the Industrial District have the option of entering into an Industrial District Agreement (IDA) for payment in lieu of taxes at a reduced rate, or being annexed. After extensive efforts to accommodate the five companies below, staff is recommending to begin the annexation proceedings for seven tracts of land located in the Industrial District as follows:

- Coastal States Petroleum – indicated preference for annexation on two tracts.
- Coastal Liquids Partners – disclaimed land ownership by all parties, no one to sign IDA on two tracts.
- ABTEX – defunct company, no one to sign IDA.
- Exxon Pipeline Co. – indicated preference for annexation.
- Koch Gathering Sys Inc. – indicated preference for annexation

In order to comply with the Local Government Code which allows the City to have an Industrial District, the City may annex properties that do not enter into an IDA.

There are no known dwellings or residents on these seven tracts. In addition, these tracts do not currently have Nueces County Appraisal District agricultural, timber land or wildlife management property tax exemptions.

The annexation process will span about three months, including two City Council public hearings and two readings of an annexation ordinance. Concurrent with the annexation process, Staff will initiate the zoning process for each of the properties, starting with a public hearing at Planning Commission. The staff will propose "IH" Heavy Industrial zoning for these properties as they are located in Industrial District No. 1.

ALTERNATIVES:

1. To not annex some or all of the areas.
2. To continue to offer these land owners an Industrial District contract.

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

The proposed annexation is consistent with the adopted Future Land Use Plan and the City's Industrial District Agreement (Ordinance 029958).

EMERGENCY / NON-EMERGENCY:

Non-emergency reading.

DEPARTMENTAL CLEARANCES:

Legal
City Manager's Office

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Comments: Due to the lack of residents and small size of the areas, costs to provide services will be absorbed into the City Budget. Similar to other parts of the City, as growth occurs, improvements will be placed in the City's Capital Budget as needed.

RECOMMENDATION:

City Council resolve and direct staff to initiate the annexation process for seven Industrial District No. 1 properties.

LIST OF SUPPORTING DOCUMENTS:

Annexation Schedule
Resolution
Presentation