

Industrial Master Plan for San Patricio County



City Council
January 14, 2020



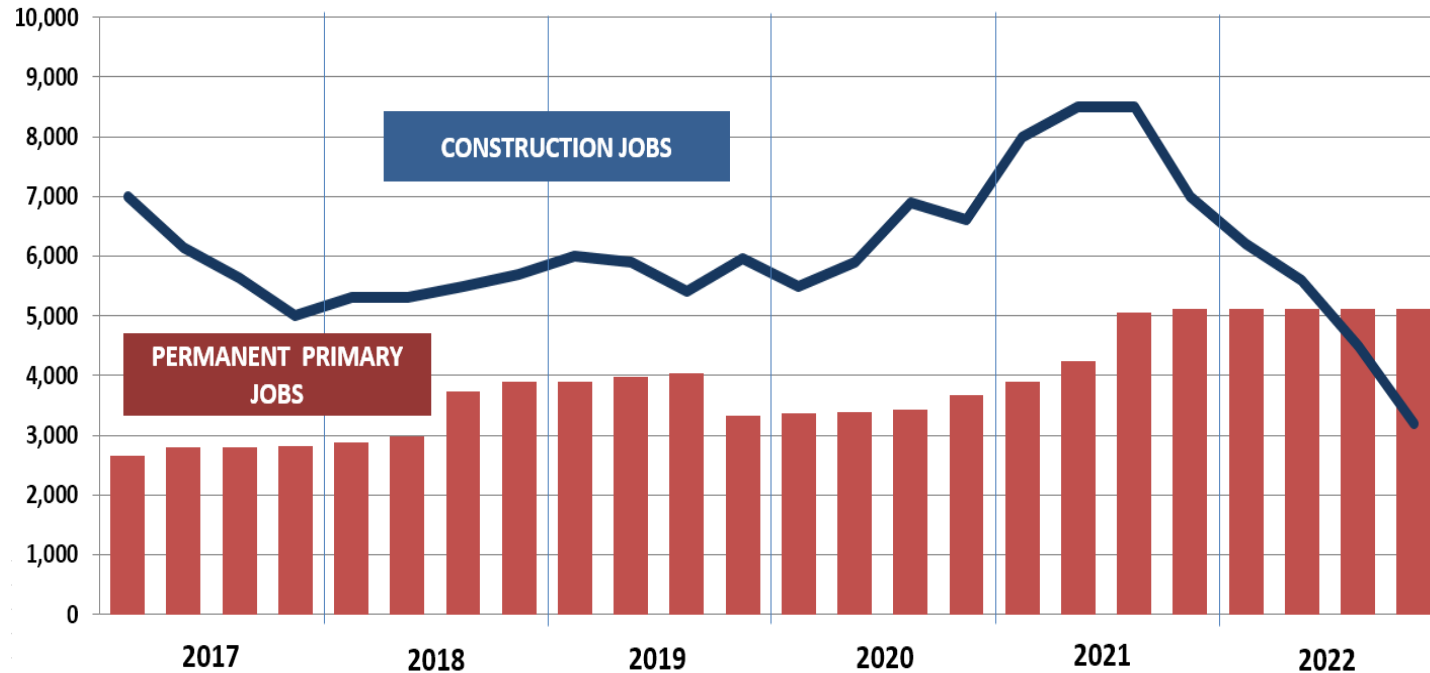
Industrial Growth in San Patricio County





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PROJECTED JOB GROWTH





Future Challenges

- Orderly Growth
 - Residential, commercial, retail, industrial
 - Balancing economic vs societal site selection
 - Maintaining Clean Air and Water
 - Incremental degradation
 - Reduce future environmental opposition
 - Traffic/Rail Safety and System Efficiency
 - Infrastructure Costs
 - City, County, School Districts, Special Districts, TxDOT, AEP, etc.
 - Additional Industrial Growth is Probable
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Scope of the Plan

- Identify tracts most suitable for industrial purposes.
 - Identify tracts most suitable for residential, commercial, and retail development.
 - Identify infrastructure needs.
 - Identify traffic/rail patterns; establish thoroughfare plans.
 - Create incentives for developing in industrial zones.
 - Create disincentives for misplaced development.
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Study Area





Stakeholders

Including but not limited to:

- Existing industry
 - Cities
 - County
 - School districts
 - Port of Corpus Christi
 - Rail companies
 - Realtors/developers
 - Utility companies
 - TxDOT
 - Individual property owners
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Project Execution

- Identify neutral body to oversee a consultant who will develop the master plan.
 - Obtain funding from industries, cities, county, and other stakeholders.
 - Commission a master plan study.
 - Implement plan elements including incentive mechanisms.
 - Ongoing enforcement.
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Next Steps

- Presentations to City Councils, School Boards, and other stakeholders
 - Seek resolutions/MOUs supporting concept
 - Selection of a “Third Party Administrator”
 - National RFPs to planning consultants
 - Establishment/distribution of costs
 - Selection of planning consultant
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