



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting March 7, 2023

DATE: March 7, 2023
TO: Peter Zaroni, City Manager
FROM: Daniel McGinn, AICP, Director of Planning
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Public Hearing and Ordinance for voluntary annexation of 141.66 acres in the London Area

CAPTION:

Ordinance annexing approximately 141.66 acres of land, at or near the northwest end of London Pirates Road (formerly CR 33) and south of Oso Creek, into the territorial limits of the City of Corpus Christi per owner petition.

SUMMARY:

Upon request by the landowner/developer, V2 Ventures, LLC, this ordinance annexes approximately 141.66 acres of land that will be developed single-family residential lots located at the northwest end of London Pirates Road (formerly CR 33). Staff recommends approval of the annexation to support efficient land use where City utilities already exist and to exercise land use controls in this growing area of the community.

BACKGROUND AND FINDINGS:

Description of the Request

Urban Engineering on behalf of the landowners (V2 Ventures, LLC) requested annexation of its land, approximately 141.66 acres located at the northwest end of London Pirates Road (formerly CR 33), south of Oso Creek, and north of the existing city limits. At full buildout, the developer plans to create 270 single-family units on 141.66 acres of the subject property with a proposed zoning of "RS-6" Single-Family 6 District. As required by State law for annexation, the annexation area is contiguous to the current City limit line which coincides with the southern and western boundary of the subject property.

City Services to Subject Property

The landowners have agreed to a Municipal Service Plan Agreement with the City and the City Manager is authorized by City Charter to execute the agreement. The subject property is within the City of Corpus Christi water certificate of convenience and necessity (CCN). A 48-inch water main runs through the northern portion of the parcel. The property will connect to City wastewater services. A six-inch gas line terminates near the southeast corner of the site. The proposed site contains a City master-planned collector street along with local classification roads within the subdivision. The developer will construct drainage improvements in accordance

with the City Stormwater Master Plan for this area that was adopted by City Council in April 2017. The proposed development does not reach a threshold at which additional City police substations, fire stations, or City Library, Health, Animal Control, or Parks and Recreation services are needed.

ALTERNATIVES:

The City could choose to provide water service to the property by entering into an Outside City Limits water agreement without annexation; however, this would lead to another development purchasing City services without paying City taxes.

FISCAL IMPACT:

Constructing 270 residential dwellings at an average sales price of \$590,000 per unit results in a neutral fiscal impact. Operating property tax revenues at buildout are estimated to be \$616,200. The cost to serve is estimated at \$586,100, resulting in a fiscal impact to the City's General Fund of \$30,100 at a ten-year buildout.

RECOMMENDATION:

Staff recommends approval of the annexation to support efficient land use where City utilities already exist and to exercise land use controls in this growing area of the community.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Metes and Bounds and Service Plan
Presentation
Exhibit Map