



AGENDA MEMORANDUM
First Reading Ordinances for the City Council Meeting 03/19/2019
Consent Agenda for the City Council Meeting 03/26/2019

DATE: March 12, 2019
TO: Keith Selman, Interim City Manager
FROM: Daniel McGinn, Director of Planning and ESI
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First Reading Ordinance – Creating Industrial District No. 4

CAPTION:

Ordinance authorizing the establishment of Industrial District No. 4 within the extraterritorial jurisdiction of the City of Corpus Christi, Texas; and authorizing Industrial District Agreement No. 102 with Epic Y-Grade Logistics, L.P.

PURPOSE:

To create a new industrial district and approve an agreement with Epic Y-Grade Logistics, L.P. ("Epic"), for development of a property in the City's extraterritorial jurisdiction.

BACKGROUND AND FINDINGS:

The City currently has two industrial districts in its extraterritorial jurisdiction. The industrial districts were originally created in the 1980s, and the boundaries of the current industrial districts were most recently defined in 2013, which established Industrial District No. 1 and Industrial District No. 2. Another portion of the City's extraterritorial jurisdiction has been informally referred to as Industrial District No. 3 and represented as such on some GIS maps. The area represents some industrial district agreements that the City previously had under Section 11.0131 of the Texas Natural Resources Code with owners of certain improvements in the Gulf. Staff recommends the creation of a new Industrial District No. 4 in the City's extraterritorial jurisdiction to encompass the boundaries of a planned industrial development by Epic. The proposed Industrial District Agreement No. 102 contains the same payment terms that the City has used for its current agreements in Industrial District No. 1 and Industrial District No. 2. The agreement also references the requirement that Epic provide certain water infrastructure improvements prior to the provision of water by the City and contains reference to a separate agreement between the City and Epic under Chapter 212 of the Local Government Code, which also appears on the agenda today.

ALTERNATIVES:

City Council could choose not to approve the agreement.

OTHER CONSIDERATIONS:

None

CONFORMITY TO CITY POLICY:

Council authorization to approve an ordinance.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal
Planning
Development Services
City Manager’s Office

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Fund(s):

Comments:

None

RECOMMENDATION:

Staff recommends approval of this resolution.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
 Exhibit A – Metes and Bounds Description
 Exhibit B – Industrial District Agreement No. 102
Map of Industrial District No. 4 Boundary