



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting May 18, 2021
Second Reading Ordinance for the City Council Meeting May 25, 2021

DATE: April 23, 2021
TO: Peter Zanoni, City Manager
FROM: Daniel McGinn, AICP, Director of Planning & Environmental Services
DanielMc@cctexas.com
(361) 826-7011

Public Hearing and Ordinance for voluntary annexation of 18.59 acres in the Calallen Area.

CAPTION:

Ordinance annexing approximately 18.59 acres of land at or near the intersection of County Road 52 and US Highway 77/Interstate 69 into the territorial limits of the City of Corpus Christi increasing the total area to 480.75 square miles.

SUMMARY:

This item is a Public Hearing and First Reading Ordinance on proposed annexation of approximately 18.59 acres of land at or near the intersection of County Road 52 and US Highway 77/Interstate 69 into the territorial limits of the City of Corpus Christi. The Second reading of the Ordinance will be held on May 25, 2021.

Upon request by the landowner/developer, LC Calallen CCTX Hwy 77 LLC, this annexation includes approximately 18.59 acres of land that will be developed multifamily residential and commercial at the southwest corner of County Road (CR) 52 and west of Hwy 77/I-69. Staff recommends approval of the annexation to support new housing, 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 (LD Calallen CCTX Hwy 77 LLC) requested annexation of their land, being approximately 16.17 acres of land located at the southwest corner of the intersection of County Road 52 and U.S. Highway 77/I-69, an additional 2.42 acres of land associated with County Road 52 ROW will be included to ensure the area is contiguous to the existing City Limits. At full buildout, the developer plans to create 312 multifamily units on 14.60 acres of the subject property with a proposed zoning of "RM-2" Multifamily 2 District. The remaining 1.57 acres are proposed for commercial uses. The zoning district requested for the commercial development is "CG-2" General Commercial District. The current use of the land is farming with no residents. As required by State law for annexation, the annexation area is contiguous to the current City limit line which coincide with the northern right-of-way of County Road 52 and the western ROW of U.S. Highway 77/I-69.

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 served by the Nueces Co. WCID #3 and the developer will negotiate with that entity for the provision of water to the site. A City wastewater line will be available to the subject property through the newly constructed lift station located to the north of the annexation area and north of the County Road 52 ROW. A six inch gas line terminates near the northeast corner of the site, running along the west boundary of U.S. Highway 77/I-69. The proposed site contains no city master planned streets. 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 facilities are needed.

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 Service Plan
Landowners' Petition for Annexation