



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting January 14, 2020

**DATE:** December 24, 2019

**TO:** Peter Zaroni, City Manager

**FROM:** Daniel McGinn, AICP, Director of Planning & Environmental Services  
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### **Industrial Master Planning in San Patricio County**

#### **CAPTION:**

Resolution supporting the development and implementation of a comprehensive industrial master plan for San Patricio County, Texas.

#### **SUMMARY:**

This resolution supports the development and implementation of an industrial master plan, in partnership with other governmental bodies, for future industrial growth in San Patricio County that balances the needs of industry, cities, school districts, service providers, the environment, and residents. The purpose of the resolution is to create the basic framework to start the master plan study.

#### **BACKGROUND AND FINDINGS:**

The Corpus Christi region stands to benefit economically from the coming industrial development that is expected in the next 10 to 20 years in the area north of Corpus Christi Bay in San Patricio County. But, the local economic benefits of this industrial growth must be balanced against the challenges it creates for local communities, school districts, service providers, the environment, and residents. Understanding how and where industrial development might occur and creating mechanisms to manage that growth is and will continue to be critical to keeping the region successful and resilient in the future. Creating a comprehensive industrial master plan for San Patricio County is an effective way to properly evaluate existing resources and optimize those resources for the future.

#### **Scope of the Plan**

The study is intended to identify potential industrial sites. It will also identify areas that are not suitable for industry; those more appropriate for residential, commercial, educational and retail uses. The study will help identify future infrastructure needs including highways and thoroughfares, drainage, electrical power grids, railroads, water and sewer, pipelines and the like.

The study will result in a proposed master plan to be approved and implemented by the County and other governmental bodies. To be successful any master plan must acknowledge and respect the views of those persons and entities affected by expected growth. The planning firm hired to develop the plan will work closely with all stakeholders including the county, cities, school districts, utility and public infrastructure providers, environmentalists, business owners, property owners and citizens.

The resolution calls for the Corpus Christi Metropolitan Planning Organization (MPO) to serve as a neutral, third-party entity to first oversee the process of selecting the planning firm that will ultimately develop the master plan, ensuring a neutral and fair process for all involved. The MPO would also serve as administrator, ensuring that the legal and operational framework for the study is carried out effectively. Once a planning firm is selected, that firm will work directly with all stakeholders to develop the final plan. Details for the plan's implementation will be developed by the participating governments in coordination with the MPO.

#### Participating Governments

The resolution was distributed to all cities in San Patricio County and has been adopted by the San Patricio County Commissioners' Court, City of Ingleside, City of Portland, City of Aransas Pass. Mayors in San Patricio County will be asked to encourage passage of the resolution by their respective school districts.

#### **ALTERNATIVES:**

No alternatives were considered.

#### **FINANCIAL IMPACT:**

According to the draft resolution, the cost of the plan shall be shared between the members of participating governments in a fair and equitable manner. The cost to the City has not been determined at this stage.

#### **RECOMMENDATION:**

Staff recommends passage of this resolution.

The following entities have already passed this resolution: San Patricio County Commissioners' Court, City of Ingleside, City of Portland, City of Aransas Pass.

#### **LIST OF SUPPORTING DOCUMENTS:**

Resolution  
Presentation