



AGENDA MEMORANDUM

Action Item for the City Council October 25, 2022

DATE: October 25, 2022
TO: Peter Zanoni, City Manager
FROM: Albert J. Raymond III, Director Development Services
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**Outside city limits water contract for Gemini Acres Unit 1,
with MPM Development, LP**

CAPTION:

Resolution authorizing outside city limits water contract with MPM Development, LP to provide public water to Gemini Acres Unit 1. (Developer will work to achieve voluntary annexation for all future Units of Gemini Acres.)

SUMMARY:

City Council authorizes the City Manager or designee to enter an outside city limits water contract with MPM Development, LP, the property owner of Gemini Acres Unit 1 a 73.897 Acre Portion, more or less, of Section 2, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, TX to provide public water for a proposed subdivision located outside the city limits.

The MPM development is not contiguous, and they have already sold the majority of the lots in the area; therefore, annexation is not an option. Additionally, MPM Development, LP tried to purchase the surrounding property, but was unsuccessful.

BACKGROUND AND FINDINGS:

MPM Development, LP is requesting city water service via an OCL water contract for a proposed subdivision named Gemini Acres Unit 1 which will include a total of 81 lots and is situated on 73.897 acres of land. No more than one single family dwelling allowed per lot. Gemini Acres is a subdivision that will be built in eight phases with Unit 1 being the first of many units to be built over the next few years. The receiving water for the storm water runoff from this property is the Oso Creek. Subdivision developer shall provide water service to all lots, septic systems to all lots of which shall be approved by the city/county health department. Water system will follow current City of Corpus Christi codes, standards, and infrastructure design manual.

This case was removed from the agenda on July 26, 2022 to assess the possibility of annexation

of the property. TxDOT is unwilling to consent for annexation of FM 43, since TxDOT does not support or oppose annexation of its roadways. Additionally, the adjacent property owners are not interested in annexation. Furthermore, several properties have been committed to different buyers making a petition for voluntary annexation problematic.

The plat of Gemini Acres Unit 1 was approved by Planning Commission on March 17, 2021 and recorded by Development Services on June 17, 2022.

ALTERNATIVES:

Deny the request because the property is outside city limits. This action would require the applicant to install a water well and treatment system to ensure the water is potable for all residential properties.

FINANCIAL IMPACT:

If approved, the city will collect fees associated with residential water service as well as building permit and inspection fees associated with Gemini Acres Unit 1.

FUNDING DETAIL:

Fund: N/A
Organization/Activity:
Mission Element:
Project # **(CIP Only)**:
Account:

RECOMMENDATION:

Staff recommends City Council authorize an outside city limits water contract with MPM Development, LP for Gemini Acres Unit 1 subdivision.

LIST OF SUPPORTING DOCUMENTS:

Resolution
OCL Water Contract (with Exhibits)
Presentation