



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting of March 18, 2025
Second Reading for the City Council Meeting of March 25, 2025

DATE: January 24, 2025

TO: Peter Zaroni, City Manager

FROM: Daniel McGinn, AICP, Director of Planning and Community Development
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**Annexation & Rezoning for Braselton Development Co.
(London Towne Unit 10)**

CAPTION:

Annexation and Zoning Case ZN8474 Braselton Development Company, Ltd. (District 3). Ordinance annexing a 63.239-acre tract of land located along the east side of CR 33 (London Pirate Road) and abutting the southside of the Oso Creek per owner petition; approving the related service plan; adding the annexed area to City Council District 3; and rezoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

Upon petition by the landowner, Braselton Development Company, Ltd., this ordinance will annex the proposed London Towne Unit 10 residential subdivision located along the east side of CR 33 (London Pirate Road) and abutting the southside of the Oso Creek. The ordinance will also rezone the property to "RS-4.5" Single-Family 4.5 District for the creation of approximately 250 single-family lots and assign the area to Council District 3. Staff recommends approval.

BACKGROUND AND FINDINGS:

Description of the Request

Braselton Development Company, Ltd., landowner, is planning the final phase of the London Towne subdivision located on the east side of London Pirate Road north of the London ISD schools and abutting the Oso Creek. The site is outside city limits but contiguous with the current city limit line on all sides of the property, therefore, eligible for annexation. The landowners requested annexation to secure City services for their development. At the same time, the landowner requests a rezoning to "RS-4.5" Single-

Family District.

Description of the Proposed Developments

The proposed 63-acre London Towne Unit 10 will be zoned "RS-4.5" Single-Family 4.5 District allowing minimum lot sizes of 4,500 square feet and creating roughly 250 single-family lots. The current proposal shows two entrances off London Pirate Road, park areas, wetlands or drainageways, and landscaped areas with property values being dependent on the area market rates. The final plat or layout and plans for infrastructure have not been submitted for City approval. Increased drainage from the new development cannot flow onto the City's adjacent property.

City Services to Subject Property

The City provides services to nearby recently annexed areas. The landowner has agreed to a Municipal Service Plan. London Towne Unit 10, like the immediate vicinity, is located within the City of Corpus Christi's Certificate of Convenience and Necessity (CCN) for water service, i.e. water jurisdiction. The proposed subdivision will receive City water and wastewater services and will connect to utility lines recently constructed to serve the area. The City will provide street maintenance services for newly constructed roads within the subdivision. The developer is required to account for any increased stormwater runoff and provide private on-site mitigation as needed.

The proposed development does not reach a threshold at which additional City Police substations, Fire stations, City Library, Health, Animal Control, or Parks and Recreation services are needed.

Compliance with City Annexation Guidelines

The City will evaluate property owner-initiated requests for annexation based on criteria stated in the Annexation Guidelines. The proposed annexation meets the following criteria:

- Criteria 1. To protect public health and safety by:
 - c. Preventing unregulated development in areas that:
 - (i.) will have an adverse impact on adjacent areas within the City.
- Criteria 2. To provide municipal services to:
 - a. Residential, commercial, and industrial land uses that would benefit from a level of service calibrated for a city rather than an unincorporated area.
- Criteria 3. Where property location is in:
 - b. Areas contiguous to the City limit for which dense urban or suburban development activity is anticipated.
- Criteria 5. Based on economic and fiscal impacts:
 - c. Annexation of areas with proposed development that is fiscally feasible for both operating and capital improvements while maintaining current levels of service to existing residents.

- d. Annexation to ensure that areas benefiting from proximity to a large urban City are contributing revenue to offset the cost of providing services within an urban environment.
- e. (i.) An owner-initiated application for single-family residential development is unlikely to prove a positive fiscal impact and a fiscal impact analysis should not be used exclusively to evaluate an annexation. Therefore, other criteria should factor into the decision to annex.

ALTERNATIVES:

The land could remain outside city limits (OCL) and the City could offer the landowner an OCL water and wastewater contract for services, however, doing so would not be consistent with recent policy decisions or annexations and would not generate city tax revenue for an area that already benefits from existing City services. Therefore, this alternative is not a recommended course of action.

FISCAL IMPACT:

Departments indicated they could absorb the cost of providing services to the proposed development within current budgets.

Funding Detail: No funds are being encumbered with this action.

RECOMMENDATION:

Staff recommend approval of the annexation.

Staff and Planning Commission recommend approval of the requested rezoning.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits (Property Descriptions, Municipal Service Plan)
Zoning Report
Presentation