



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 23, 2024  
Second Reading for the City Council Meeting of January 30, 2024

**DATE:** January 10, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Water, Wastewater, Stormwater, and Roadway  
Masterplans, Land Use Assumptions, and Capital Improvement Plans**

**CAPTION:**

Ordinance adopting Land Use Assumptions and Capital Improvements Plans relating to the possible future adoption of water, wastewater, stormwater, and roadway impact fees for the City of Corpus Christi and its extraterritorial jurisdiction; and amending the Comprehensive Plan of the City of Corpus Christi by adopting related Water Master Plan, Wastewater Master Plan, Stormwater Master Plan, and Roadway Master Plan.

**SUMMARY:**

This item is adopting Water, Wastewater, Stormwater, and Roadway Master Plans, Land Use Assumptions, and Capital Improvement Plans relating to the possible future adoption of water, wastewater, stormwater, and roadway impact fees.

**BACKGROUND AND FINDINGS:**

On August 13, 2019, the City Council directed Development Services to investigate alternatives to funding the City's infrastructure needs, re-examine the Trust Funds, and provide recommendations on industry best practices. Development Services utilized the next 18 months to meet with the Trust Fund creators and development stakeholders. We then engaged a third-party consultant previously contracted by the City in 2006 to study alternatives to utilizing the Trust Fund method to extend infrastructure. We asked for an update of their 2006 report. The consultant recommended transitioning to Impact Fees, like other cities our size, in 2006, and their recommendation remained the same in 2020.

After a thorough Request for Qualifications (RFQ) process, on March 4, 2021, the City of Corpus Christi executed a contract with Pape-Dawson Engineers, Inc. to prepare comprehensive Master Plans for our Water, Wastewater, Stormwater, and Roadways infrastructure and to develop Capital Improvement Plans (CIP) needed to accommodate growth over the next ten (10) years. Additionally, Pape-Dawson was asked to conduct an Impact Fee Study based on the Master Plans and the CIP projects.

In keeping with the requirements dictated by Texas Local Government Code Chapter 395, on August 10, 2021, the City Council established the Capital Improvement Advisory Committee (CIAC), which the City Council and the City Manager appointed 15 members to serve on this committee. Chapter 395 requires 40% of the committee members to be from the development sector, such as Builders, Architects, Contractors, Engineers, Developers, etc. Since the creation of this group, there has been in-depth communication and engagement, including Introduction to CIAC briefings, Impact Fee 101 discussions, Land Use and Area Development Plan reviews, Master Plan reviews, and Committee Workshop sessions. The CIAC team met for 23 meetings; an additional three (3) meetings are scheduled in 2024. In addition to the CIAC meetings, Pape-Dawson and the Operating Departments have met 12 times over the last 18 months to assess the current master plans, review the current Infrastructure Design Manual, review the existing Operation and Maintenance Program for the City's infrastructure and review and evaluate the existing Capital Improvement Projects identified for the City's aging infrastructure. Public Works Traffic Engineering and Stormwater and Corpus Christi Water (CCW) worked diligently with Pape-Dawson to thoroughly vet all the existing data and information to develop the comprehensive Master Plans and the supporting documentation presented before you today.

Development Services, along with Public Works and CCW, have collectively conducted Community Meetings within each district; engaged CBHBA and AGC; presented at the Corpus Christi Infrastructure Committee; and made presentations at the monthly Development Taskforce Meetings, all in an effort to inform our citizenry. Additionally, Development Services created a website specifically for this project, "Developing our Future Corpus Christi" [Corpus Christi: Developing Our Future \(developing-our-future-cc.com\)](http://developing-our-future-cc.com), and have placed our messaging on billboards, in local magazines, at sporting events, and on a few TV spots. Corpus Christi is growing, be it slowly, yet growth still needs to be accounted for now and over the next 10 years. The Water, Wastewater, Stormwater, and Roadway Master Plans, Land Use Assumptions, and Capital Improvement Plans provide a methodology and process for the City to grow responsibly, which benefits everyone.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Capital Improvement Advisory Committee, Planning Commission, and Staff recommend approval of the Water, Wastewater, Stormwater, and Roadway Master Plans, which include Land Use Assumptions and Capital Improvement Plans

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Water Master Plan Master Plan  
Wastewater Master Plan Master Plan,  
Stormwater Master Plan Master Plan  
Roadway Master Plan Master Plan  
Presentation