



AGENDA MEMORANDUM

Public Hearing for the City Council Meeting of November 12, 2024

DATE: October 18, 2024
TO: Peter Zaroni, City Manager
FROM: Daniel McGinn, AICP, Director of Planning & Community Development
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Second Public Hearing Annexation of Land Within the Industrial Districts 5, 6, 7 & 8

CAPTION:

Second public hearing on the annexation of properties in Industrial Districts No. 5, 6, 7, and 8 in San Patricio County that have not executed a new 15-year Industrial District Agreement effective January 1, 2025.

SUMMARY:

The purpose of this item is to conduct the required public hearings for annexing certain properties within the City's Industrial Districts, which are authorized by Texas Local Government Code Section 42.044 for economic development. City staff proposes to annex only those properties for which landowners have not executed new Industrial District Agreements (IDAs). The proposed annexation will insure the payment of City taxes or fees for those properties without IDAs.

BACKGROUND AND FINDINGS:

Landowners of property within any of the Industrial Districts are protected from City annexation if they execute an Industrial District Agreement (IDA). The current IDAs expire on December 31, 2024. In advance of the current IDAs' expiration, the City Council authorized the terms of new IDAs on September 3, 2024. Many property owners have already responded that they intend to execute new IDAs. City staff proposes to annex only those properties whose owners choose not to execute new IDAs. The City will not annex non-corporate landowners or those eligible for agricultural non-annexation agreements.

This public hearing is the first of two public hearings required for the annexation process. The effective date and time of annexation shall be no earlier than midnight of December 31, 2024.

ALTERNATIVES:

N/A

FINANCIAL IMPACT:

The proposed annexation will insure the payment of City taxes or fees for those properties without Industrial District Agreements.

RECOMMENDATION:

N/A

LIST OF SUPPORTING DOCUMENTS:

Map of Annexation Area
Municipal Service Plan
Presentation