



## AGENDA MEMORANDUM

Planning Commission Meeting of April 17, 2024

**DATE:** April 9th, 2024

**TO:** Al Raymond, AIA, Director of Development Services

**FROM:** Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer  
BriaW@cctexas.com  
(361) 826-3268

### **22PL1186 London Ranch Estates**

Request for a Waiver of the Wastewater Lot/Acreage Fee Requirement  
in Sections 8.5.2.G. of the Unified Development Code

### **BACKGROUND**

Mitchell Carrillo, PE, on behalf of property owners Linda and John Mikulencak, submitted a request for a waiver (Exhibit C) of the plat requirement to pay Wastewater Trust Fund fees associated with plat recordation. Section 8.5.2.G states that City Council, with the advice of Planning Commission, may exempt a tract of land from the wastewater lot/acreage fees, provided the area is not likely to be served with wastewater services within the next 15 years. The applicable fees are approximately \$182,084.28, based on the FY 2024 Development Fee Schedule rate of \$2,091 per acre, multiplied by 87.08 acres. On-site sewage facilities (septic systems), in conformance with City-County Health Department will be proposed with the development on the property. A waiver for wastewater construction was submitted concurrently.

The subject property shown as Exhibit A, known as the proposed London Ranch Estates, is near the London area on County Road (CR) 22, between CR's 51 and 49. The Planning Commission conditionally approved the final plat for London Ranch Estates, 22PL1186, in February 2023. The property is an 87.076-acre portion of a 169.367-acre tract in the north half of Section 11 in the Laureles Farm Tracts, previously platted and approved by Nueces County Commissioners in 1914. London Ranch Estates is zoned RS-22 (Single-Family 22) and proposes 108 buildable lots. The City of Corpus Christi annexed this area, including a portion of County Road 22, in December of 2023.

### **STAFF ANALYSIS AND FINDINGS**

Wastewater trust fund fees are a platting requirement as per UDC 8.5.2.B.: *Payment of Fees*:

“Before any unit of a subdivision, single lot, or tract which is completed and the final plat recorded, the lot or acreage fee, whichever is greater, shall be paid.”

The purpose of collecting fees for this fund are outlined in UDC 8.5.2.A.: *Purpose*:

1. “To encourage the orderly development of subdivisions within and surrounding the City;
2. To establish an equitable system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;

3. To establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and
4. To establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Wastewater infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for wastewater trust fund reimbursement, unless approved by City Council.”

UDC 8.5.2.G.: *Exemptions* states that wastewater trust fund fees may be exempted in areas determined to not likely to be served by City wastewater services within the next 15 years, separated procedurally by the amount of fees to be exempted:

- The Director of Development Services may make such determination when the fees of the area being exempted are \$50,000 or less.
- Planning Commission shall make its recommendation to the City Council, which shall make the final determination whenever the fees of the area being exempted are more than \$50,000.

The fees for this plat surpass \$50,000, so the fee waiver exemption process is as follows:

“City Council, with the advice of the Assistant City Manager of Development Services and the Planning Commission, may make such determinations.”

Although the UDC does not explicitly state what criteria should be considered to determine if the area is or is not likely to be served, the following planning analyses are applicable:

- Future Land Use
- Plan CC Comprehensive Plan
- Area Development Plans
- Master Plans

These items have been summarized in the Zoning Report 1023-02 presented with the annexation of London Ranch Estates. Portions of the report have been included in Exhibit D.

Historically, Corpus has continued to annex land near the London area (Exhibit F). London Ranch Estates is immediately outside of the London Area Development Plan (ADP), so an urban planning analysis of the area is not currently included in London ADP. Because of this, all land usage is listed as undesignated.

It is also important to note the utility Master Plans most recently adopted incorporate the Area Development Plans into their master planning of city utilities. Although it is probable that imminently annexed land outside of the London Area was *not* considered for the Wastewater Master plans, Pape Dawson still identifies the London area as requiring significant infrastructure

updates based on the neighboring area, shown on Exhibit H. These identified improvements include a trunk line that would otherwise be required for the developer to connect to should the wastewater construction waiver be denied.

The need for a waiver is to be demonstrated to the Planning Commission's satisfaction. Per UDC 3.8.3.D., the waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

During the Capital Improvement process, including building or reimbursing wastewater infrastructure construction to service the London area, failing to collect funds from an area that would be served by city wastewater services may be considered adverse to the city's finances. It is not conclusive if the granting of the waiver will be injurious to the City, however, it would be contradictory to the purposes listed in 8.5.2.A.

Important to note, neighboring plats did not apply for this fee waiver. If City Council deems the London Ranch Estates area is not likely to be served, the neighboring areas would be equally unlikely.

Should a property owner believe fees were paid under the conditions applicable in UDC 8.5.2.G.: *Exemptions*, a refund may be considered by City Council after ten years (but no more than twenty years) of filing the plat if:

1. The petitioners are the property owners of lots for which a wastewater lot or acreage fee has been paid;
2. No wastewater lines serve the petitioners' property from the City's wastewater system, from another governmental entity, or from existing wastewater control districts, or authorities which provide for the collection or treatment of sanitary sewage; and
3. The property is not likely to be served with such wastewater lines within five years.

### **Staff Findings on Waiver from Construction**

Although the Future Land Use for this area is listed as vacant, this is because the London Ranch Estates area was not included in the Area Development Plan—therefore, it was not analyzed for future usage. This affects the Master Plans, which despite not including land that may be annexed, still identifies planned wastewater improvements in the area.

The surrounding area is postulated to become medium-density residential, and the approved plat and zoning is for Residential use.

Zoning and planning review, as well as recent annexation trends, indicate **this area will likely be served by city wastewater services within the next 15 years.**

**STAFF RECOMMENDATION**

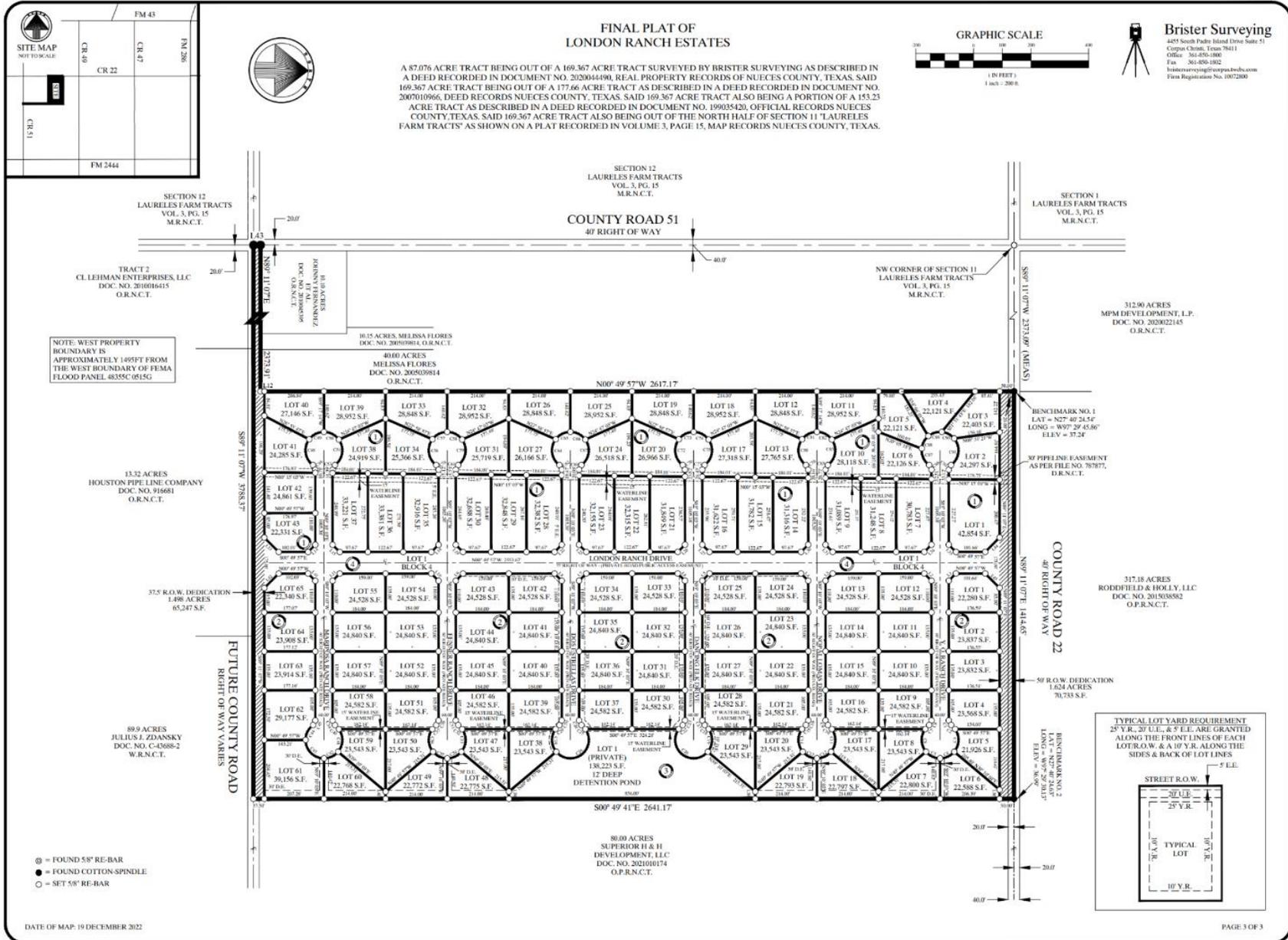
Staff recommends denial of the request for waiver of wastewater infrastructure fees per Section 8.5.2.G.

*The Planning Commission may choose to follow or decline staff's recommendation and move to approve, approve with conditions, or deny the waiver request.*

**LIST OF SUPPORTING DOCUMENTS:**

- Exhibit A – Final Plat of London Ranch Estates (*Conditionally Approved February 2023*)
- Exhibit B – Waiver Request Application
- Exhibit C – Waiver Letter Request
- Exhibit D – Portion of Case 1023-02 Zoning Report
- Exhibit E – Future Land Use Map from London Area Development Plan
- Exhibit F – Corpus Christi Annexation Ordinance History since 2010
- Exhibit G – Map of Corpus Christi annexed territory
- Exhibit H – Wastewater Master Plans for London Area

Exhibit A





# Waiver Request Application



2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | Fax: 361.826.4375 | [platapplication@cctexas.com](mailto:platapplication@cctexas.com)

Date: 01/24/24

**Property Information**

Owner/Entity: LM&JM Investments, LLC

Address: P.O. Box 270245

City: Corpus Christi State: TX Zip Code: 78427

Phone No.: 361-215-0661 E- mail: mikulencak9@aol.com

Associated with a Plat :  Y  N Plat Name: 22PL1186

Previous Waiver requested?  Y  N

Check if Applicable	Condition	Items Required to be Submitted with fee
<input type="checkbox"/>	Right-of-way, street design, and/ or street construction requests	<ul style="list-style-type: none"> <li>•Letter of request for waiver(s) with rationale for request</li> <li>•Alternative street section/ or construction illustration</li> </ul>
<input type="checkbox"/>	Sidewalk/mobility facilities	<ul style="list-style-type: none"> <li>•Letter of request for waiver(s) with rationale for request</li> <li>•Alternative sidewalk/mobility facility section/construction illustration, if applicable</li> </ul>
<input type="checkbox"/>	Half Street Construction Requests	<ul style="list-style-type: none"> <li>•Letter of request for waiver(s) with rationale for waiver</li> <li>•Half street section illustration</li> <li>•Probable cost estimate if requesting cash in lieu</li> </ul>
<input checked="" type="checkbox"/>	Wastewater Construction Waiver	<ul style="list-style-type: none"> <li>•Letter of request with rationale for waiver</li> <li>•Wastewater report outlining request for wastewater construction waiver with illustration and probable costs of required installation</li> <li>•Layout from property to access point showing City Master planned network</li> </ul>
<input checked="" type="checkbox"/>	Wastewater Fee Exemption Request accompanies Wastewater Construction Waiver request - A separate application fee will be charged for this request.	<ul style="list-style-type: none"> <li>•Letter of request stating fee to be exempt</li> <li>•With wastewater Fee Exemption request submit signed Sanitary Sewer Connection agreement contract to: <a href="mailto:contractsandagreements@cctexas.com">contractsandagreements@cctexas.com</a> (only for a FEE EXEMPTION request over \$50,000)</li> </ul>

  
 Applicant's Signature

ENGINEER  
 Title

<https://www.cctexas.com/sites/default/files/FY-2023-Development-Fee-Schedule.pdf>



# Waiver Request Application



2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | Fax: 361.826.4375 | [platapplication@cctexas.com](mailto:platapplication@cctexas.com)

Submit Waiver application to [platapplication@cctexas.com](mailto:platapplication@cctexas.com)

Waiver requests should accompany the application for Preliminary Plats and Replats. A waiver of subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Justification for waivers shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety, or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

(UDC Section 3.8.3D Waivers)

## Half Street Construction Requests

1. Half streets be prohibited except when the Planning Commission may approve a plat containing half streets, if it find that it is essential to the reasonable development of the subdivision, lot, or lots in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.
2. Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.

(UDC Section 8.2.1F Half streets)

3. The City may accept cash in lieu of construction of a half street or cash in lieu of both a half street and either or both of its related water and sanitary sewer infrastructure improvements if the Planning Commission has approved the plat containing the half street.

(UDC Section 8.1.13 Cash in Lieu of Construction of Half Streets)

## Wastewater Construction Waivers and Fee Exemptions

Wastewater – Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined by adopted City wastewater standards and master plans. Requests for a waiver from these requirements shall be submitted in accordance with 3.8.3.D waivers.

UDC When any subdivision is planned that is not reasonably accessible to a public wastewater facility of sufficient capacity as determined by adopted. City wastewater standards, it shall provide for the use of an individual aerobic system, wastewater treatment plant, or interim service. Reasonably accessible is defined as follows:

- i. Master plan facilities including trunk mains and lift stations currently exist in the designated service area in which the development is to occur, and such facilities can be extended to provide service to the development in accordance with Subsection 8.2.7.A of this Code; or Master plan facilities will be built concurrently with the development in accordance with Subsection 8.2.7.A of the Unified Development Code; and
- ii. Collection Lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.

(UDC Section 8.2.7 Wastewater)

<https://www.cctexas.com/sites/default/files/FY-2023-Development-Fee-Schedule.pdf.pdf>



Stuart A. Lynn, PE  
N. Mitchell Carrillo, PE  
John D. Mecer, PE  
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi  
ATTN: Al Raymond, AIA, CBO  
2406 Leopard Street  
Corpus Christi, Texas 78401

Dear Sir:

Pursuant to section 8.5.2.G Waivers of the Unified Development Code (UDC) we request a waiver be granted for the subject plat LONDON RANCH ESTATES. The proposed development is 84.368ac. Wastewater is currently unavailable and the closest wastewater connection is further than 1000ft. The current master wastewater plan provided by Pape Dawson dated July 2023 available on the City of Corpus Website and the proposed master wastewater plan provided by Pape Dawson dated October 2023 both show the subject tract outside the wastewater service area. The site will be served by onsite sewer facilities on individual single-family lots.

Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,  
Lynn Engineering

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N. Mitchell Carrillo, PE  
mitchell.carrillo@lynnengineering.com

 555 N Carancahua St. Ste. 1780  
Corpus Christi, Texas 78401  
 (361) 806-0400  
 lynn-engineering.com

*Lynn Engineering*  
Texas Registered Engineering Firm F-324

<b>Corpus Christi Comprehensive Plan (Plan CC)</b>			
<p><b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.</p> <p><b>Area Development Plan (ADP):</b> According to Plan CC the subject property is not located within an ADP; however, it is immediately south of the London Area Development Plan, which was adopted on March 17, 2020.</p> <p><b>Water Master Plan:</b> No improvements have been proposed.</p> <p><b>Wastewater Master Plan:</b> No improvements have been proposed.</p> <p><b>Stormwater Master Plan:</b> No improvements have been proposed.</p>			
<b>Land Development &amp; Surrounding Land Uses</b>			
	<b>Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	"OCL" Outside City Limits	Vacant	No designation
<b>North</b>	"OCL" Outside City Limits	Vacant (Approved Preliminary Gemini Acres, northwest of the site)	No designation
<b>South</b>	"OCL" Outside City Limits	Vacant	No designation
<b>East</b>	"OCL" Outside City Limits	Vacant (Approved Charlotte Est.)	No designation
<b>West</b>	"OCL" Outside City Limits	Vacant	No designation
<p><b>Plat Status:</b> The subject property is the site of the proposed London Ranch Estates Subdivision, whose preliminary and final plats were conditionally approved by Planning Commission on December 14, 2022 and February 22, 2023, pending annexation and rezoning.</p> <p><b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> None.</p> <p><b>Code Violations:</b> None.</p>			

**ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The Future Land Use Plan and Map, while an element of the City of Corpus Christi Comprehensive Plan, is established by the ADP, and supersedes the City's Comprehensive Plan's upon adoption. The subject property is outside any incorporated and unincorporated area-specific plan; therefore, has no assigned future land use.

**Staff Analysis:**

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many elements of the City of Corpus Christi Comprehensive Plan (Plan CC).
- The subject property is part of an owner-initiated petition to incorporate the subject parcel into the city's limit, supported by the annexation framework established by the city, and that as situated can aid and facilitate orderly developments in a manner beneficial to governmental and non-governmental parties as growth and preferences are accommodated.
- In the absence of an area-specific plan, and being adjacent to the London Area, staff considered the London Area Development Plan's vision, goals, and future land use patterns for consistency and the compatibility of the proposed development.
  - The southern boundary of the London Area, along CR-22 (County Road 22) from CR-51 (County Road 51) to the edge of the City, has a future land use designation of Medium-Density Residential; except for commercial where CR-22 encounters an arterial. For a coordinated development of the area, a similar use pattern should be mirrored to the south side of CR-22.
- The rezoning request will allow a low-density residential development of 108 lots with an average area of 26,154 square feet. The Unified Development Code requires 22,000 square feet at a minimum.
- The Technical Review Committee reviewed the subdivision plat map and made recommendations on the infrastructure necessary to support the development; including, the realignment of a proposed C3 class collector (identified as London Ranch Drive on the proposed plat map. See attachment B) that traverses the east side of the subject parcel to redistribute traffic onto County Road 22 and County Road 49.

# FUTURE LAND USE MAP

LAND USE	ACRES	PERCENTAGE
Mixed-Use	776	6.2%
Agriculture/Rural Enterprise	5	0.0%
Commercial	1,015	8.1%
Government	323	2.6%
Institutional	135	1.1%
Low-Density Residential	1,783	14.2%
Medium-Density Residential	6,317	50.3%
Transportation	535	4.3%
Permanent Open Space	650	5.2%
Flood Plain Conservation	984	7.8%
Water	48	0.4%
<b>Total</b>	<b>12,571</b>	<b>100.0%</b>

## London Future Land Use

- Mixed-Use
- Agriculture/Rural Enterprise
- Commercial
- Government
- Institutional
- Heavy Industrial
- Light Industrial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Transportation
- Permanent Open Space
- Flood Plain Conservation
- Water
- Existing Roadway
- Proposed Roadway
- London Boundary
- Corpus Christi City Limits

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

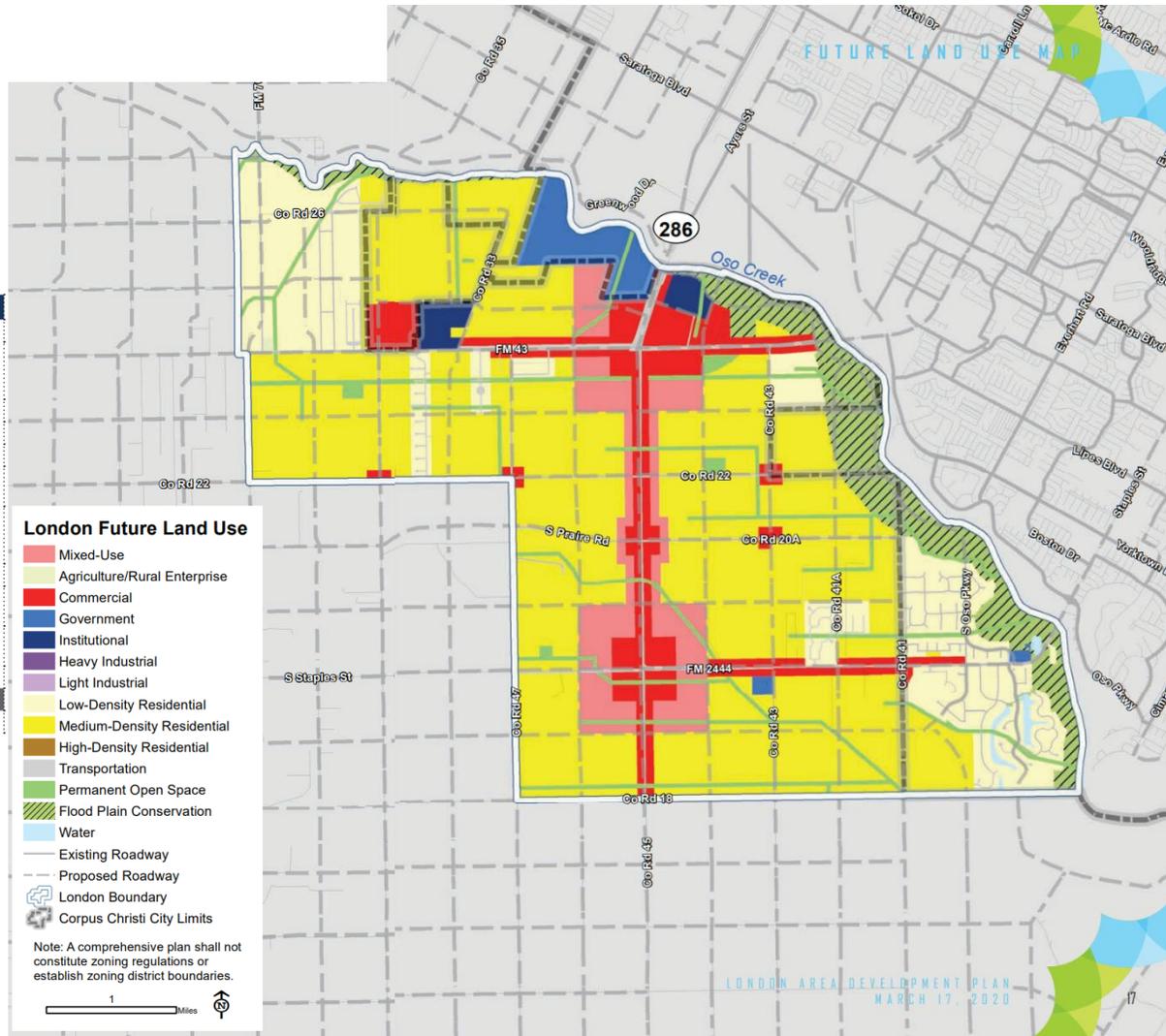
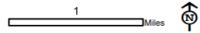
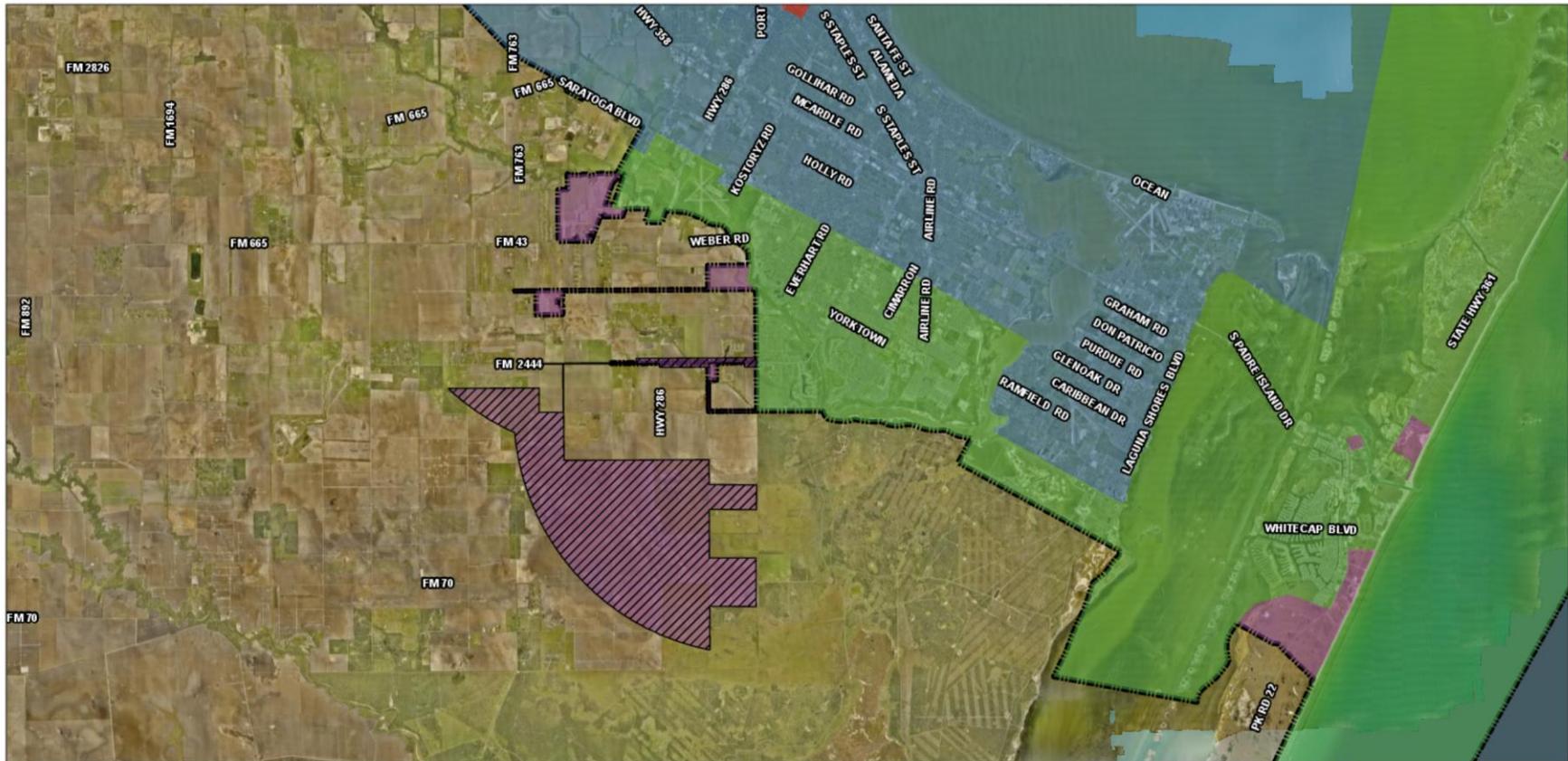


Exhibit F

2014-10-14	<a href="#">030307</a>	Annexation	Chapman Ranch	L	10463.000	16.3484	
2015-06-09	<a href="#">030521</a>	Annexation	Sam Kane Beef	L	70.250	0.1098	
2015-10-13	<a href="#">030640</a>	Annexation	ABTEX Brinkerhoff Oil Co - Tract 1	L	1.090	0.0017	
2015-10-13	<a href="#">030640</a>	Annexation	Coastal Liquids Partners LP - Tract 4	L	0.100	0.0002	
2015-10-13	<a href="#">030640</a>	Annexation	Coastal Liquids Partners LP - Tract 5	L	0.920	0.0014	
2015-10-13	<a href="#">030640</a>	Annexation	Coastal States Petroleum Co - Tract 2 & 3	L	1.550	0.0024	
2015-10-13	<a href="#">030640</a>	Annexation	Exxon Pipeline Co & Koch Gathering Sys Inc - Tract 6 & 7	L	0.43	0.0007	
<b>2016-10-18</b>	<b><a href="#">030994</a></b>	<b>Disannexation</b>	<b>Citgo Refining &amp; Chemicals Company</b>	<b>L</b>	<b>-3.890</b>	<b>-0.0061</b>	
<b>2016-10-18</b>	<b><a href="#">030994</a></b>	<b>Disannexation</b>	<b>Citgo Refining &amp; Chemicals Company</b>	<b>L</b>	<b>-54.350</b>	<b>-0.0849</b>	
<b>2017-03-21</b>	<b><a href="#">031093</a></b>	<b>Disannexation</b>	<b>Chapman Ranch</b>	<b>L</b>	<b>-10463.000</b>	<b>-16.3484</b>	
<b>2017-05-16</b>	<b><a href="#">031145</a></b>	<b>Disannexation</b>	<b>Industrial District 1 &amp; 2</b>	<b>L</b>	<b>-3.410</b>	<b>-0.0053</b>	
2019-05-21	<a href="#">031776</a>	Annexation	La Quinta Corridor	L	540.515	0.8446	
2019-05-21	<a href="#">031776</a>	Annexation	La Quinta Corridor	L	44.804	0.0700	
2019-05-21	<a href="#">031776</a>	Annexation	La Quinta Corridor	L	475.089	0.7423	
2019-05-21	<a href="#">031777</a>	Annexation	North Side of Corpus Christi Bay	L	185.795	0.2903	
2019-05-21	<a href="#">031777</a>	Annexation	North Side of Corpus Christi Bay	L	116.680	0.1823	
2019-05-21	<a href="#">031777</a>	Annexation	North Side of Corpus Christi Bay	L	1519.013	2.3735	
2019-05-21	<a href="#">031777</a>	Annexation	North Side of Corpus Christi Bay	L	360.103	0.5627	
2019-05-21	<a href="#">031777</a>	Annexation	North Side of Corpus Christi Bay	L	869.102	1.3580	
<b>2019-07-23</b>	<b><a href="#">031816</a></b>	<b>Disannexation</b>	<b>Cheniery Land Holdings, Du Pont De Nemours, Sherwin Alumina</b>	<b>L</b>	<b>-662.510</b>	<b>-1.0352</b>	
2019-07-30	<a href="#">031822</a>	Annexation	London Towne Subdivision	L	161.560	0.2524	
<b>2019-11-19</b>	<b><a href="#">031935</a></b>	<b>Disannexation</b>	<b>La Quinta Corridor</b>	<b>L</b>	<b>-540.790</b>	<b>-0.8450</b>	
2019-12-10	<a href="#">031944</a>	Annexation	King's Lake Phase 2 Subdivision	L	281.000	0.4391	
2019-12-10	<a href="#">031945</a>	Annexation	King's Landing Subdivision	L	446.400	0.6975	
<b>2020-03-24</b>	<b><a href="#">032065</a></b>	<b>Disannexation</b>	<b>North of Corpus Christi Bay &amp; West of Ingleside</b>	<b>L</b>	<b>-869.20</b>	<b>-1.3581</b>	
2021-05-18	<a href="#">032436</a>	Annexation	London Pirate Road (FM43 to north)	L	3.733	0.0058	
2021-05-25	<a href="#">032441</a>	Annexation	The intersection of CR-52 and US-77	L	18.560	0.0290	
<b>2022-04-12</b>	<b><a href="#">032720</a></b>	<b>Disannexation</b>	<b>Bootstrap Energy LLC,</b>	<b>L</b>	<b>-75.580</b>	<b>-0.1181</b>	
2022-12-20	<a href="#">032956</a>	Annexation	Caroline Heights - FM2444 (Staples St)	L	43.558	0.0681	
2022-12-20	<a href="#">032956</a>	Annexation	Caroline Heights - Subdivision	L	37.440	0.0585	
2022-12-20	<a href="#">032956</a>	Annexation	Caroline Heights - County Road 18 & 43	L	9.780	0.0153	
2023-03-21	<a href="#">033002</a>	Annexation	V2 Ventures LLC - London Pirate Rd	L	141.660	0.2213	
2023-07-24	<a href="#">033094</a>	Annexation	Agape Ranch LLC - London Pirate Rd	L	10.817	0.0169	
2023-12-12	<a href="#">033245</a>	Annexation	CR 22 ROW	L	19.410	0.0303	
2023-12-12	<a href="#">033245</a>	Annexation	Charlotte Estates	L	80.000	0.1250	
2023-12-12	<a href="#">033245</a>	Annexation	London Ranch Estates	L	84.368	0.1318	
2024-02-20	<a href="#">033301</a>	Annexation	London ISD	L	82.400	0.1288	

Exhibit G



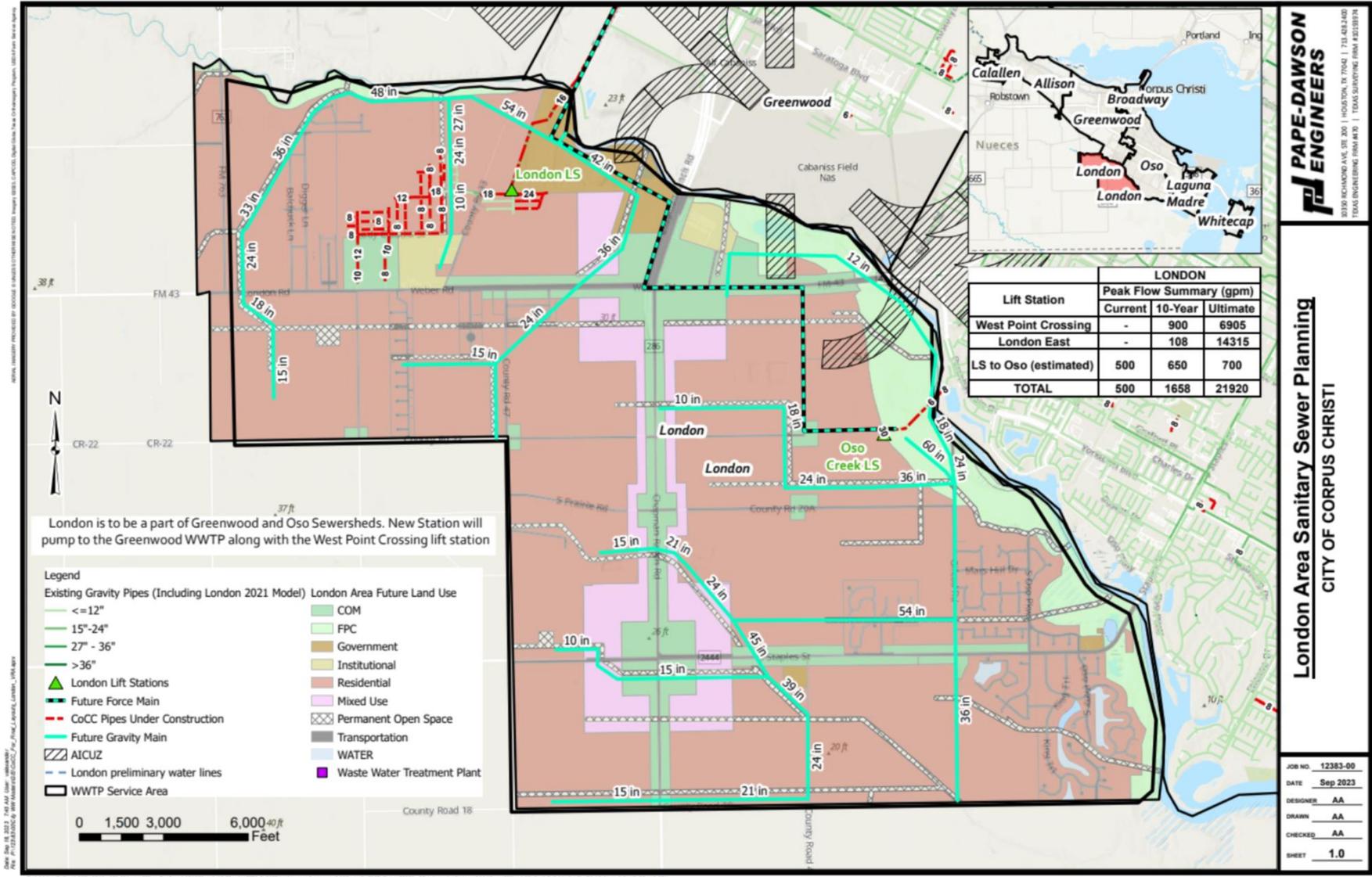
4/9/2024, 10:38:17 AM

Dis-Annexation		12/15/2009		5/19/2000	Annexation		2000 Plus
	10/18/2016		3/21/2017		7/23/2019		1853-1939 Annexations
	11/18/2008		3/24/2020		8/19/2009		1940-1969 Annexations
	11/19/2019		5/16/2017		City Limit		1970-1999 Annexations
							Original 1852 Boundaries
							Major Streets



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit H



**London Area Sanitary Sewer Planning**  
 CITY OF CORPUS CHRISTI

JOB NO.	12383-00
DATE	Sep 2023
DESIGNER	AA
DRAWN	AA
CHECKED	AA
SHEET	1.0