



**DATE:** August 20, 2021  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, CBO, Director Development Services  
[alraymond@cctexas.com](mailto:alraymond@cctexas.com)  
361-826-3575

**Outside city limits water contract at 1851 Co. Rd. 32**

**CAPTION:**

Resolution authorizing outside city limits water contract with J and N Hill Country Investments, LLC, to provide public water to its property located outside the city limits described as Hale Horse Ranch, Block 1, Lot 1, also commonly known as 1851 Co. Rd. 32, located nearest City Council District 3, under Corpus Christi Code Section 55-113.

**SUMMARY:**

J and N Hill Country Investments, LLC, the owner of the property located at 1851 Co. Rd. 32 has submitted a request to enter into an outside city limits (OCL) water contract in accordance with section 55-113 of the City Code of Ordinances.

**BACKGROUND AND FINDINGS:**

Section 55-111 of the Code of Ordinances requires a written service contract between the City and all owners and record mortgagees and lienholders of such property. The owner is proposing to utilize water solely for raising horses and a horse therapy operation. The property is 1.64 acres in size. The plat, Hale Horse Ranch, Block 1, Lot 1 is scheduled for the September 15, 2021, Planning Commission meeting.

A 6-inch water line located along FM 665 can serve the property. The owner will connect to the City water system with a 2-inch private line and install a backflow prevention device after the City meter. The 2-inch line will be approximately ½ mile in length. The number of fixtures inside or outside facilities is limited to ten (10) fixtures, which can include sinks, toilets, showers, hose bibs, and spigots for horse troughs. No irrigation connection will be permitted off the City water system.

To obtain public water, the owner must comply with section 55-111 of the City Code of Ordinance and meet the following requirements:

- Construct improvements in accordance with all city codes and regulations and obtain all city permits as though the property were inside the city limits.
- Allow inspections of all such construction by duly authorized inspectors or representatives of city department charged with enforcement.

A city water meter will not be issued until an OCL water contract has been approved by City Council and recorded in the Nueces County records. Pursuant to the requirements of the water service contract, future improvements only occur if they are in compliance with city regulations, including building permit and inspection requirements.

**ALTERNATIVES:**

Deny or amend the agreement.

**FISCAL IMPACT:**

If approved, the city will collect fees associated with water service.

**Funding Detail:**

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

**RECOMMENDATION:**

Staff recommends approval of the resolution authorizing of OCL water contract with J and N Hill Country Investments, LLC, to provide public water to the property located outside the city limits at 1851 Co. Rd. 32.

**LIST OF SUPPORTING DOCUMENTS:**

Resolution  
OCL Water Contract (with Exhibits)  
Presentation  
Location Map