



## AGENDA MEMORANDUM

Public Hearing, First Reading for the City Council Meeting of February 13, 2024  
Second Reading for the City Council Meeting of February 20, 2024

**DATE:** January 12, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Daniel McGinn, AICP, Director of Planning and Community Development  
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**London ISD Property Annexation:  
FM 43/Weber Road at London Pirate Road**

### **CAPTION:**

Ordinance annexing approximately 82.40 acres of land into the territorial limits of the City of Corpus Christi located at the northwest corner of FM 43/Weber Road and London Pirate Road (formerly County Road 33) per owner petition.

### **SUMMARY:**

The London Independent School District has petitioned the City to annex its property used as a public education facility. This tract is currently contiguous with the city limit line to the north and east, which allows the petition for annexation to proceed to Council for consideration. Staff recommend approval of the annexation.

### **BACKGROUND AND FINDINGS:**

City water service was made available to the London area several decades ago, however, the potential for wastewater capacity did not become available until 2020 with the beginning of urban residential development of land north and east of the school property. The availability and capacity of wastewater service in the vicinity of the school allow for sustainable and expanded use of the property to meet area demand.

The subject property is currently used as a grades Kindergarten through 12th-grade public school facility. The owner plans an expansion of those existing facilities as the growing student population growth requires. Currently, there are 1,740 K-12 students enrolled in the District, and their latest forecast anticipates enrollment of 2,435 students by 2027-28 and 3,300 students by 2032-33.

## City Services to Subject Property

A Municipal Service Plan outlines how the City will provide services to this newly annexed area and the City Manager is authorized by the City Charter to execute the agreement. The subject property is located within the City of Corpus Christi's Certificate of Convenience and Necessity (CCN) for water service, i.e. water jurisdiction, and will continue to receive City water utility service and intends to tie on to the City wastewater system. The proposed public school use 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.

### **ALTERNATIVES:**

No alternatives to annexation were considered.

### **FISCAL IMPACT:**

Once annexed, the property will not generate ad valorem tax revenues due to the exemption permitted for public schools by the State of Texas.

### **Funding Detail:**

No funds are being encumbered with this action.

### **RECOMMENDATION:**

Staff recommend approval of the annexation.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance with Exhibits (Service Plan, Property Description)  
Petition for Annexation (London Independent School District)  
Presentation