



AGENDA MEMORANDUM

First Reading for the City Council Meeting of November 14, 2023
Second Reading for the Council Meeting of November 28, 2023

DATE: November 14, 2023
TO: Peter Zaroni, City Manager
FROM: Kevin Smith
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Land Purchase of 68.2 acres for future development purposes

CAPTION:

Ordinance authorizing a real estate sales contract with David S. Ramirez and Mike S. Ramirez to purchase 68.2 acres of land in the amount of \$678,000.00; appropriating \$678,000.00 from the unreserved fund balance in the Airport Operating Fund; and amending the FY 2024 Operating Budget.

SUMMARY:

The acquisition of this 68.2-acre tract of land will enable the Corpus Christi Airport Department to expand with future development of Corpus Christi International Airport. This property is adjacent to current airport property and can be used for aeronautical or nonaeronautical use and contributes to the airport's grant assurance requirements to maintain and preserve compatible land use surrounding the airport.

BACKGROUND AND FINDINGS:

The 2007 Airport Master Plan Update included potential growth southwest, including a potential parallel Runway 13-31 as a third runway. This runway would be located approximately 1,500 feet southwest of the current Runway 13-31 and would require the acquisition of additional property to accommodate the construction. This property acquisition is consistent with the 2007 Airport Master Plan Update. The airport is currently undergoing a new Airport Master Plan that outlines the next 25 years of airport development, which will assess the best use of this land and any alternatives to a parallel runway that could be more beneficial or valuable to the airport.

The proposed property is located adjacent to the current airport property on the Southwest side of Runway 13-31, at Kosar Road (CR 34), Corpus Christi, TX 78406. The property is located outside of the Airport Operations Area fence line, making it more turnkey for nonaeronautical development opportunities that don't require access to the airfield infrastructure.

As a condition of accepting federal grants, the airport is subject to federal grant assurances. Grant Assurance 21 requires the airport to preserve compatible land use surrounding the airport, to prevent inappropriate or incompatible activities from encroaching upon the safe aviation environment at the airport. The acquisition of land is the most effective method of ensuring compatible land use, so the purchase of this land helps ensure the airport remains in compliance with these federal grant assurances.

ALTERNATIVES:

The alternative is not to purchase the land and not expand the airport property lines, which conflicts with the current Airport Master Plan and could jeopardize the airport's ability to comply with federal Grant Assurance 21.

FISCAL IMPACT:

The fiscal impact for the purchase is \$678,000 with funding available from 4610 – 251850 Fund Balance.

Funding Detail

From: 4610 – 251850 – Fund Balance
To: 4610 – Airport Operating
ORG: 35000 – Administration
Account: 550005 - Land & Land Rights
Department: 53 - Aviation
Amount: \$678,000.00

RECOMMENDATION:

Staff recommend purchasing the 68.2 acres of adjacent land for future expansion of the Corpus Christi International Airport.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Title Commitment
Real Estate Contract