



AGENDA MEMORANDUM

1st Reading of an Ordinance for the City Council Meeting of September 29, 2015
2nd Reading of an Ordinance for the City Council Meeting of October 13, 2015

DATE: September 3, 2015

TO: Ronald L. Olson, City Manager

FROM: Daniel M. Grimsbo, P.E., Director of Development Services
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First Reading Ordinance - Annexation of Seven Tracts in Industrial District No. 1

CAPTION:

An ordinance annexing seven tracts of land located in Industrial District No. 1; Namely, Tract 1: owner being ABTEX, 1.09 acres northeast of the Veterans Cemetery; Tract 2: owner being Coastal State Petroleum, 0.96 acres northeast of Up River Road and Navigation Blvd.; Tract 3: owner being Coastal States Petroleum, 0.58 acres northeast of Up River Road and Navigation Blvd.; Tract 4: owner being Coastal Liquids Partners, 0.10 acres northeast of Up River Road and Navigation Blvd.; Tract 5: owner being Coastal Liquids Partners, 0.92 acres northeast of Up River Road and Navigation Blvd.; Tract 6: owner being Exxon Pipeline, 0.18 acres, south of the intersection of Buddy Lawrence and Oak Park Roads; and Tract 7: owner being Koch Gathering Sys Inc., 0.25 acres, south of the intersection of Buddy Lawrence and Oak Park Roads and next to Tract 6; providing for a Municipal Services Plan for the annexed tracts of land; providing that the owners and inhabitants are entitled to all rights, privileges, and burdens of other citizens and property owners of the City of Corpus Christi and are subject to and bound by the City Charter, ordinances, resolutions, and rules; providing for amendment of the official maps of the City of Corpus Christi; designating area to be added to City Council District Number 1; providing for severance; and providing an effective date.

PURPOSE:

The purpose of this item is to annex seven tracts of land in Industrial District No. 1 and approve a Municipal Services Plan for the newly annexed areas.

BACKGROUND AND FINDINGS:

In accordance with Ordinance 029958, companies in the Industrial District have the option of entering into an Industrial District Agreement (IDA) for payment in lieu of taxes at a reduced rate, or being annexed. After extensive efforts to accommodate the five companies below, staff is recommending annexation of seven tracts, encompassing 4.08 acres of land, located in the Industrial District No. 1 as follows:

- Coastal States Petroleum – indicated preference for annexation on two tracts.
- Coastal Liquids Partners – disclaimed land ownership by all parties, no one to sign

IDA on two tracts.

- ABTEX – defunct company, no one to sign IDA.
- Exxon Pipeline Co. – indicated preference for annexation.
- Koch Gathering Sys Inc. – indicated preference for annexation

In order to comply with the Local Government Code which allows the City to have an Industrial District, the City may annex properties that do not enter into an IDA.

There are no known dwellings or residents on these seven tracts. In addition, these tracts do not currently have Nueces County Appraisal District agricultural, timber land or wildlife management property tax exemptions. Since there are no residents of the seven tracts, due to the small size of the properties to be annexed and due to the fact that the properties can be served by existing city services, the city proposes no capital improvements for the area at this time. However, as the properties develop the City will prioritize and incorporate public improvement needs for the tracts into the City's Capital Improvement Program. Upon annexation, police, fire, emergency services, and solid waste services (residential uses only) will be provided by the City. Due to the small size of the annexation areas, lack of dwellings and location near existing served areas, costs to service the areas will be absorbed into the existing departmental budgets.

Upon annexation, development of the properties will be subject to all land development codes of the City, including but not limited to the City's Unified Development Code and building permit codes. Extension of water, wastewater and gas services shall be extended by any of the methods that the City normally uses to extend these services through the City's platting regulations or the City's Capital Improvement Program.

ALTERNATIVES:

To not annex some or all of the areas.

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

The proposed annexation is consistent with the adopted Future Land Use Plan and the City's Industrial District Agreement (Ordinance 029958).

EMERGENCY / NON-EMERGENCY:

Non-emergency reading.

DEPARTMENTAL CLEARANCES:

Legal

City Manager's Office

FINANCIAL IMPACT:

☐ Operating

☐ Revenue

☐ Capital

X Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered /				

Expended Amount				
This item				
BALANCE				

Comments: Due to the lack of residents and small size of the areas, costs to provide services will be absorbed into the City Budget. Similar to other parts of the City, as growth occurs, improvements will be placed in the City's Capital Budget as needed.

RECOMMENDATION:

Approval of the Ordinance and attached Municipal Services Plan

LIST OF SUPPORTING DOCUMENTS:

Annexation Schedule

Proposed Ordinance and Municipal Services Plan

Presentation