



AGENDA MEMORANDUM

Action Item for the City Council Meeting of February 26, 2019

DATE: February 20, 2019

TO: Keith Selman, Interim City Manager

FROM: Daniel McGinn, AICP, Director of Planning & Environmental
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Petition for Annexation of 161.56 acres in the London Area

CAPTION:

Resolution granting petition requesting annexation by area landowners of approximately 161.56 acres of land into the territorial limits of the City of Corpus Christi.

PURPOSE:

The purpose of this item is to complete processes related to annexation and economic development. The proposed annexation in the City's Extraterritorial Jurisdiction will provide for compatible future land use and development south of Oso Creek along the TxDOT Farm to Market 43 and County Road 33.

BACKGROUND AND FINDINGS:

There are no known dwellings or residents on the 161.56-acre parcel. The planned development annexation process will span about three months, including two City Council public hearings and two readings of the annexation ordinance.

There will be approximately 660 single family homes built on the 161.56 acres. The developer has already submitted a final plat for the first development phase, London Towne Subdivision Unit 1, consisting of a 23.02-acre tract with 94 single-family housing units and a 1.9-acre park. A Wastewater Trunk Main Line Extension Construction and Reimbursement Agreement was approved by City Council on May 8, 2018 to extend municipal wastewater service to this area. Construction of the lift station and related service lines is currently underway.

ALTERNATIVES:

Per Chapter 43 of the Local Government Code, Municipal Annexation, Section 43.028.D, after the 5th day but on or before the 30th day after the date the petition is filed, the governing body shall hear the petition and the arguments for and against the annexation and shall grant or refuse the petition as the governing body considers appropriate.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed annexation is consistent with the adopted Future Land Use Plan (Ordinance 029958). The subject parcel is designated as a Planned Development Area in Plan CC, the City’s Comprehensive Plan. Planned Development Areas are areas which may be annexed and for which area plans are developed.

EMERGENCY / NON-EMERGENCY:

Non-emergency reading.

DEPARTMENTAL CLEARANCES:

Legal and the City Manager’s Office

FINANCIAL IMPACT:

Operating Revenue Capital Not Applicable

Fiscal Year: 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s): Not applicable

Comments:

A service plan will be developed that identifies municipal services to be delivered as required by the Local Government Code. A fiscal analysis of the cost of services will be provided to City Council.

RECOMMENDATION:

Staff recommends that City Council accepts the annexation petition and directs staff to prepare a service plan.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Annexation Petition
Presentation with Annexation Schedule