



AGENDA MEMORANDUM

First Public Hearing for the City Council Meeting of April 30, 2019, 1:00 PM
Second Public Hearing for the City Council Meeting of April 30, 2019, 3:00 PM

DATE: April 23, 2019

TO: Keith Selman, Interim City Manager

FROM: Daniel McGinn, AICP, Director of Planning & Environmental
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Public Hearing for annexation of up to 5,700 acres along the north side of Corpus Christi Bay

CAPTION:

Public hearing on a proposed annexation of up to 5,700 acres of land generally located along the north side of Corpus Christi Bay within San Patricio County between the Cities of Gregory and Ingleside. This annexation includes parcels of land located between State Highway 35 and Corpus Christi Bay; and between La Quinta Road and County Road 93 and the western bounds of the City of Ingleside's extraterritorial jurisdiction.

PURPOSE:

The purpose of this item is to hold public hearings as part of the annexation process for the area north of Corpus Christi Bay generally located between the Cities of Gregory and Ingleside.

BACKGROUND AND FINDINGS:

The proposed annexation area includes up to 5,700 acres, including property owned by TPCO America Corporation, Chemours Company, Occidental Chemical Corporation, Cheniere Land Holdings LLC, and other privately-owned parcels. On March 26, 2019, the City Council approved a resolution that directed the City Manager to move forward with the annexation process, which includes two public hearings, the creation of a Municipal Service Plan, and the consideration of an emergency ordinance on May 21, 2019, to approve the annexation. Chapter 212 agreements that would allow agricultural properties to be excluded from this annexation have been offered to all agricultural land owners. In some areas, the City may also consider creating an Industrial District and using Industrial District Agreements in lieu of annexation. City staff is currently working with industrial and agricultural property owners that have contacted the City with interest in special agreements.

ALTERNATIVES:

None as no action is required on the public hearings.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed annexation is consistent with City policy and Plan CC Comprehensive Plan as follows:

- Plan CC's Vision Statements identifies that "Our broadly diversified economy provides opportunity for all."
- Plan CC's Future Land Use Plan indicates this area for industrial development.
- Plan CC Element 7, Goal 6 states "Annexation plans provide for orderly growth and industrial agreements in the ETJ."
- Plan CC Element 7, Goal 6, Strategy 6 states, "Support the evaluation of the use of industrial district agreements in lieu of annexation for industrial area of the city and ETJ."

EMERGENCY / NON-EMERGENCY:

No action is required on the public hearings.

DEPARTMENTAL CLEARANCES:

Legal	Parks and Recreation
City Manager's Office	Police
Utilities	Fire
Streets	Solid Waste

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				

Comments: None

RECOMMENDATION:

No action is required on the public hearings; therefore, no recommendation is offered at this time.

LIST OF SUPPORTING DOCUMENTS:

Annexation Area
Service Plan
Presentation