



AGENDA MEMORANDUM
One-Reading Ordinance for the City Council Meeting 5/21/2019

DATE: May 16, 2019
TO: Peter Zaroni, City Manager
FROM: Daniel McGinn, Director of Planning and Environmental Services
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One Reading Ordinance – Creating Industrial Districts No. 5, 6, and 7

CAPTION:

Ordinance authorizing the establishment of Industrial Districts No. 5, 6, and 7 within the extraterritorial jurisdiction of the City of Corpus Christi, Texas; and authorizing industrial district agreements with various property owners within the industrial districts in San Patricio County; and declaring an emergency.

PURPOSE:

To create new industrial districts in San Patricio County.

BACKGROUND AND FINDINGS:

The City currently has three industrial districts in its extraterritorial jurisdiction in Nueces County. Staff recommends the creation of new Industrial Districts No. 5, 6, and 7 in the City's extraterritorial jurisdiction in San Patricio County to encompass the boundaries of three industrial facilities that exist in San Patricio County and have requested industrial district agreements in lieu of annexation. The proposed form Industrial District Agreement contains the same payment terms that the City has used for its current agreements in Nueces County, except that it does not reference grandfathered improvements as no entity in San Patricio County was subject to the previous industrial district agreement. The agreement also updates any reference to the Nueces County Appraisal District to confirm that the values will be determined by the San Patricio County Appraisal District. The facilities to be included in the new industrial districts are two facilities on property that is within the former Sherwin Alumina site as well as the TPCO facility.

ALTERNATIVES:

City Council could choose not to approve the ordinance and to annex the property instead.

OTHER CONSIDERATIONS:

None

CONFORMITY TO CITY POLICY:

The proposed item is consistent with City policy and the 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:

Emergency

DEPARTMENTAL CLEARANCES:

Legal, Planning, Development Services, and the City Manager's Office

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital x Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Fund(s):

Comments:

None

RECOMMENDATION:

Staff recommends approval of ordinance that will create Industrial Districts 5, 6, and 7, and approval of the standardized form Industrial District Agreement.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with form Industrial District Agreement
Presentation