



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting July 16, 2019
Second Reading Ordinance for the City Council Meeting July 23, 2019

DATE: June 28, 2019

TO: Peter Zanoni, City Manager

FROM: Daniel McGinn, Director of Planning and Environmental Services
DanielMc@cctexas.com
(361) 826-7011

Creation of Industrial District No. 8 in San Patricio County

CAPTION:

Ordinance authorizing the establishment of Industrial District No. 8 within the Extraterritorial Jurisdiction of the City of Corpus Christi, Texas; and authorizing Industrial District Agreement with property owners within the Industrial District.

PURPOSE:

To create a new industrial district in San Patricio County.

BACKGROUND AND FINDINGS:

The City currently has three industrial districts in its extraterritorial jurisdiction in Nueces County and three in San Patricio County. Upon disannexation of the subject area, Staff recommends the creation of a new Industrial District No. 8 in the City's extraterritorial jurisdiction in San Patricio County to encompass the boundaries of the Chemours facility. The proposed standard form Industrial District Agreement that would be used in Industrial District No. 8 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. This agreement is also updated to confirm that the property values will be determined by the San Patricio County Appraisal District rather than the Nueces County Appraisal District.

ALTERNATIVES:

City Council could choose not to approve the ordinance.

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:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal
Planning
Development Services
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			

Funding Detail:

Fund: n/a
Organization/Activity: n/a
Mission Element: n/a
Project # (CIP Only): n/a
Account: n/a

RECOMMENDATION:

Staff recommends approval of this resolution.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Industrial District Agreement Template
Presentation