



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting August 25, 2020
Second Reading Ordinance for the City Council Meeting September 8, 2020

DATE: July 27, 2020

TO: Peter Zaroni, City Manager

FROM: Daniel McGinn, AICP, Director of Planning & Environmental Services
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Voluntary Annexation of 385.802 acres in the London Area

CAPTION:

Ordinance annexing approximately 385 acres of land at or near the intersection of FM 43 and CR 33 into the territorial limits of the City of Corpus Christi

SUMMARY:

Upon request by the landowners, this ordinance annexes approximately 385.802 acres of land that will be developed by MPM Development LP with multi-family residential and commercial lots in the area north of Farm-to-Market (FM) 43, west of Hwy 286, and east of County Road (CR) 33. Staff recommends approval of the annexation.

BACKGROUND AND FINDINGS:

Description of the Request

The landowners (The London Proper LLC, The Joseph D. Cox Trust, Bill J. Brown, Reagan Travis Brown, and Alyssa A. Brown McCoy) requested annexation and rezoning of their land, being approximately 385.802 acres of land located on the southside of the Oso Creek to the west of Highway 286, north of FM 43, and east of County Road 33. At full buildout, MPM Development plans to create 1,550 multi-family units on 58 acres and the remaining 330 acres are proposed for commercial uses.

The current use of the land is farming with no residential units. As required by State law for annexation, the subject property is contiguous to the current City limit line where it abuts the London Towne subdivision and City of Corpus Christi owned land.

City Services to Subject Property

The landowners have agreed to a Municipal Service Plan Agreement with the City and the City Manager is authorized by City Charter to execute the agreement. The subject property is served by an existing 16-inch City water line in FM 43 and a future water line that will be installed with CR 33. A City wastewater line will be available to the subject property through the newly constructed lift station located to the north of the annexation area. The developer will have to

construct three City master planned streets that will connect the developed area to FM 43, Hwy 286, and CR 33. The developer will construct drainage improvements in accordance with the City Stormwater Master Plan for this area that was adopted by City Council in April 2017. In its initial phases, the proposed development does not reach a threshold at which additional City Police substations, Fire stations, or City Libraries are needed.

Analysis of the Request

Annexation:

In order to make a recommendation on the annexation, staff conducted an internal review with each City department responsible for providing services to determine any impact to operations and any need to expand City facilities. No City-funded expansions are necessary during the initial phases of the project.

Other benefits to consider include gaining the authority to prohibit the development of incompatible land uses through zoning, which protects property values and quality of life; the authority to ensure development meets City standards in an area already served by City infrastructure; and the authority to prohibit On-Site Sewage Facilities (septic systems) in an area close to the Oso Creek where City wastewater lines will be available.

London Area Development Plan (Future Growth and Development Costs)

The London Area Development Plan was approved by City Council in March of 2020. Within that plan it identifies capital improvements that would be required to meet the growth and development demands of the London area. These improvements were identified in three groupings based on estimated timelines in when they may be needed to support growth (Short-Term 1-5 years), (Mid-Term 5-10 years), and (Long-Term 10+ years), these project lists and maps can be found in the London Area Development on pages 35-41 (attached to item). Development pressure on city resources is relatively low during the initial phases of development over the next one to five years but will steadily increase as the number of households increases. Public Safety will be monitoring the situation but is planning for an additional fire station that would be needed within the FM 43 (Weber Road) corridor in the next 5-10 years along with an additional station along the Staples Street corridor in the 10+ year range. Fire station costs are estimated at 7 - 10 million dollars. The Police Department will also be monitoring the development but anticipates that an additional police beat, which includes five officers and two vehicles, will be needed once a certain population threshold is reached. The nearest police substation is located at Greenwood and Holly. The additional population growth to this area along with the growth to the southside is going to require an additional police substation in the near future.

The Utilities Department is actively making improvements to the Greenwood Wastewater Treatment Plant which currently serves this area. Improvements are planned now to improve the efficiency of the plant, but there will also be the need to design and build an expansion to the plant to serve the entire London area. The plant expansion is still several years away but will be a major cost to the city if we continue to grow and expand the city limits in this area.

Council Action History and Future Council Actions

The proposed annexation is contiguous to the new City limits established in September of 1995 with the City's Annexation of the area currently operated as the Elliot Landfill and in July 2019 with the City Council's approval of Braselton Homes' request for voluntary annexation of 161.56 acres for the future "London Towne" subdivision located on County Road 33 north of the London ISD schools. In order to develop lots connected to City wastewater lines rather than septic systems, Braselton Homes constructed a wastewater lift station in accordance with the City's Wastewater Master Plan that was approved by the City Council in May 2018 to bring sewer across the Oso Creek to serve this area. The subject tract proposed for annexation lies entirely within the service area of the recently constructed wastewater lift station.

At the conclusion of the second reading with City Council approval the entirety of the subject property will be within the city limits of Corpus Christi. The area will be subject to all rules and regulations of the City and will have access to City services as provided to other properties within the city limits.

ALTERNATIVES:

No other alternatives to the developer's request for annexation were considered.

FICAL IMPACT:

There is no fiscal impact associated with this item

RECOMMENDATION:

Staff recommends approval of the annexation to support efficient land use where City utilities already exist and to exercise land use controls in this growing area of the community.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Service Plan and Rezoning Exhibits
Landowners' Petition for Annexation
Presentation
London Area Development Plan