



AGENDA MEMORANDUM

1st Annexation Public Hearing for the City Council Meeting of August 25, 2015
2nd Annexation Public Hearing for the City Council Meeting of September 8, 2015

DATE: August 4, 2015

TO: Ronald L. Olson, City Manager

FROM: Daniel M. Grimsbo, P.E., Director of Development Services
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Annexation public hearings to consider the proposed Municipal Services Plan for annexing 4.08 acres of land into the territorial limits of the City of Corpus Christi

CAPTION:

Local Government Code, Chapter 43.063(a) requires the City to conduct two public hearings prior to First Reading of an Annexation Ordinance.

PURPOSE:

The purpose of the two required public hearings is to present the proposed Municipal Services Plan for the seven tracts of land proposed for annexation and to receive public comments.

BACKGROUND AND FINDINGS:

In accordance with Ordinance 029958, companies in the Industrial District have the option of entering into an Industrial District Agreement (IDA) for payment in lieu of taxes at a reduced rate, or being annexed. After extensive efforts to accommodate the five companies below, staff is recommending annexation of seven tracts of land, encompassing 4.08 acres of land, located in the Industrial District No. 1 as follows:

- Coastal States Petroleum – indicated preference for annexation on two tracts.
- Coastal Liquids Partners – disclaimed land ownership by all parties, no one to sign IDA on two tracts.
- ABTEX – defunct company, no one to sign IDA.
- Exxon Pipeline Co. – indicated preference for annexation.
- Koch Gathering Sys Inc. – indicated preference for annexation

In order to comply with the Local Government Code which allows the City to have an Industrial District, the City may annex properties that do not enter into an IDA.

There are no known dwellings or residents on these seven tracts. In addition, these tracts do not currently have Nueces County Appraisal District agricultural, timber land or wildlife management property tax exemptions. Since there are no residents of the seven tracts, due to the small size of the properties to be annexed and due to the fact that the properties can be served by existing city services, the city proposes no capital improvements for the area at this time. However, as the properties develop the City will prioritize and incorporate public improvement needs for the tracts into the City's Capital Improvement Program. Upon annexation, police, fire, emergency services, and solid waste services (residential uses only) will be provided by the City. Due to the small size of the annexation areas, lack of dwellings and location near existing served areas, costs to service the areas will be absorbed into the existing departmental budgets.

Upon annexation, development of the properties will be subject to all land development codes of the City, including but not limited to the City's Unified Development Code and building permit codes. Extension of water, wastewater and gas services shall be extended by any of the methods that the City normally uses to extend these services through the City's platting regulations or the City's Capital Improvement Program.

ALTERNATIVES:

1. To not annex some or all of the areas.
2. To continue to offer these land owners an Industrial District contract.

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

The proposed annexation is consistent with the adopted Future Land Use Plan and the City's Industrial District Agreement (Ordinance 029958).

EMERGENCY / NON-EMERGENCY:

Non-emergency reading.

DEPARTMENTAL CLEARANCES:

Legal
City Manager's Office

FINANCIAL IMPACT:

Operating Revenue Capital X Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Comments: Due to the lack of residents and small size of the areas, costs to provide services will be absorbed into the City Budget. Similar to other parts of the City, as growth occurs, improvements will be placed in the City's Capital Budget as needed.

RECOMMENDATION:

No action is required other than to present the Annexation Service Plan and to take public comments

LIST OF SUPPORTING DOCUMENTS:

Annexation Schedule

Proposed Ordinance and Municipal Services Plan