

Excerpt from Minutes of Portland Planning and Zoning Commission re : North Bay Master Plan – Oct. 9, 2018

NORTH BAY INDUSTRIAL MASTER PLAN: THE PLANNING AND ZONING COMMISSION WILL RECEIVE A PRESENTATION AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE PROPOSED NORTH BAY INDUSTRIAL MASTER PLAN

CITY MANAGER City Manager Randy Wright presented the following information:

Industrial Growth in the North Bay

- EXXON MOBIL \$11B
- TPCO \$1.2B
- VOESTALPINE \$800M
- CHENEIERE \$15B • OXYCHEM \$1B
- PORT OF CORPUS CHRISTI (3000 acres)

<u>Project</u>	<u>Value</u>	<u>Primary Jobs</u>
• ExxonMobil (GCGV)	\$11B	700
• Cheniere	15B	200 (300)
• Project Falcon	10B	1,000
• Project Dynamo	2B	700-1,000

City of Portland Projected Population Assuming 2.0% and 3.0% Growth Rate [no numbers in the minutes]

Future Challenges

- Orderly Growth
- Maintaining Clean Air and Water
- Traffic Safety
- Infrastructure Costs

Industrial Master Plan for the North Bay

- Identify tracts most suitable for industrial purposes
- Identify and protect tracts most suitable for residential/commercial/retail development
- Identify infrastructure needs
- Identify traffic patterns; establish thoroughfare plans
- Create incentives for developing in industrial zones
- Create disincentives for misplaced development
- Stakeholders
 - Existing industry
 - Cities
 - County
 - School Districts
 - The Port of Corpus Christi
 - Realtors/Developers
 - Utility companies
 - TxDOT
 - Individual property owners

- Implementation

1. Designate a neutral body to develop the master plan
2. Obtain funding from industries, cities, county, and other stakeholders
3. Commission a master plan study
4. Implement plan elements including incentive mechanisms
5. Ongoing enforcement

Study Areas (minutes show nothing on this)

Approval Process

Planning & Zoning Approval of Concept

City Council Resolution of Support

Coordinate support by other government units

“Motion to recommend that the City Council support a Industrial Master Plan for the North Bay area.”

Growth Corridor (minutes show nothing on this)