

INDUSTRIAL DISTRICTS

DESCRIPTION

An Industrial District Agreement contractually protects companies located in the designated district from annexation and City requirements such as permitting and platting in exchange for a Payment in Lieu of Taxes (PILOT). The State of Texas gave cities the authority to create Industrial Districts in their extraterritorial jurisdiction through the Municipal Annexation Act, and later the Local Government Code §42.044. Corpus Christi has maintained Industrial Districts since 1980.

ELIGIBILITY CRITERIA

The City of Corpus Christi has designated two Industrial Districts in which companies are able to enter into an Industrial District Agreement to receive the benefits of being within an Industrial District.



The City Council has adopted a standard form with a 10 year term for Industrial District Agreements and authorized the City Manager or designee to execute Industrial District Agreements.

BENEFITS

Industrial District companies make a Payment in Lieu of Taxes (PILOT), at a reduced rate, outlined below.

New Improvements	0%	Year 1 – Year 4
	62.5%	Year 5 +
Existing Improvements	62.5%	Full Term
Land	100%	Full Term

Additional benefits of the Industrial District include companies are exempt from **zoning and permitting requirements**, and may opt to use the City’s **fire protection services for an additional payment**.

HOW TO APPLY

If you have recently purchased land in the Industrial District, or are leasing land and will be building new improvements, please contact the City of Corpus Christ at industrialdistrict@cctexas.com to request an Industrial District Information Form.