



# Voluntary Annexation Application & Checklist

## Required Material to be submitted to the Planning & ESI Department for Voluntary Annexation Petition

Project Name/Address: Kings Lake Phase II Date: 9-9-19

- Contact information form for property owner and representative including, address, office/daytime telephone number, e-mail address, and fax number.
- A letter of petition signed by all the owners of the property. A notarized power of attorney is required if any person signs on behalf of another person. The petition must be acknowledged in the manner required for deeds by each person having an interest in the area and it must identify the property owned by each person signing as a petitioner.
  - Ownership Documents: Clean copy of recorded warranty deed or other document(s) conveying ownership of all the property to be annexed. If the property is owned by a partnership, corporation, trust, or other entity, documents demonstrating signatory's authority to sign Petition on behalf of entity must be included.
- A statement citing the specific provision(s) of Chapter 43 of the Local Government Code through which annexation is requested.
- An affirmative, unconditional statement affirming that the area meets all the cited statutory prerequisites, including that the property is contiguous to the current city limits.
- A statement including the following information:
  - Reason(s) for request
  - Current land use of the property
  - Location of existing buildings and structures
  - Current number of residential units and residents living on the property
  - Proximity to existing water, wastewater, storm water, streets, and other public improvements
  - Description of planned/proposed development and a completion schedule (i.e., build-out schedule):
    - Proposed zoning and density
    - General Arrangements of existing and proposed land uses
    - A preliminary drainage plan for the project site
    - Development phasing including the number of housing units by type and lot size, commercial and/or industrial uses by type and square feet for each, square feet or acreage of parking lots, streets and public ROW, parks, greenways, drainage/open space
    - Estimates of property values for each use in the development
    - The proposed street plan
  - Current or proposed utility purveyors
- Field notes of area: Two copies of a current signed and sealed Boundary Description in the form of metes and bounds of the total voluntary annexation area prepared by a licensed engineer or surveyor.
- Two copies of a current signed and sealed Exhibit Map. Survey Map of the area must be clear, easy to read markings and reduced to fit 8 1/2 x 11 paper.

**Date Filed** 9/9/19  
  
 Rebecca Huerta  
 City Secretary



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- Current Nueces County Appraisal District property value information of area to include: account # / Legal Description, property ID #, owner, mailing address, city, zip code acreage, and appraisal value.
- Payment of \$50 per acre fee, maximum \$2,000 (to be adopted in the future).
- City staff will prepare a fiscal impact analysis to model the projected costs and revenues associated with the proposed development, using the provided development information, to determine the net fiscal impact of the development on the City. Such analyses would go beyond the provision of infrastructure, and would include city services such as police and fire protection, libraries, parks and recreation, and other city functions that experience increased demand for service from new development. The fiscal impact analysis will assess each phase of the proposed development and extend a minimum of ten years into the future. The results of the analysis will be presented to City Council along with the annexation application materials.

**Notice to petitioner:**

Voluntary Annexations are subject to all the applicable provisions of law, including the City Charter of The City of Corpus Christi and Chapter 43 of the Texas Local Government Code. All annexations are solely within the legislative discretion of the City Council. A petition for voluntary annexation does not constitute a contractual obligation to annex the property in question. The submission of a petition does not obligate the City of Corpus Christi to annex all or any portion of the area included in the petition.

**Acknowledgement**

**Please Note:** The signature of owner authorizes City of Corpus Christi staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.**

(Check One:)

- I will represent my application before city staff, all Commissions and Boards, and City Council.
- I hereby authorize the person named below to act as my agent in processing this application before city staff, all Commissions and Boards, and City Council.

Owner Name: John C. Tamez Phone: 361-883-6505 Email: [Redacted]

Mailing Address, City, State, Zip Code: 823 Kinney St. C.C., Tx. 78401

Owner Signature: [Signature]

Agent's Name: Diane Cibrian Phone: 210-355-4593 Email: [Redacted]

Agent's Company Name: \_\_\_\_\_

Mailing Address, City, State, Zip Code: 823 Kinney St. CC TX 78401

Agent Signature: F. Diani Gonzalez Cibrian

## Contact Information Form

Property Owner - John C. Tamez

Representative-

Address - 823 Kinney St. Corpus Christi, Tx. 78401

Office / daytime telephone # - 361-883-6505

Email Address - [REDACTED]

Fax # - none

**Statement :**

The reason for the request is to build wastewater to land continuous to the City of Corpus Christi for the purposes of mixed use development

The current use of the land is farming.

There are no existing buildings or structures.

There are no current residential units or residents on the property.

The proximity to existing water, waste water, storm water, streets, and other public improvements-adjacent.

The proposed zoning and density would include residential and multi-family.

Construction of the Oso Creek Hike and Bike and Fitness Trail is adjacent.

Estimated construction to commence in 2019.

Estimated value of the project is \$300,000,000.

The proposed streets plan are as follows:

County Road 43A, B, C to be undertaken by the County.

Oso Creek Parkway to be undertaken by the City of Corps Christi. Proposed 2020 Bond project.

The proposed utility provider is AEP.

The specific provision of Chapter 43 of the Local Government Code through which annexation is requested is 43.014.

**PETITION REQUESTING ANNEXATION BY AREA LAND OWNER**

TO THE MAYOR OF THE GOVERNING BODY OF CORPUS CHRISTI, TEXAS:

The undersigned owner of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Corpus Christi, Texas, the following described territory, to wit:

**FIELDNOTES** for a 281.0337 Acre, Annexation Tract, being the surface estate only in and to a tract of land described as the South One-Half of Section (6), Laureles Farm Tracts, as shown on the Map thereof recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southwest corner of said Section 6, for the POINT OF BEGINNING and the southwest corner of this tract, said point being at the intersection of the centerline of two 40-foot wide dedicated roadways, one along the west boundary of Section 6 and the other along the south boundary of Section 6;

**THENCE** East along the south boundary of Section 6 and the centerline of said dedicated roadway a distance of 5167.81 feet to a point on the bank of the west margin of Oso Creek, for the southeast corner of this tract;

**THENCE** with the meanders of the bank of the west margin of Oso Creek as follows;

N 44 deg. 58' 22" W. 314.03 feet,

N 49 deg. 25' 53" W. 112.29 feet,

N 64 deg. 47' 50" W. 189.44 feet,

N 43 deg. 33' 05" W. 139.01 feet,

N 15 deg. 12' 46" W. 253.85 feet,

N 01 deg. 42' 21" W. 484.42 feet,

N 20 deg. 37' 25" E. 382.79 feet,

N 20 deg. 21' 36" E. 391.13 feet,

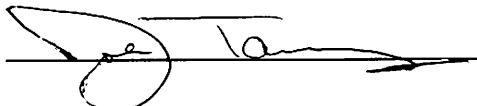
N 01 deg. 04' 51" W. 709.41 feet, to a point for the northeast corner of this tract;

**THENCE** West, at 4749.87 feet past the east right-of-way line of a 40 foot wide dedicated roadway, and in all a distance of 4769.87 feet to a point on the centerline of said roadway and west boundary of section 6 for the northwest corner of this tract;

**THENCE** South along the west boundary of Section 6 and the centerline of said roadway a distance of 2640.00 feet to the POINT OF BEGINNING forming a tract of land embracing 284.6048 acres, 3.5711 acres of which lie within the right-of-way of dedicated roadways, leaving a net area of 281.0337 acres more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, are based on the North American Datum of 1983(2011) Epoch 2010.00.

We certify that the above described tract of land is contiguous to the City of Corpus Christi, Texas and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed : 

Date : 9-9-2019

THE STATE OF TEXAS

COUNTY OF Nueces

BEFORE ME, the undersigned authority, on this day personally appeared John Tamez

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 9<sup>th</sup> day of September, 2019.

Alysha Sara Berlanga

Notary Public in and for

Nueces County, Texas.

