

May 6, 2026,

City of Corpus Christi
1201 Leopard Street
Corpus Christi, TX 78401

RE: Petition for Annexation Application

This petition is submitted as part of the annexation application for the property known as Nueces County Appraisal District ID: 256818, for which two parcels exist, the parcel in question being 1.377 acres, Part of the Ramon De Ynojosa Survey, Abstract No. 411, located on the south side of FM 43, east of County Road 47, and west of Salevan Dr.

The owner requests annexation of the subject property per Chapter 43, Subchapter C-3, Section 43.0671 of the Local Government Code. As the sole owner of the subject property, this constitutes the complete annexation request. The subject property meets all the cited statutory prerequisites, including that the property is contiguous to the current city limits.

The reason for this request is to provide the subject property with access to city utilities. The property's current land use is vacant/undeveloped, and it is zoned AG-Open Land. The proposed zoning is CG-2 (General Commercial), in which an application will be submitted. There are no existing buildings or structures on the property. The proposed development is a single-phase retail, a 10,640 sq ft. building, a 24,000 sq ft. parking lot, and 26,000 sq ft. of open area, as shown in the preliminary site plan included with this petition. The estimated property value is \$540,000.

There is proximity to existing water along the property frontage, and street access to Weber Rd. along the property frontage, a septic system is planned for wastewater, and there is no proximity to public improvements. Proposed detention areas are shown on the site plan included with this petition.

The proposed Development and Completion Schedule is:

- Site Work & Foundation: 6 weeks
- Building Shell: 1 month
- MEP: 6 weeks
- Interior Finishes: 1 month
- Exterior Finishes: 2 weeks
- Finished site work: 2 weeks

The current and proposed utility purveyors are the City of Corpus Christi for water, On-site Sewage Facilities for sewer, and AEP for electric services.

Also included with this petition are (2) copies of the metes & bounds description, (2) copies of the Exhibit Map, the Nueces County Appraisal District information sheet for the property showing all site information, and a contact information sheet for the property owner.

There are no known issues that would negatively impact the annexation process, and the applicant intends to comply with all applicable city ordinances, zoning regulations, and development requirements.

Respectfully submitted,



Emile Salloum
Weber/Crosstown Highway Properties, LLC
59 W Bar le Dox Dr. Corpus Christi, TC 78414
[REDACTED]