

April 2nd, 2026

Annexation Narrative

Project Name: Vaquero Ventures Stripes – Corpus Christi, TX (Crosstown & Staples)

Applicant: Vaquero Ventures – Austin Navarrette

Proposed Annexation Property: 5.20 Acres at the northeast corner of SH 286 (Crosstown Expressway) and FM 2444 (Staples Street)

Vaquero Ventures respectfully requests the annexation of approximately 5.20 acres located at the northeast corner of SH 286 (Crosstown Expressway) and FM 2444 (Staples Street) into the City of Corpus Christi. In addition to the annexation of the property, Vaquero Ventures intends to rezone the property from AG to CG-2: General Commercial District to allow for the development of a Stripes convenience store with fuel sales, a use permitted by right in the CG-2 Zoning District.

This annexation narrative is intended to serve as a formal letter of petition for voluntary annexation of the previously mentioned property by the City of Corpus Christi, as provided under Section 43.0671 of Subchapter C-3 of Chapter 43 of the Texas Local Government Code.

The property is currently used for agricultural purposes and consists of vacant, undeveloped land with no buildings, residential units, or residents. Annexation is requested to allow for the orderly growth of the City, the logical extension of municipal boundaries, and the development of the Property in accordance with City standards and policies. This property meets all statutory requirements for annexation as the property is contiguous to the existing city limits along FM 2444.

Upon annexation, the City of Corpus Christi will provide municipal services to the property in accordance with City ordinances, policies, and service standards, including police protection, fire protection, emergency medical services, code enforcement, and administrative services. Additionally, water and natural gas utilities are intended to be provided by the City of Corpus Christi. The water infrastructure intended for use is planned for construction by Corpus Christi Water and will extend to the property from the southeast corner of the intersection between SH 286 and FM 2444. Natural Gas for the property is intended to be served by CC Gas. The gas main will be extended to the property from the closest existing main that is approximately 4000' to the north. There is no existing sewer on or near the property; therefore, the proposed development will be served by an onsite septic system, designed, permitted, and operated in compliance with all applicable local and state regulations. Stormwater runoff will be managed through a preliminary drainage plan prepared in accordance with the City of Corpus Christi and applicable state requirements.

Access to the Property will be via SH 286 (Crosstown Expressway) and FM 2444 (Staples Street). Any streets required for development will meet City standards for circulation and emergency access. Electric service will be provided by AEP Texas, using existing overhead lines along Staples Street. The City has indicated that natural gas service will be extended to the site at no cost to the Petitioner.

The proposed development will include a 4,800-square-foot convenience store, 12 fueling positions, and 48 off-street parking spaces. The store will be constructed in accordance with the latest Stripes prototype, featuring high-quality materials and a modern, attractive design. The site layout will incorporate wide sidewalks and drive aisles to ensure safe and efficient access for vehicles and pedestrians.

Vaquero Ventures aims to deliver a project that complements the surrounding area and serves both residents and travelers. We believe this development will be a valuable addition to the Corpus Christi community, enhancing services in the area while contributing to its economic growth.

A proposed site plan is included in the Annexation Application Packet for your review. Thank you for your consideration. We are available to discuss the project or answer any questions.

Sincerely,

Austin Navarrette
Acquisitions and Development Associate
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Email: [REDACTED]