



Annexation Petition Anx-21-01

-  Proposed Annexation
-  Waco City Limits

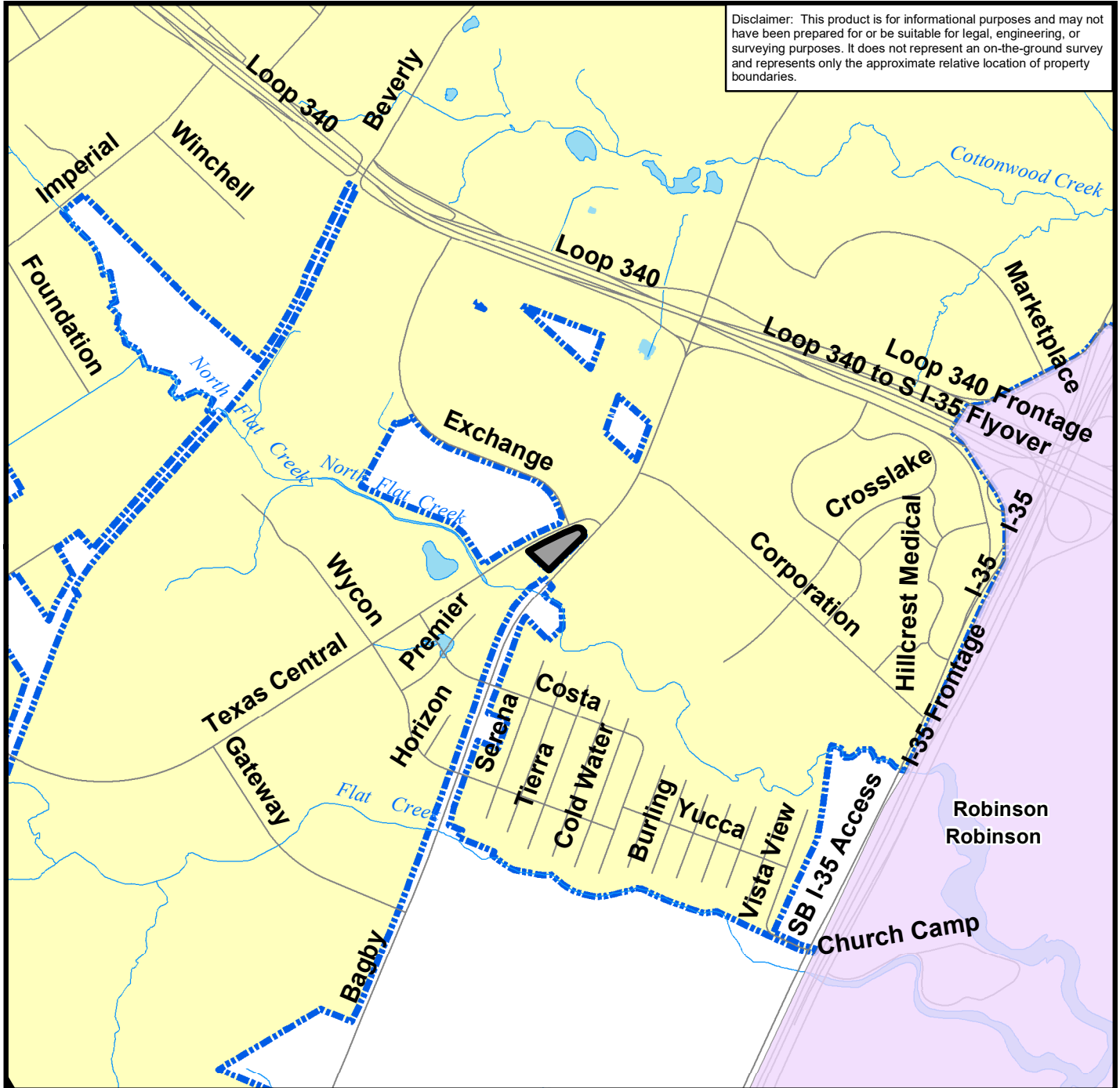
Proposed C-2 Zoning



0 500 1,000 2,000
Feet



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Annexation Service Plan City of Waco, Texas

Annexation Area

The annexation area is comprised of 3.00006 acre tract of land situated in the Carlos O' Campo Survey, Abstract No. 32, City of Waco, McLennan County, Texas, being all of a called 2.50 tract of land (Tract One), and all of a called .50 acre tract of land (Tract Two), both described in the Warranty Deed with Vendor's Lien to KFMM, LLC, recorded in Document No. 20100034877, Official Public Records, McLennan County, Texas. This property is located at the intersection of both Bagby Avenue and Texas Central Drive, and further located within Waco's Extraterritorial Jurisdiction. The proposed Comprehensive Plan land use designation is Office Industrial Flex and the proposed zoning is C-2 (Community Commercial District).

Introduction

In accordance with state law, the following service plan for the extension of Municipal services to the area to be annexed was developed. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City at the following levels and in accordance with the following prescribed schedule.

Police Protection

Police Services will provide protection and law enforcement services to the annexation area, commencing on the effective date of annexation. The level of service will be at the same level as currently provided in areas of similar land use and population within the City. These services include the following: 1) random patrol of the area, 2) handling of complaints and incidents, 3) traffic enforcement, and 4) special units, such as criminal investigations, narcotics, crime prevention, neighborhood services, and special weapons and tactics.

Fire Protection

Fire protection and emergency medical services will be provided to the annexation area, commencing on the effective date of annexation. The City of Waco will serve the annexation area from current fire stations closest to the area of annexation. Emergency dispatch assignment of Fire Services resources to the annexation area would be the same as currently provided in areas of similar land use and population within the City.

Solid Waste Collection

Solid Waste collection to the annexation area will be provided on the effective date of annexation on the same basis and at the same level as provided throughout the City.

Water Service

The City of Waco will provide for the maintenance of City-owned public water lines within the annexation area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the Texas Commission on Environmental Quality (TCEQ) beginning on the effective date of the annexation. Water service is provided at the same level as currently provided in areas of similar topography, land use and population within the City. The City's policy that water extensions are the responsibility of the developer of property will be applied in this area.

Wastewater Service

The City of Waco will provide for the maintenance of sanitary sewer lines within the annexation area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the Texas Commission on Environmental Quality (TCEQ) beginning on the effective date of the annexation. Sanitary sewer service is provided at the same level as currently provided in areas of similar topography, land use and population within the City. The City's policy that sanitary sewer extensions are the responsibility of the developer of property will be applied to this area. Maintenance of all parts of the sewer system will begin as those parts are put into service. The sewer system will be maintained with the same frequency and level of effort as comparable parts of the system in other parts of the City.

Capital Improvements

The construction of other capital improvements shall be considered by the city in the future as the needs dictate on the same basis as such capital improvements are considered throughout the city. Developing areas will follow subdivision regulations and water and sewer extension policies.

Street Lights

The City will work in cooperation with Texas Utilities to install and maintain streetlights under the same policy as now exists elsewhere in the City. The City will pay the electricity costs of all streetlights in public right-of-way.

Traffic Control

The City will install and maintain traffic signals, traffic signs, street markings and other traffic control devices as needs are established by appropriate studies and standards. These activities will be coordinated with the Texas Department of Transportation (TxDOT) just as they are within other parts of the city limits.

Maintenance of Existing Roads & Streets

The Street Division of the City of Waco will provide the maintenance of existing roads and streets, drainage and regulatory signs on the effective date of annexation. The same basis and level of services currently provided throughout the City will be adhered to as follows:

1. Emergency maintenance of streets to include repair of hazardous potholes, ice and snow monitoring of major thoroughfares necessary for traffic

flow.

2. Routine maintenance of public streets and rights-of-way performed within the City.
3. Street sweeping services will be performed approximately six times per year under current funding for streets with curb and gutter.
4. Installation and maintenance of traffic signs, street markings and other traffic control devices as the need is established by appropriate study and traffic standards.

Private streets, including ingress/egress easements, access easements, common areas, common driveways and anything else which has not been specifically dedicated and accepted as public right-of-way, will not be maintained by the City. Public streets will be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized and scheduled based on a variety of factors, including surface condition, transversibility, age, traffic volume, density of dwellings per block, adjacent street conditions and available funding. Any necessary rehabilitation or reconstruction will be considered on a citywide priority basis.

Environmental Services

The Environmental Services Division of Water Utilities will provide services to the proposed annexation area on the effective date of annexation. These services include the administration of the EPA's Industrial Pretreatment Program, administration of the National Pollutant Discharge Elimination System Program (i.e., Storm Water Program), provide assistance to the Treatment of Water and Wastewater Divisions of the Water Utilities Department, and administer On-Site Sewage Facilities Permits as authorized agent for McLennan County (i.e. septic systems).

Maintenance of Parks & Recreational Facilities

The City of Waco will maintain any city park and/or recreation facility that is located within the annexation area on the effective date of annexation on the same basis and at the same level as similar facilities are maintained throughout the City.

Provision for Other City Services

Other City services that may be provided by the city such as planning, inspection, code enforcement, animal control, library, parks and recreation, municipal court, and general administration will be made available on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

Election Voting Services

The annexation area is located within McLennan County, Precinct 60, with all portions located within the Midway Independent School District. McLennan County Precinct 60 has approximately 3,803 registered voters, with 0 voters in the part that is being annexed. The City of Waco precinct adjoining this proposed annexation site is Precinct 60, and lies within Waco City Council District III. When this area is annexed, this annexation portion of Precinct 60 will share share a polling place

with Precinct 60, Robinson Community Center, 106 W. Lyndale Ave, Robinson TX The annexation area will be evaluated during the re-districting process in order to accommodate voters and provide the same level of service as throughout the city.

Uniform Level of Services

The listed elements of this plan shall not require the city to provide a uniform level of full municipal services to each area of the city, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

**METES & BOUNDS DESCRIPTION
ANNEXATION TRACT**

BEING a 3.0006 acre tract of land situated in the Carlos Ocampo Survey, Abstract No. 32, City of Waco, McLennan County, Texas, being all of a called 2.50 acre tract of land (Tract One), and all of a called 0.50 acre tract of land (Tract Two), both described in the Warranty Deed with Vendor's Lien to KFMM, LLC, recorded in Document No. 2010034877, Official Public Records, McLennan County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap (illegible) found at the south corner of the said called 2.50 acre tract of land, being in the northwest right-of-way line of Bagby Avenue, a variable width right-of-way, and being at the east corner of Lot 5, Block 3, Central Professional Park Addition, an addition to the City of Waco, Texas, according to the plat recorded in Document No. 2009014209, said Official Public Records;

THENCE North 47°22'48" West, departing the said northwest right-of-way line, along the southwest line of the said called 2.50 acre tract of land, and along the northeast line of said Lot 5, a distance of 331.38 feet to a 1/2-inch iron rod found at the west corner of the said called 2.50 acre tract of land, being on the southeast right-of-way line of Texas Central Parkway, a 120-foot wide right-of-way, and being at the north corner of said Lot 5, and being at the beginning of a non-tangent curve to the right having a central angle of 8°44'27", a radius of 3876.27 feet, a chord bearing and distance of North 64°14'41" East, 590.78 feet;

THENCE in a northeasterly direction, along the northwest line of the said called 2.50 acre tract of land, and along the said southeast right-of-way line, with said curve to the right, at an arc distance of 454.44 feet passing the north corner of the said called 2.50 acre tract of land, and the west corner of the said called 0.50 acre tract of land, and continuing along the northwest line of the said called 0.50 acre tract of land in all a total arc distance of 591.36 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the beginning of a non-tangent curve to the right having a central angle of 93°25'49", a radius of 80.00 feet, a chord bearing and distance of South 64°37'54" East, 116.47 feet;

THENCE in a southeasterly direction, along the northeast line of the said called 0.50 acre tract of land, with said curve to the right, an arc distance of 130.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the beginning of a non-tangent curve to the right having a central angle of 6°51'24", a radius of 25.00 feet, a chord bearing and distance of South 15°09'56" East, 2.99 feet;

THENCE in a southeasterly direction, continuing along the said northeast line, with said curve to the right, an arc distance of 2.99 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being on the aforementioned northwest right-of-way line of Bagby Avenue;

THENCE South 42°37'48" West, along the said northwest right-of-way line, at a distance of 157.03 feet passing the south corner of the said called 0.50 acre tract of land, and the east corner of the said called 2.50 acre tract of land, from which a 1/2-inch iron rod found bears North 67°35'04" West a distance of 0.23 feet, and continuing along the said northwest right-of-way line in all a total distance of 582.15 feet to the **POINT OF BEGINNING** and containing 3.0006 acres or 130,706 square feet of land more or less.

The bearing system for this survey is based on the Texas Coordinate System of 1983, Central Zone 4203.

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