



Revision Date: 9/2024

Voluntary Annexation Request

The City of Denison requires annexation as a condition of extending municipal water, wastewater and/or other utility services to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility services will be provided to the annexed property under the same terms and conditions as for other property located within the City of Denison.

Requests for annexation are considered solely by City Council, who has full discretion in granting or denying the Petition. Their decision to grant the petition shall be based, in part, on staff recommendation.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code.

For information regarding the City's annexation process, please contact the Community & Development Services Department at 903-465-2720 ext. 2519 or the Executive Assistant/Deputy City Clerk at 903-465-2720.

Annexation Fee \$750.00 – *Annexation must be completed prior to extension of water, wastewater, and/or other utilities.*

Contents:

Part A: Application Information

Part B: Annexation Property Evaluation & Anticipated Development Information

Part C: Annexation Petition



**City of Denison
Developer Acknowledgement Form**

I, _____, am aware and agree that I am solely responsible for all development costs related to this project, including but not limited to fees and costs related to site development and construction, plan review, construction inspections and testing, improvements necessary to offset impacts from my development, contribution to master plans, impact fees, and any other costs and/or fees related to my development and the impact to existing neighborhoods and infrastructure in the City and the Extra Territorial Jurisdiction (ETJ).

**Owner/Project Representative
Printed Name**

Date

Signature

Part B: Annexation Property Evaluation & Anticipated Development Information

1. Property Addresses:

Please list all property addresses associated with the proposed annexation property.
(Attach a list of additional property addresses, if necessary.)

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____
- i. _____
- j. _____
- k. _____

2. Nature of Existing Property:

Property Location: _____ Number of Acres: _____
 Existing Land Use: _____
 Proposed Land Use and Purpose of Annexation: _____

Current Assessed Valuation of Land: _____
 Improvements: _____
Total: _____

_____ Check if this property does not currently contain any structures, then proceed to #3.

a.) Residential (existing)

_____ Check here if there are no residential structures on the property.

- No. of Units _____
- No. of Lots _____ or Acres _____
- Single-Family _____
- Duplexes _____
- Four-Plex _____
- Patio Homes _____
- Townhouses _____
- Apartments _____

b.) Office and Commercial (existing)

_____ Check here if there are no office or commercial structures on the property.

- Size (Sq. Ft.) _____
- Structure _____
- Exterior Site Improvements _____
- _____
- Total Site Coverage** _____

c.) **Institutional (existing)**

_____ Check here if there are no institutional structures on the property.

Size (Sq. Ft.) _____

Structure _____

Exterior Site Improvements _____

Total Site Coverage _____

d.) **Industrial (existing)**

_____ Check here if there are no industrial structures on the property.

Size (Sq. Ft.) _____

Structure _____

Exterior Site Improvements _____

Total Site Coverage _____

3. Anticipated Development

a.) **Platting Status** (*Please check the applicable box below*)

_____ A plat pertaining to this property has been submitted to the Community & Development Services Department for review

_____ A plat pertaining to this property will be submitted to the Community Development Department in the near future

A plat will not be submitted within the next 6 months

b.) **Zoning Status** - Please note that properties are annexed as Agricultural "AG", unless zoning reclassification is requested by the property owner in conjunction with annexation.

_____ If a zoning reclassification is desired in conjunction with the annexation process, please check this box and contact the Community Development Department.

Will zoning changes be required and requested in the future to accommodate anticipated development?

_____ Yes If yes, please describe: _____ acres of _____

_____ No

c.) **Residential (anticipated)**

_____ Check here if no residential structures are anticipated on the proposed property.

No. of Units _____

Value of Units _____

No. of Lots or Acres _____

Total Estimated Value _____

Single-Family _____

Duplexes _____

Four-Plex _____

Patio Homes _____

Townhouses _____

Apartments _____

Total _____

d.) Office and Commercial (anticipated)

_____ Check here if no office and/or commercial structures are anticipated on the proposed property.

Size (Sq. Ft.) _____
 Unit Value (\$/Sq. Ft.) _____
 Total Estimated Value _____
 Structure _____
 Exterior Site Improvements _____

Total Site Coverage _____

e.) Institutional (anticipated)

_____ Check here if no institutional structures are anticipated on the proposed property.

Size (Sq. Ft.) _____
 Unit Value (\$/Sq. Ft.) _____
 Total Estimated Value _____
 Structure _____
 Exterior Site Improvements _____

Total Site Coverage _____

f.) Industrial (anticipated)

_____ Check here if no industrial structures are anticipated on the proposed property.

Size (Sq. Ft.) _____
 Unit Value (\$/Sq. Ft.) _____
 Total Estimated Value _____
 Structure _____
 Exterior Site Improvements _____

 Total Site Coverage _____
 Estimated Number of Employees _____

g.) Staging of Anticipated Development (In %)

	Current	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 10	Yr. 20
Residential	_____	_____	_____	_____	_____	_____	_____	_____
Office / Commercial	_____	_____	_____	_____	_____	_____	_____	_____
Institutional	_____	_____	_____	_____	_____	_____	_____	_____
Industrial	_____	_____	_____	_____	_____	_____	_____	_____

Part C: Voluntary Annexation Petition

(Please print or type.)

City Clerk/Deputy City Clerk
City of Denison
300 W Main
Denison, TX 75020

Mayor and Council:

I, the undersigned property owner(s) with an ownership interest greater than 50% of the hereinafter described tract(s) or parcel(s) of land (collectively, the "Property"), and on behalf of any and all other property owners with interest in such Property, hereby voluntarily petition the City Council of the City of Denison, Texas, to annex the Property thereby extending the present city limits and extraterritorial jurisdiction so as to include as part of the City of Denison, Texas, the Property, containing approximately _____ acres of land, described as follows:

Insert Legal Description

as more particularly described in Exhibit 1, attached hereto.

I desire to enter into a written agreement for municipal services with the City of Denison pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code, decline said development agreement and still requested annexation.

I further certify and attest that I have the authority to petition for annexation for the Property and have been provided such authority by others that have ownership interest in the Property subject to this request/petition. I further certify that the above-described Property is contiguous and adjacent to the City of Denison, Texas, is not located within the corporate limits or ETJ of any other municipality or other special district, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S):

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

STATE OF TEXAS §

§

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 on behalf of the Owner.

Given under my hand and seal of office this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC in and for the
STATE OF TEXAS

Printed Name

My commission expires: _____

FOR OFFICE USE ONLY:

Date of filing with City: _____ **Received by:** _____

Case No.: _____

EXHIBIT 1
Property Description and Depiction