

## Notice of Public Hearing

Notice is hereby given that two public hearings will be held by the Floresville City Council for the purpose of considering annexation of approximately 1,600± acres of land in four general areas under the 2019 Municipal Annexation Plan, generally described as follows: 1) The US 181 Corridor north, approximately 543 acres, from the current city limit at CR130 to CR 131; 2) SH 97 East Corridor, approximately 328 acres, from the current city limits east to the John Deere Dealership; 3) a 682.4 ac area along Goliad Rd in between incorporated areas of the City and to the south of CR 101 from the current city limits to the San Antonio River; and an area adjacent to the current city limits along SH 97; and, 4) a 43 acre area along US 181 from the current city limits south to Katy Lane. Non annexation development agreements are being offered to owners of property with an agricultural exemption, in accordance with Texas Local Government Code §43.035.

The first public hearing will be held **June 8, 2017**, at **6:00 p.m.** and the second hearing will be held on **June 22, 2017** at **6:00 p.m.** Both hearings will be held Lauro G. DeLeon Event Center, 600 Hwy 97 West, Floresville, Texas. All interested parties are hereby notified and invited to appear and be heard concerning the proposed annexation.

# 2019 Municipal Annexation Plan – City of Floresville, Texas

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## Purpose and Intent

The purpose of this document is to describe the City of Floresville Municipal Annexation Plan. Portions of this text have been adapted directly from the City of San Antonio Annexation Policy document, as many sections of that source document succinctly describe some of the fundamental questions about annexation. The policy content of this document, however, reflects the considerations of the City of Floresville.

The Annexation Plan is a document, required by state statute (Texas Local Government Code §43.052), which must be adopted before certain types of annexation may be pursued by the City. This document is referred to as the "Municipal Annexation Plan", or MAP, for short.

The Annexation Plan implements the policy presented in the City's Adopted Future Land Use Plan, which describes the priority for annexation based upon strategic considerations of growth patterns, transition and development of land uses, utility infrastructure and service areas.

The intent of the Municipal Annexation Plan is to meet statutory requirements for the annexation of land.

## Background

Annexation is the legal process that adds land to the corporate limits of a city. Annexation allows formerly unincorporated properties to receive municipal services such as police protection, fire protection, and garbage collection.

Controlled annexation can yield a more logical land development pattern responding to population growth and economic development opportunities, while minimizing urban sprawl and ensuring effective delivery of services.

The extraterritorial jurisdiction (ETJ) is a legally designated area of land located a specific distance beyond a city's corporate boundaries that a city has authority to annex. State statutes define the size of the ETJ boundaries according to a city's population. The statutes allow a one-mile ETJ for home rule cities of less than 25,000 population. Floresville falls within this category and thus claims a one-mile ETJ.

### Impact of Annexation

- Annexation provides for the more efficient provision of public services and infrastructure necessary to develop land and consequently the tax base for the City, the region, and the state.
- After land is annexed, the City can apply zoning to the property.
- Through subsequent application of City zoning controls, annexation prevents the establishment of incompatible development patterns, while protecting existing and future land uses. Annexation, therefore, can be used as a growth management tool by promoting orderly development patterns which results in increased property values.

### Implementation

To be annexed, the land must be within the annexing municipality's ETJ and must be contiguous to the City limits, unless the land is owned by the City. The annexation incorporates an area into the Floresville city limits and offers full municipal services including emergency response, public facilities, and

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maintenance of roadways and stormwater/drainage services. The City enforces all ordinances and assesses property taxes as well as sales taxes.

Annexations can be initiated by either the property owner (voluntary) or the City (involuntary).

Voluntary/Owner-Initiated: A process initiated by private property owners who petition the City to annex their property into its corporate limits.

Involuntary/City-Initiated: A process in which the City initiates annexation where the affected property owners may not desire to initiate a petition. The City may initiate annexation to correct boundary irregularities, encourage desired economic development, or to regulate development that could be detrimental to orderly growth or have adverse impacts on the City. The statute establishes the process by which an involuntary annexation must adhere.

The statutory process requires areas to be identified on a plan, requires a plan for providing service to these areas, and completion of an inventory of existing facilities, as well as notice and hearing requirements. The annexation of any areas in the plan must be completed before the 31st day after the third anniversary of the area's inclusion in the annexation plan. However, some annexations can be approved without being included in the Annexation Plan, such as sparsely developed areas with less than 100 residential tracts or voluntary/owner-initiated annexations.

## Municipal Annexation Plan

The following sections describe the grouped areas for consideration under the 2019 Municipal Annexation Plan of the City of Floresville. This Plan is titled “2019” based upon the “third anniversary” deadline described in the statute. The areas are split based upon approximate/relative geographic location (i.e. N, S, E, W) and based upon other considerations, such as the need to offer multiple non-annexation development agreements to ag exempt property owners, and the limits of the City's utility service area.

### Area N1

This area is contiguous to the existing city limits along US 181 North and would fill a gap in the current city limit where voluntary annexation has not happened. The area lies within the current wastewater utility service area for of the City of Floresville. It lies within the Oak Hills Water Supply Corporation (WSC) service area for water service. It is indicated in Priority Area 1 of the City's adopted Future Land Use Plan. There are 2,925 LF of streets in this area approximately with a total approximate area of 143,287 ft<sup>2</sup>.

### Area N2

This area is contiguous to the existing city limits along Business 181 North and would fill a gap in the current city limit where voluntary annexation has not happened. The area lies within the current utility service area for water and wastewater of the City of Floresville. It is also indicated in Priority Area 1 of the City's adopted Future Land Use Plan. There are no public streets in this area.

### Area N3

This area is contiguous to the 2015 voluntary annexations along US 181 North and extends to CR 131 at the north. The area lies within the current utility service area for water of Oak Hills WSC, though within

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the City of Floresville wastewater service area. It is indicated in Priority Area 1 of the City's adopted Future Land Use Plan. There are 16,487 LF of streets in this area approximately with a total approximate area of 1,886,295 ft<sup>2</sup>, including the US 181 right-of-way.

## **Area W1**

This area is contiguous to the current city limits and consists primarily of agricultural areas and large-lot residential uses. The area lies within the current utility service area for water and wastewater of the City of Floresville. The City will initiate an offer of a Non-Annexation Development Agreement as required under the statute to property owners with eligible property exemptions. There are 5,300 LF of Goliad Rd in this area approximately with a total approximate area of 318,000 ft<sup>2</sup>.

## **Area W2**

This area is contiguous to the current city limits and consists primarily of agricultural areas and large-lot residential uses. The area lies within the current utility service area for water and wastewater of the City of Floresville. The City will initiate an offer of a Non-Annexation Development Agreement as required under the statute to property owners with eligible property exemptions. There are 2,500 LF of streets in this area approximately with a total approximate area of 150,000 ft<sup>2</sup>.

## **Area W3**

This area is contiguous to the current city limits, includes a portion of the SH 97 right-of-way, and an "infill" area of residential properties. The area lies within the current utility service area for water and wastewater of the City of Floresville. There are no properties claiming an agricultural exemption, according to the 2015 Wilson County Appraisal District roll. There are 1,196 LF of SH 97 right of way in this area approximately with a total approximate area of 140,172 ft<sup>2</sup>.

## **Area S1**

This area is contiguous to the current city limits and includes a portion of the US 181 South right-of-way. The area contains primarily subdivided, residential properties. The area lies within the current utility service area for water and wastewater of the City of Floresville. There are no properties claiming an agricultural exemption, according to the 2015 Wilson County Appraisal District roll. There are 7,526 LF of streets in this area approximately with a total approximate area of 625,028 ft<sup>2</sup>.

## **Area E1**

This area is contiguous to the current city limits and includes a portion of CR 329 and Bluebonnet Drive. The area is mixed, single-family residential, institutional and agricultural use. The area is within the city's water and wastewater utility service areas, with water mains currently in place and in service. There is one identified agricultural exemption property within this area. There are 3,716 LF of streets in this area approximately with a total approximate area of 234,395 ft<sup>2</sup>.

## **Area E2**

This area is contiguous to the current city limits and includes a portion of SH 97 east. There are 17 properties identified with an ag exemption. The area is predominantly single-family residential and small agricultural use. It is identified for potential commercial land uses in the City's Future Land Use Plan. It is within the City's water and wastewater utility service areas. There are 2,226 LF of SH 97 in this area approximately with a total approximate area of 171,590 ft<sup>2</sup>.

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## Area E3

This area is currently not contiguous to the city limits, and would include a portion of SH 97 east right-of-way. The area is predominantly single-family residential and small agricultural use. It is identified for potential commercial land uses in the City's Future Land Use Plan. It is within the City's wastewater utility service area, but the S S Water Supply Corporation Water Service Area. There are 1,778 LF of SH 97 in this area approximately with a total approximate area of 135,631 ft<sup>2</sup>.

## Land Area Summary

The following table summarizes the current city limit area, the most recent annexations and non-annexation development agreement related history, and the proposed annexations.

### Summary

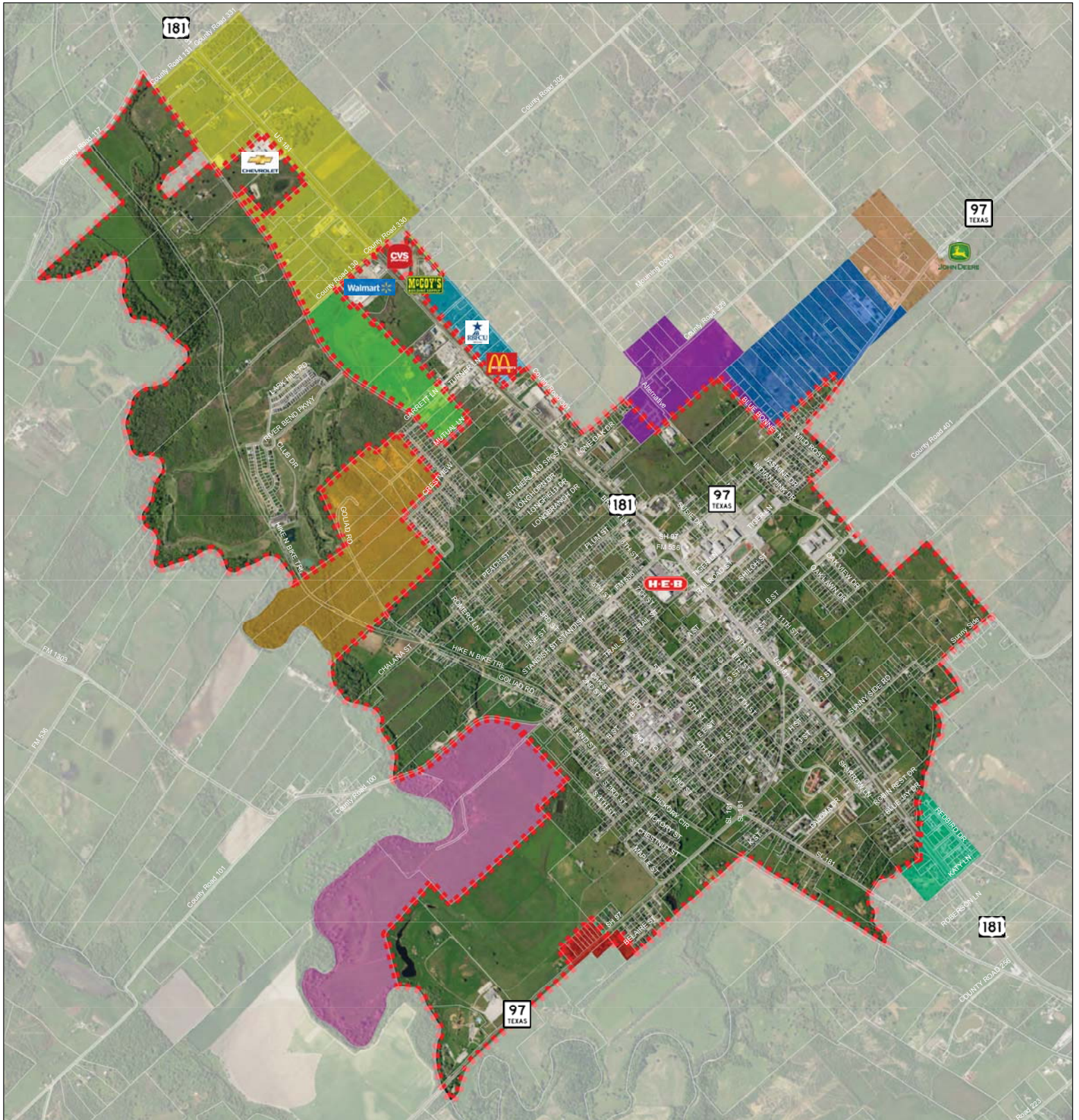
<b>January 1, 2015 City Limit Area</b>	3610.15	ac
<b>2015 Annexations (Voluntary)</b>	941.08	ac
<b>2015 Annexations (Involuntary)</b>	0.00	ac
<b>January 1, 2016 City Limit Area</b>	4551.23	ac
<b>Area Available for Annexation (10% x 3 years)</b>	1341.68	ac

### 2019 Municipal Annexation Plan Areas

<b>Total Parcels</b>	214	
<b>Number of Ag Exempt</b>	36	
<b>Total Private Acreage</b>	1593.52	ac
<b>Non-Ag Exempt Area</b>	662.76	ac
<b>Ag Exempt Area</b>	930.76	ac
<b>Area Boundary</b>	1692.22	ac
<b>Estimated ROW Area</b>	98.7	ac

The schedule for the proposed annexations, as described in statute is included as Appendix A: Schedule.

The areas are described in the attached Appendix B: Maps.



**Legend**

2016 City Limit

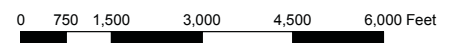
Parcels (WCAD)

**Annexation Area**

- |    |    |    |    |
|----|----|----|----|
| E1 | N1 | S1 | W3 |
| E2 | N2 | W1 |    |
| E3 | N3 | W2 |    |



# City of Floresville, Texas 2019 Municipal Annexation Plan



## **FREQUENTLY ASKED QUESTIONS ABOUT ANNEXATION**

### **What is the purpose of the annexation?**

As the areas in the extraterritorial jurisdiction (ETJ) get busier with growth, the City sees a need to offer regulation and services to ensure that growth is orderly. The City is following the state law to provide a Municipal Annexation Plan which sets forth a three-year time period for completing the annexation.

### **How does the City have the authority to annex my property?**

The legislature established the rules for cities to be able to annex. These are found in §43 of the Texas Local Government Code. Specifically, the City is following §43.051 and the ensuing sections for this process.

### **What is the purpose of first public hearing? What about the second public hearing?**

Both hearings are an opportunity to ask questions about the annexation process and present the City Council with your position relative to the proposed annexations.

### **Do I need to come to the public hearing? Is there another way to provide my comments to the Council?**

The public hearing is for your convenience to speak directly to the Council and hear what the Council, city staff, and others have to say. Your attendance is not mandatory. You are always welcome to submit written comments to the Council or City Manager.

### **Is the Council taking action on the annexation at these public hearings?**

No, the hearings are for public input only. There is no action scheduled until August/September of 2019.

### **Will my taxes go up?**

Once an effective date is set, your property will be subject to City taxes at the adopted rate at that time.

### **How much will they go up?**

The tax depends on the value of the property and the tax rate. The tax rate is set by the Council each year. The 2016 tax rate was 0.3625 per \$100 of valuation. For example, at that rate, a \$150,000 property valuation following exemptions and caps would be subject to a \$543.75/year city tax bill.

## **FREQUENTLY ASKED QUESTIONS ABOUT ANNEXATION**

### **What if I have an ag exemption on my property?**

If you have an ag exemption, the City is required to offer an agreement that would allow your property to remain in its current agricultural use and defer annexation until the property is developed in some way, or the term of the agreement (which may be as long as 43 years). If you have recently filed for an ag exemption or would like more information, please contact the city manager.

### **Is the City going to make me take my septic tank out of service and connect to sewer?**

The current proposal is that septic systems can remain while they are still functional. If they are no longer functioning and a the sewer system is located within 500 feet, a sewer connection must be made.

### **I currently have water service from a Water Supply Corporation. Will I have to change my water service provider?**

No, your water service provider will remain the same. For example, if you are in the Oak Hills WSC service area and are a current customer of theirs, you will continue to receive water service from them. Moreover, if you are in a WSC service area as defined by their CCN and are not currently taking service for the property, when you are ready to start taking service, it will be through them and not the City of Floresville. Whom you take water service from is not a question of being in the city limits or not, but whose service area you are in.

### **Who pays to extend water and sewer lines?**

The normal process is that the development of property (creating a subdivision, for example) triggers the need for an extension, and this is done at the developer's expense. The City may consider the extension of utilities in certain cases.

### **Will I have to call a different number in case of an emergency?**

No. For emergency services, you dial 911. The City and County use the same 911 system.

### **When will the annexations go into effect?**

The Council can take action on the annexation as early as August 26, 2019 and as late as September 24, 2019. The Council may set an effective date to correspond with the beginning of a calendar year or a fiscal year for the purposes of administration and coordination with other agencies. For example, the City may wish to set an effective date of October 1, 2019 to coincide with its budget year; or it may wish to set an effective date of January 1, 2020 to coincide with the calendar year.