

CITY OF FLORESVILLE
THREE-YEAR ANNEXATION PLAN
SEPTEMBER 11, 2009

Prepared Pursuant to
Chapter 43 of the Texas Local Government Code

ANNEXATION

Annexation is a process by which a city extends its municipal services, regulations, voting privileges and taxing authority to a new territory.

WHY ANNEX?

Annexation is a means whereby a city can allow and manage growth. The following are some reasons a city would choose to annex:

- To provide municipal services to developed and developing areas
- To exercise regulatory authority to protect public health, safety and welfare as well as guide and assure orderly development
- To ensure that residents and businesses outside the corporate limits share the tax and maintenance burdens for facilities, streets, and utilities.
- To enable the city to regulate the subdivision and development of land in an expanded extraterritorial jurisdiction

ANNEXATION GOAL

To expand the corporate limits of the City of Floresville, responsibly, to insure appropriate growth, quality residential and commercial development and equitable distribution of the cost of municipal services.

POLICIES

The following are General Annexation policies approved by the Floresville City Council in February, 2005.

- A. The City shall pursue an annexation program that adds to the economic stability of the city, protects and enhances its quality of life, and protects its environmental resources.
- B. The City shall adopt a proactive position in utilizing the tool of annexation, prior to development, to control the type, quality, and location of development in areas currently outside the city limits.
- C. The City shall pursue a systematic annexation process to promote orderly growth and the provision of municipal services and to preserve the city's fiscal position.
- D. The City shall use development policies such as utility extension policies and impact fees to encourage growth consistent with the City's ability to effectively manage such growth.
- E. The City shall annually update the three-year Annexation Plan and the five-year Annexation Review Program.

- F. The City shall perform a fiscal impact analysis and provide a service plan for all areas proposed for annexation.
- G. The City shall consider annexation of areas that would provide an economic advantage to the City.
- H. The City shall consider annexation of an area to protect environmentally sensitive areas and to better regulate the quality of the development in the area.
- I. The City shall consider annexation of areas before development occurs.
- J. The City shall consider annexation of an area in the immediate path of growth to prevent undesirable development patterns.
- K. The City shall consider annexation as a means of managing growth and providing zoning controls.
- L. The City shall consider annexation of an area to increase the quality of life, upgrade utility facilities, and provide the necessary services to meet the specific needs of the residents in the extra-territorial jurisdiction.
- M. The City shall oppose the creation of new municipalities, special purpose districts and water or wastewater utilities and municipal utility districts within the extra-territorial jurisdiction unless the City determines it cannot provide the necessary services.
- N. The City shall guide the growth in the extra-territorial jurisdiction by focusing infrastructure spending in less environmentally sensitive areas and into “preferred growth corridors.”
- O. The City shall adopt an administrative site plan review process for the purpose of making sure that proposed developments in the extra-territorial jurisdiction are consistent with the policies of the Master Plan, the Capital Improvements Program, and all applicable ordinances.

PURPOSE OF THREE-YEAR ANNEXATION PLAN

The purpose of the Three-Year Annexation Plan is to clearly articulate to elected and appointed city officials, city staff, and the general public the current intent of the City of Floresville with respect to future unilateral annexations.

This Three-year Plan may be used as a guide for the City of Floresville with respect to the following:

- Comprehensive plan Strategies
- Growth management
- Boundary Changes
- City Water and Sewer Services
- Safety Services (Police, Fire, Ambulance)
- City Street Services
- General Services

The Three-Year Plan is intended to be a dynamic document that is flexible enough to allow the City to maintain a comprehensive approach to development and growth. The current incorporated area of the City

of Floresville is approximately 5 square miles in Wilson County. The Extra-Territorial Jurisdiction (“ETJ”) of the City of Floresville extends 1 mile from the corporate limits.

ANNEXATION PLAN AMENDMENTS

This Annexation Plan may be amended at any time per Section 43.052 of the Texas Local Government Code, which provides for the following:

- 1. Areas added to the Plan may not be annexed until the third anniversary of their inclusion in the Plan.**
- 2. If an area is removed from the Plan before the end of the 18th month after the month the area was included in the Plan, the City may not again include the area in the Annexation for 1 year.**
- 3. If an area is removed from the plan after the end of the 18th month after the month are was included in the Plan, the City may not again include the area in the Annexation Plan for 2 years.**
- 4. If an area is not removed from the Plan, but is also not annexed before the 31st day after the third anniversary of the date the area was included in the Plan, the City may not annex the area for 5 years.**

NOTIFICATION

The three-year annexation cycle begins on the effective date of plan adoption. Prior to the 90th day following the effective date of adoption, the City must notify each property owner in the affected area and each of the public or private entities that provide municipal services. In addition, the plan must be posted on the City’s internet website.

Notification to area service providers must include a formal request for information regarding the types of levels of services currently being provided. A comprehensive inventory of services and facilities is then derived from the information provided from each of the public or private entities. If a service provider fails to submit the required information within 90 days of receiving notification, the City is not obligated to include that information in its inventory.

The inventory then becomes a basis for determining levels of service to be provided under an annexation service plan. The City may monitor the services provided in an area proposed for annexation and verify the inventory information provided by the service provider. Only those services provided in the year preceding the date of plan adoption are to be included in the inventory. Once the inventory is complete, it must be made available for public inspection.

The City must conduct two annexation public hearings within 90 days of making the inventory available for public review. A preliminary service plan must be presented and explained at each of the hearings. After completing those hearings, the City of Floresville must then negotiate for those services to be included in the final service plan with five appointed representatives from each annexation area. The final service plan must be completed prior to the first day of the tenth month following completion of the inventory of services.

SERVICE PLANS

A Final Service Plan for each annexation area will be prepared in accordance with Section 43.052 of the Texas Local Government Code prior to annexation.

LAND AREA OF ANNEXATION

Floresville may annex up to ten percent (10%) of the amount of land area within its city limits each year up to a maximum amount of thirty percent (30%). Since the City has not annexed land¹, it can annex up to 30% percent of its current land area the first year it begins to annex (2011). Based on the current size of the City, which is 3,481 acres, the City can annex up to 1,044.3 acres in the first year (2012).

If the entire 30% is used, then the City may thereafter annex up to 10% each year. Should the city skip a year or not annex the entire available amount, it may be “rolled over” for future use, but should not exceed 30%. Since the City increases in size with each annexation, the 10% figure increases incrementally as well.

FUTURE POSSIBLE ANNEXATIONS

At this time, the City of Floresville proposes to include the following territory in the City’s Three-year annexation Plan. The City of Floresville may annex certain properties where an exemption exists.

SUMMARY OF ANNEXATION AREAS (SEE MAP)

Area	Approximate Acreage	Date Added to Plan	Earliest Date to Annex	Deadline to Annex
Area A-1	+/-105	August 31, 2009	August 31, 2012	October 12, 2012
Area B-1	+/-103	August 31, 2009	August 31, 2012	October 12, 2012
Area C-1	+/-116	August 31, 2009	August 31, 2012	October 12, 2012
Area D-1	+/-208.5	August 31, 2009	August 31, 2012	October 12, 2012

FURTHER ANNEXATION DETAILS:

Area A-1: Approximately 105 acres
Commonly known as: The Parks Subdivision, located along Sunnyside Drive.
The Parks Subdivision is approximately 140 acres total, with 35 acres currently in the City Limits, and 105 outside the City Limits.

Area B-1: Approximately 103 acres
Commonly known as: Hwy 181 Business
The length of the annexation is approximately 1 mile from the current City limits.

Area C-1: Approximately 116 acres
Commonly known as: 4A/Community Center Property, located along HWY 97W adjacent to City Park.

Area D-1: Approximately 208.5 acres
Commonly known as: White Wing Vista, located at the corner of CR 302/CR309

¹ The ten percent annual limitation does not apply if the area is annexed at the request of the property owners, or a majority of the qualified voters of the area, or a majority of qualified voters and the owners of at least fifty (50%) of the land in the area (“voluntary annexations”) or is owned by the municipality, a county, the state, or the federal government and is used for a public purpose.

**INSERT ANNEXATION MAP HERE
FROM BURY + PARTNERS**

ANNEXATION WORKSHEET

	Action	Responsible Party	Date
1	Select Areas to be included in Three Year Annexation Plan; Review Plan	Staff/P&Z	August 5, 2009
3	Take action to adopt Three Year Annexation Plan and present recommendation to Council	P&Z	August 5, 2009
4	Present Three Year Annexation Plan;	P&Z/ Staff/ City Council	August 31, 2009
5	Take action to Adopt Three Year Annexation Plan	City Council	August 31, 2009
5	Post Three Year Annexation Plan on website	City Secretary	September 11, 2009
6	Receive list of all affected property owners from Wilson County Appraisal District	Staff	October 10, 2009
7	Send notice by certified letter to all property owners, public and private entities, and railroads. Post on website.	Staff	Before the 90 th day after Annexation Plan is adopted
8	Receive requested information from service providers (public and private)	Staff	90 days after the date utilities received notice/request
9	Complete inventory of services and make available for inspection	Staff	60 days after information received from utilities
10	Develop Preliminary Service Plan	Staff	Prior to public hearings
11	Post notice of 1 st public hearing (on website and in newspaper of general circulation)	City Secretary	On or after 20 days but at least 10 days before the hearing
12	Post notice of 2 nd hearing (on website and in newspaper of general circulation)	City Secretary	On or after 20 days but at least 10 days before the hearing
13	Hold public hearings	City Council	Not later than 90 days from completion of the inventory
14	Negotiate for provision of services	Staff	After hearings, before completion of final service plan
15	Complete final Service Plan	Staff	Before the 10 th month after the completion of the inventory
16	Annexation of the area	City Council	October 11, 2012