

1) What is a Municipal Annexation Plan (“MAP”)?

- Texas Local Government Code Sec. 43.052 requires that a municipality identify the areas it intends to annex Three (3) Years after it approves an Annexation Plan. An area identified in a MAP may not be annexed sooner than Three (3) Years after the date of the MAP’S adoption.
- Plans are subject to amendments to include additional areas to be annexed and/or delete areas already identified in the plan.

2) Some areas not included in a MAP may still be annexed.

- Examples of areas e which may be annexed without inclusion in the MAP include: (1) areas containing fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract; (2) areas annexed on a petition either of qualified voters or landowners; (3) areas the municipality owns, or an adjacent area on petition by a school district occupying such area.

3) When notices and public hearings are required.

- There are no specific legal requirements for notice, hearing, or procedure s to be followed before a MAP is adopted or amended. However, Texas law does require notice, hearings and compliance with established procedures before any area is annexed – which cannot be before the MAP’s third anniversary.

4) What happens after a MAP is adopted?

- No later than the 90th day after the municipality adopts or amends a MAP it must give **written notice to each property owner within the affected area**, and to each public or private entity that provides services within the area proposed for annexation, and each railroad company on the city’s tax roll that has right-of-way within the area proposed for annexation.
- Within 10 months, a **Municipal Service Plan** must be prepared that identifies the municipal services that will be provided to the area proposed to be annexed.

5) What authority does a city have to annex?

- Texas Local Government Code Sec. 43.021 gives authority to home-rule municipalities to annex adjacent territory, in compliance with Code requirements.
- Section 2.02 of Nolanville’s Charter also gives the City the authority to annex territory adjacent to the existing city limits boundaries.

6) Will landowners in annexed areas have to pay city taxes?

- Yes. The approved FY 2017-18 tax rate is as follows:

<i>Effective Tax Rate:</i>	\$0.5265 per \$100
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That represents \$526.50 for property valued at \$100,000.00 by the Bell County Appraisal District. Taxes would not be due to the City until after the annexation, no earlier than 3 years from the adoption of the MAP's.

7) Which services will I receive from the City?

- The City will prepare a Service Plan that explains the types of services newly annexed properties will receive. Property owners do not pay for a rate-based service until they are connected to that service. The services must be consistent with the level of service already provided within the city limits.
- Nolanville will provide the following services:
 - Police protection
 - Fire protection and emergency services (provided by contracts established on behalf of the City)
 - Solid waste collection
 - Street maintenance
 - Enforcement of environmental, health, and safety codes
 - Land planning, including enforcement of zoning, subdivision, and other planning and building related codes. Land development will be in accordance with comprehensive plan.
 - Parks and recreation facilities and planning

8) Will annexed property be subject to zoning regulations upon annexation?

- Yes. According to Nolanville's Zoning Ordinance, any newly annexed territory will be automatically classified as R-1 Single Family Standard District until action is taken to reclassify the zoning district (Sec. 104.1).
- Any lawful uses and structures existing at the time of annexation may continue, even if they are not permitted under current City ordinances. These nonconforming or "grandfathered" uses and structures are subject to the following provisions (Sec. 710.3):
 - No nonconforming structure may be enlarged in a way which increases its nonconformity.
 - If a nonconforming structure is damaged to an extent of more than 50% of its replacement value, it may not be reconstructed except in conformity with the provisions of the Zoning Ordinance.
 - If a nonconforming structure is moved any distance, it shall thereafter conform with the provisions of the Zoning Ordinance.
 - Nonconforming uses may continue but may not be expanded.
 - If a nonconforming use ends it shall no longer be allowed.
- Nonconforming lots that do not conform in size or area to the provisions of the Zoning Ordinance may have new buildings and structures constructed as long as they meet the requirements for the particular zoning district in which they are located. The lot must be in separate ownership and not of continuous frontage with other lots in the same ownership (Sec. 710.2).

9) Will landowners need to obtain permits for new construction or improvements to my land?

- Yes. Once an area is annexed, any new construction or improvements are subject to the standards specified in the City of Nolanville's ordinances, including, but not limited to, Subdivision and Building Code regulations.