

2011

# CENTER ANNEXATION PLAN

Our Next Twenty Years

Planning Period 2011 to 2031.



## INTRODUCTION

This annexation plan is designed to begin a conversation with the city council regarding potential growth and annexation in the City of Center. As Center continues to experience rapid growth and economic activity in and around the city, the council should take active measures to capture this growth and be able to ensure equitable taxation, representation and standardized service within the city limits. This involves developing retail outlets and residential construction. To help encourage standardized development, the city can engage in a long term annexation campaign. This plan attempts to put this in perspective for the council's consideration on the long term future of the city.

The plan is organized by initially evaluating where the city limits could conceptually be extended to at their farthest point in the next twenty years based on existing land usage. This approach is to try to predict what areas of the city will develop and that the city will desire to negative or speculative growth. Some of these areas are already developed and others may develop in future years of this plan. The plan takes that into consideration and then gives a timeline of when the annexation may take place over the next twenty years.

The plan will make an attempt to predict the future land use of those areas inside of the extra territorial jurisdiction (ETJ) and gives an indication of what type of land the City may be annexing and when. The plan will also present what infrastructure needs to be constructed in reaction to and in anticipation of new growth and development.

A template will be created for each tract of land to be annexed. Included in this template will be specific analysis on:

- A description of and justification for annexing the tract;
- A detailed service plan for how the City will provide full municipal services to the tract;
- The predicted cost of the infrastructure installation, if applicable;
- How much additional value will be added to the tax roll, based on 2010 appraised values, and;
- How much additional population will be added to the city as a result of the annexation program.

Finally, annual updates to the plan will be organized into specific tracts of land proposed to be annexed during the specific year or period. This information will include a rationale behind the proposed annexation, a legal description of the property (if it is available), when the proposed tract is scheduled to be annexed, what is the anticipated property value in today's dollars and how much property or sales tax and utility fund revenue will be generated or lost for the city. A service plan and timeline will be provided for each proposed tract, all according to statutory requirements.

Section 43.056 of the Texas Local Government Code requires cities to complete a service plan that provides for the extension of full municipal services to the area to be annexed. The plan must include a program under which the municipality will provide municipal services equitable to those provided to other similar properties within the current city limits in the annexed area no later than 2 ½ years after the effective date of annexation, unless certain services cannot be reasonably provided within that period and the city proposes a schedule for providing those services. If the city proposes a schedule to extend the period for providing certain services, the schedule must provide for the provision of full municipal services no later than 4 ½ years after the effective date of annexation.

These services include:

Police protection;

Fire protection;

Emergency medical services;

Solid waste collection, except that collection may be performed by private solid waste management provider for the first 2 years;

Operation and maintenance of public water and waste water facilities that are not in the service of another water or wastewater utility;

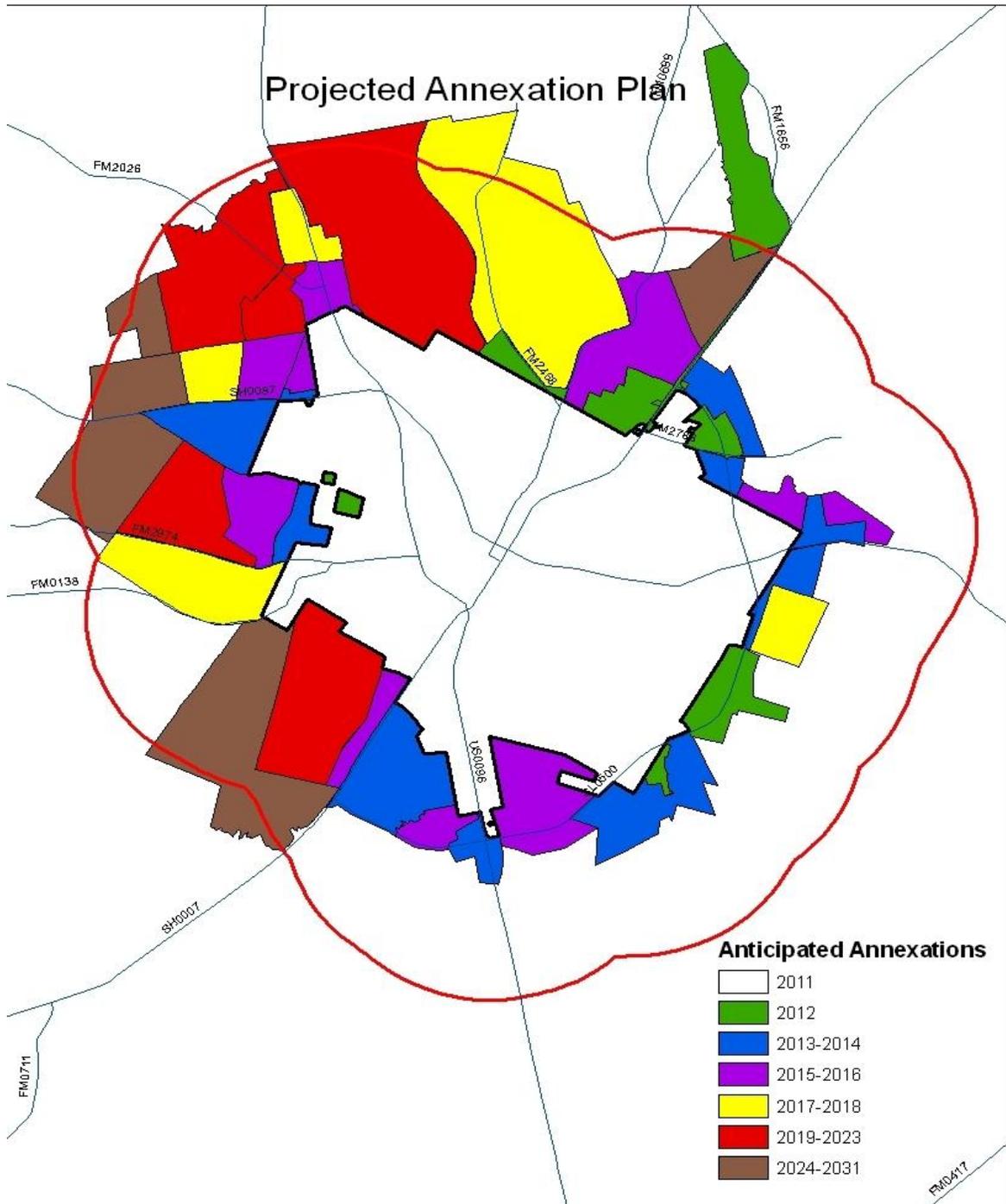
Operation of public roads and streets, including road and street lighting;

Operation and maintenance of public parks, playgrounds, and swimming pools, and;

Operation and maintenance of any other publicly owned facility, building, or service.

## ANTICIPATED CITY LIMITS IN 2031

The anticipated city limits of the city of Center are projected to not extend greatly from its existing extra territorial jurisdiction. Most growth in the city is not expected to go farther than that boundary in the next twenty years. Most of the proposed annexation will be on the city's west and north side. If new thoroughfare construction takes place, that will further open up the north side of the city for private investment.



## ANTICIPATED FUTURE LAND USE

The future land use map categorizes land use as residential, commercial and light or heavy industrial. The theory behind predicting land use is that use and population density are determined by transportation corridors. Commercial and or industrial activity takes place closest to the road frontage. As you move farther away from the main corridor, then a residential population starts to develop which is, at first, dense, and moves to less dense population as one moves away from the thoroughfare.

Along the northern side of the city, bordering the railroad line, is one of two areas anticipated to be future industrial usage. This area is in the vicinity of the proposed Loop 500 extension. Furthermore, this plan foresees a portion of Airport Road being reconstructed into a thoroughfare capable of carrying industrial traffic. The other industrial area identified in the future land use is adjacent to the General Shelter's facility. It is possible that other industries may locate there if Rough Rider Drive is extended to Hwy 87 and water and sewer services are extended.

There are numerous tracts anticipated to be commercially developed. These typically border the industrial areas or the main thoroughfares not used now as industrial. An example is the area along the US 96 north corridor.

The residential areas fill in the gaps of the future land use projection. However, the largest anticipated residential area is off Hwy 7 west. One other large residential tract is already used for such purpose. A third is expected to develop off the new Loop 500 extension.

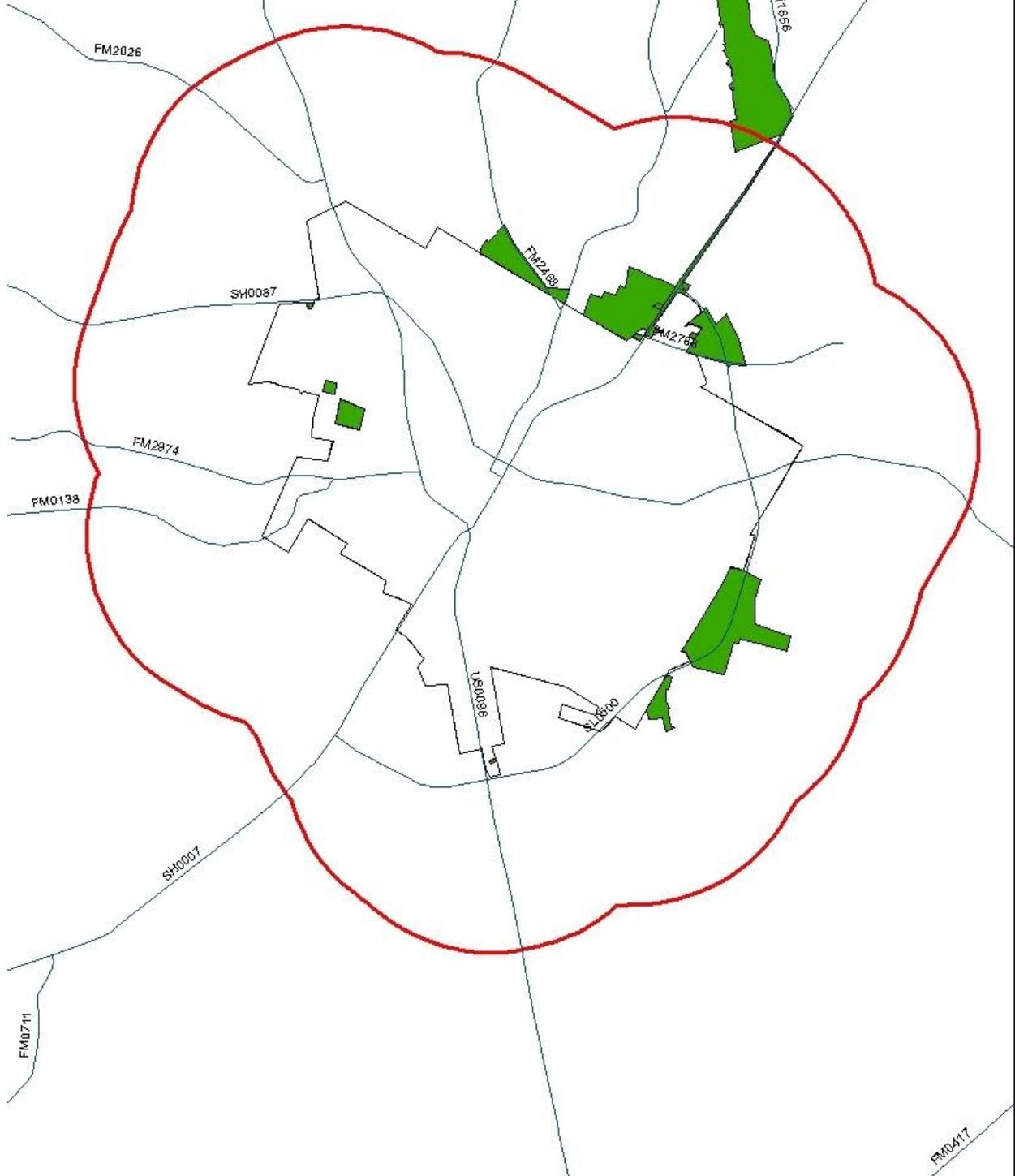
## ANNEXATION TIME FRAME

The next enclosed map shows how the annexation can proceed in an orderly fashion over the next thirty years. The green areas are the areas which need to be annexed immediately. Two of these tracts are donut holes in the city limits and needs to be corrected. The other one of key interest is the airport. The city can annex out to the airport, since it is city owned property, and have that area count towards its 10% area inside the city limits that the city can annex each year. The port-a-cool property off FM 2648 is not in the city limits and there was a gentlemen's agreement that this property would not be annexed for ten years in lieu of a tax abatement. The ten years has now expired and the city needs to move to annex this property. Finally, there are some areas around the Loop that need to be annexed to capture the most recent development in the city.

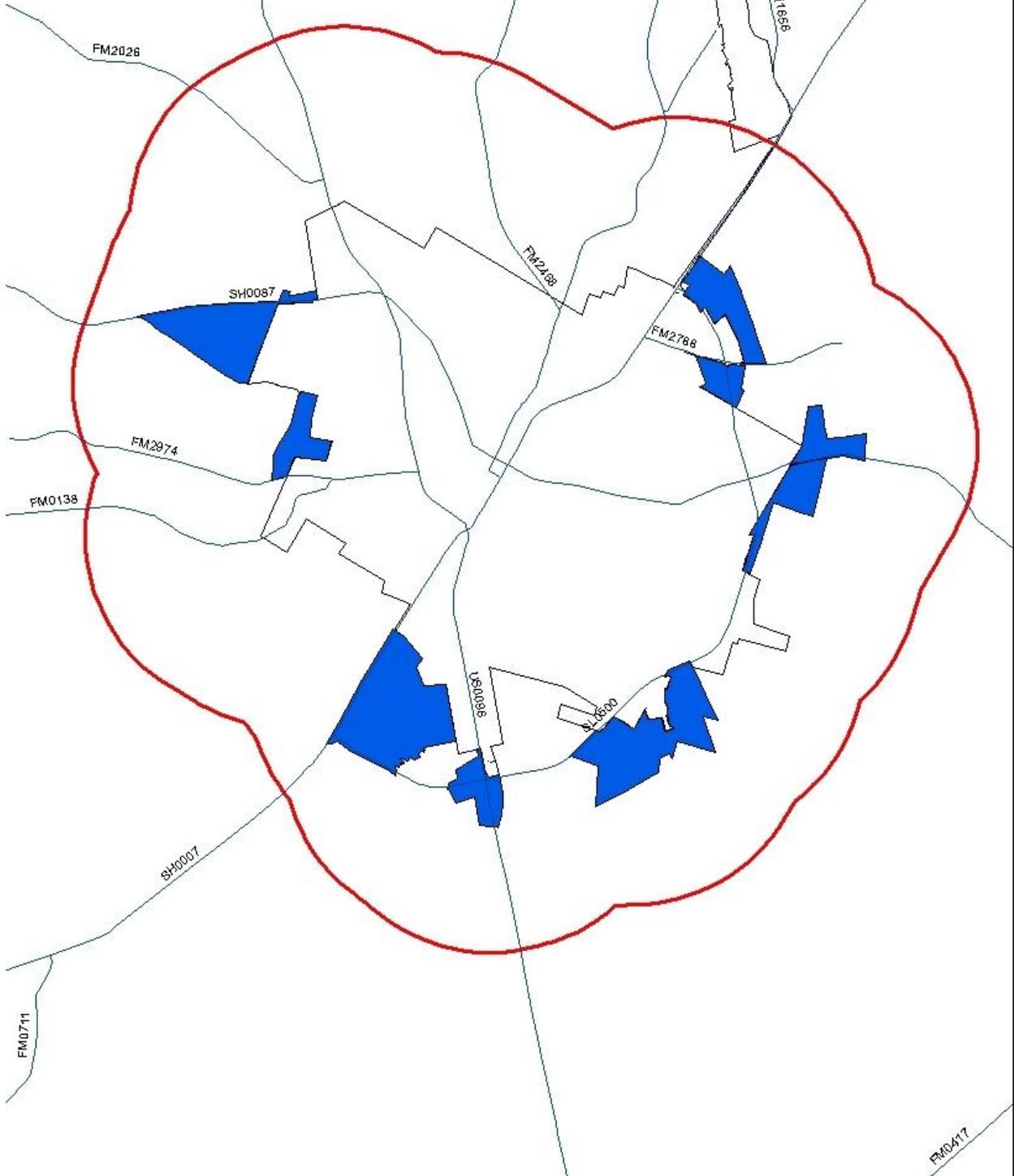
The areas in blue highlight certain tracts of land that are a little farther out. One of them is the Lakewood subdivision, which is currently served by city water, falls in this schedule, as well as some residential areas off Hwy 87 east, and down Neville Road south of the Loop. Finally some other areas west of town which are prime commercial areas are selected for annexation.

The other areas targeted for annexation are anywhere from four to twenty years out and involve some property that already has commercial or commercial development, but most of it involves area that is not currently developed and will take time to develop as the city continues to grow and construct new thoroughfares.

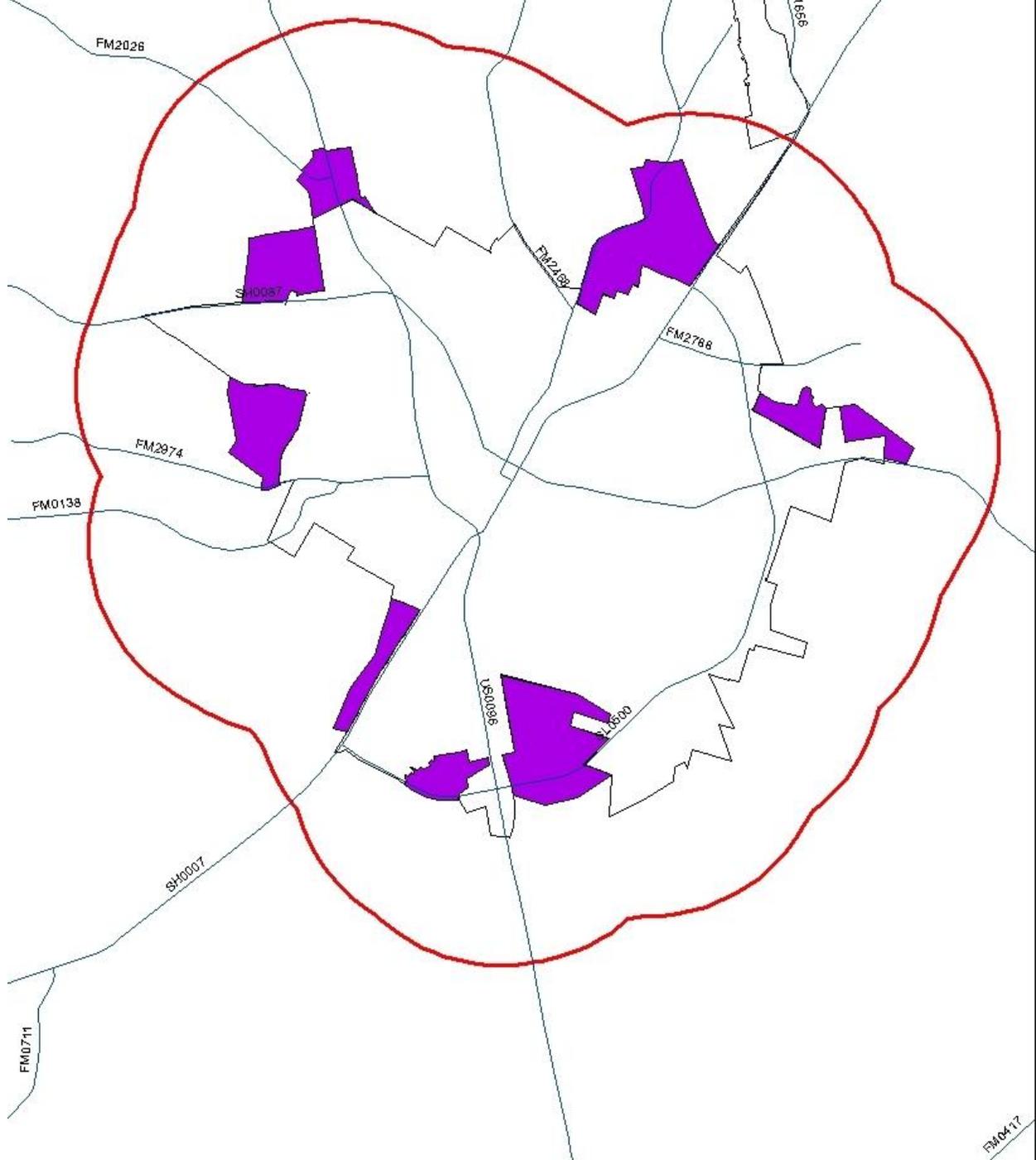
# 2012 Planned Annexations and Projected City Limits



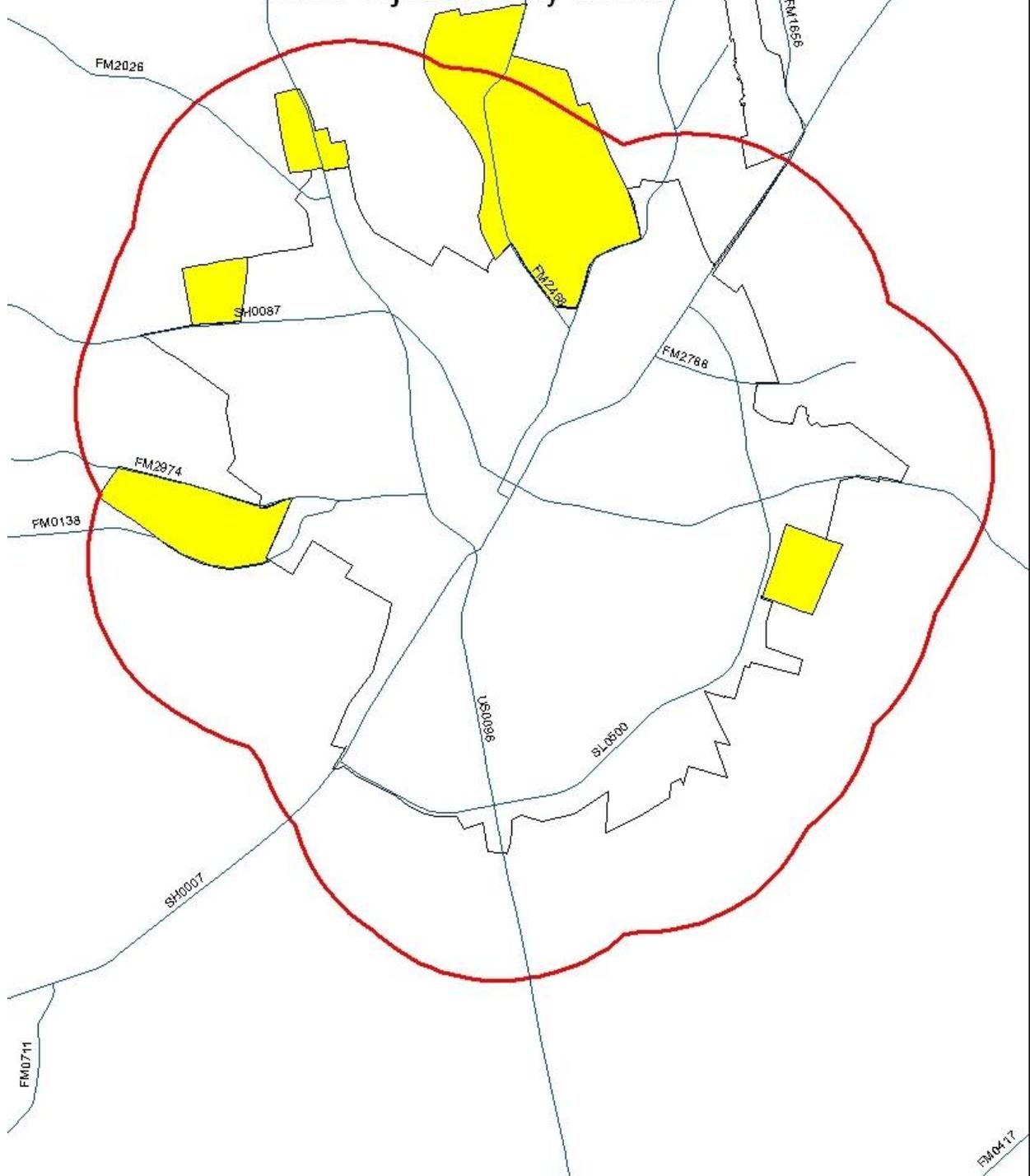
# 2013-2014 Planned Annexations and Projected City Limits



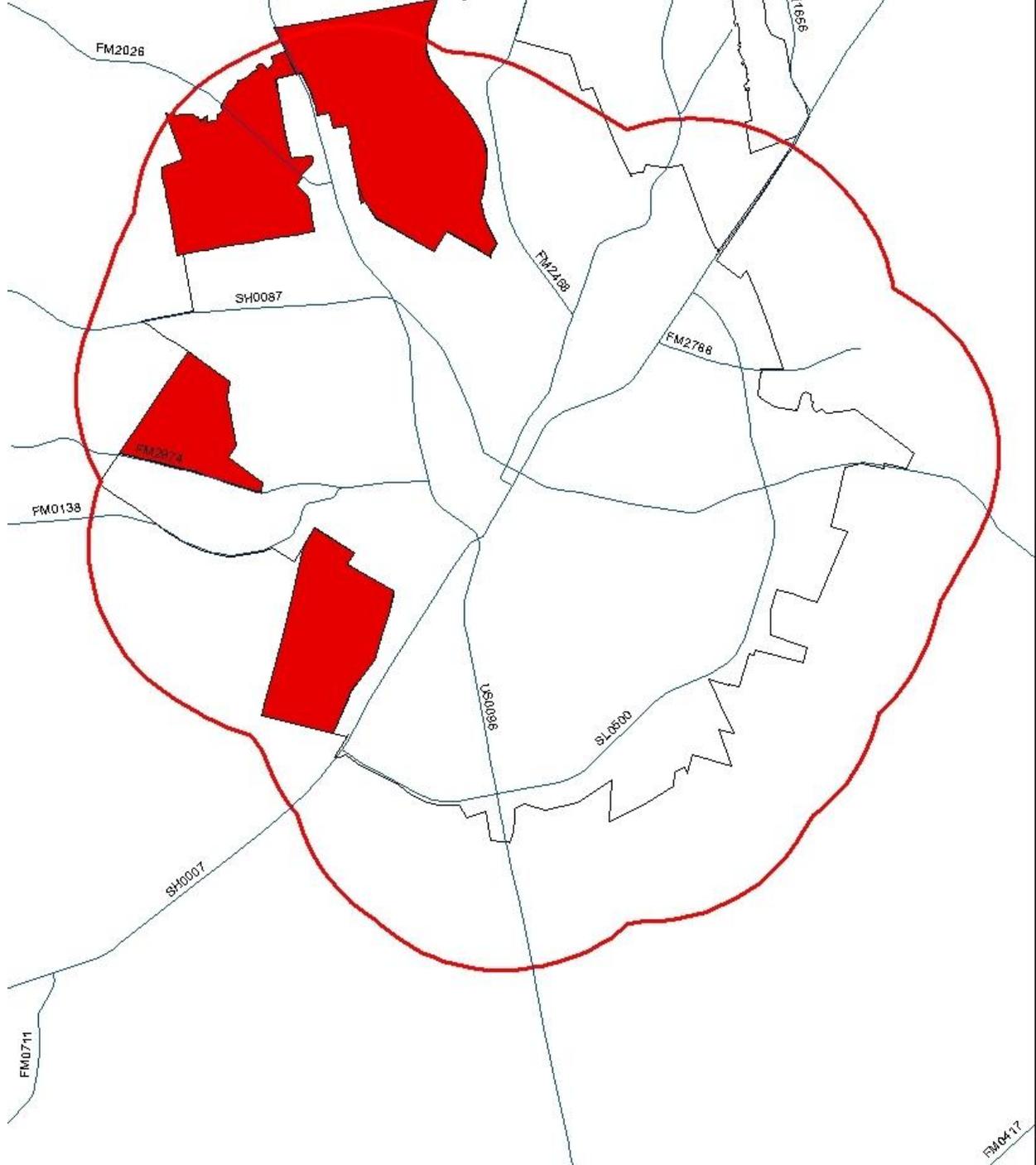
# 2015-2016 Planned Annexations and Projected City Limits



# 2017-2019 Planned Annexations and Projected City Limits



# 2019-2023 Planned Annexations and Projected City Limits



## NEW THOROUGHFARES

There are three new major thoroughfares that the city should consider building to encourage development and growth throughout the community. There is also one thoroughfare which that State of Texas has committed to constructing. By building new thoroughfares, new land will be opened up for future development, allow for greater mobility around the city, and ease congestion in the downtown area.

### CR 1000

CR 1000 starts at Arcadia Road and travels north towards Rough Rider Drive where it ends at the intersection of Rough Rider and Stadium Drive. It would be a natural corridor if the city were to acquire the right of way and reconstruct the road as a thoroughfare.

### Rough Rider Extension

The city should also look to extend Rough Rider Drive from where the pavement ends by Center Park, all the way back to Hwy 87 and to tie into the street by General Shelters that is concreted. This would allow for people to have a backway to enter or exit the city. The benefits would be that other industrial prospects could locate in that area behind General Shelters, or some small commercial development could begin to grow in that vicinity.

### Loop 500 Extension

The state of Texas has pledged that they will complete the Loop 500 extension project from where it ends at Hwy 7 back to US Hwy 96. It is unclear at this moment what exactly TxDOT's timeline is for this project but construction is projected within three years for purposes of this plan.

### Airport Road

Airport Road is currently a dirt road that begins at Hwy 87/Tenaha Street inside the city limits and extends to the north running parallel to the railroad. If and when the Loop 500 extension is completed, this road may serve as a natural location of an industrial thoroughfare. The land at the corner of the new loop and the railroad may become prime industrial property. The City may consider developing this into an industrial road immediately following the development of Loop 500.

## **ANNEXATION TRACT TEMPLATE: 2011 - 1**

### **JUSTIFICATION**

This section of the template will provide a brief justification for the annexation of the particular tract of land. This provides some information to the City Council and to the property owners being annexed why their property is being considered for annexation.

### **AREA DESCRIPTION**

This section briefly describes the existing land use of the property, whether it is commercial, residential, industrial, or agricultural. It should also describe the topography of the land and what roads and streets currently service the property. It should also provide information on how many acres of land is included in the proposed tract.

### **LEGAL DESCRIPTION**

The legal description of the property can be acquired from the Shelby Central Appraisal District. Upon creation of the annexation ordinance, city staff can pull the specific deed records and create a metes and bounds description of the property. If the tract is more complex, then a surveyor will have to provide a metes and bounds description.

### **PROCEDURE**

This section of the template will provide a description of how the City can move forward with an involuntary annexation. The exact timeline of annexation can be established by the Council. Generally speaking, the Texas Local Government Code says that the City must notify all of the property owners in the tract, hold two public hearings on the proposed annexation after publishing the appropriate public notices. Then the Council adopts the annexation ordinance. The Council may wish to provide a certain degree of notice to the property owners prior to the public hearings.

### **RESIDENTIAL INFORMATION**

This section will list approximately how many additional residents will be added to the City following the annexation.

### **PROPOSED SERVICE PLAN**

This section will provide information on the availability of municipal services: Police, Fire, Solid Waste, Water and Wastewater, Streets, Traffic Control, Street Lights, Parks, and Other Public Buildings. This is the part of the plan which will identify what infrastructure needs to be installed, if applicable, to provide services. It also will describe how the City will provide other non-infrastructure services.

### **PROPERTY VALUES**

As part of its consideration of annexing particular tracts of land, it will be insightful for the Council to know the property values in the particular tract. Based on this information, the City can make an approximation as to additional property tax revenue.