



Annexation Glossary

Full Purpose Annexation

Full purpose annexation is the process by which cities extend municipal services, voting privileges, full regulatory authority and taxing authority to new territory. The City regulates land development in its full purpose jurisdiction with zoning, engineering, environmental, land entitlement and building code requirements. An area under consideration for annexing must be within the City's extraterritorial jurisdiction and contiguous to the boundaries of the city.

Limited Purpose Annexation

Limited purpose annexation extends the City's planning, building, zoning, health, and safety regulations. The City assesses no taxes and the City is not required to provide full municipal services. Residents in this type of area may vote in City Council and Charter elections but may not vote on proposals to issue bonds, nor seek municipal office. Generally, areas annexed for limited purposes are annexed for full purpose jurisdiction after three years.

Voluntary Annexation

Property owners may petition the City to annex their property. The request for voluntary annexation requires at least 50% of the property owners' signature in the area up for consideration. To see the requirements for voluntary annexation, please download the Voluntary Annexation Guidelines. Contact our office for assistance prior to submitting a request.

Three-Year Municipal Annexation Plan

State law requires cities to adopt a three-year Municipal Annexation Plan (MAP) in order to annex territory. The process includes an inventory of existing services by staff, development of a service plan, property owner notification, newspaper publication of notice, two public hearings and ordinance approval. The development of a service plan may include negotiations of services with five residents appointed by the County Commission.

Areas Exempt from a Three-Year Annexation Plan

Areas falling under an exempt annexation category do not have to comply with the three-year annexation process. Exempt annexation areas are as follows:

- Areas containing fewer than 100 tracts on which one or more residential dwellings are located on each tract;
- Areas where more than 50% of the real property owners petition the City for voluntary annexation;
- Areas subject to an industrial district contract or strategic partnership agreement;
- Areas containing less than 1,000 feet in width that are annexed pursuant to agreements with adjacent municipalities;
- Areas located in a Colonia;
- Areas enclosed within a military installation;
- Areas in which the City believes it needs to protect from imminent destruction of property or injury to persons or areas containing a condition or use that constitutes a public or private nuisances; or

- By statute, areas classified as agricultural, wildlife management or timberland must be offered a development agreement.

Agriculture Development Agreement:

State law requires cities to offer a Development Agreement to area appraised by the tax roll as agriculture, wildlife management or timber management. If the landowner consents to the agreement, the City shall exclude the property from annexation for a number of years. The Agreement may include the term of the agreement and the landowner's consent to voluntary annexation at the end of the agreement term.

Annexation may proceed if land owners decline to enter into an agreement or if at any time landowner files any type of subdivision plat or related development document for the area