



City of Midland Annexation

Frequently Asked Questions

Q: Why is the City proposing to annex my land?

A: The majority of the land proposed for annexation in 2009 is located along two key arterial corridors – FM 1788 and SH 191. Both of these roads are “gateways” to the city. As such, the Council has proposed annexation in order to apply minimum standards of development as required under the City Code. A recent decision to construct a modern performing arts center located at the intersection of SH 191 and FM 1788 is part of the Council’s decision to annex.

Q: What benefits come with annexation?

A: The City of Midland is required to provide immediate services as follows: animal control, police, optional solid waste pick up, zoning, building permitting and associated inspections (electric, plumbing, foundation, etc), and code enforcement. Fire and health related services are already provided through a city/county agreement.

Q: How will my property be zoned?

A: The City Council established the initial zoning of property as part of the annexation process. When land is undeveloped the Council typically zones the land FD, Future Development District. This is a holding zone until a more permanent zoning is placed on the property. If land is already developed it is typical the appropriate zoning based on the use of the land is applied. This is not always true. Some properties will be zoned into a district that does not allow the current use. However, land uses that are annexed into the city are permitted to continue under a “non-conforming” status until the use is discontinued.

Q: How soon may I expect City utility services?

A: Newly annexed properties are treated in a similar manner as properties that are already in the City. That is, the extension of water and sewer lines, as well as the paving of streets and drainage systems is the responsibility of the property owner. Some exceptions to this policy occur when oversize service lines and

heavily used roadways are needed by the public. In these cases the Council has participated in the cost of development. As a general rule, the level of City participation does not exceed 30% of the cost.

Q: What about buildings, building materials and other city requirements?

A: Once land is annexed, building permits are generally required for construction. Building permits are administered through the City's downtown offices. The cost of the permit is directly related to the cost of construction. The City will apply its adopted site plan and building materials standards when non-residential development is proposed. These standards include the use of certain non-metal building materials (wood, concrete block, stucco, etc) on the building exterior. Metal buildings are permitted in areas zoned for industrial use. Required landscaping and proposed business signs are regulated by the city as part of the property development process.

Q: What happens to my property appraisal?

A: The Midland Central Appraisal District establishes property valuation for tax purposes. Annexation of land does not automatically increase valuation. City taxes would be due after January 1, 2011. The current city tax rate is \$.04859 per one hundred dollar valuation. Thus, using a sample property near FM 1788 and BI-20, a property valued at \$324,200 would pay \$1,575.28 in City taxes. In some cases, where a property owner has a water agreement with the City and the rate is 1.5 times the in-city rate, the taxes will be less than the cost paid for water delivery.

Q: What are the next steps in the annexation process?

A: Under state law two public hearings are required to allow public comment. Shortly after these hearings, the City Council will place property annexation ordinances on a regularly scheduled meeting agenda for consideration and action. At this time, the land proposed for annexation will be brought into the City and the initial zoning will be established.

Q: Is the City going to require me to mow my land?

A: If a property is greater than 7½ acres AND is located adjacent to developed land a 175' portion adjacent to the developed land will need to be mowed and maintained. If the property is smaller than 7½ acres it will need to be mowed and maintained entirely.