

Annexation Strategy Town Hall

City of Rockdale, Texas

September 21, 2017

Annexation Background

Why the need to annex?

There are many reasons that a city must annex surrounding areas as it and the areas around it grow.

- To Provide areas for future expansion
- To accommodate growth
- To assert zoning or other regulatory control
- To secure tax base, revenue sources
- To protect an area

Rules that must be followed

- Only area in the City's Extra-Territorial Jurisdiction can be annexed.
- Annexation areas must be contiguous to the city's corporate limits.
- 10% of total land area can be annexed annually except when City has not annexed in the past two years, then it is up to 30% of land area. Government property is not included in the total, nor are voluntary annexations. *Rockdale is currently 2,593 acres; the City could annex a total of 778 acres in the first year of annexations since it has not annexed any areas in the past 3 years.*
- Strip annexations less than 1,000 feet in width are prohibited unless initiated by the owner of the land or the city is contiguous to the strip on at least two sides.
- Must follow public hearing and notice process prescribed by State law to annex an area.

Objectives to consider

- Areas that are developed or partially developed should be evaluated upon social, visual, and fiscal impacts.
- The ease by which areas can be served by extending public services or by the reasonable extension of utility lines.

- Place emphasis on highly visible areas, such as along major thoroughfares or freeway corridors.
- Establish a phasing and priority plan for those areas that are suitable for annexation.
- Rely upon the Comprehensive Plan to inform future growth and land use decisions and policies.

What does our Comprehensive Plan tell us?

Section 5.7 of the City's 2012 Comprehensive Plan provides guidance on where the city should grow and what are the main objectives to consider.

- Develop programs and procedures to stimulate more grouping of residential construction into a given geographic area.
- With so little property currently zoned for nonresidential use, it is critical that additional land be set aside for non-residential use.
- Consider annexation of portions of the Future Growth Area shown on the Future Land Use Plan map for the purpose of encouraging nonresidential development.
- Consider rezoning/acquiring land to allow more commercial or light industrial development in close proximity to the Rockdale airport.
- Consider acquiring land for new parks, open space, and public use areas as this will be necessary if such projects or to be developed.

Area Descriptions

Industrial 1 – 178 Acres – This area is non-contiguous to the existing city limits and consists of vacant land and agricultural uses. This area is envisioned for industrial/commercial uses and has service extensions planned. It would be beneficial to manage growth in this area to mitigate future flood risk from Ham Branch and Rockdale Branch.

Industrial 2 – 186 Acres - This area is contiguous to the existing city limits and consists of vacant land and commercial uses. This area is envisioned for future industrial/commercial uses and has water service at its border and extensions are currently underway. It would be beneficial to manage growth in this area to mitigate future flood risk from Ham Branch and Rockdale Branch.

Rockdale Branch – 431 Acres – This area is contiguous to the existing city limits and consists of vacant land and agricultural uses. This area is envisioned for future commercial and residential uses. It would be beneficial to manage growth in this area to mitigate future flood risk from Ham Branch and Rockdale Branch.

East Rockdale 1 – 247 Acres – This area is contiguous to the existing city limits and consists of agricultural and commercial uses. This area has frontage on both the east side of US 77 and the north side of US 79.

East Rockdale 2 – 168 Acres – This area is contiguous to the existing city limits and consists of agricultural and residential uses. This area is envisioned for future industrial/commercial uses and has frontage on the south side of US 79 and the east and west sides of US 77.

Airport 1 – 576 Acres – This area is contiguous to the existing city limits and consists of residential and agricultural uses. This area is set aside for future neighborhood and highway commercial uses with a significant amount of frontage along US 77,

Airport 2 – 241 Acres – This area is contiguous to the existing city limits and consists of residential, commercial, and agricultural uses. This area is envisioned for future airport area industrial and commercial uses.

Ham Branch – 393 Acres – This area is contiguous to the existing city limits and consists of residential and agricultural uses. This area is envisioned for agricultural and airport area industrial uses.

Praesel – 157 Acres – This area is non-contiguous to the existing city limits and consists of a developed neighborhood residential area on east side of FM 487.

Little Ham Branch – 555 Acres – This area is contiguous to the existing city limits and consists of undeveloped agricultural land with a large lot residential on the west side of FM 487.

West Rockdale 1 – 412 Acres – This area is contiguous to the existing city limits and consists of agricultural areas and small commercial areas with a significant amount frontage along US 79.

West Rockdale 2 - 222 Acres – This area is contiguous to the existing city limits and consists of a developed residential area.

West Rockdale 3 – 374 Acres – This area is contiguous to the existing city limits and consists of a developed residential area and agricultural areas.

Allday 1 – 301 Acres – This area is contiguous to the existing city limits and consists of large lot residential areas on the west side of Allday Street.

Allday 2 – 348 Acres - This area is contiguous to the existing city limits and consists of large lot residential areas and agricultural areas on the east side of Allday Street.

Oak Park – 50 Acres – This area is contiguous to the existing city limits and consists of an established neighborhood residential area along and on the north side of US 79.

North Rockdale 1 – 214 Acres – This area is contiguous to the existing city limits and consists of a mix of large lot and small lot residential on the west side of FM 908.

North Rockdale 2 – 218 Acres - This area is contiguous to the existing city limits and consists of agricultural uses on the east side of FM 908. It would be beneficial to manage growth in this area to mitigate future flood risk from Ham Branch and Rockdale Branch.

Your Feedback

Now we want to hear from you to help develop an annexation strategy that the City of Rockdale should pursue over the next 1-3 years.

What 3 areas should be the **highest** priority for the City of Rockdale to annex?

What 3 areas should be the **lowest** priority for the City of Rockdale to annex?

Thank You!