

Basics of Annexation & Development Agreements



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What is Annexation?

- A legal process allowing a municipality to increase its geographic area.
- Two Types:
 - **Voluntary annexation** = annexation requested by property owners or inhabitants of an area.
 - **Involuntary annexation** = annexation initiated by the municipality without the consent of the owners / inhabitants.

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Purposes of Annexation

- **Provide** municipal services to a greater area.
- **Exercise** regulatory authority to better address public health and welfare concerns that affect the municipality.
- **Ensure** that those benefitting from city services share in the tax burden.
- **Prevent** substandard development and nuisances from existing just outside the city.

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Involuntary Annexation

- A home-rule municipality must follow the annexation procedures set out in ***state law*** and in its ***charter*** for involuntary annexations.

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Short History

- 1912: Home Rule amendment to Const.
 - Statutory authority to Annex.
- 1963: Municipal Annexation Act.
- 1987: Statute prohibiting strip Annexing.
- 1997 & 1999: “Mother of All Anx Battles”
- 2007: Must offer Agreement to Ag.
- 2017: All out **WAR** on Muni Authority.

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Texas Piracy!

- “Tyranny of Taxation w/o representation”.
- “Land Grab”.



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