

Chapter 12 – Annexation Policy

Section 12.1. - General policy.

It shall be the general policy of the city that no city services shall be provided to privately owned property which is not within the corporate limits of The City of Pine Forest.

Section 12.2. - Exceptions.

City services may be extended to privately owned property outside of the city when, in the opinion of the city council, such extension of services will provide:

- (a) Services necessary to allow the establishment of at least 20 full-time jobs that can reasonably be filled by residents of the city;
- (b) That an industry meeting the requirements set out in the Texas Municipal Annexation Act of 1963, as amended, shall enter into an annexation agreement;
- (c) That any employment-generating establishment shall provide for annual payments to be made in lieu of taxes for such services as may be provided as may be agreed to by the city council; and
- (d) That any property given such services shall agree to annexation within two (2) years of the date of the approval of such annexation agreement, unless the area in question has more than 99 single family dwellings, which will require three (3) years as reflected in Chapter 43 of the Texas Local Government Code.

Section 12.3. - Public property.

City services may be extended to public-owned property upon approval of the city council.

Section 12.4. - Fees for services.

Maintenance of streets, drainage, mowing and other city services shall be billed on an actual cost basis. The property owner(s) may, at their option, provide for such normal maintenance from other public or private sources.

Section 12.5. - Development requirements.

Property which is located outside of the city shall cause a subdivision plat to be made and approved before the city council shall consider an annexation agreement and contract for city services.

Section 12.6. - Land use restrictions.

No property may be served by city services unless the proposed use shall be in compliance with a development agreement that must be executed following a Petition for Annexation. In considering land use compatibility the existing codes for the City of Pine Forest shall consider the impact of the proposed use upon property which is within the city and can reasonably be affected by traffic, noise, light pollution emissions, flood control, and overall

impact of the use. In any case where property is proposed to be developed under an annexation agreement and contract for services and such property is adjacent to or within 1,500 feet of the city limits a public hearing shall be held by the City Council to provide an opportunity for landowners within the city to be heard. Such hearing shall be held by the City Council after proper notice shall have been given in accordance with Chapter 43 of the Texas Local Government Code.

If, after such public hearing, the City Council shall recommend against such annexation agreement it shall require a positive vote of three-quarters of the city council to approve such annexation agreement.