

Growth Strategies

General Update

2021

Background

- In 2017, the City Council discussed growth strategies pending State law changes and approved a resolution
- The Resolution directed Staff to proactively discuss annexation with ETJ property owners and to offer various agreements, as authorized by State law
- In December 2019, the City Council directed Staff to continue the City's growth strategy in regards to the Statutory Consent annexation process

Why Annexation?

- Critical to the health of the long-range tax base
- State law does not allow counties to meaningfully regulate new development
- Ensures more orderly growth
- Better distributes the costs of service provision, including costs of Fire & EMS
- Places more of the infrastructure cost on the development community so that city tax payers are not subsidizing ad-hoc ETJ development

Current Status

Area	Square Miles	Percentage
Ultimate Growth Boundary	76.85	100%
City Limits (today)	38	49%
Covered by Agreements	21.6	28%
Remianing ETJ & County	17.25	23%

Key Point: The ultimate growth boundary is the future city limits (i.e. it's all Celina)

Since 2017 . . .

- **Pre-Annexation Agreements: 506**
 - Acres: 6,372
 - Square Miles: 9.96
- **Annexations: 91**
 - Acres: 4,965
 - Square Miles: 7.75
- **Development Agreements: 24**
 - Acres: 7,819 Acres
 - Square Miles: 12.2

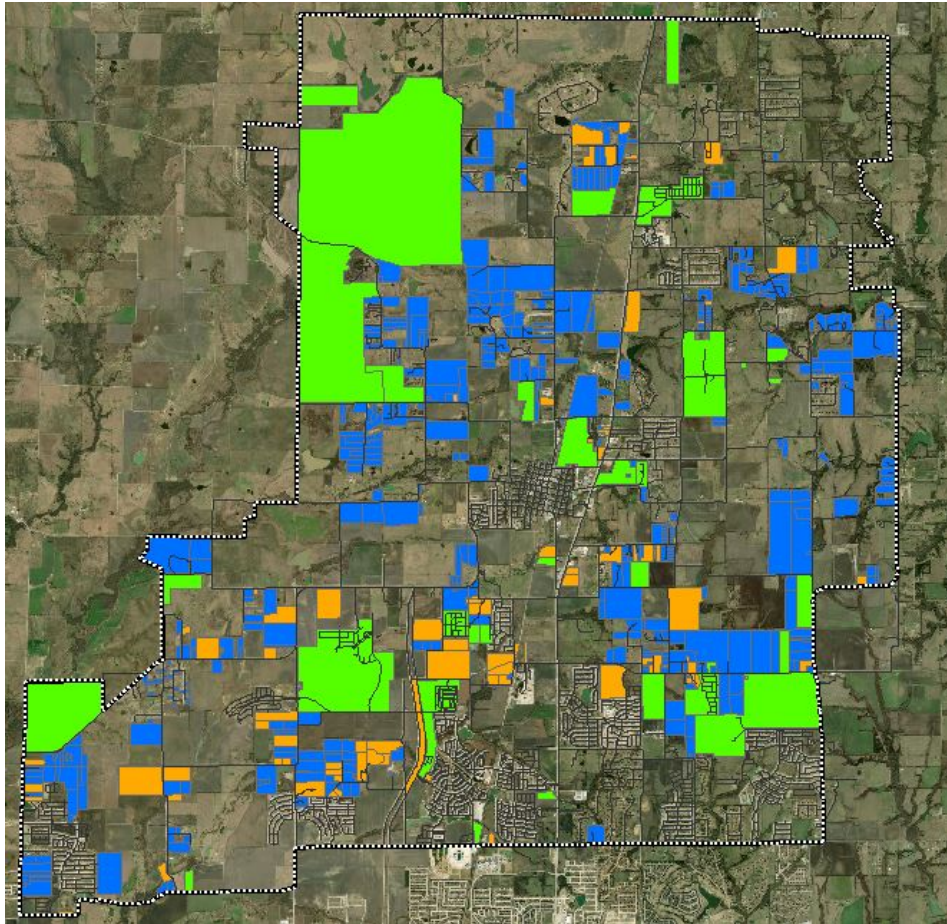
Location Map

Orange – Annexations

Blue – Deferrals

Green – DAs

**Since 2017 (thru 2021)*



Overview

The City approaches annexation with 2 primary strategies:

- ETJ letters that request a conversation
- Statutory Consent Annexation process

Some properties that do not participate in the first approach may end up in the second approach, but all properties begin with the first approach.

How it Works (ETJ Letters)

- Every ETJ property owner receives multiple points of contact requesting a conversation with Staff
- Nearly 600 property owners have found value in signing annexation deferral agreements that do not interrupt one's rural lifestyle
- Some property owners request immediate annexation and zoning
- However, some property owners do not respond to such requests, or share their preference to not enter into any agreement with the City

How it Works (Statutory Consent Annexation)

- State law allows a city to annex land if 50% of the owners petition for annexation
- Thus, if the City receives a petition for voluntarily annexation of 100 acres, an additional 100 acres may be attached to that petition, even if the property owners of the additional 100 acres do not care to be annexed, as State law considers it to be “statutory consent” (*so long as 50% is voluntary*)

Prioritization Methodology

For properties that get attached through the Statutory Consent annexation process:

- Only ETJ properties adjacent to, surrounded by, or in close proximity to City limits
- Only properties along major corridors or considered to be in the pathway of development in the near term
- Only properties that have received and not accepted annexation deferral offers from the City, including multiple follow-up attempts

Summary

- Celina, today, has assertive growth strategies that aim to protect the long-range tax base
- City staff is accessible, responsive, positive, and friendly when meeting or speaking with property owners regarding their options
- City tax payers currently subsidize ETJ properties