



Life Connected.

January 12, 2021

Dear Property Owner,

As you may be aware, the City of Celina is among the fastest growing cities in the nation, has an ultimate growth boundary of nearly 80 square miles, and the County Appraisal District records indicate that you own property, as depicted in the attached exhibit, that resides within the City's extraterritorial jurisdiction (ETJ).

Currently, the City is requesting your feedback and a conversation on various options related to potential agreements and/or potential annexation. Please note that the City has not instituted an annexation proceeding for your property, even though the City's long-range plans envision all properties within the ultimate growth boundary being in city limits, eventually.

Although there is value in being within the city limits, especially in regards to protections derived from zoning land use regulations, the City acknowledges that annexation may not be appropriate for every property owner at this time. Thus, enclosed, please find an agreement that defers annexation of the property for 15 years and allows the property to remain in the ETJ for that time period, absent meaningful development of the property.

The enclosed agreement functions to defer annexation for 15 years and allows for the continuation of one's residential and agricultural land uses. However, it does restrict any meaningful development of the property without formal annexation occurring first. For example, installing a swimming pool, adding a bedroom, or building a barn would still continue to be allowed. However, subdividing the land, creating a commercial operation open to the public, and other meaningful development would require annexation first (such as a concrete batch plant, mobile home park, a new neighborhood, or storage yard).

The City finds the ability to help inform future development to be of great importance, yet also does not wish to interrupt the rural lifestyle of property owners either. We believe that this agreement balances both interests by delaying annexation for 15 years, yet also by ensuring that undesirable land uses that might detrimentally harm surrounding property values do not occur without proper safety regulations applying.

The City understands that different property owners share different visions for their respective properties, and we hope to discuss those ideas with you at a time that is convenient in the near future. Again, the City is not commencing annexation proceedings

at this time, but we do hope to discuss options related to annexation deferrals, agreements that can secure entitlements, or even immediate annexation if the property owner desires to help protect and enhance property values through land use zoning.

If a property owner finds value in contractually guaranteeing that his/her property remains outside the city limits for 15 years, absent meaningful development, then the enclosed agreement can be signed, executed, and returned to the City. However, other options also exist, and agreements may also be customized, which is why City staff would appreciate the opportunity to discuss various options and answer questions. Please find below contact information for the appropriate staff members who can help assist in this matter. We kindly ask for the property owner to contact City staff by (Month, Day, Year), so that we can better prepare and adjust on-going annexation planning, especially for property owners that do not wish to be annexed at this time, or for property owners that desire to secure future entitlements.

Thank you for your time and consideration of this request, and we look forward to hearing from you so that we can continue the conversation.

Sincerely,

Jason Laumer, City Manager
City of Celina

Enclosure: Development Agreement with Exhibit A and B attached

Sent via:

- certified mail

City Staff Contacts:

Phone: (972) 382 - 3184

Dusty McAfee	dmcafee@celina-tx.gov
Ogi Colakovic	ocolakovic@celina-tx.gov
Madhuri Mohan	mmohan@celina-tx.gov
Raha Pouladi	rpouladi@celina-tx.gov