

THE TERRELL TRIBUNE

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Volume, 107 No. 6

1 Sections, 16 Pages

Saturday, March 4, 2023

www.terrelltribune.com

972-563-6476

Terrell, Texas 75160

75 Cents

City schedules annexation public hearings for March 20

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Public Information
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Kaufman County was recently named the fastest growing county in the nation. In order to address the need for roads and for police and public services to keep up with this re-

cord growth, City of Terrell officials have initiated annexation proceedings for multiple areas outside of the city limits. These annexations represent a proactive effort to match new land uses to available public services. Annexation is the process the city uses to expand the city limits.

Interested landowners are invited to attend one of two public hearings scheduled for March 20, 2023, one at noon and the other at 6 p.m. Both hearings will be held at the Jamie Foxx Performing Arts Center, 400 Poetry Road in Terrell. The hearings concern roughly 1,092 acres of land

proposed for voluntary annexation and roughly 6,210 acres of land proposed for grandfathered annexations.

"As we move forward with these hearings, I want to remind our community members that annexations are necessary to ensure orderly development of uses that are consistent with

the city's long-range goals for quality and mutually compatible land uses," said Mayor Rick Carmona. "The hearings are not for the city council to vote on annexations. These hearings will allow the city council an opportunity to hear from

See HEARINGS, 2A

Page 2A - The Terrell Tribune, Saturday, March 4, 2023

HEARINGS

FROM 1A

landowners whose properties are being considered for annexation. City staff will follow up with responses as necessary after the hearings. At this time, plans call for the city council to consider action on these annexations at their April 11, 2023 and April 18, 2023 meetings.

If annexations are approved by the council, all newly annexed property owners will not be on the Jan. 1, 2023 tax rolls with taxes due in early 2024. Properties will not be assessed any city taxes until the Jan. 1, 2024 tax rolls with taxes due in early 2025.

In addition, the council has

created an option program for landowners to be granted the opportunity to apply for a four-year reimbursement on their new city maintenance and operations property taxes on a sliding scale with a 100 percent reimbursement on the first and second years, 60 percent on the third year and a 30 percent reimbursement on the fourth year.

In addition, according to state law process, property owners with agricultural exemptions from the Kaufman County Tax Assessor will have the option to sign agricultural non-annexation agreements whereby the city delays annexation of officially des-

ignated agricultural land.

"We recognize that annexation can be difficult for property owners who had no way of anticipating paying city taxes when they purchased their land. We are striving to make the process easier by giving them some tax relief to allow them time to budget for this additional expense," said city manager Mike Sims.

Sims said the annexations will allow city officials the opportunity to develop road and transportation plans along with development so that traffic and public safety are addressed and designed to accommodate

growth.

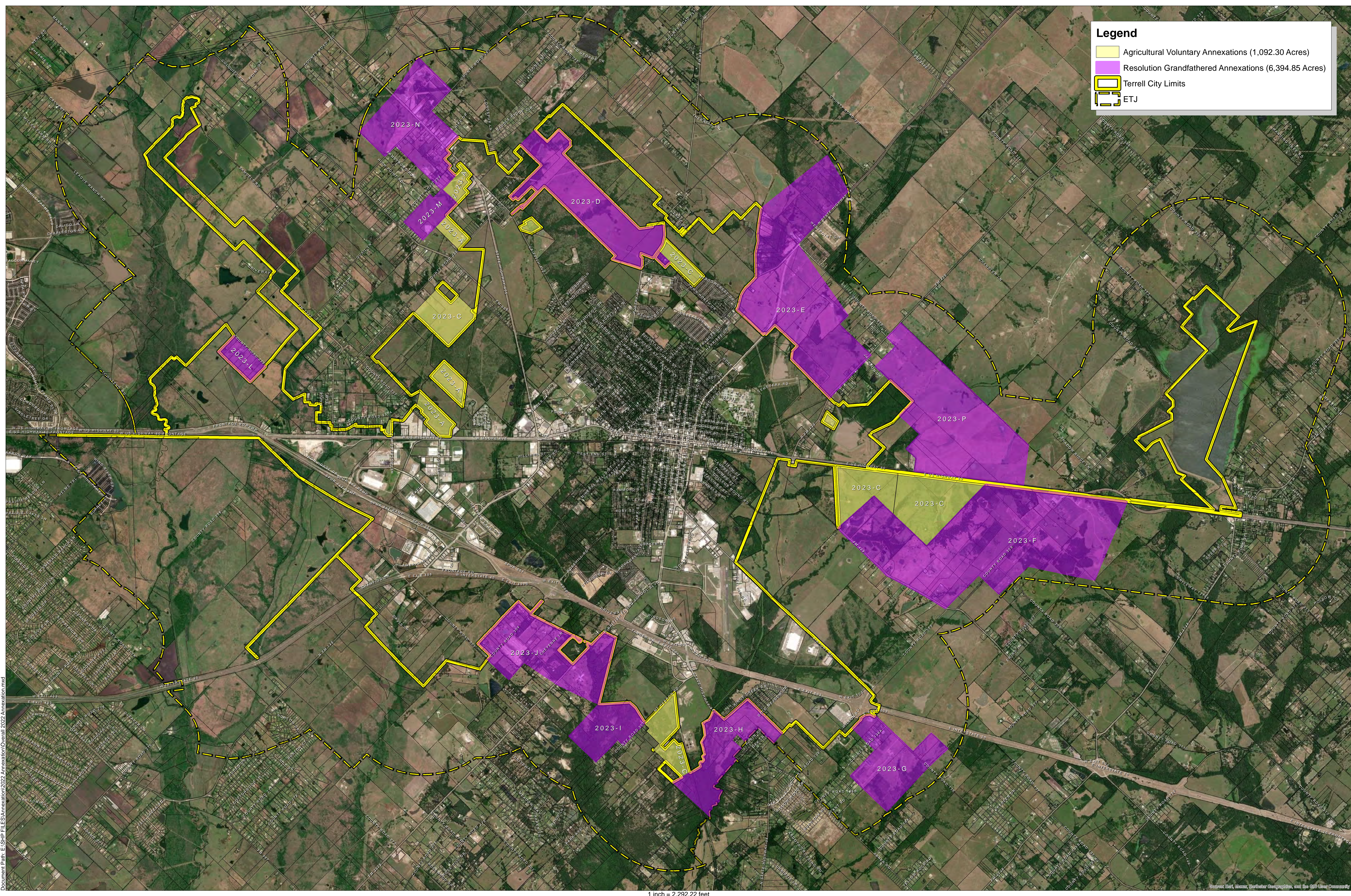
"Annexation isn't about the current landowner. Annexation is about the future developer who can build with no concern for the neighbors. Existing citizens and businesses have a clear interest in preventing haphazard growth, promoting consistent land uses, and preparing welcoming entryways. Growth trends and market forces demand the city take a proactive role to protect long-term property values by regulating the establishment of those businesses and high density uses that could be perceived as nuisances, against public

health and safety, or simply generating traffic beyond the capacity of the roadway system. If Kaufman County were not one of the fastest growing counties in United States, we would not be faced with pursuing these annexations, however, the development is coming and the city has to take a proactive approach."

The city is mailing annexation letters to impacted landowners during the first week in March. Landowners with questions may contact city attorney Greg Shumpert at greg@shumpertlaw.com or 214-707-0553.

Legend

- Agricultural Voluntary Annexations (1,092.30 Acres)
- Resolution Grandfathered Annexations (6,394.85 Acres)
- Terrell City Limits
- ETJ



Document Path: E:\SHIP FILES\Annexation\Overall 2022 Annexation.mxd

Source: Esri, Microsoft, DeLorme, GeoEye, and the GIS User Community

1 inch = 2,292.22 feet

