

McKinney Growth and Annexation Program

July 31, 2017



Annexation Process in Texas

The annexation of land into a municipality's corporate limits is authorized and governed by Chapter 43 of the Texas Local Government Code.

There are generally 3 ways that annexations can occur:

1. Annexations by Petition (Voluntary)

A private property owner (or owners) requests to be annexed into a City's corporate limits.

2. Annexations in Accordance with a Municipal Annexation Plan (Involuntary)

Properties that are to be involuntarily annexed over time are shown on a map that is published publicly. The map must be published for three years before annexation proceedings may occur. Generally speaking, only areas containing more than 100 separate tracts with residential dwellings are required to be in a Municipal Annexation Plan.

3. Annexations in Exception to a Municipal Annexation Plan (Involuntary)

Subsection 43.052(h) of the Texas Local Government Code indicates certain conditions and requirements that, if met, authorize a city to involuntarily annex property that is not shown on a Municipal Annexation Plan.

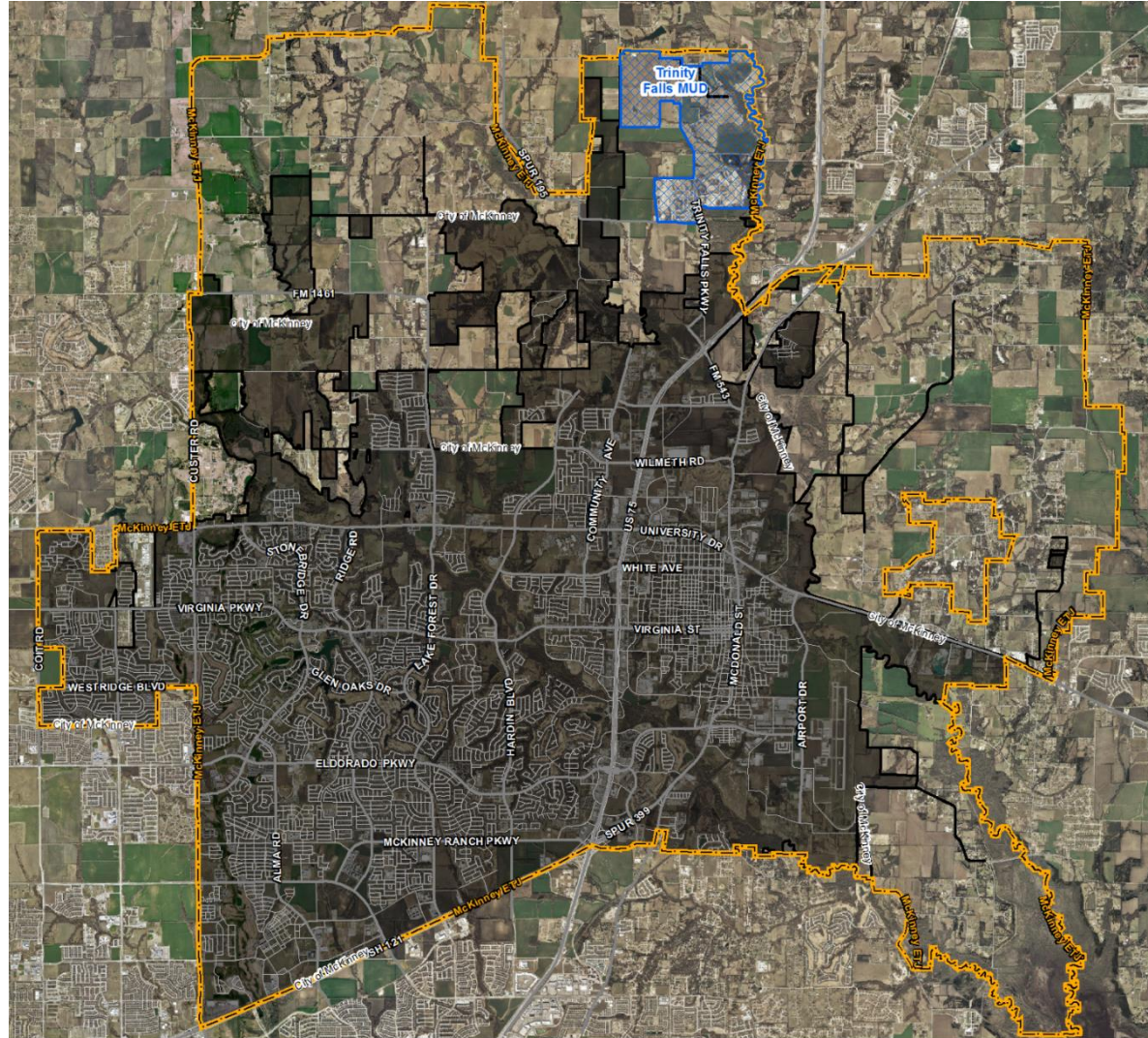


McKinney at a Glance

Current City Limits:
68 sq. mi.

Ultimate City Limits:
116 sq. mi.

~41% of McKinney is currently unincorporated

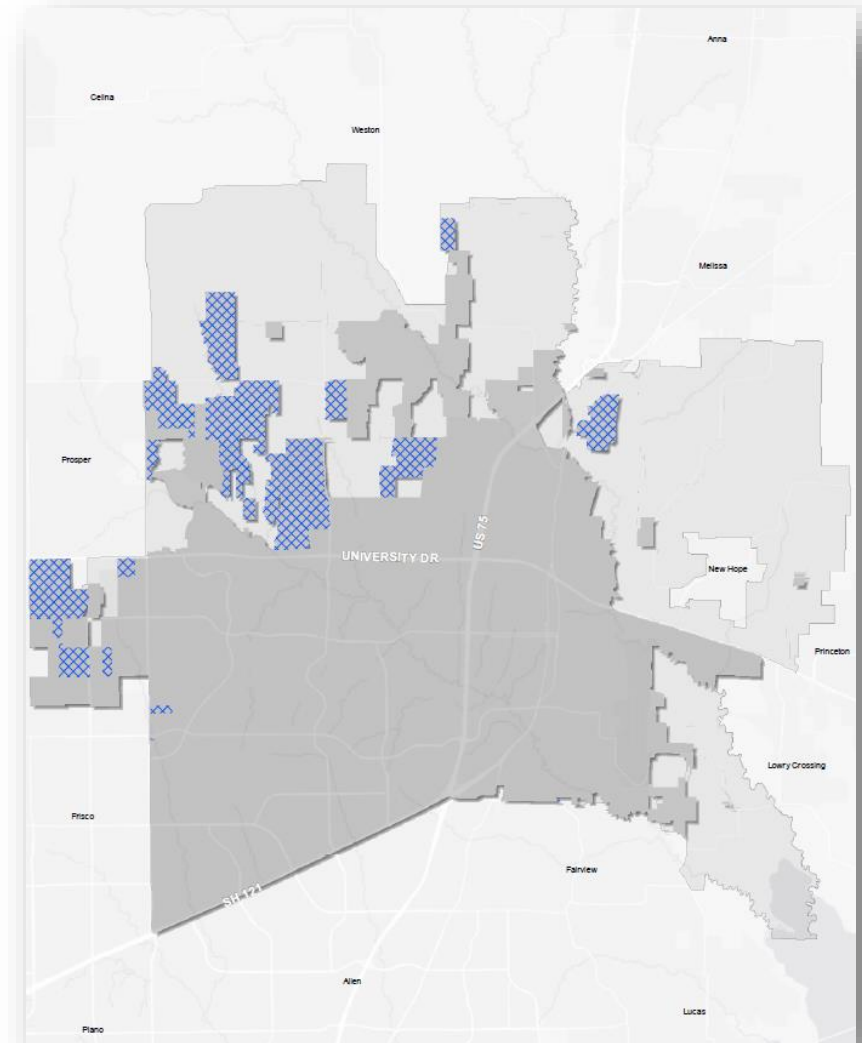


1999 McKinney Annexation Plan

generally states:

- City of McKinney has no intent to involuntarily annex properties for which an annexation plan (map) is required.
- City of McKinney reserves the right to involuntarily annex properties under the exception clause of the Texas Local Government Code.

Voluntary Annexations (1999 - 2017)



Why Establish a Growth and Annexation Program?

Basic Services and Responsibilities of the City

- ...Police Protection
- ...Fire Protection
- ...Emergency Medical Services
- ...Public Infrastructure (roads, water, sewer)
- ...Community Services (libraries, parks, facilities)
- ...Solid Waste Services
- ...General Safety and Welfare

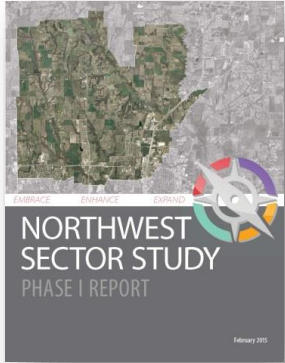
While Maintaining

- ...Fiscal Health and Economy
- ...Operational Excellence
- ...Levels of Service
- ...Quality of Life



Why Establish a Growth and Annexation Program?

Northwest Sector Study



Adopted February 2015

Created a vision to guide the pattern of growth and desired development quality over the near, mid, and long term.

Among other things, identified the need to create an approach for orderly growth & annexation

ONE McKinney 2040 Comprehensive Plan Update



Launched in Fall 2015

Reinforced need to create an approach for orderly growth & annexation



Recently Completed Annexations Under the Exemption Clause of LGC (Involuntary)

- US 75 / Laud Howell Pky (May 2015)

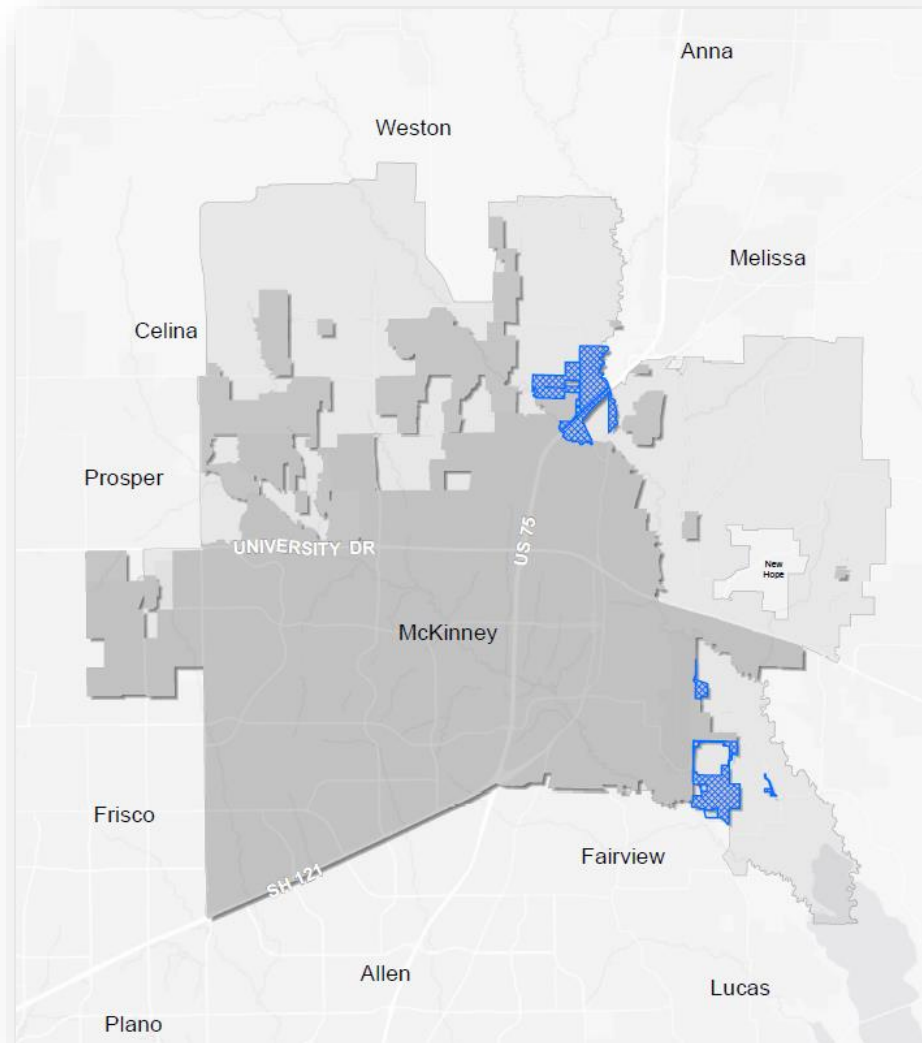
Approximately 675 acres

- Airport (April 2016)

Approximately 400 acres

1999 McKinney Annexation Plan...

City of McKinney reserves the right to involuntarily annex properties under the exception clause of the Texas Local Government Code.



2017 Municipal Annexation Policy

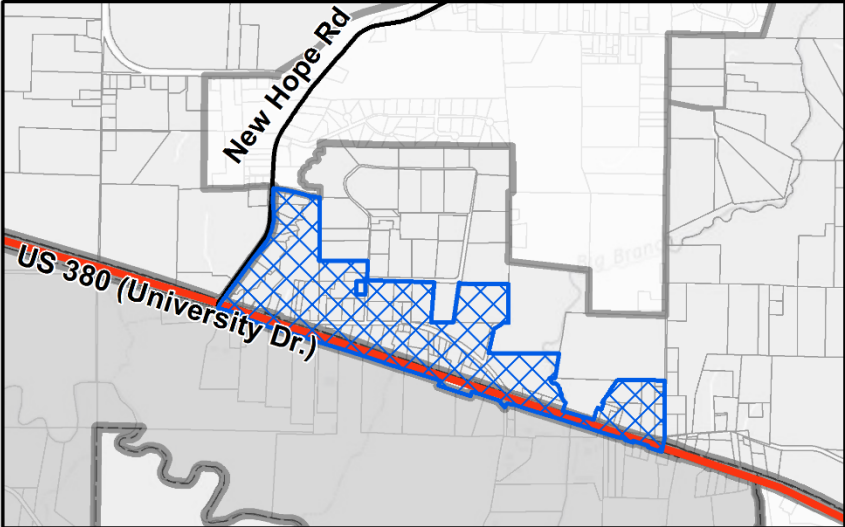
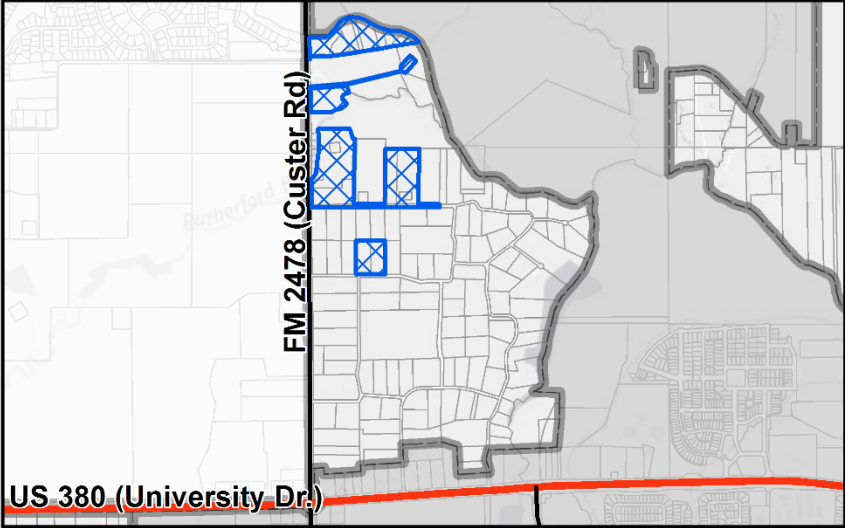
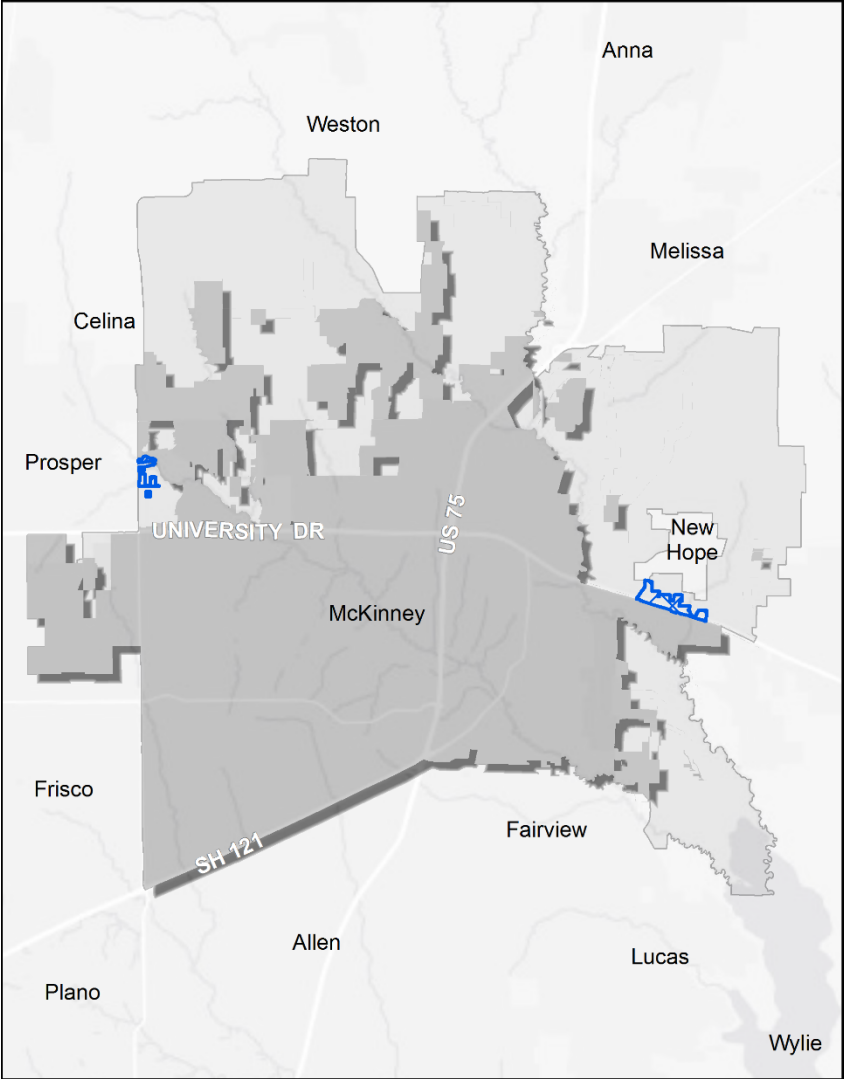
- I. Purpose and Intent
- II. Background
- III. Planning for Annexations
- IV. Evaluation Criteria for Annexations
- V. Annexation Program
 - I. Municipal Annexation Plan (2017)
 - II. Annexations Exempt from Municipal Annexation Plan
 - III. Voluntary Annexations
 - IV. Disannexations



2017 Municipal Annexation Policy

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Areas Identified for Annexation as Part of the Municipal Annexation Plan



Municipal Annexation Plan Timeline

2017

2020

- [2017] Draft/adopt Municipal Annexation Plan
- [2017] Notify property owners included in the Municipal Annexation Plan
- [2017] Collect inventory of public services and publish findings for inspection
- [2017] Negotiate and Create Service Plan
- [2017] Conduct public hearings for persons interested in the annexation
- [2020] Complete annexation proceedings within 30 days of the third anniversary of the adopted/amended Municipal Annexation Plan

What happens during the 3 years before annexation?

During the three years prior to annexation, properties identified in the annexation plan are still considered part of the ETJ and may continue to legally operate as they currently do.

Annexation Process in Texas

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There are generally 3 ways that annexations can occur:

1. Annexations by Petition (Voluntary)

A private property owner (or owners) requests to be annexed into a City's corporate limits. *Historically speaking, the majority of land annexed in McKinney over the last 10 years has been voluntary.*

2. Annexations in Accordance with a Municipal Annexation Plan (Involuntary)

Properties that are to be involuntarily annexed over time are shown on a map that is published publicly. The map must be published for three years before annexation proceedings may occur. Generally speaking, only areas containing more than 100 separate tracts with residential dwellings are required to be in a Municipal Annexation Plan. *The recently adopted 2017 Annexation Plan included areas to be annexed under a Municipal Annexation Plan.*

3. Annexations in Exception to a Municipal Annexation Plan (Involuntary)

Subsection 43.052(h) of the Texas Local Government Code indicates certain conditions and requirements that, if met, authorize a city to involuntarily annex property that is not shown on a Municipal Annexation Plan. *The involuntary annexations that were approved at/around US 75 and Laud Howell Parkway and the McKinney National Airport were conducted under these exceptions.*

McKinney at a Glance

