



## **Answers to Common Annexation Questions**



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**<http://www.midlothian.tx.us/annexation>**

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## **BACKGROUND**

Annexation is never popular, but it is vitally important for the continuity and orderly growth of our community. The City has put together this brief summary to answer some of the most common questions frequently asked and hopefully helps clarify misconceptions about annexation and its overall impact. Staff will be glad to listen and answer questions to your specific situation, concerns and comments.

## **COMMON QUESTIONS**

### **1) How will my taxes be affected?**

The Finance Department has prepared a more detailed look of what your taxes may be according to the current tax rate for 2017. Based on those current rates, it will typically be an increase of approximately \$600 per every \$100,000 your property is appraised. Below are some exemptions the City offers:

- \$70,000 residential homestead for persons 65 years of age or older.
- Disabled Veteran Exemption: may be entitled to an exemption from taxation based upon the degree of their disability as provided by Section 11.22 of the Property Tax Code.

2016- 2017 Tax Rate		
Entity	ETJ	City
County	\$0.380091	\$0.380091
ESD #2	\$0.100000	\$ 0
MISD	\$1.540000	\$1.540000
City	\$ 0	\$0.708244
FM Roads	\$0.033508	\$0.033508
<b>TOTAL</b>	<b>\$2.048599</b>	<b>\$2.661843</b>

- \* **Please note that taxable value will vary based on various exemptions**
- \* **First bill reflecting City taxes will be the year after the year of the annexation.**

### **2) What are some of benefits I will receive upon annexation?**

Listed below are a few of the benefits of being annexed.

- Improved street maintenance
- Better code enforcement (animal control, high grass, etc.)
- Better police protection (almost 3 times faster average response time)
- Higher quality construction/development
- Zoning authority on land uses

### **3) Who will my City Council representative be?**

All City Council members are elected at-large, meaning they represent the entire City and not just one district. They are each elected to staggering 3-year terms.

### **4) Is the City going to make me switch water providers?**

**NO.** If your current water provider is either Sardis-Lone Elm, Mountain Peak, or other, they will continue to be your water provider after the annexation of your property.

### **5) Will the City be installing sewer upon annexation?**

Due to topographical challenges and the expense of bringing sewer to this area, the City does not have plans to extend sewer into this area. Sewer is a user-faced fee. If sewer were to be available to this area, each person would be billed for that extension and subsequent service.

**6) What type of permits will I need for work I'm doing around the house?**

Below are the most common permits required. These will be required after annexation. For any other permit questions, contact the Building Inspections Department.

- A fence permit is required for the installation of a new fence
- A building permit is required for the installation, addition, renovation of a structure.
- A plumbing permit is required for the installation of any new water heater.
- A mechanical permit is required for any HVAC change out.

**7) Is the City going to make me switch garbage providers?**

If you have a pre-existing contract at the time of annexation you may continue to use that service provider for up to 2 years. After this period has expired, you must switch to Waste Connections Inc., the City's garbage service provider. They provides trash service twice a week and offer recycling program as well, all for a low fee.

**8) Is annexation going to prevent me from keeping livestock on my property?**

**NO.** Uses in existence prior to annexation, including the keeping of livestock are allowed to continue. These uses will need to be documented the closer we get to the proposed annexation date. Please note that ordinances pertaining to health and safety (i.e.; vicious animals, running at large, rabies etc.) will apply as well.

**9) Will I be able to build a metal-sided accessory building?**

**YES**, as long as your lot is at least 1 acre in size. A building permit is required for all accessory buildings. If the property is less than 1 acre in size, then the accessory structure must be constructed with the same amount of masonry coverage and materials as the principal structure. Any current structures are grandfathered.

**10) I have a home business. Will the City force me to close?**

**NO.** Cities may not retroactively apply city standards and regulations to existing development or uses, this is guaranteed by State law. City regulations would only apply to any new development or use. This "grandfathering" policy runs with the land, not the current owner so it applies even if the land is sold.