



How Will Annexation Affect Me?

GENERAL QUESTIONS

Why is the city annexing my land?

The overall purpose of the proposed annexation is to manage NEW development, promote orderly growth and protect the property owners of Weatherford and Parker County through: a) the application of zoning and development regulations in the areas surrounding the City and b) the inclusion of the land in the City's growth area for future infrastructure planning.

What are the benefits to the residents in the proposed annexation areas?

A higher level of police patrol and more rapid fire/police response are the most obvious benefits. Other immediate City benefits include a higher level of residential garbage service at a lower cost than private providers in the area. As water and wastewater infrastructure is expanded over time, access to fire hydrants could result in decreased home insurance premiums. As additional development takes place and sufficient amounts of ground water from private wells decreases, the availability of City water and wastewater will become more important to residents in the area. Permitting and inspection of new construction protects homeowners and businesses. Zoning and development regulations protect residents and neighborhoods from incompatible or detrimental uses on adjacent properties.

What is the non-annexation agreement?

Under State law, properties within a proposed municipal annexation that are appraised for ad valorem tax purposes as agricultural or wildlife management may enter into an agreement with the municipality that insures the land will maintain its extraterritorial status in accordance to the terms and conditions set out within the agreement.

Why are some land owners offered a non-annexation agreement and others are not?

Only properties that are appraised for ad valorem tax purposes as agricultural or wildlife management are offered the non-annexation agreement.

What if I don't agree to or with the non-annexation agreement?

If a property owner declines to enter into the offered agreement with the City, then annexation of the property will proceed in accordance with Texas Local Government Code ch. 43.

What is the term of the non-annexation agreement?

The term of the non-annexation agreement is five (5) years.

How will Public Input be handled?

Open meetings will be held to receive public comments. Depending on the type of meeting, notice of these meetings will be posted on the City website, www.weatherfordtx.gov/meetings, in the *Weatherford Democrat*, and/or by mail to the property owners listed on the tax role in the proposed annexation area. A Town Hall meeting is scheduled for October 4, 2016. Two public hearings will be held on October 10, 2016 and October 11, 2016. All meetings will be held at 6:30 p.m. at 303 Palo Pinto, City Hall, Weatherford, Texas.

Will residents be notified of future meetings on this annexation?

Yes. The City will provide the same written notification of any additional public meeting in which this topic is placed on the agenda for City Council discussion or consideration.

What school district will I be in after my house is annexed?

The school district boundaries are independent of municipalities and will not change. Weatherford and its extraterritorial jurisdiction has six (6) different school districts. You will remain in your same district you are currently in.



How Will Annexation Affect Me?

How long will it be until we get City services?

The City will develop a service plan outlining extension of water and wastewater services.

TAXATION, EXEMPTIONS AND REVENUE TO CITY

What is the total taxable value within the proposed annexation area and how much additional tax revenue will the City receive each year?

Based on information provided by the Parker County Appraisal District, total taxable property within the proposed annexation area is approximately \$12,782,500, and would result in approximately \$65,395 additional annual tax revenue at the current tax rate.

How will our present agriculture production/exemption figure into the City's tax base? Will I be able to claim agriculture exemptions on our City taxes?

All exemptions are administered by the Parker County Appraisal District, and therefore any modified property values are dictated by that entity. If a property qualifies for an agriculture exemption, that exemption factors into the appraisal of the property, and the City's tax rate is then applied to the modified appraisal. There are no changes to how a property owner can apply for these exemptions.

How much will my taxes be affected?

The City of Weatherford current tax rate is 51.16 cents per \$100 valuation of property. So, if your property is valued at \$100,000, your taxes from the City of Weatherford will be approximately \$511.60 per year.

***Please note that taxable value will vary based on various exemptions**

Over 65 Exemption:

\$25,000 for both over 65 and disability. The City of Weatherford also freezes property taxes of citizens age 65 and over.

Disabled Exemption:

\$25,000 for disability.

Disabled Veteran Exemption:

The disabled vet exemption is a percentage and depends on the extent of disability; it ranges from \$5,000 to \$12,000.

POLICE AND FIRE SERVICES

The police department and the fire department already come out here, will service change?

Both Police and Fire will increase and become more available. The Weatherford Fire Department only sends one truck to any location outside the service area. Calls within the City limits take priority and will be responded to with whatever equipment and personnel are necessary. The Weatherford Police Department maintains a strong patrol presence throughout the City limits to proactively address crime and traffic concerns.

Will I still be allowed to use firearms on my property?

Yes, if you own a sizeable tract of land, the discharge of firearms will be permitted. Local Government Code Section §229.002. states you may use a shotgun, air rifle or pistol, BB gun, or bow and arrow if you are on a tract of land of 10 acres or more and more than 150 feet from a residence or occupied building located on another property. You may also use a center fire or rim fire rifle or pistol of any caliber if you are on a tract of land of 50 acres or more and more than 300 feet from a residence or occupied building located on another property.

Can we continue to use a burn barrel for our trash, and burn our pastures and brush accumulations?

No, the Texas Commission on Environmental Quality (TCEQ) regulations do not allow open burning within the



How Will Annexation Affect Me?

City limits. The City will pick up trash twice a week.

Will I still be allowed to shoot fireworks on my property?

No, the City of Weatherford prohibits the use of fireworks inside the City limits.

If there are no fire hydrants in our area, how will the fire department put out fires?

The Weatherford Fire Department has three engines that have a capacity of 750 gallons of water each, a ladder truck with a capacity of 500 gallons and a tanker truck with a capacity of 3,000 gallons. Additionally, the fire department has the capability to maintain minimum fire flow requirements (500 gallons per minute) with the mutual aid of other area fire departments. The response time to calls for service from the annexed area will typically be less than half of what can be provided by rural fire departments.

Will I pay ESD Tax and City Tax for fire service?

No, after the annexation is complete, the following year you will only pay City Tax for fire service. The ESD Tax will no longer be charged to your property.

PLANNING, ZONING AND DEVELOPMENT

How does Zoning/Land Use Regulation benefit me?

Zoning and land use regulations help to prevent incompatible land uses (i.e. salvage yards, billboards, storage facilities etc.) next to residences and ensures higher quality construction of new structures, thus preserving property values.

What will my property be zoned?

Upon completion of the annexation, which occurs on November 2, 2016, newly annexed areas will initially be zoned AG Agriculture, which is a temporary or holding zoning category that allows all uses and structures that are permitted in the Agricultural Zoning District. Existing businesses are considered legal non-conforming uses and will be allowed to continue (see below). Future development requires re-zoning, which is a public hearing process.

Will I be subject to Weatherford City Ordinances?

Yes, ordinances applied to newly annexed areas will include but are not limited to the following:

- Building and Fire Codes
- Zoning and Land Use Regulations
- Noise Ordinance
- Animal Control Ordinances
- Health Code

Does the City require permits to make changes or repairs to our homes?

Yes, the City does have specific permits and fees that are required for new construction, remodeling, and some repairs. Cosmetic improvements such as painting, flooring, etc. do not require permits. Homeowners may do their own work and the City will provide inspections and counseling on the meeting the various state mandated building and fire codes.

What if I have a structure or use that does not conform to the City of Weatherford building standards or zoning requirements?

Non-Conforming Uses

Single family and agricultural uses are allowed in the AG district and considered conforming.

All other uses that exist upon annexation will be allowed to remain as Non-Conforming Uses. To help prevent any future question as to the protected non-conforming use status of a property, it is advisable for owners of



How Will Annexation Affect Me?

property on which such a use exists to register the use with the Planning Department as soon as possible after annexation and zoning.

Non-Conforming Uses may be sold and/or transferred and allowed to continue.

Non-Conforming Uses may be physically expanded in conformance with current zoning regulations. Substantial expansions may require re-zoning or special approvals.

Existing Non-Conforming (Grandfathered) Structures

Structures that do not meet the zoning requirements upon annexation will be allowed to remain as Non-Conforming Structures. These structures will need to be documented by the Building Inspections Department.

Will I be able to build a metal shed or barn?

Yes, as long as your property is at least two acres in size, and the barn is for agricultural purposes. A building permit is required for all accessory buildings greater than 200 square feet. If the property is less than two acres, an accessory structure must be constructed with the same amount of masonry coverage and materials as provided on the main principal structures, generally 75% masonry. Development standards will also apply.

We now have rental property on part of our acreage (manufactured homes). Will we be required to move them out? Will we be allowed to upgrade and/or replace them? Who will be the final arbitrator on this?

Manufactured homes (1976 or later) in place and owned by the property owner at the time of annexation will not be required to be moved out and may be maintained or upgraded. Replacement homes would be required to meet the same development standards as all other residential property but are generally allowed to be used as a non-conforming use/structure.

What is the cost for a permit to re-roof my home?

The cost for a City residential roofing permit is \$35.00. Non-residential roofing permits are based on job valuation.

ANIMAL SHELTER AND CONTROL

What are the operating hours of the Animal Shelter and Control?

The animal shelter is open to the public Tuesday – Saturday, 11:00 a.m. – 4:00 p.m., with extended hours on Wednesdays and Fridays until 6:00 p.m. The shelter begins answering the phone at 8:00 a.m. on open days.

Animal Control Officers are available for emergencies on days closed and after hours through the Police Department. Animal Control Officers patrol the streets seven (7) days a week.

How is the City's animal ordinance going to affect me and my livestock business?

Existing businesses are considered legal non-conforming uses and will be allowed to continue. Future development requires re-zoning, which is a public hearing process.

Livestock is permitted in agriculture zoning: one (1) head of cattle, one (1) horse, three (3) sheep or three (3) goats may be kept on one (1) acre. Deer, bison, and camels must be maintained on a parcel of land five (5) acres or greater.

Rabbits and Fowl (including chickens) are permitted only in agricultural zoning. No more than 150 may be kept at any one time including litters.

Swine and pigs are not permitted within the City limits.

For details on other species of animals, refer to the City's ordinances or contact the Animal Services department during open hours at 817-598-4111.



How Will Annexation Affect Me?

Will I be able to keep my animals in the city?

Current animal control regulations permit residents inside the city to own no more than five (5) pets. A multiple pet application can be applied for, but no more than ten (10) animals in any combination may be kept.

Will Animal Control pick up my animal for not being confined and running at large?

Any animal found running at large within the City will be impounded and a citation may be issued to the owner by Animal Control.

If the animals Rabies vaccination has expired or is non-existent, Animal Control may issue the owner a citation as outlined in the City's ordinance.

If an animal is illegally tethered, chained or is secured in a way that endangers an animal's life, a citation may be issued as outlined in the City's ordinance.

Will I be able to shoot wild animals that come onto my property?

It shall be unlawful for any person to discharge firearms of any kind or description within the limits of the city. Exemptions may be allowed for some land owners who have more than ten (10) acres of land.

TRANSPORTATION AND PUBLIC WORKS

Will our street name change? Will being annexed enable the 911 emergency services to find us in a timely manner?

Street addresses will not change. Timely response to emergency 911 calls will not be affected.

What does the City plan on doing about street maintenance?

The City Council has made a commitment to improving and maintaining City streets and annually budgets substantial money to maintain streets. The Transportation and Public Works Department (TPW) strives to keep an aggressive street rehabilitation program and continue to address maintenance issues. Street maintenance is one of the services Weatherford will provide to the annexed areas.

The City developed a five (5) year plan that started in FY 2011 and continue to update this plan every year. We have also begun a five (5) year preventative maintenance program which helps preserve and extend the life of good condition streets. Street maintenance funding has increased within the past few years. The Council is very supportive of the program and is willing to continue funding that is needed.

WATER AND WASTEWATER

Can we stay on our water well? Do we have to do anything to dig a new well?

There is no requirement to connect to City water for residential use. A permit is required to drill a new well in conformance with the Groundwater Conservation District rules and State Law.

Can we repair or add a new septic system?

Residents can make minor repairs to existing systems however; if there is a sewer line within 300 feet they would be required to connect. Each connection will have a tap fee and an impact fee. At this time the fees are \$635 and \$1,830 respectively. If a septic system needs to be replaced, a permit is required.

Does the city impose any watering restrictions for outdoor watering?

The City encourages the smart use of water. During times of drought, residents and businesses are asked to curtail usage. This is done by limiting days on which outside watering is allowed. Currently there are no water restrictions in place. Water utilizing a private well is not restricted.



How Will Annexation Affect Me?

ALCOHOL SALES IN NEWLY ANNEXED AREA

Will adjacent properties be considered as “Interstate Zones” for alcohol sales if we are annexed into the City?

No. All properties included in the annexation would be initially zoned “Agricultural”. Other appropriate zoning will be requested by property owners as vacant properties are developed.

Another election for a newly annexed area would be required and would have to be passed by the voters in order for alcohol to be sold in the area.

SANITATION AND BULK GARBAGE COLLECTION

How is large debris taken away?

The City collects bulk, brush and debris monthly. There is a nominal charge for the collection of bulk, brush, leaves, construction debris, furniture, and appliances. The City also provides a clean-up voucher which allows residents who are current on their utilities six (6) cubic yards of bulk collection per year at no charge.