



# WORKSHOP

## *POSSIBLE ANNEXATION*

JANUARY 24, 2010

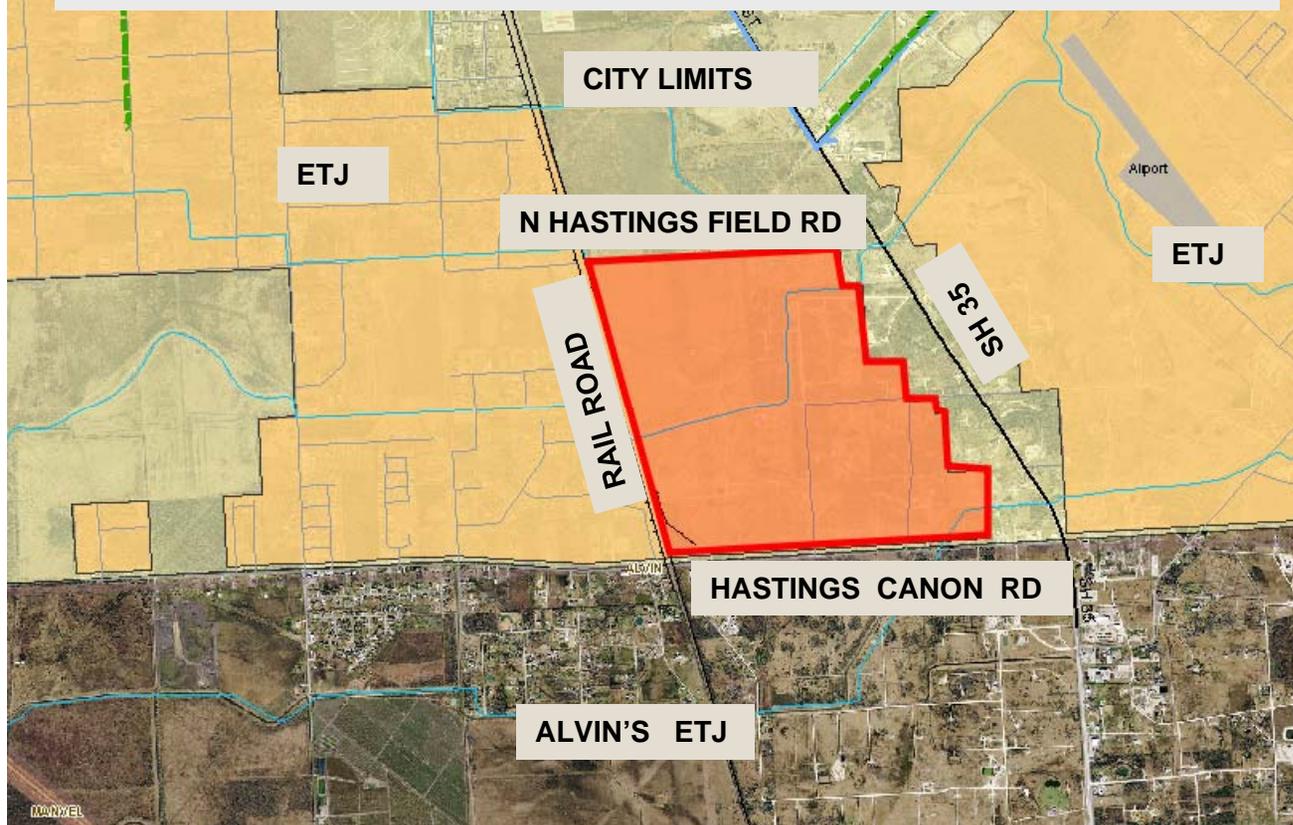


**PURPOSE:**

**Manage development in a manner that is beneficial to all. (Safe and orderly growth)**

**Total Area =  
590 Acres  
(approx)**

**No. of  
Parcels = 76**



**POSSIBLE ANNEXATION - AREA**

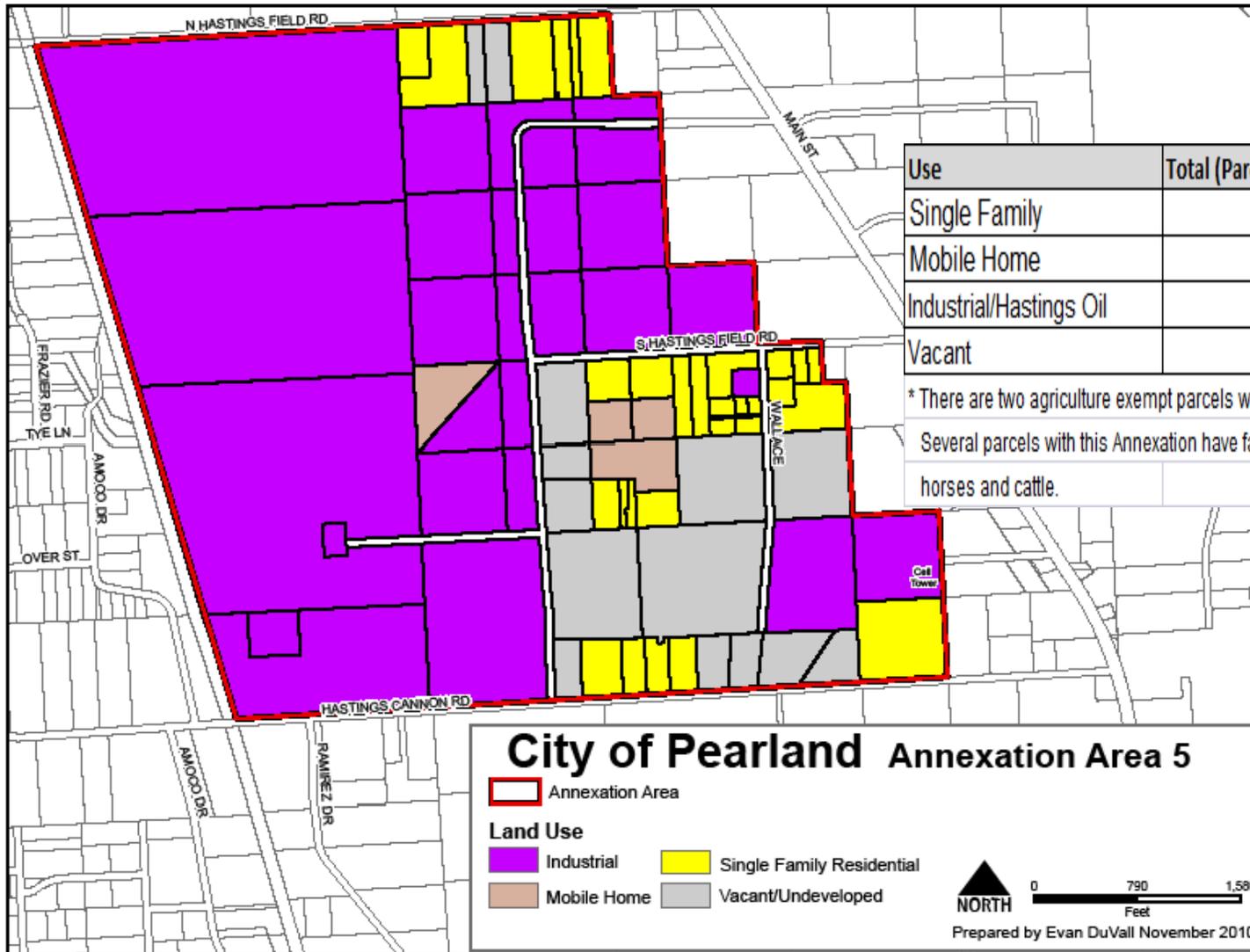


- Area Map
- Annexation Plan
- Summary of Open House
- Service Plan – Draft
- Possible Zoning Alternatives
- Frequently Asked Questions
- Map showing oil heads

**POSSIBLE ANNEXATION – INFORMATION IN THE PACKET**



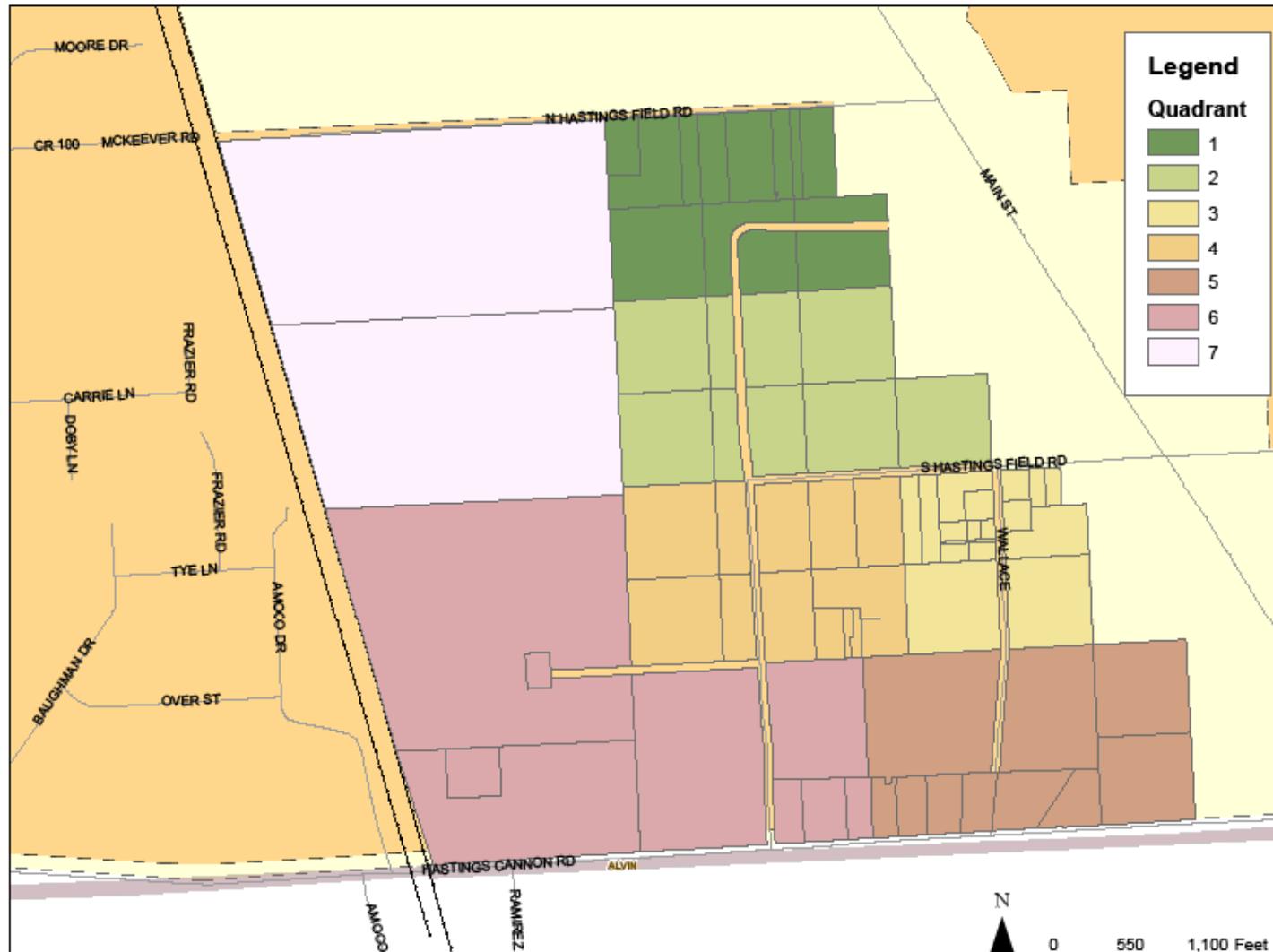
**POSSIBLE ANNEXATION – AERIAL MAP**



Use	Total (Parcels)	Average
Single Family	30	68
Mobile Home	4	25
Industrial/Hastings Oil	28	427
Vacant	14	86

\* There are two agriculture exempt parcels within this annexation area.  
 Several parcels with this Annexation have farm animals, including horses and cattle.

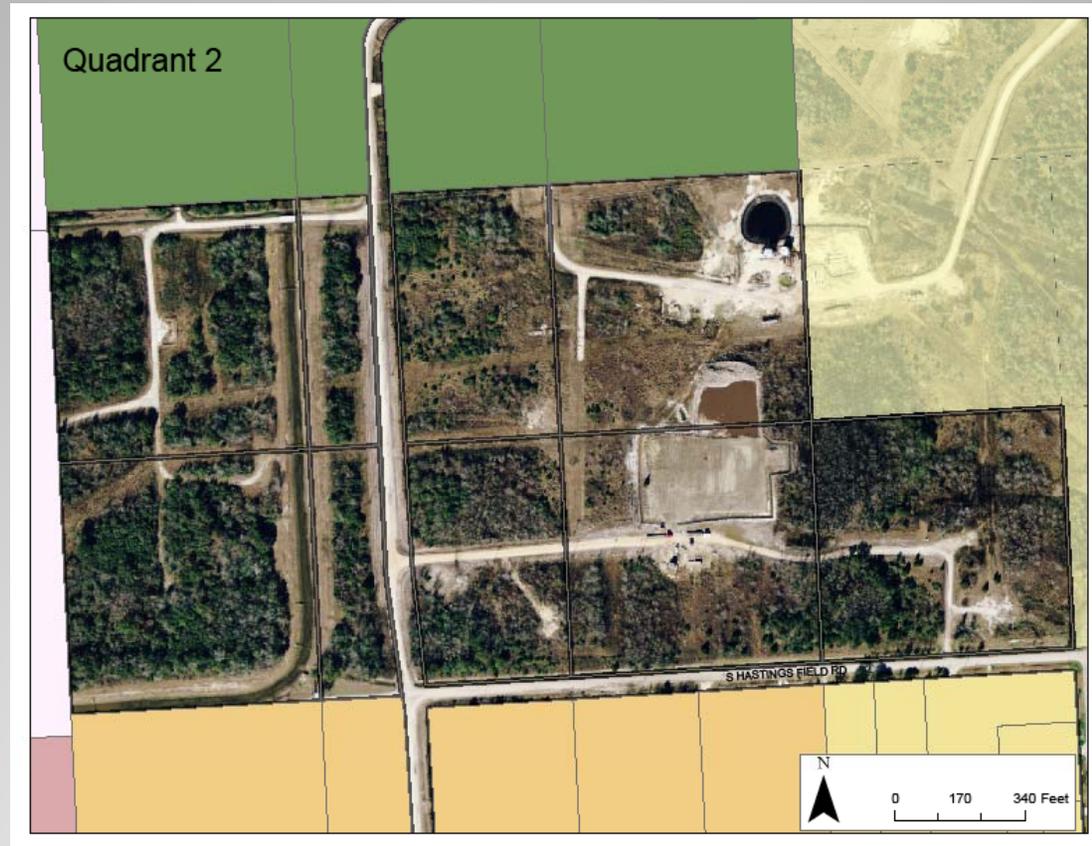
# POSSIBLE ANNEXATION – CURRENT USES



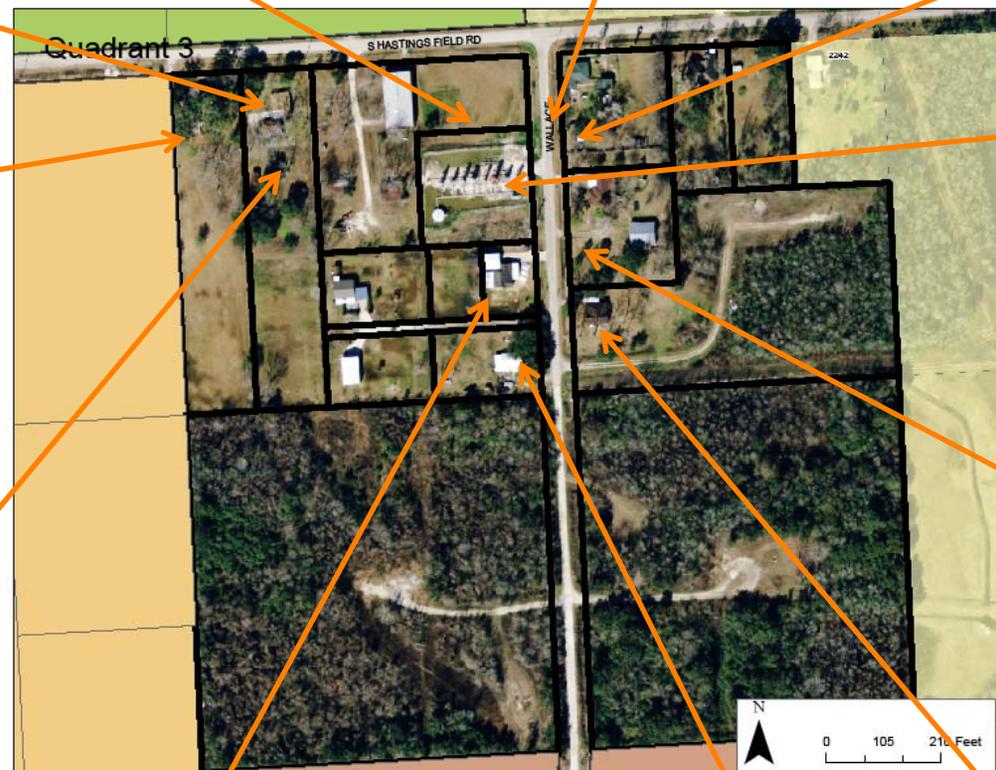
# POSSIBLE ANNEXATION – LAND USE SURVEY QUADRANTS



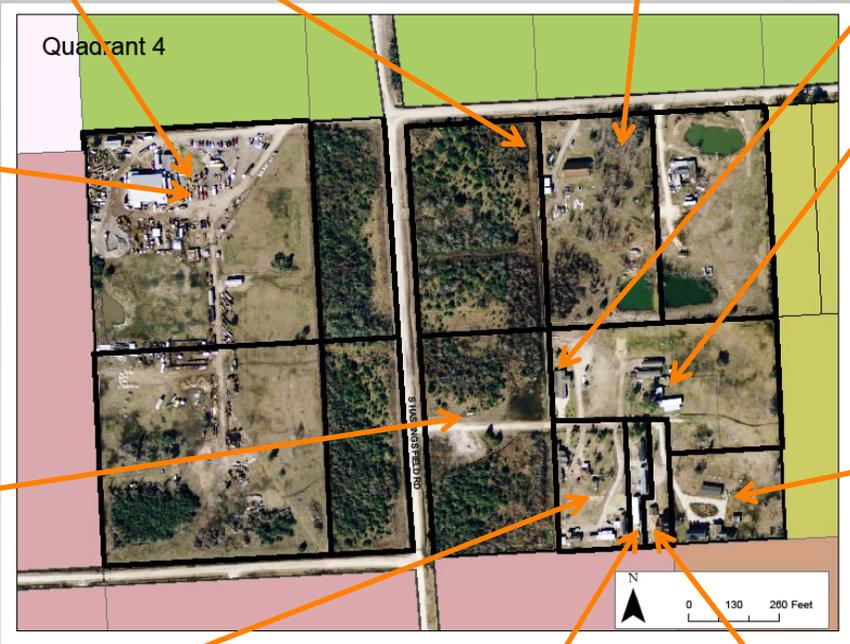
**POSSIBLE ANNEXATION – CURRENT USES**



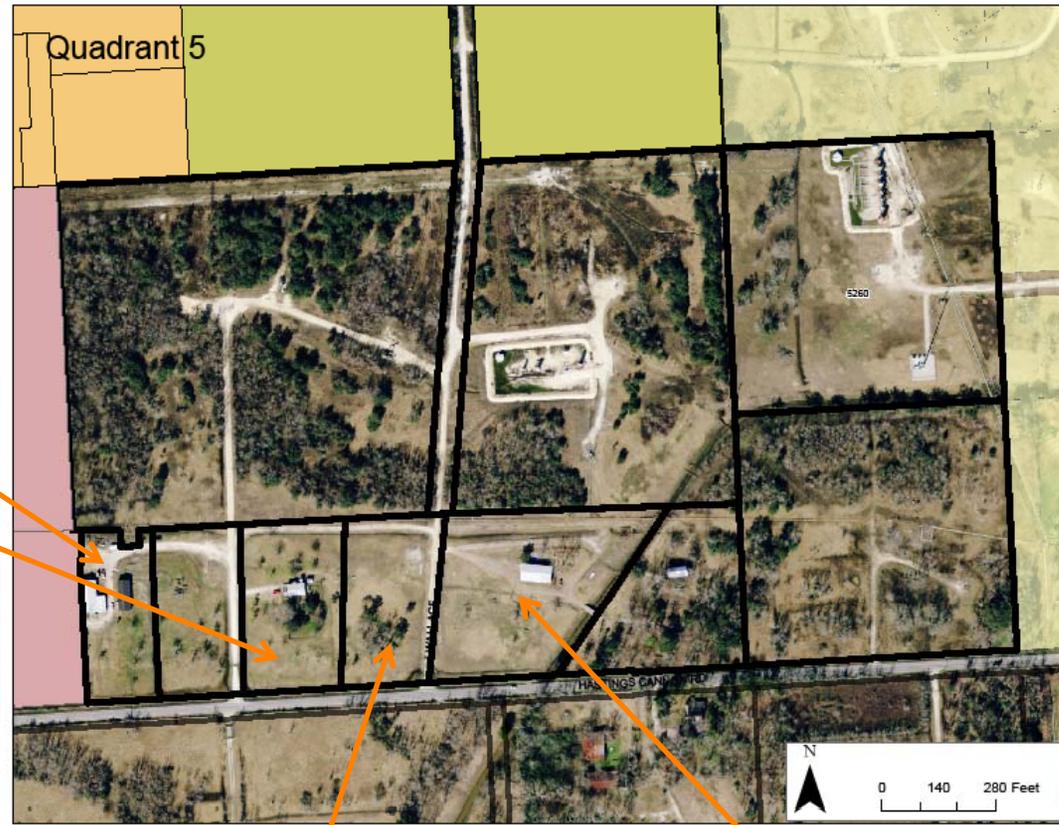
## POSSIBLE ANNEXATION – CURRENT USES



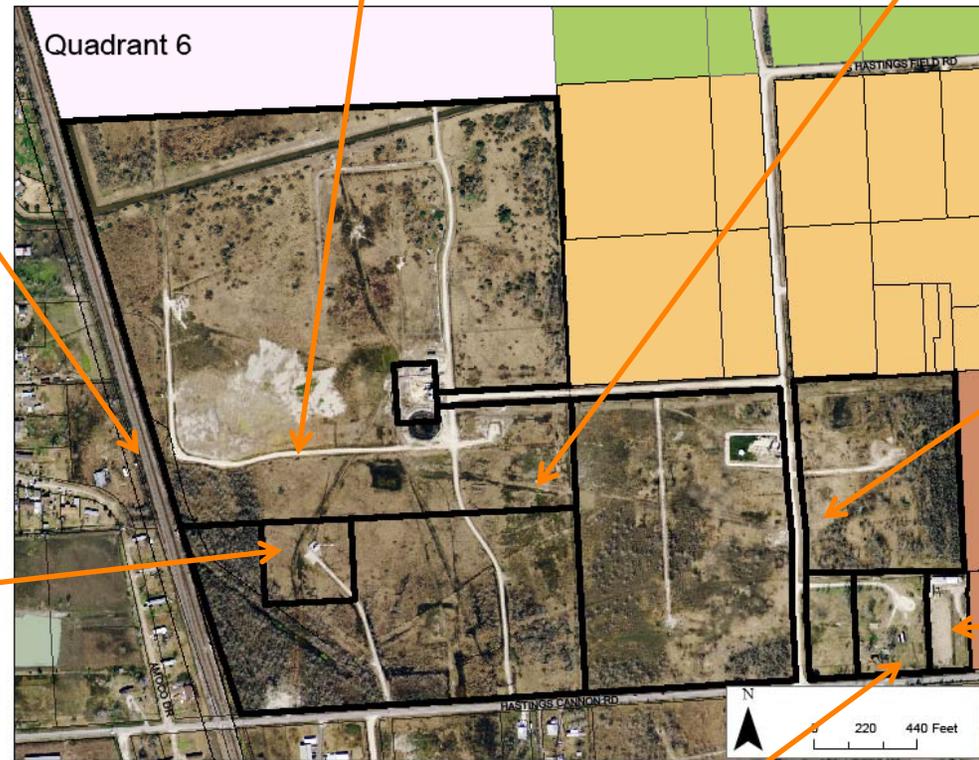
**POSSIBLE ANNEXATION – CURRENT USES**



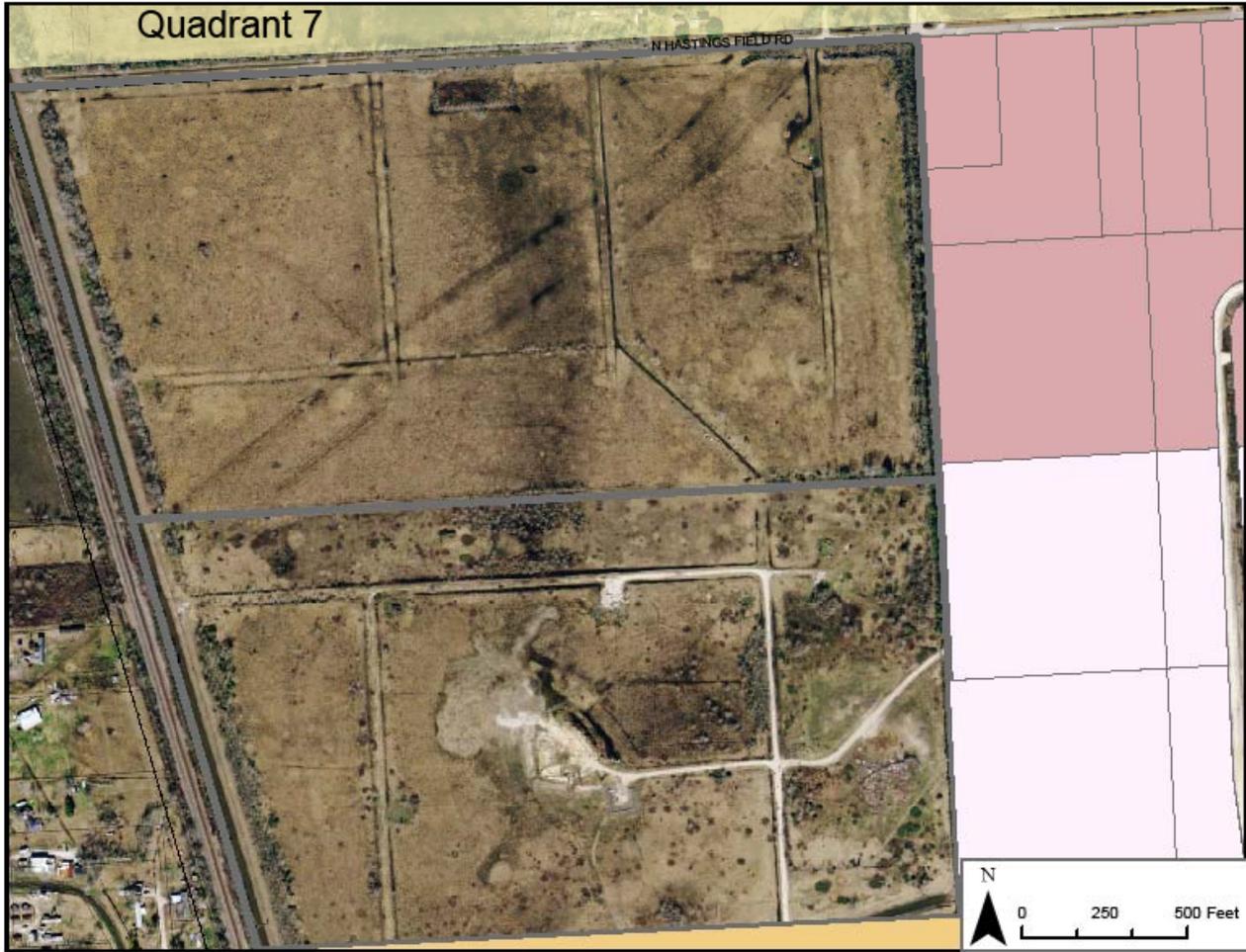
# POSSIBLE ANNEXATION – CURRENT USES



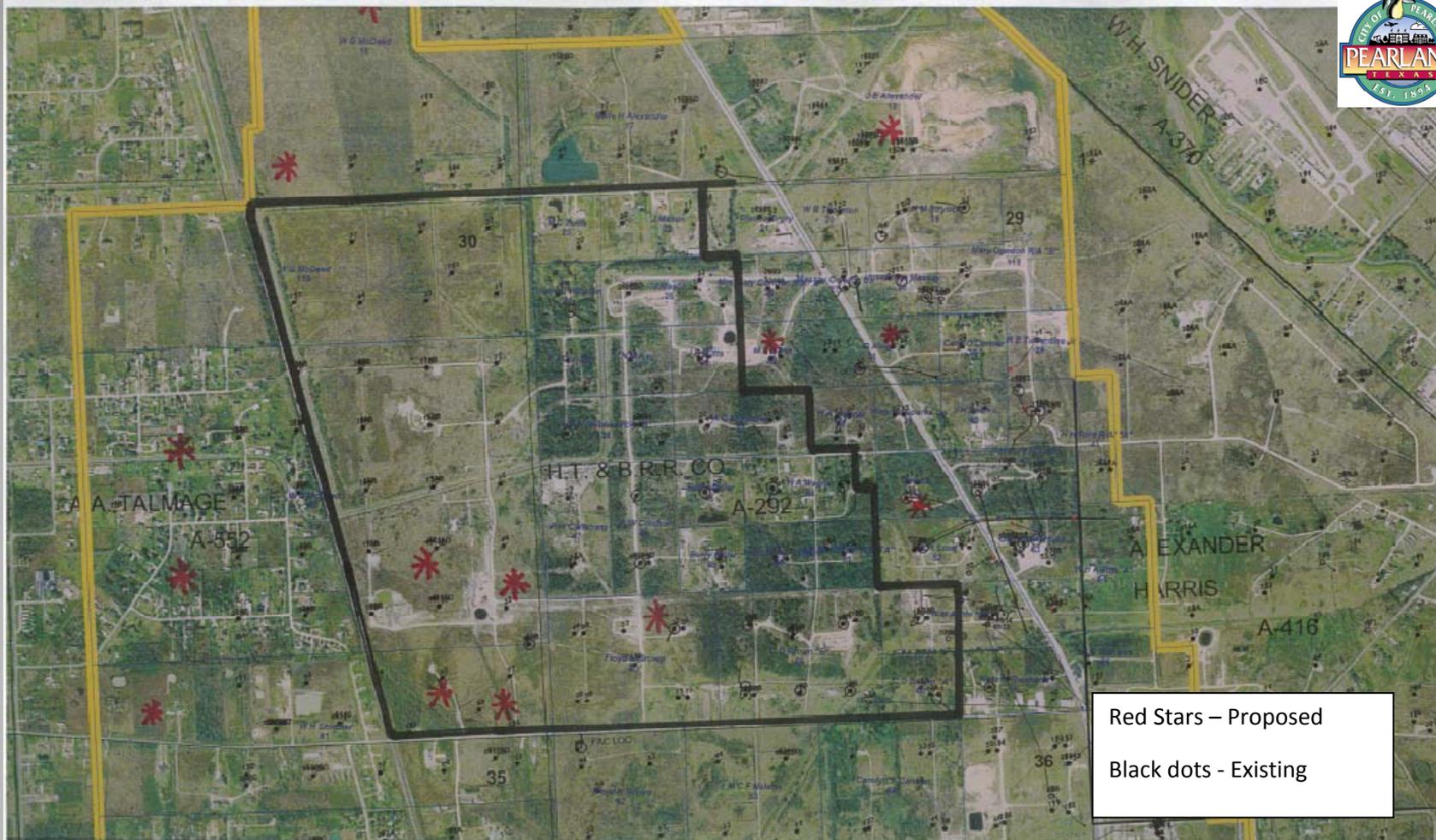
**POSSIBLE ANNEXATION – CURRENT USES**



# POSSIBLE ANNEXATION – CURRENT USES



## POSSIBLE ANNEXATION – CURRENT USES



Red Stars - Proposed  
Black dots - Existing

# POSSIBLE ANNEXATION – LOCATION OF OIL HEADS



## Open House

Dec. 9, 2010

Letters (regular mail)  
Door Hangers

Signs  
Web site

## One on one meetings

Dec. 2010 –Jan. 2011

Reminder at open house  
Web site

Letters (regular mail)

## Workshop with council and residents

Jan. 24, 2011

Letters (certified mail)  
Door Hangers

Signs  
Web site

## Council's directive to prepare a Service Plan

Feb. 14, 2011

## JPHs

April 18 & 25, 2011

Letters (certified mail)  
Signs

Legal notice  
Web site

## Council Readings

May 23 & June 6, 2011

## Effective Date

June 16, 2010

## Initiate zoning procedures

After June 6, 2010

# POSSIBLE ANNEXATION - PUBLIC OUTREACH AND MEETINGS



**Currently Available:**

- \* FIRE**
- \* EMS**

**Additional:**

- \* FIRE (Additional Services)**
- \* POLICE PROTECTION**
- \* SOLID WASTE COLLECTION**
- \* OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES & STREETS (INCLUDING LIGHTING)**
- \* OPERATION AND MAINTENANCE OF PARKS, PLAYGROUNDS, POOLS , AND OTHER RECREATIONAL FACILITES**
- \* CODE ENFORCEMENT / HEALTH SERVICES /PERMITTING**
- \* ANIMAL CONTROL**
- \* ZONING**

Refer to the Draft Service Plan and Frequently Asked Questions for details

**POSSIBLE ANNEXATION – SERVICE PLAN**



## **ZONING ALTERNATIVES**

Zoning procedures to commence after annexation is complete

4 zoning scenarios

Considerations:

- \* Existing land uses
- \* Retention and expansion of existing residential uses
- \* Future Land Use Plan recommendation

**POSSIBLE ANNEXATION – ZONING**

# Information on website

[www.cityofpearland.com](http://www.cityofpearland.com)

Annexation Information

Capital Improvement Projects

Infrastructure : water, sewer, streets, etc.

GIS maps

Group Builders



Pearland, Texas -- Welcome to our official city website! Page 1 of 2

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Pearland, Texas

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**Welcome to our official city website!**

Pearland NOW	Popular Links
<b>Traffic Advisory/ Road Closures</b>	Jobs E-Gov Police Dept Utility Billing Garage Sales Purchasing Mayor's Picture Page
<b>PUBLIC OPEN HOUSE MEETING for Proposed Annexation</b>	News Releases Proposed 2010-11 Budget
<b>HOME FIRE SAFETY DEMONSTRATION</b> December 11, 10am	
<b>2010 Hazard Mitigation Plan</b>	<b>Pearland eGov</b>
<b>Citizen Action Center</b>	<b>Make a payment</b>
<b>Channel 16 - CityView</b>	<b>Online</b> Pearland's Online Forms / Applications Inspection Requests -- Details GIS Maps / Crime Reports Stay Informed -- Receive Upd CIP Monthly Reports/ Present Search for Ordinances, Resol Agenda and Minutes -- LASER
<b>City of Pearland Bid Calendar</b>	
<b>City News</b> Sign up here for City News	
<b>Press Releases / Public Notices</b>	<b>Publications</b>
<b>HUD Notice - Finding of No Significant Impact</b>	<b>Adopted Fiscal Year 2009-10 I</b>

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## POSSIBLE ANNEXATION - GENERAL INFORMATION



# DISCUSSION

**POSSIBLE ANNEXATION**



# ADDITIONAL INFORMATION

**POSSIBLE ANNEXATION**



**Mean Appraised Value of \$130,019**

Exemption	City Tax (Yearly)
Mean Home Value	\$864.76
<i>With Homestead</i>	\$831.50
<i>With Over 65</i>	\$598.72
<i>With Disabled Person</i>	\$598.72
<i>With Disabled Veteran (Min)</i>	\$831.50
<i>With Disabled Veteran (Max)</i>	\$784.94

\* Brazoria County Appraisal District, within 3 standard deviations

**City of Pearland's Exemptions**

Exemption	Exemption Amount
Homestead	2.5% of Appraised Valued (min \$5,000)
Over 65 Homestead*	\$40,000
Disabled Persons*	\$40,000
Disabled Veteran	\$5,000 to \$12,000

\*Persons may not receive both a Disability and Over 65 exemption

\* Persons can receive both a Homestead and an Over 65 or Disabled exemption.

Sources: Brazoria County Tax Appraisal District, City of Pearland Tax Overview.

**Receive tax bill in October 2012 based on January 2010 assessments.**

**POSSIBLE ANNEXATION – TAX INFORMATION**



**Total Taxes for Mean Appraised Value of \$130,019** **\$864.76**

**Debt Service Tax Rate for Mean Appraised Value of \$130,019**

Infrastructure, Streets & Drainage	\$499.01
Facilities & Parks	\$86.20
<b>Total</b>	<b>\$585.09</b>

**Operation & Maintenance Tax Rate for Mean Appraised Value of \$130,019**

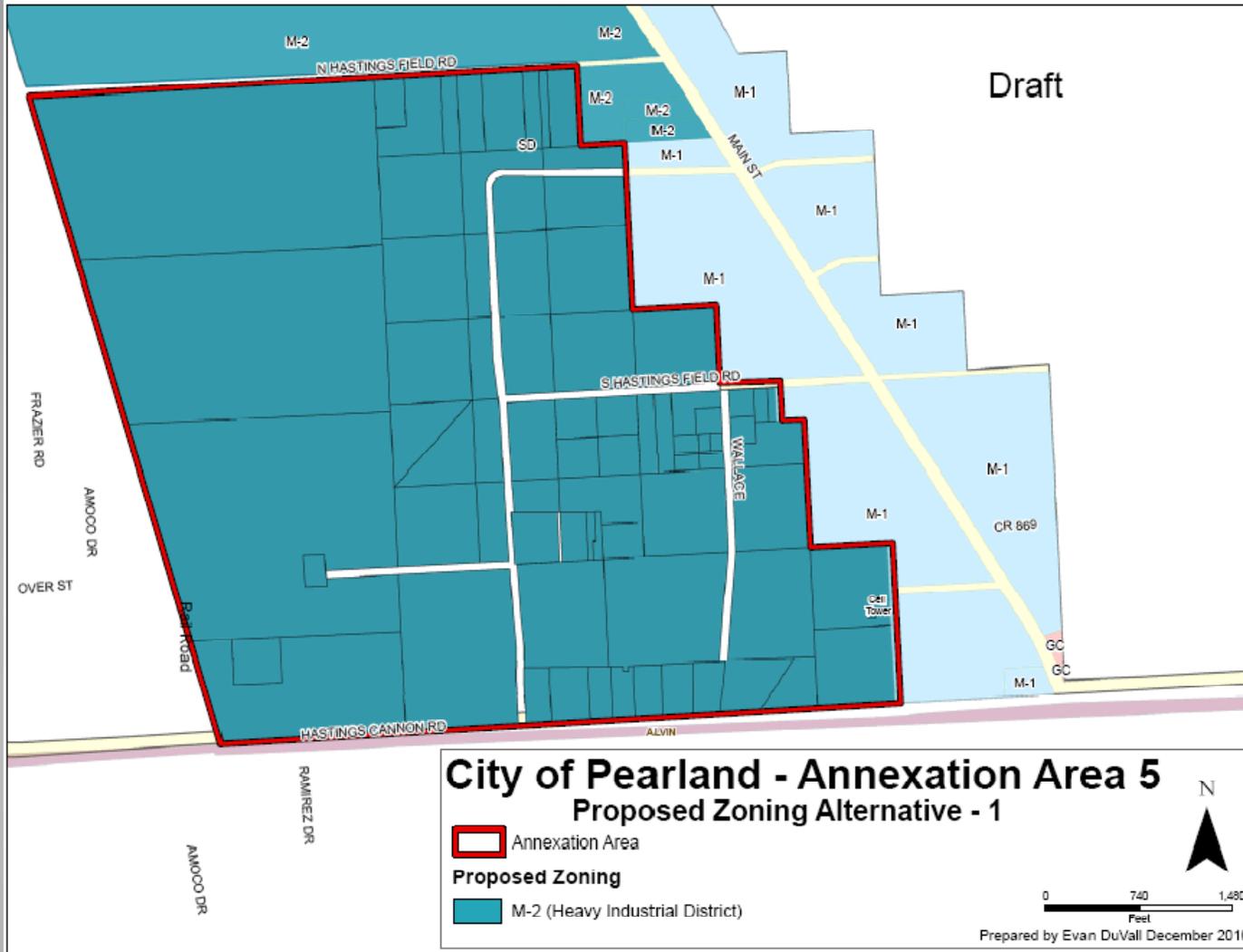
General Government	\$45.90
Public Safety	\$132.36
Community Services	\$21.06
Public Works & Engineering	\$44.21
Parks & Recreation	\$36.02
<b>Total</b>	<b>\$279.67</b>

*Note: These numbers may not add up due to rounding.*

## **POSSIBLE ANNEXATION – TAX ALLOCATION**

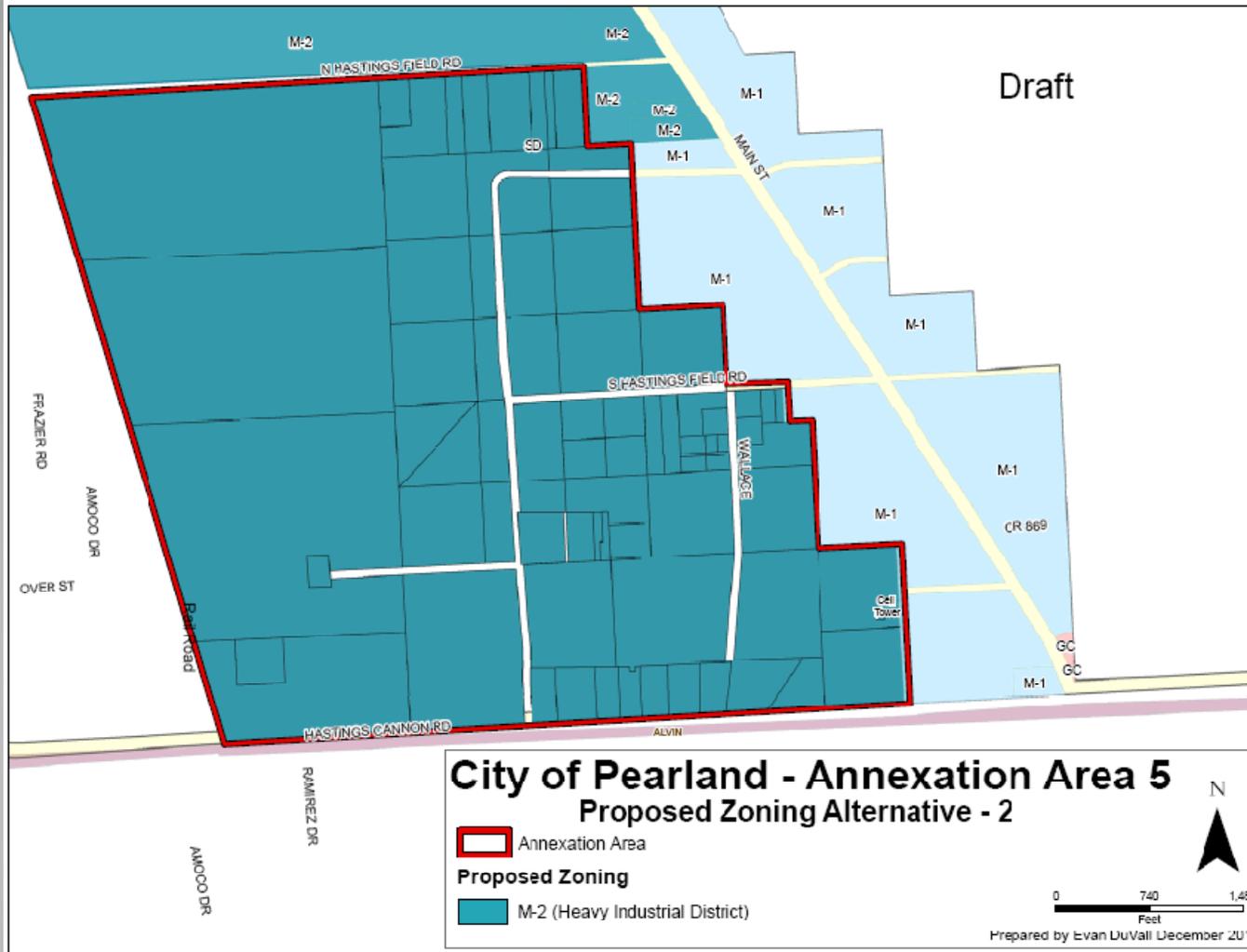


Draft



Map amendment only

# POSSIBLE ANNEXATION – ZONING ALTERNATIVE 1



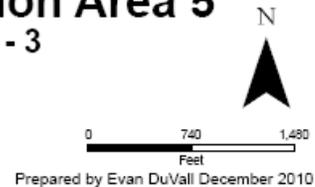
Map & text amendment

# POSSIBLE ANNEXATION – ZONING ALTERNATIVE 2



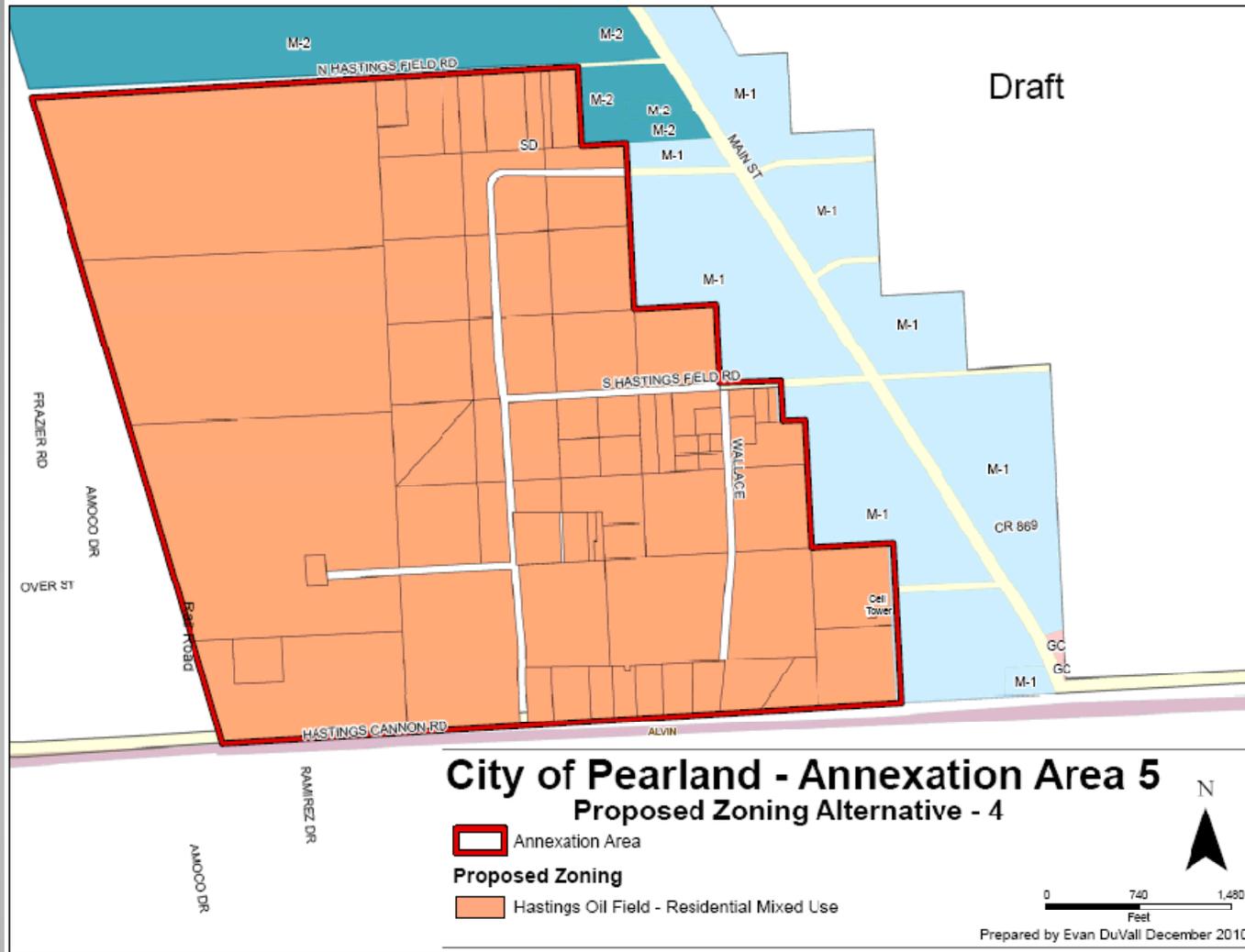
### City of Pearland - Annexation Area 5 Proposed Zoning Alternative - 3

- Annexation Area
- Proposed Zoning**
- SR-12 (Suburban Residential - 12 District)



Map amendment only

# POSSIBLE ANNEXATION – ZONING ALTERNATIVE 3



New zoning district

Map & text amendment

# POSSIBLE ANNEXATION – ZONING ALTERNATIVE 4