



**Annexation Study Areas
(1755.8 Acres total)**

- Area 1 - 716.44 Acres
- Area 2 - 203.17 Acres
- Area 3 - 262.4 Acres
- Area 4 - 318.71 Acres
- Area 5 - 228.27 Acres
- Area 6 - 24.10 Acres
- Area 7 - 2.713 Acres

- Future Three Creeks Blvd/Shanklin Road
- Existing Waterline
- Proposed Sewerline
- Three Creeks 25' Utility Easement
- Three Creeks



0 0.25 0.5 1 Miles

Map Date: 9/9/2016

Aerial Imagery Date: 2015

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

**CITY OF BELTON
GROWTH MANAGEMENT STUDY
SEPTEMBER 13, 2016**

As a result of direction by the City Council, this Study analyzes seven (7) tracts for consideration of the appropriateness of annexation. The Study will review a number of elements as background to assist the Council in evaluating its decision:

1. Reasons to Consider Annexation
2. Tract by Tract Analysis
3. Municipal Service Plan Overview and Example
4. Study Area Street Improvements
5. Annexation Schedule

1. Reasons to Consider Annexation

- A. Plan Implementation. These areas are part of a growth management strategy which may include annexation. The schedule for annexation is dictated by the policies and procedures outlined by state law. Annexation uncertainty would be eliminated by indicating a schedule of implementation if the time is right for annexation.
- B. Development. Tracts under consideration in this study have potentially important associated development issues that should be addressed. Municipal review of development is vital to the City's future character. Annexation responds to a need to plan for growth-based development.
- C. Land Use Compatibility. The proposed areas have a close relationship to City roads, investments, facilities, and services. Annexation would provide street corridor and land use protection by ensuring compatible development on both sides of roadways through the application and enforcement of land use zoning standards, building and safety codes, and other municipal standards.
- D. Service Extensions. Annexation allows the City to systematically and programmatically expand its services to outlying resident's properties in a logical, cost-effective manner. Services include police; fire and EMS; maintenance of infrastructure; animal control; library; parks services; building inspection, code enforcement, and comprehensive planning.
- E. Standards/Authority. Annexation allows for the logical extension of municipal authority/standards to the outlying sections of the City. By providing these areas with zoning, building codes, permitting and inspection, code enforcement, and the application of other City standards, property owners receive the benefits of development standards that are consistent and compatible in terms of quality and appropriateness for an urbanizing area.
- F. Infrastructure Investment. Through annexation, the City will monitor and schedule future infrastructure investments in the proposed tracts, such as street improvements and water/sewer utilities. A number of water districts have jurisdiction in the seven areas under consideration. The CCN (Certificate of Convenience and Necessity) Authority, and services provided by the City of Belton and these water supply corporations, are important considerations in a growth management strategy for the City of Belton.

- G. Extraterritorial Jurisdiction (ETJ). Based on Belton's population between 5,000 and 24,999, the City has a one mile ETJ. Harker Heights/Copperas Cove is 2 miles; Temple is 3.5 miles; and Killeen is 5 miles. The seven areas are located within the City's one (1) mile ETJ, and are outside of any "agreement" area that Belton has with surrounding cities. In most areas under consideration, annexation would not extend Belton's 1 mile ETJ line since Belton is blocked by another ETJ jurisdiction. Depending on the final boundary, very slight additions in ETJ are possible.
- H. Maximum Area Subject to Annexation. The City can annex 10% of its land area each year, and can carry over unused amounts for up to three years. With 20.06 square miles in the City, the City can annex up to 2.06 square miles or 1283 acres in any one year. The seven tracts total approximately 1756 (1755.8) acres, slightly more than a one year allocation (2.744 sq. mi.), but much less than the three year carryover allowed of 6.18 sq. mi.
- 2. A Tract by Tract Analysis of the seven (7) parcels follows at this time.**