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**1) What effect will annexation have on my property?**

- Annexation will incorporate your property into the City of Nolanville for all purposes. The City will extend municipal services, voting privileges, regulatory and taxing authority to your property and all the newly annexed areas.

**2) What authority does a city have to annex?**

- Texas Local Government Code Sec. 43.021 gives authority to home-rule municipalities to annex adjacent territory.
- Section 2.02 of Nolanville’s Charter also gives the City the authority to annex territory adjacent to the existing city limits boundaries.

**3) Will I have to pay city taxes?**

- Yes. The approved FY 2015 tax rate is as follows:

<i>Effective Tax Rate:</i>	\$0.50540 per \$100
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That represents \$505.40 for property valued at \$100,000.00 by the Bell County Appraisal District.

**4) Which services will I receive from the City?**

- The City has prepared a Service Plan that explains the types of services newly annexed properties will receive. Property owners do not pay for a rate-based service until they are connected to that service. The services must be consistent with the level of service already provided within the city limits.
- Nolanville will provide the following services:
  - Police protection
  - Fire protection and emergency services (provided by contracts established on behalf of the City)
  - Water and Wastewater services (provided through contract by Bell County WCID # 3 or 439 Water Supply)
  - Solid waste collection
  - Street maintenance
  - Enforcement of environmental, health, and safety codes
  - Land planning, including enforcement of zoning, subdivision, and other planning and building related codes. Land development will be in accordance with comprehensive plan.
  - Parks and recreation facilities and planning

**5) Will my property be subject to zoning regulations upon annexation?**

- Yes. According to Nolanville’s Zoning Ordinance, any newly annexed territory will be automatically classified as R-1 Single Family Standard District until action is taken to reclassify the zoning district (Sec. 104.1).
- Any lawful uses and structures existing at the time of annexation may continue, even if they are not permitted under current City ordinances. These nonconforming or “grandfathered” uses and structures are subject to the following provisions (Sec. 710.3):
  - No nonconforming structure may be enlarged in a way which increases its nonconformity.
  - If a nonconforming structure is damaged to an extent of more than 50% of its replacement value, it may not be reconstructed except in conformity with the provisions of the Zoning Ordinance.
  - If a nonconforming structure is moved any distance, it shall thereafter conform with the provisions of the Zoning Ordinance.
  - Nonconforming uses may continue but may not be expanded.
  - If a nonconforming use ends it shall no longer be allowed.
- Nonconforming lots that do not conform in size or area to the provisions of the Zoning Ordinance may have new buildings and structures constructed as long as they meet the requirements for the particular zoning district in which they are located. The lot must be in separate ownership and not of continuous frontage with other lots in the same ownership (Sec. 710.2).

**6) Will I need to obtain permits for new construction or improvements to my land?**

- Yes. Once an area is annexed, any new construction or improvements are subject to the standards specified in the City of Nolanville’s ordinances, including, but not limited to, Subdivision and Building Code regulations.