



Annexation FAQs

Why does the City want to annex my area?

The Growth and Annexation Advisory Committee appointed by the City Council has determined that it is more beneficial to the Citizens of Lubbock for the City to gain regulatory oversight in areas where growth is anticipated. Without City authority over land use and building construction, an area adjoining the city could potentially be developed in a manner which could prove detrimental to the city. For example, the Committee has focused on highway corridors leading into the city as key areas where an acceptable quality of development is desired. Also, if areas become sporadically populated without adequate infrastructure, then it becomes increasingly difficult to retrofit those areas with infrastructure after that development has occurred. Annexation is the most common process to ensure the efficient extension of services and to promote the wellbeing of cities and their citizens. Provision of an adequate growth base is critical to the future of every city.

As urban areas grow, police, fire, water, sewer and other services must be extended and maintained in an efficient manner to protect the health and safety of the public. This process applies to both existing and future land areas of the city. In short, the City of Lubbock desires to stay well ahead of growth.

Can I “opt out” of annexation?

Yes and No. If your property currently carries an agriculture exemption with the Lubbock Central Appraisal District, State Law requires a city to offer you a development agreement, which may include an exemption from annexation for a negotiated period of time. You would have the option to accept the offer and be exempted for the agreed period, or reject the offer and be included as part of the annexation. The city is not expecting to extend any exemption offers to “non-ag” properties with this proposed annexation.

Once annexed:

Will my property taxes go up?

Yes. The City of Lubbock currently assesses \$0.538020 per \$100 valuation. That equates to \$538.02 annual city tax per \$100,000 assessed property value. All other property taxes (such as County or school districts) are not impacted by annexation. The additional tax dollar amount is far less for those properties carrying an agricultural exemption with the Lubbock Central Appraisal District. You are encouraged to consult with the Lubbock Central Appraisal District to determine what the city taxes would be for your specific property.

When would my property taxes be adjusted?

If annexation is completed before the end of 2017, city taxes will be assessed beginning in 2018.

My property is classified with an agricultural exemption with the Lubbock Central Appraisal District. Can I keep that exemption status when I'm annexed?

Yes. Being annexed does not affect homestead, ag, or other exemptions currently offered.

Will city services be immediately available?

The city services that are often referred to as "soft" services are available upon the effective date of the annexation. These include police, fire, building inspection services, code enforcement, animal services, and other similar departmental services that do not require infrastructure installations.

The city services that require infrastructure projects, such as water and sanitary sewer, may be made available subject to the service plan as adopted with the annexation. The service plan looks at each area independently to determine what "hard" services shall be provided, including water lines to support fire hydrants in more densely developed areas. These infrastructure capital projects are generally tied to a 2.5 – 4.5 year timeframe as required by State law, unless there are unexpected budgetary constraints.

If my property is annexed, why will the City not provide me all the infrastructure available in developed areas of Lubbock?

How cities grow and how various services are paid is complex. In most subdivisions developed inside the city, all the costs for sewer, water, streets, street lights and street signs are paid for by the developer. The developer then places a share of those costs in the price for each lot. The city taxpayer does not help build new subdivisions.

In newly annexed areas, the current taxpayers of the city are not asked to fund improvements except for a portion of the thoroughfares, water and sewer mains that benefit all city residents. In general, each resident or subdivision is asked to pay for the infrastructure that directly benefit his or her home or business through payment of pro-rata, adjacent mains, and other fee systems.

There are currently areas inside the existing city limits that do not have water, sewer, and/or paved streets. The annexation service plan will attempt to provide "like" services to similar areas that are already inside the city limits.

My street is unpaved. If my property is annexed, when will the City come pave the street?

For most subdivisions developed inside the City, the developer paves the streets and includes the cost in the price of the lot. The city will begin a program in 2017-18 to begin paving unpaved residential streets in areas throughout the city. This is intended to be a long-term program that will take some time to reduce the number of unpaved streets throughout the city. Annexed

properties that have unpaved streets would fall into this category and be prioritized with the rest of the unpaved streets citywide.

My subdivision has “strip paved” streets. Will the City make our subdivision put in curb and gutter?

No. Routine maintenance and reconstruction will be the responsibility of the City beginning on the effective date of the annexation. Routine maintenance cannot make a good street from a street in poor repair, but all streets will be evaluated and considered for repair and/or replacement.

Some of the major streets in my area are in terrible shape. If those thoroughfares are annexed, when will they be improved to five or seven lane facilities?

Routine maintenance and construction/reconstruction will be the responsibility of the City beginning on the effective date of the annexation. The thoroughfare system in Lubbock is constructed by funds within the capital improvements projects that are funded by ad valorem taxes. At times, a portion of costs is paid with state or federal funds administered by the Texas Department of Transportation through the Metropolitan Planning Organization (MPO).

Paving projects are prioritized throughout the city based on condition and need. Federal funding through the MPO prioritizes roadways within a document called the Transportation Improvement Plan (TIP). The newly annexed thoroughfares will compete with other existing roads that are not five or seven lane facilities for funding. The TIP priority list is reviewed on an annual basis to identify those sections of streets in greatest need for upgrade due to demand and development patterns.

Can I keep farming my land or operate my business?

Yes. When property is annexed, the existing uses are retained as Legal Non-Conforming (grandfathered). If the use of the property changes after annexation, then zoning may become necessary.

When an area becomes part of the City, what is the zoning for different parcels of Land?

All land area within the City of Lubbock is zoned within a particular district described in the zoning code. Major groups of districts include residential, commercial and industrial. The Comprehensive Plan and policies within the zoning code describe how and where these districts should be located relative to other districts.

Any area annexed into the City of Lubbock is zoned as “T” Transition District in the annexation ordinance. All activities and land uses existing at the time of annexation other than “R-1” or “R-1A” Single Family permitted uses become non-conforming when the ordinance is official.

Non-conforming uses may continue indefinitely unless the activity ceases for one year, after which the former use loses non-conforming status. Non-conforming is often referred to as “grandfathered”.

In the "T" Transition District, the uses permitted in the R-1 or R-1A Districts become legal, conforming uses. These uses include single-family dwelling units, public parks and City recreational facilities, garage sales, defined accessory buildings, day nurseries with six or fewer children, and public schools. No future zone change requests are required for these uses. Other proposed activities or land uses would be subject to a zone change request.

An amendment to the Comprehensive Plan will be presented during consideration of any area to be annexed. As noted, the Plan then becomes a policy guideline for future zone change requests.

Will I be required to connect to city water and sewer?

No. Over time, certain areas will receive water line extensions installed to provide fire hydrants and fire protection. Sanitary sewer lines are not typically provided through annexation. If city water lines are nearby, a land owner can request to be connected at their own expense.

Can I keep my current electric service provider?

Yes. Electric service areas are not dictated by city limit boundaries.

Will the city repave our old County Roads?

No. Through annexation, the city does accept maintenance responsibility of existing roads and will upgrade as may be deemed necessary through normal annual review of all city streets.

I have a water well. Will the city take over authority of that?

No. Private water wells fall under the authority of the High Plains Underground Water Conservation District, regardless of their location within the city or county.