



November 9, 2022

Dear _____:

Since you have expressed interest in annexing into the City of Glen Rose a portion of the ____ acre tract you own between Hwy 67 and CR 312 and Van Zandt Road and Squaw Creek, which is appraised for ad valorem tax purposes as land for agricultural or wildlife management, the City is required to offer to make a “development agreement” with you in lieu of annexation.

The “development agreement” must provide that the property will retain its extraterritorial status for up to 45 years or until any type of subdivision plat or related development document is filed with the city for the property, whichever occurs first. The agreement must provide that the City may enforce all regulations and planning authority that do not interfere with the use of the land for agriculture, wildlife management, or timber.

During the time the property remains outside the city limits, it is not subject to city property taxes, but also may not receive tax-supported services from the City such as police, fire, and others. The development agreement must provide terms for future annexation of the property, including specifying the uses and development of the land before and after annexation. If an owner of property eligible for a development agreement declines such an agreement, then the property may be annexed as originally proposed.

I have enclosed a development agreement complying with the requirements of state law for your consideration. You have three options regarding the development agreement: (1) you may pursue finalizing the agreement as presented with the City Council; (2) you may negotiate new language by indicating the words that you wish to change, add, or delete in the agreement; or, (3) you may decline the offer of a development agreement.

If the agreement is declined, the City is free to move forward with your request for annexation. If you wish to pursue entering into the “development agreement” as presented or entering into one with revised terms, the matter will be presented to the City Council.

Before the City can initiate any action, we must receive a written response from you indicating which of the three options you wish to pursue.

Respectfully,

Michael Leamons

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