

Annexation

Annexation is the process of incorporating new land into the City limits. Annexation is necessary to bring areas on the edges of urban development into the City so that there can be an orderly extension of City services such as roads, water and sewer. Additionally, the City has limited authority to regulate development unless property is annexed before a project is initiated. Because land uses are not regulated in the county (per state law), if such properties remain outside the City limits, there are no land use requirements, design standards, or building permits required to protect neighboring properties.

There are many benefits to annexing into the City of Castroville.

1. Police Protection - The Castroville Police Department will provide protection and law enforcement services in the annexation area upon the effective date of annexation. These services are provided on a city-wide basis. These services include normal patrols and responses to call for services, handling of complaints and incident reports, special units, including traffic enforcement, criminal investigations, narcotics, and gang suppression, as required.
2. Fire Protection - The Medina County Emergency Service District No. 1 provides fire protection services. Fire protection services are contracted through a service provider. The current service provider is the Castroville Volunteer Fire Department located at 807 Paris St.
3. Emergency Medical Service (EMS) – The Medina County Emergency Service District No. 1 provides emergency medical service. EMS is contracted through a service provider. The current service provider is American Medical Response (AMR).
4. Solid Waste Services – The City will provide solid waste collection services upon the effective date of annexation by solid waste service providers under contract with the City. Waste Management Inc. currently is the contracted provider. Fees for services will be assessed on utility bills. The rates are set by City Council and can be amended in the future.
5. Operation and Maintenance of Water and Wastewater Facilities - The City will maintain and operate the public water and wastewater facilities that are within its Certificate of Convenience and Necessity service area. The facilities will be maintained and operated in accordance with the City's Utilities Code (Chapter 110) and other City procedures. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. Fees for services will be assessed on utility bills. The rates are set by City Council and can be amended in the future.
As of the last revision of this Development Guide, utility rates are lower for customers inside the City Limits of Castroville compared to those outside the City Limits. The rates are set by City Council and can be amended in the future.
6. Operation and Maintenance of Roads and Streets, including Road and Street Lighting - The City will maintain public streets and street lighting over which the City has jurisdiction.
7. Maintenance of Parks, Playgrounds, and Swimming Pools – The City of Castroville operates and maintains several parks that serve the region. Maintenance responsibilities

for publicly owned parks in annexed areas are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the annexation area are the responsibility of the property owner(s).

8. Maintenance of Any Other Publicly Owned Facility, Building, or Service.

- a. Electric Facilities. Most of the properties within the City Limits of Castroville are served by the City's electrical grid. However, electric provider may vary depending on the location of the annexed area and would be determined at the time of petition for annexation.
- b. Gas Facilities. Within the City's designated service area, the City provides gas services in accordance with the City's utility policy. The natural gas utility is contracted with a service provider. CPS Energy is the current service provider for the natural gas utility. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. Fees for services will be assessed on utility bills. The rates are set by City Council and can be amended in the future.
- c. Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the annexation area, an appropriate City department will provide maintenance services for them.

9. Additional Services:

- a. Community Development - Included below are some of the services provided by the City. Additional information regarding these services can be referenced by visiting www.castrovilletx.gov.
 - i. Zoning - Upon the effective date of annexation, zoning will be established for the property. For more information regarding zoning, refer to Chapter 2 of this Development Guide.
 - ii. Code Enforcement - The City codes provide regulations to protect the health, safety and general welfare of the community. Current enforcement is provided for the following and is not limited to vacant dangerous premises and structures, junked vehicles, weeded and littered vacant lots, zoning, minimum housing, including unsanitary premises, and right-of-way violations.
 - iii. Building Permits – The City provides plan review and inspection services and issues permits as required by the adopted International Codes for the construction, alteration or renovation of buildings, and electrical, mechanical, plumbing and fire protection systems to ensure compliance with the City codes and ordinances. Inspection of construction projects allows the City to ensure public safety through the effective enforcement of construction codes and standards for the construction, repair, demolition, occupancy and maintenance of buildings, structures and properties. Although most inspection coordination takes place with the Community Development Department, the City does utilize a third-party contracted inspection company, Bureau Veritas, to inspect most projects.

Commercial and residential construction and alterations must obtain building permits and comply with adopted International Building Codes and other City codes. The City provides customer service related to development projects to ensure that buildings and mechanical, electrical, plumbing and fire protection systems comply with City codes. Permit fees are set by City Council and can be amended in the future. For more information regarding permitting, refer to Chapter 5 and Chapter 6 of this Development Guide.

- iv. Certificate of Occupancy - New and existing businesses must obtain a Certificate of Occupancy and related licenses required by City code from the Community Development Department. In accordance with the current adopted International Codes and all other State and local codes, no person may occupy a building or a space without first obtaining a Certificate of Occupancy from the Building Official.
- v. Subdivision Platting - Applicants will need to comply with the rules and regulations of Chapter 100 of the City Code pertaining to subdivision platting. In addition, as part of the permitting process, applicant(s) will be required to adhere to the City's Tree Preservation requirements and permitting process. Platting fees are set by City Council and can be amended in the future.
- b. Library Services - The Castroville Public Library provides open and equal access to resources and services to meet the informational, educational, and cultural needs of our community. The library seeks to encourage reading and the use of current technology for life-long learning and the enhancement of the individual's quality of life. More information about library services is available at <http://castrovilletx.gov/library>.
- c. Animal Control Services - Newly annexed areas would receive new and additional services such as Animal Control. Once annexed, they would receive enhanced enforcement of animal related laws and services to assist residents.
- d. Other Services - All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

You may request voluntary annexation into the city limits by completing the process and forms in the City of Castroville Annexation Packet included in this Guide.