

To the Mayor and Members of the City Council**August 30, 2016**

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**SUBJECT: OWNER-INITIATED FULL-PURPOSE ANNEXATION OF APPROXIMATELY 1.83 ACRES OF LAND LOCATED SOUTH OF W. J. BOAZ ROAD AND WEST OF OLD DECATUR ROAD, IN TARRANT COUNTY**

The August 30th City Council agenda includes the first of two public hearings for the owner-initiated full-purpose annexation of 8069 Old Decatur Road (AX-16-004). AX-16-004 is located at the southwest corner of W. J. Boaz Road and Old Decatur Road, in Tarrant County. The proposed annexation area would be an addition to Council District 2. Attached is a PowerPoint for reference. The fiscal impact analysis is posted on the Planning and Development Department's website.

AX-16-004 was originally processed as AX-15-010 and approved by the City Council for annexation and "E" Neighborhood Commercial zoning on April 12, 2016. However, the legal description did not correctly include the adjacent W. J. Boaz Road right-of-way (ROW) to the north, although it was depicted on the case maps. The exclusion of the adjacent ROW resulted in the annexation not being contiguous to Fort Worth city limits, in effect voiding the annexation and zoning. The current annexation case, AX-16-004, includes the previously omitted ROW, for a total area of approximately 1.83 acres. The site remains vacant but the property owner proposes to develop the land for commercial/office use.

This area meets the City's criteria for full-purpose annexation, by being part of an enclave and planned for urban development. The proposed commercial development will have a long-term positive fiscal impact on the City's General Fund, and the City is able to provide full municipal services upon annexation. A zoning application has been submitted (ZC-16-172), and the applicant is requesting "E" Neighborhood Commercial zoning as approved previously. The approval of annexation and zoning of this area is anticipated to occur on September 20, 2016.

Should you have any questions, please contact Randle Harwood, Planning and Development Director, at 817-392-6101.

David Cooke
City Manager

Attachment

Owner-Initiated Annexation



Prepared for the
City Council

By the
Planning and Development Department

August 30, 2016

Purpose

Review the following items:

- ✓ **Annexation criteria**
- ✓ **Fiscal impact** methodology
- ✓ **Owner-initiated** annexation
 - 8069 Old Decatur Road

Annexation Criteria

A. Full-Purpose Annexation

Area must meet one or more of the following conditions:

1. Enclave

- a. Enclave within City's ETJ
- b. Ability to provide municipal services

2. Urban Development

- a. Development activity of an urban nature
- b. Ability to provide municipal services
- c. Positive fiscal impact analysis

3. Growth Center

- a. Designated growth center
- b. Ability to provide municipal services
- c. Positive fiscal impact analysis

4. Adverse Impact

- a. Adverse impact on City if not annexed
- b. Ability to provide municipal services

5. Option to Expand

- a. Detriment to City's orderly growth if not annexed
- b. Ability to provide municipal services

Preparation of Fiscal Impact Analysis

A. Revenues

B. Expenditures

C. Analysis Timeframe

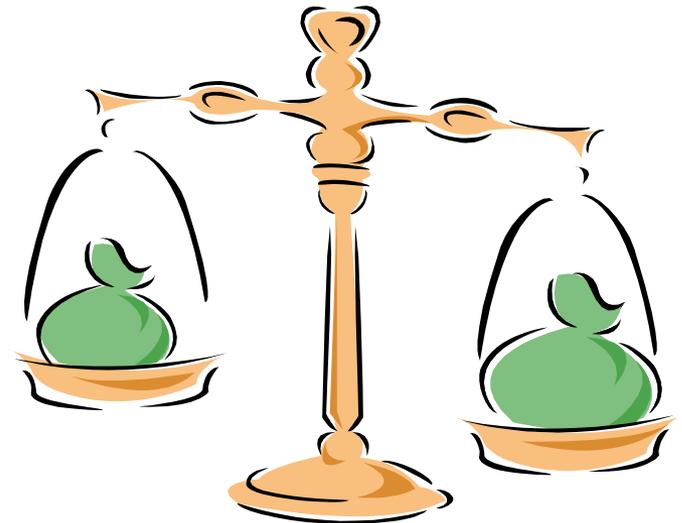
D. Per Capita Data Sources

E. Population Estimate

F. Methodology

1. Areas with Existing or Proposed Development
2. Other Areas

**G. Timing for Preparation of Fiscal Impact
Analysis**



Revenues

General Fund

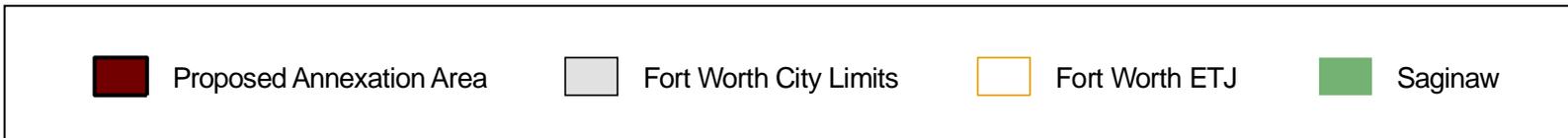
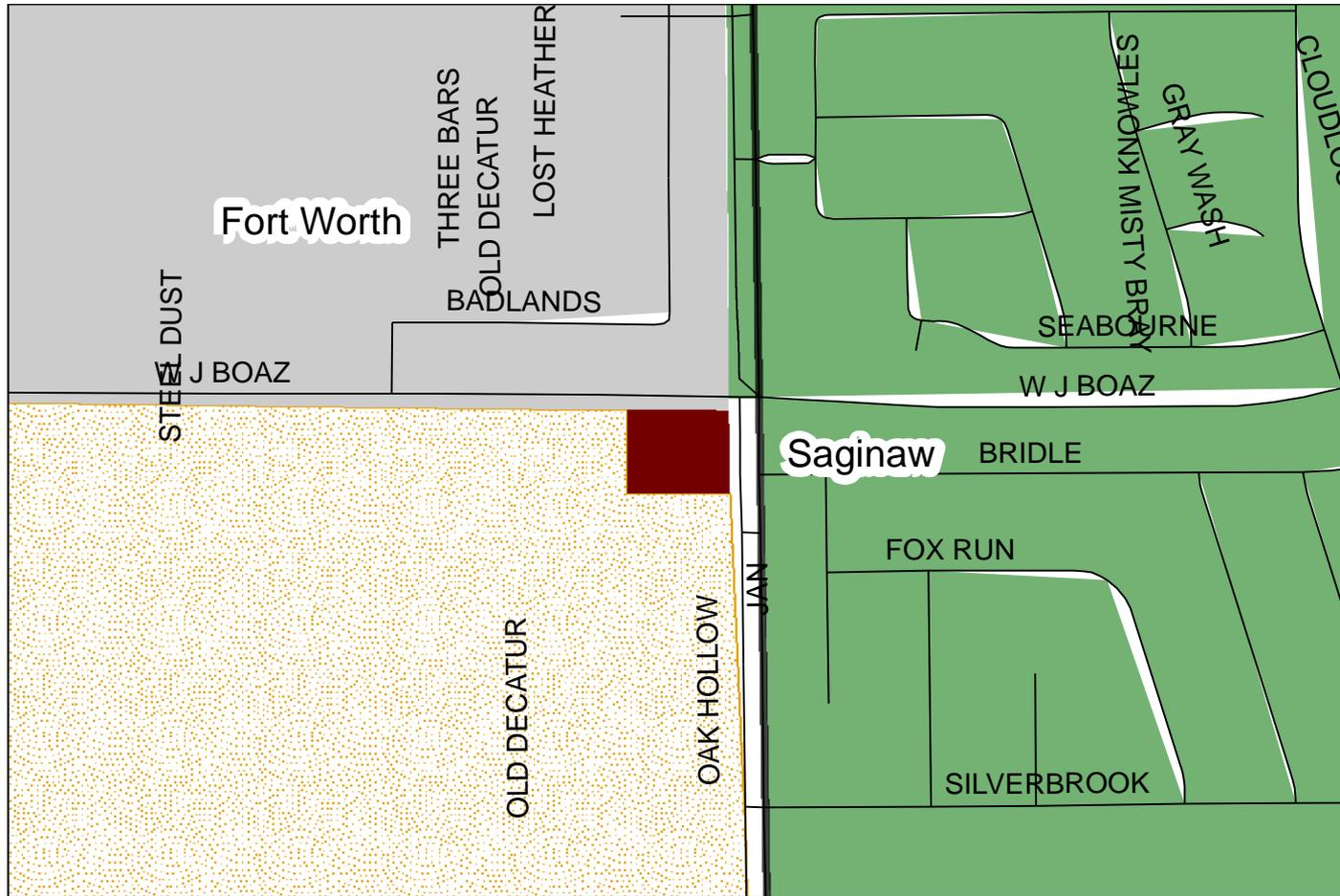
1. **Property taxes** to be generated by **existing land uses**, based on the county's Appraisal District assessed values and the City's current property tax rate.
2. **Property taxes** to be generated by **proposed land uses**, based on anticipated assessed values and the City's current property tax rate.
3. **Other General Fund revenues** including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue, based on a per capita estimate.

Expenditures

1. One-time **transitional** costs, including street signs and markings, and emergency response set up
2. Required **capital improvements** for fire service, roadways and drainage, and water and wastewater infrastructure

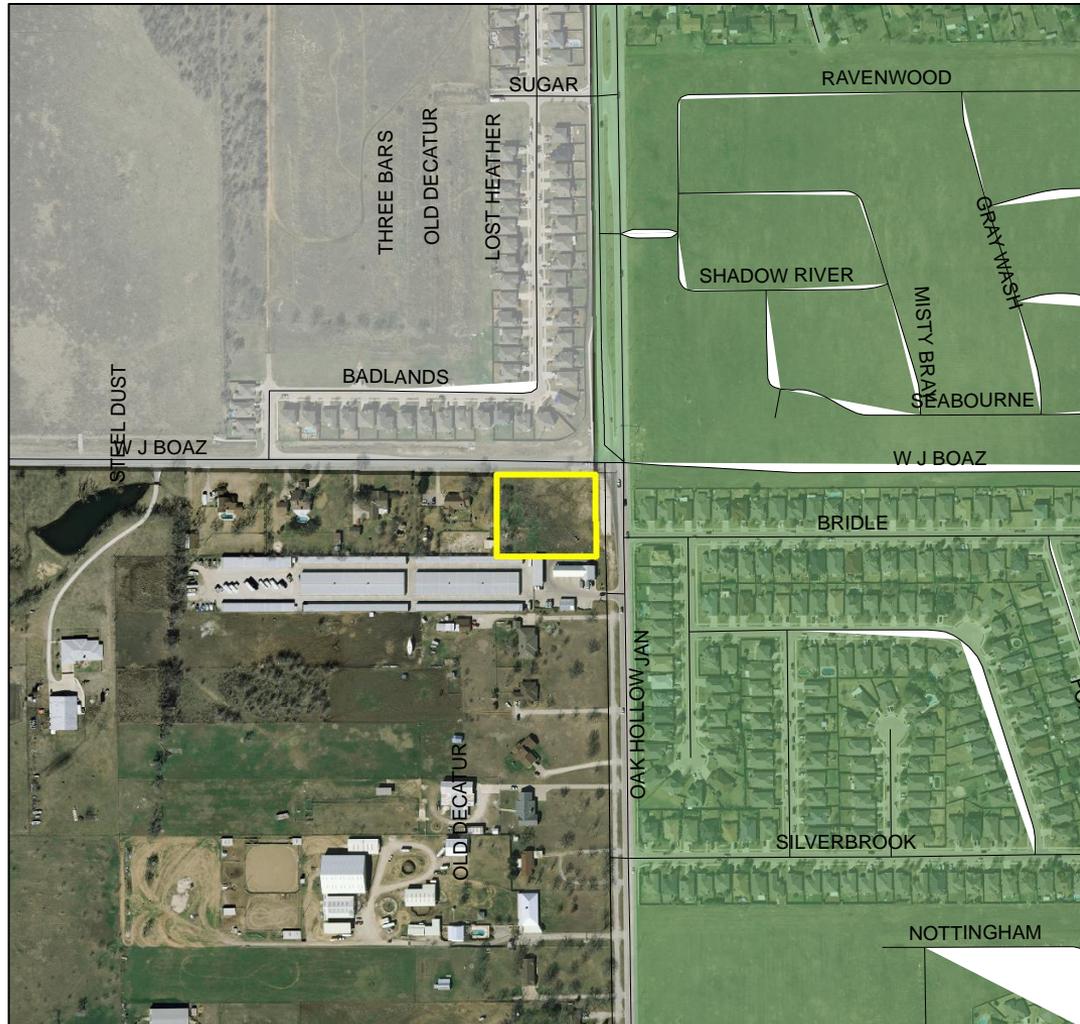
**8069 Old Decatur Road
(AX-16-004)**

Annexation Area



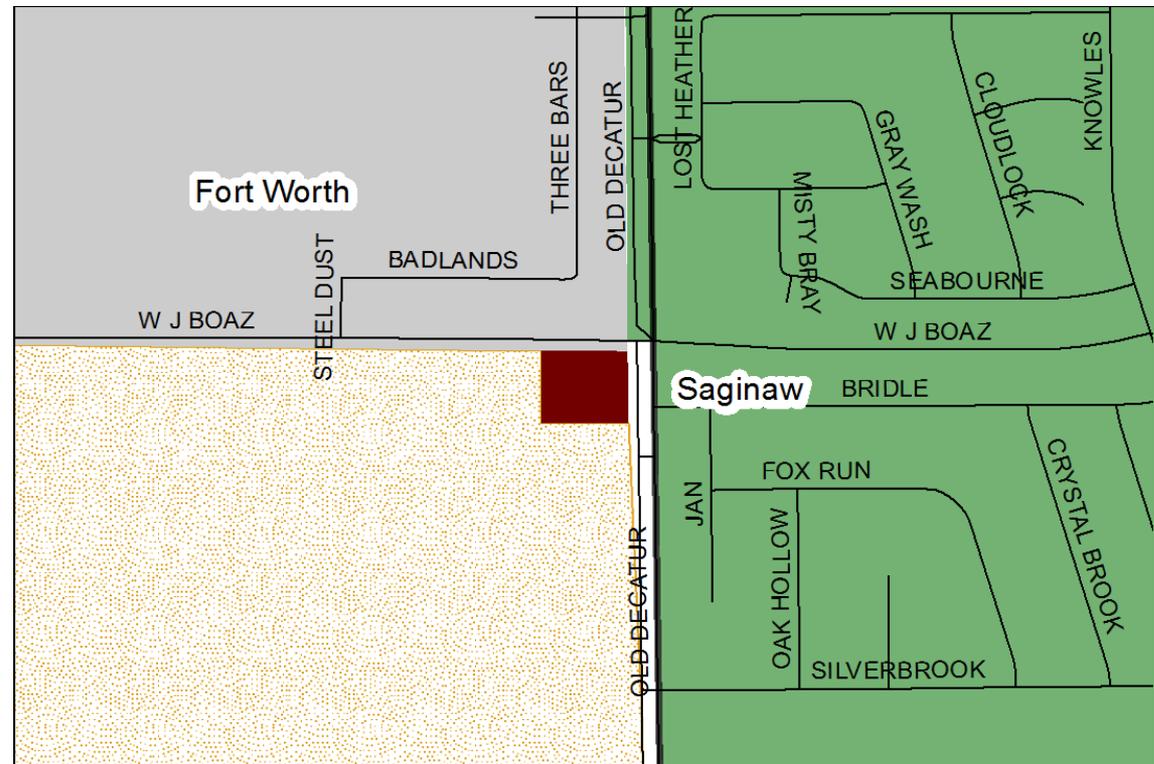
Analysis Basis

- 1.83 acres
- Vacant land
- Proposed neighborhood commercial uses
- No tax exemptions
- Property tax revenues anticipated - \$8,975 yearly



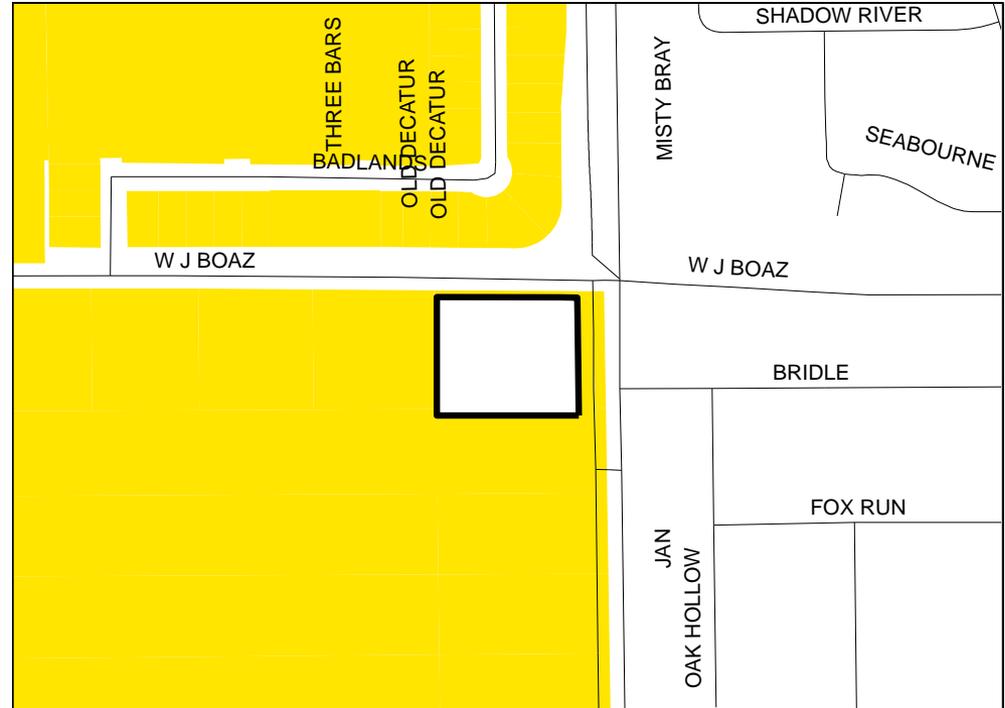
Analysis Results

- Initial Costs
 - Code = \$60
 - Fire = \$1,016
 - Police = \$194
- No capital improvements necessary
- Negative impact to the General Fund in first Year
- Positive impact to the General Fund after first year



What future land use is designated in the 2016 Comprehensive Plan?

Proposed is **not consistent** with future land use designation of **Single-Family Residential**



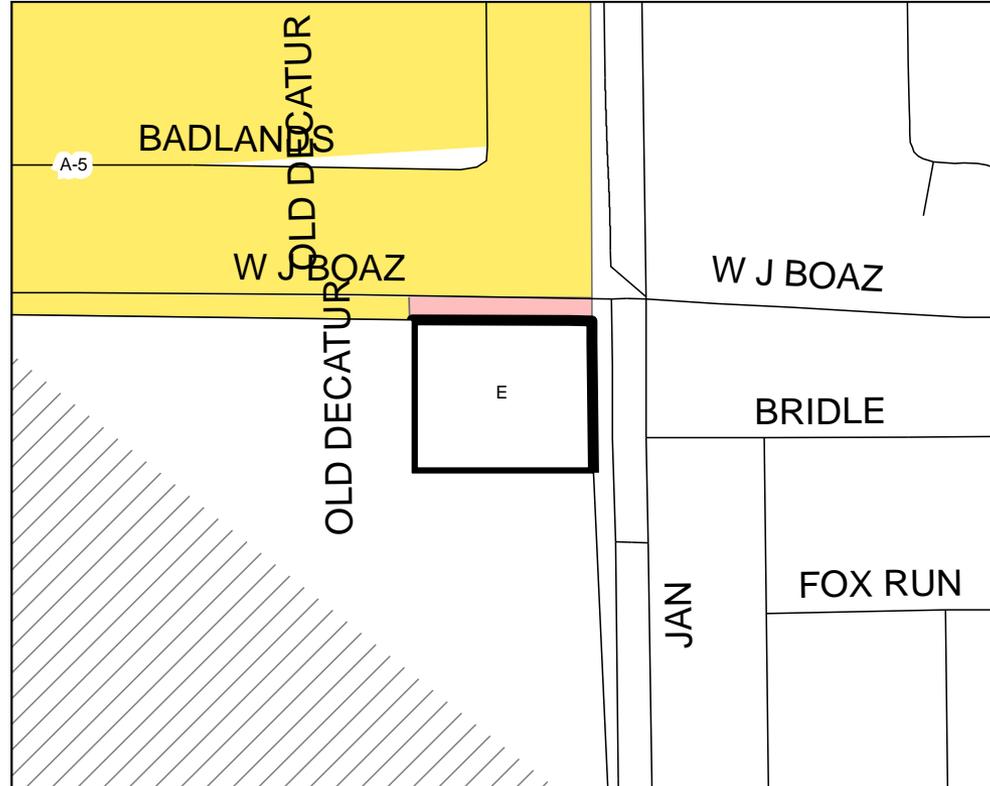
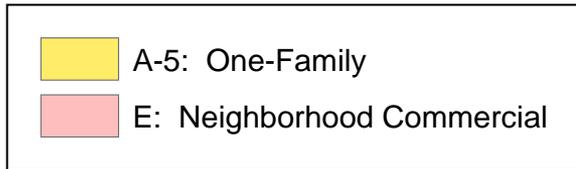
Proposed Annexation Area



Single-Family Residential

What is the proposed zoning?

“E” Neighborhood Commercial



Proposed Annexation Schedule

<u>Date</u>	<u>Action</u>
August 30	City Council receives Informal Report .
August 30	City Council conducts 1st public hearing on service plan.
Sept. 13	City Council conducts 2nd public hearing on service plan.
Sept. 14	Zoning Case to Zoning Commission requesting “E” Neighborhood Commercial zoning.
Sept. 20	City Council considers and institutes annexation and considers zoning case .