

To the Mayor and Members of the City Council**July 12, 2011**

Page 1 of 1

**Subject: Amending the City of Fort Worth's Annexation Plan to Add an Approximately 64.3-Acre Tract of Land Located West of US 377 and South of Wall Price Keller Road**

The July 19 City Council agenda will contain an M&C to amend the City's annexation plan in order to add approximately 64.3 acres of land for consideration of annexation in 2014 (Area 18). Section 43.052 of the Texas Local Government Code requires any proposed annexation area with more than 100 residential parcels to be added to the City's three-year annexation plan. This 64.3-acre tract of land currently contains 109 residential parcels and one industrial site.

The City Council adopted the 2011 Comprehensive Plan and the Five-Year Annexation Program on March 1, 2011, (M&C G-17216). The annexation program identifies areas that may be considered for full-purpose annexation, including this enclave to be added to the three-year annexation plan. Full-purpose annexation would be completed on the third anniversary of the date the plan is amended, tentatively scheduled for the summer of 2014.

Because the area consists of an urban residential subdivision, no parcels in the enclave have agricultural exemptions that qualify for development agreements in lieu of annexation. Annexation of this area would create a positive cumulative impact on the General Fund. Future capital improvements are required to improve existing local streets.

Staff has determined the City will be able to provide full municipal services upon annexation. The property owners will receive several notices during the preparation of the service plan. This 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.

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

Tom Higgins
Interim City Manager

Attachment

FISCAL IMPACT ANALYSIS OF AREA 18 ADDITION TO ANNEXATION PLAN



Prepared for the
City Council

By the
Planning and Development Department

July 12, 2011

1

PURPOSE

To **review** the following items:

- ✓ The City's annexation **criteria**;
- ✓ The City's **fiscal impact methodology**; and
- ✓ The **results** of fiscal impact analysis for area 18

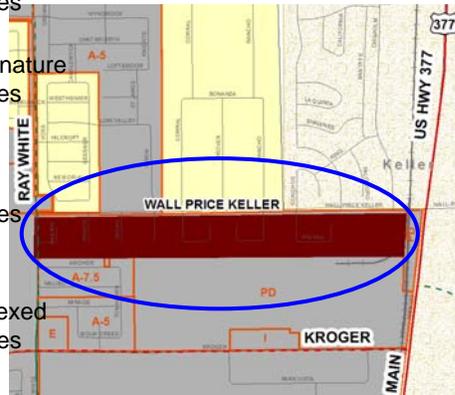
2

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



3

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



4

REVENUES

General Fund

1. **Property taxes** to be generated by **existing land uses**, based on Tarrant 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.

5

EXPENDITURES

1. One-time **transitional** costs, including street signs and markings, and emergency response set up
2. Required **capital improvements** for reconstruction of roadways

6

AREA 18

- Addition to Annexation Plan
- 64.3 acres
- Existing Uses
 - Estimated 327 residents on 109 lots
 - 10-acre industrial site
 - 0 vacant lots
- Future Land Use
 - Single Family
 - Light Industrial



7

7

ANALYSIS ASSUMPTIONS

- Single family uses and 1 industrial use
- 91 homestead exemptions
- No short term growth
- Property tax revenues
 - \$492,865 yearly



8

8

ANALYSIS RESULTS

- Initial Costs
 - TPW - \$5,000 start up services for residential streets
 - Police Department - \$9,078 for an estimated 34 service calls
 - Fire Department - \$1,936 for an estimated 2 service calls
 - Code Compliance - \$244 for consumer health and animal control services
- Future capital improvements necessary to reconstruct local streets
- Net positive result to the General Fund



9

What is the proposed schedule?

<u>Date</u>	<u>Action</u>
July 12	City Council receives fiscal impact analysis and proposed schedule .
July 19	City Council approves resolution to add area to three-year annexation plan.
Fall 2011	Tarrant County and Fort Worth coordinate Inventory of Services .
Spring 2012	City Council holds public hearings on the service plan .
July 2014	City Council institutes and considers approval of annexation and zoning .

10