

To the Mayor and Members of the City Council

July 12, 2011

Page 1 of 1



Subject: Owner-Initiated Full-Purpose Annexation of Two Areas, 2484 Avondale-Haslet Road and the 5700 – 6400 Blocks of Dirks Road

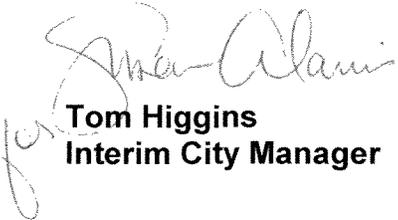
The July 19 City Council agenda will contain two M&Cs to approve the annexation for two areas. The annexation of 2484 Avondale-Haslet Road would be an addition to Council District 2, while the Dirks Road right-of-way would add area to Council District 3. Attached is a PowerPoint for reference. The fiscal impact analyses are posted on the Planning and Development Department's website.

The two annexation areas are described below:

- AX-11-008, at 2484 Avondale-Haslet Road, in the northeast quadrant of US 287 and Avondale-Haslet Road, contains 3.3 acres of land recently developed as a multi-tenant retail building. Annexation of this site is expected to have a positive impact on the General Fund and will require no capital improvements, because the adjacent roadway is already inside the city limits.
- AX-11-010, Dirks Road right-of-way, between Granbury Road and Bryant Irvin Road, covers approximately 15.4 acres of roadway, currently under expansion. Annexation of this right-of-way would create a very slight negative impact on the General Fund and would require no future capital improvements to improve the roadway.

The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city. Annexation of these sites is consistent with the City's annexation policy to consider full-purpose annexation for areas experiencing urban development. The annexation and zoning of these areas would run concurrently, with final approvals anticipated to occur on July 19, 2011.

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


Tom Higgins
Interim City Manager

Attachment

Owner-Initiated Annexations



Prepared for the
City Council

By the
Planning and Development Department

July 12, 2011

1

Purpose

Review the following items:

- ✓ Annexation **criteria**;
- ✓ **Fiscal impact methodology**; and
- ✓ Area requested for **full-purpose annexation**.

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

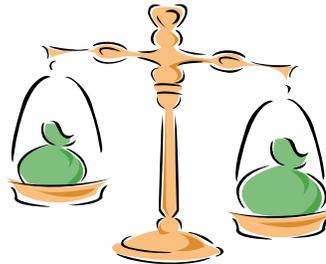
D. Per Capita Data Sources

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

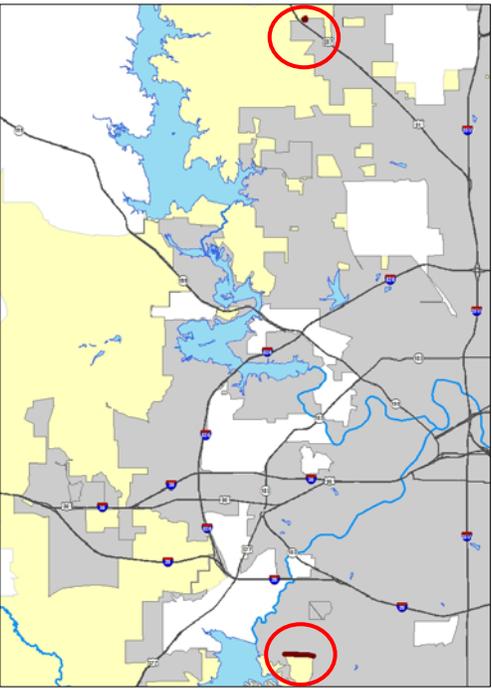
Expenditures

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

6

**Where are the areas
of the annexation
requests?**

-  Proposed Annexation Area
-  City Limits
-  Fort Worth ETJ



**2484 Avondale-Haslet Road
(AX-11-008)**

Analysis Basis

- 3.3 acres
- No exemptions
- Existing retail building
- Previously platted property
- No short term growth
- Property tax revenues
 - \$9,579 yearly



Analysis Results

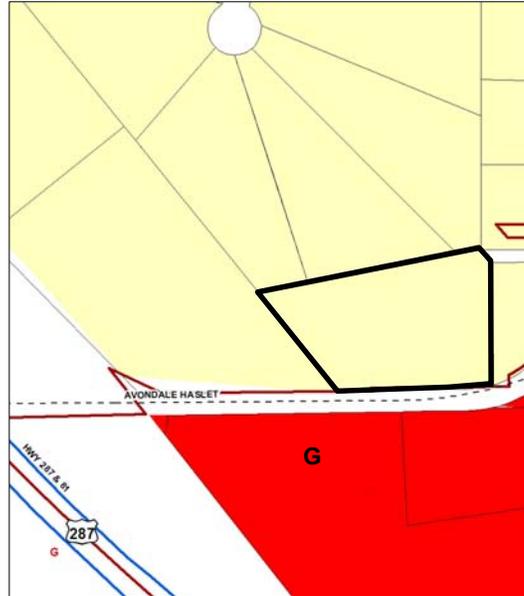
- Initial Costs
 - Police Department - \$0
 - Fire Department - \$1,936
 - Code Compliance - \$244
- No capital improvements necessary
- Positive result to the General Fund for first year
- Cumulative positive impact to the General Fund each year thereafter



10

What future land use is designated in the 2011 Comprehensive Plan, and what is the surrounding zoning?

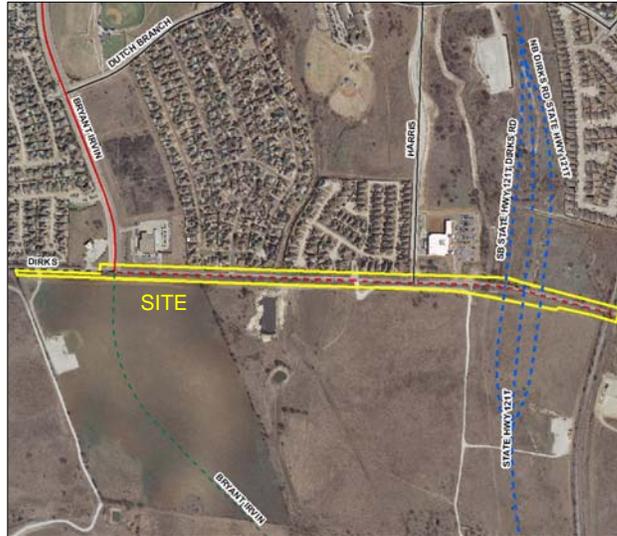
- Existing Use
 - Multi-tenant Retail
- Future Land Use
 - Rural Residential
 - Recommended for Neighborhood Commercial by the City Plan Commission



**Dirks Road
(AX-11-010)**

Analysis Basis

- 15.4 acres
- Government exemption
- Existing Dirks Road right-of-way
- No short term growth
- Property tax revenues
 - \$0 yearly



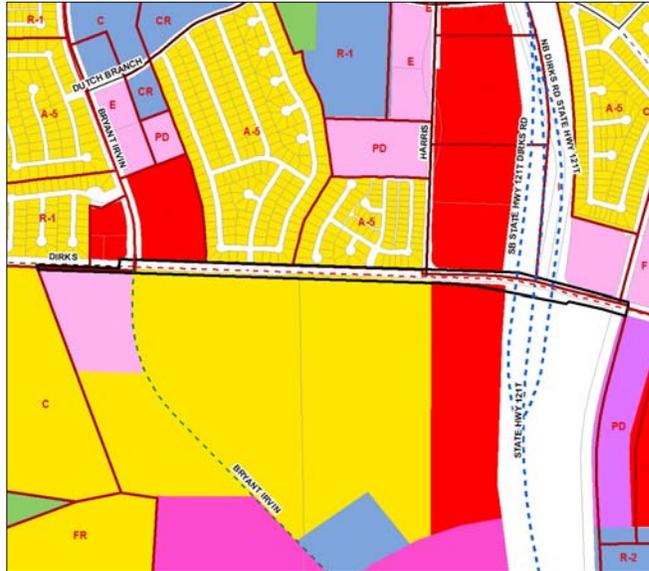
Analysis Results

- Initial Costs
 - Police Department - \$0
 - Fire Department - \$1,936
 - Code Compliance - \$100
- No capital improvements necessary – currently under reconstruction
- Slightly negative result to the General Fund for first year
- Cumulative negative impact to the General Fund each year thereafter



What future land use is designated in the 2011 Comprehensive Plan, and what is the surrounding zoning?

- Existing Use
 - Right-of-way
- Future Land Use
 - Rights-of-way do not have future land use category
- Master Thoroughfare Classification
 - Proposed Principal Arterial



What is the proposed annexation schedule for the owner-initiated annexations?

<u>Date</u>	<u>Action</u>
April 18	Owner submits annexation application for AX-11-008.
June 8	Owners submit annexation application for AX-11-010.
July 12	City Council receives Informal Report.
July 19	City Council considers and institutes approval of annexation.