

To the Mayor and Members of the City Council**September 25, 2012**

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**Subject: CITY-INITIATED FULL-PURPOSE ANNEXATION OF TWO ENCLAVES
IN FAR NORTH AND FAR NORTHWEST FORT WORTH**

The October 2 City Council agenda will contain two M&Cs to initiate the annexation and zoning process for two enclaves. The 2012-2016 annexation program, adopted with the 2012 Comprehensive Plan, recommends these areas be considered for full-purpose annexation in 2013. The City Council delayed annexation in 2010 and 2011. Both areas would be additions to Council District 7. Attached is a PowerPoint for reference. The fiscal impact analyses are posted on the Planning and Development Department's website at <http://fortworthtexas.gov/planninganddevelopment/design.aspx?id=8660>.

The two annexations are described below:

- Area 9, east of Willow Springs Road and south of Avondale-Haslet Road, contains approximately 147.4 acres with large-lot residential uses, several non-residential uses, and vacant land. Annexation of Area 9 would create a negative impact of \$13,965.00 on the General Fund for the first year only and would require future capital roadway improvements for Avondale-Haslet Road.
- Area 29-1, an enclave south of W.J. Boaz Road and west of Old Decatur Road, consists of 104.2 acres of single-family uses on large-lots, one commercial use, and an apartment complex. Annexation of the area is expected to have a positive impact of \$257,574.00 on the General Fund and will require capital improvements to upgrade Old Decatur and W.J. Boaz Roads.

Staff has determined the City will be able to provide full municipal services upon annexation.

The property owners for both areas have been contacted by mail to reiterate the annexation process and zoning discussed in 2010. Staff has also proposed zoning districts based on land use policies and future land use in the Comprehensive Plan, and on proposed land uses. The annexation and zoning of these areas would run concurrently, with final approvals anticipated to occur in early January 2013.

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

Tom Higgins
City Manager

Attachment

2013 Implementation of Annexation Program



Prepared for the
City Council

By the
Planning and Development Department

September 25, 2012

Purpose

Review the following items:

- ✓ Annexation **criteria**
- ✓ **Fiscal impact methodology**;
- ✓ Areas proposed for **full-purpose annexation** in January 2013.

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

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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



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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.

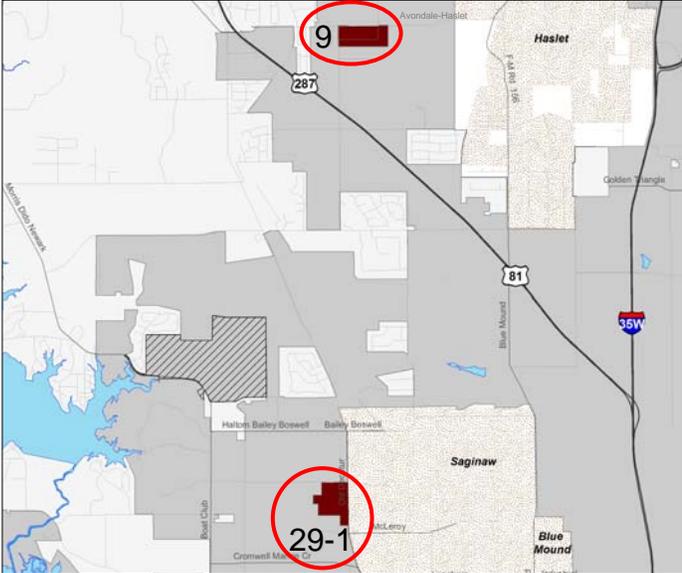
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Expenditures

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

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Where are the areas proposed for full-purpose annexation at this time?



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**Area #9
(AX-12-006)**

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Analysis Basis

- Existing single family, three non-residential uses, and vacant land
- 147.4 acres
- Eight agricultural exemptions
- Suburban residential and neighborhood commercial future land use
- No concept plan or preliminary plat on file
- Limited short term growth
- Property tax revenues
 - 9 – \$65,130 yearly



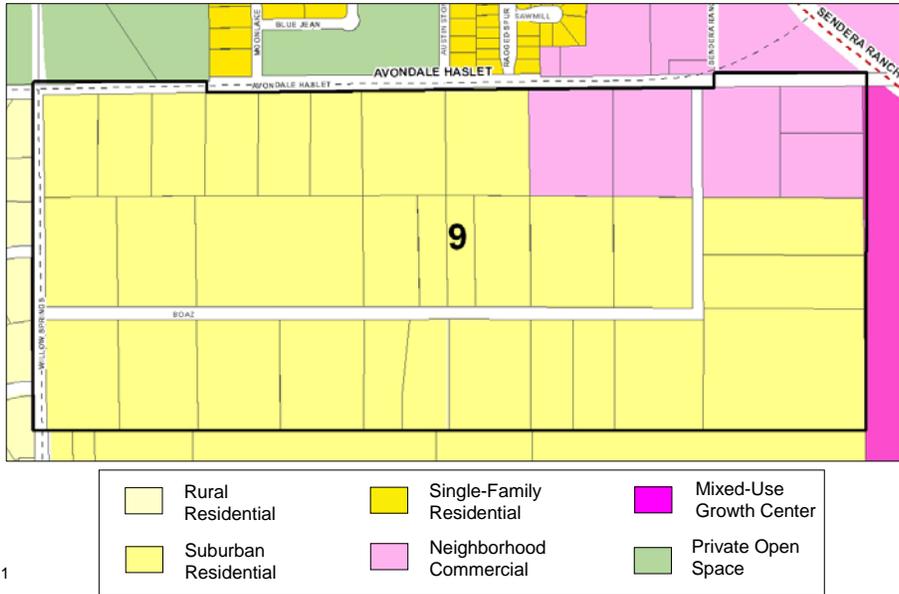
Analysis Results

- Initial Costs
 - TPW - \$70,000 start up services and \$6,750 routine maintenance costs for existing roadways
 - Fire Department - \$0
 - Police Department - \$1,802
 - Code Compliance - \$10,574
- Future capital improvements necessary to improve Avondale-Haslet Road
- Negative result to the General Fund only for the first year

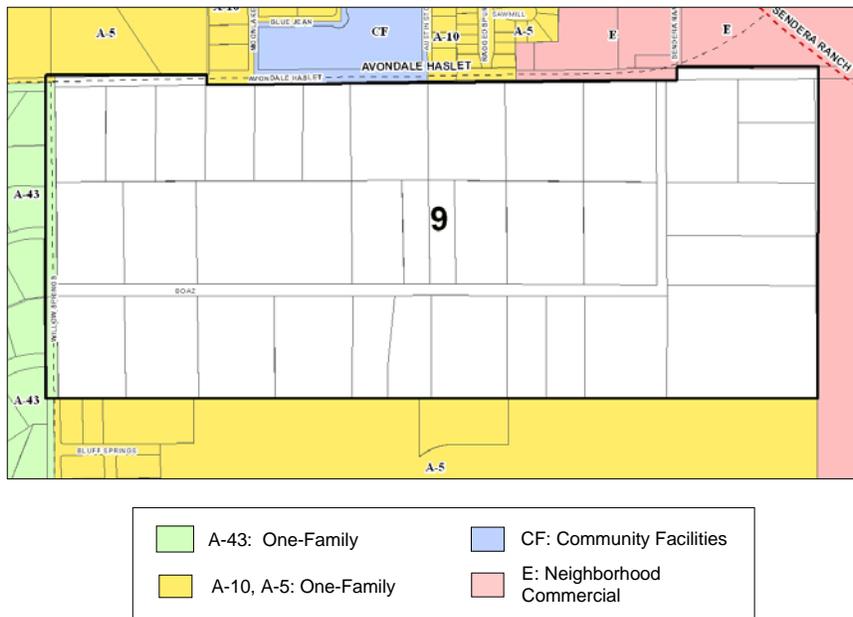


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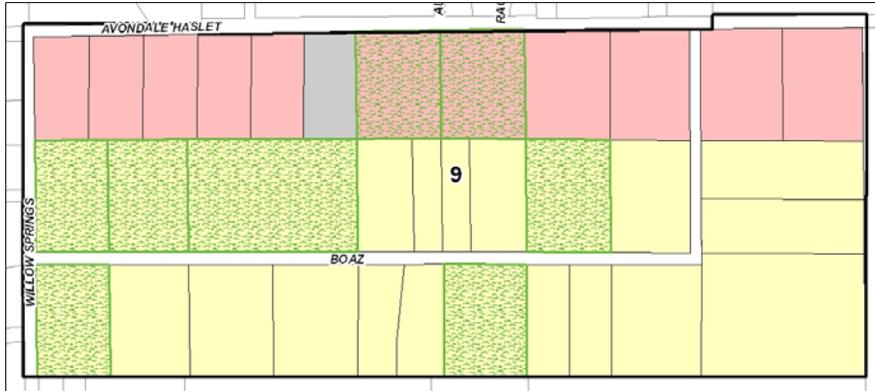
What future land use is designated in the 2012 Comprehensive Plan?



What is the surrounding zoning?



What zoning is proposed for AX-12-006?



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Rezoning area consists of a total of **35** parcels.

Area #29-1 (AX-12-007)

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Analysis Basis

- Existing residential, multifamily, car wash/ storage facility, and vacant land
- 104.2 acres
- Two agricultural exemptions
- Suburban residential, single family residential, and medium density multifamily future land uses
- No preliminary and final plats on file
- Limited future growth
- Property tax revenues
 - \$122,062 yearly



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Analysis Results

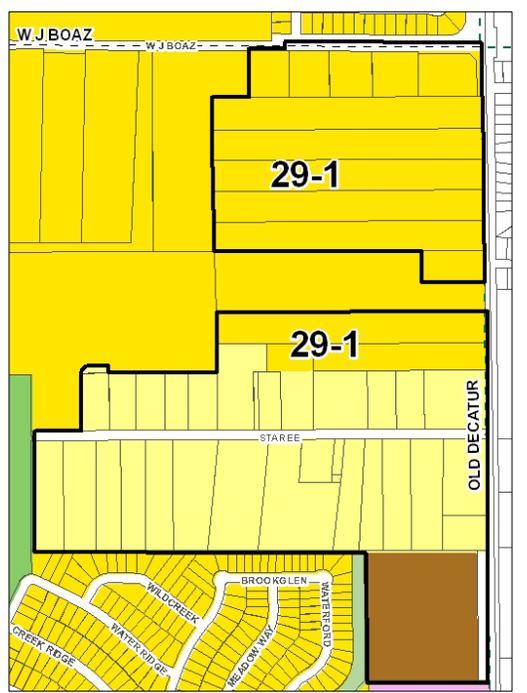
- Initial Costs
 - TPW - \$1,000 start up services and \$4,200 routine maintenance costs for existing roadways
 - Police Department - \$11,815
 - Fire Department - \$0
 - Code Compliance - \$10,574
- Future capital improvements necessary for Old Decatur Road and W.J. Boaz Road
- Net positive result to the General Fund



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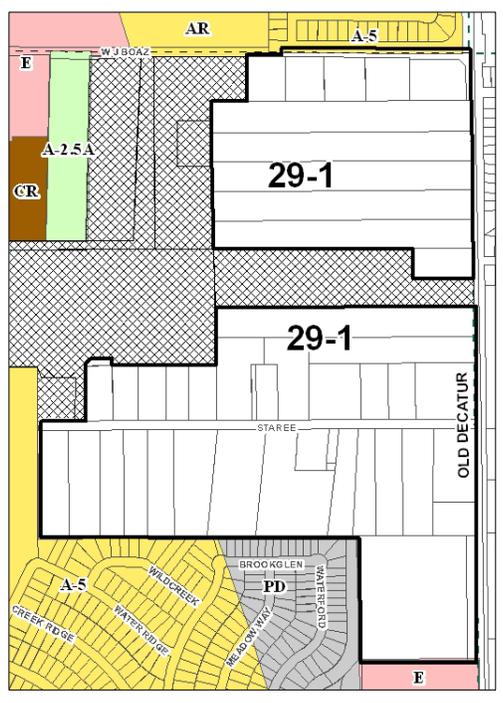
What future land use is designated in the 2012 Comprehensive Plan

-  Suburban Residential
-  Single-Family Residential
-  Medium Density Residential
-  Public Open Space
-  Private Open Space



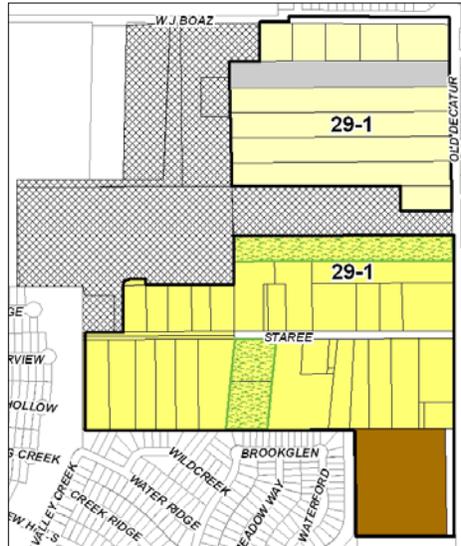
What is the surrounding zoning?

-  A-2.5A: One-Family
-  A-5, AR: One-Family
-  CR: Low Density Multifamily
-  E: Neighborhood Commercial
-  PD: Planned Development
-  Signed Development Agreement



What zoning is proposed for AX-12-007?

	A-43: One-Family
	A-21: One-Family
	C: Medium Density Multifamily
	PD/SU: Planned Development for car-wash and mini-warehouse
	Agricultural Exemption
	Signed Development Agreement



Rezoning area consists of a total of **51** parcels.

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What is the proposed annexation and zoning schedule for areas 9 and 29-1?

<u>Date</u>	<u>Action</u>
Aug. 31, 2012	Notification letters mailed to property owners; development agreements offered to property owners with agricultural exemptions.
Oct. 2	City Council adopts annexation timetable ; approves M&C to initiate zoning .
Nov. 14	Zoning Commission recommends zoning .
Dec. 4	City Council conducts first public hearing .
Dec. 11	City Council conducts second public hearing .
Jan. 8, 2013	City Council considers and institutes approval of annexation and zoning .

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