

**To the Mayor and Members of the City Council****January 8, 2013**

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Subject: OWNER-INITIATED FULL-PURPOSE ANNEXATION OF 0.3 ACRE FOR DOUBLE EAGLE BOULEVARD

The January 15 City Council agenda will contain an M&C to approve the owner-initiated annexation of Industrial Development International property, located in Denton County, for an extension of Double Eagle Boulevard (AX-12-010). This site is north of SH 114 and located between FM 156 and Texas Motor Speedway. The entire annexation area will be future right-of-way.

The annexation of this area would be an addition to Council District 2. Attached is a PowerPoint for reference. Annexation of this site is expected to have no impact on the General Fund. The fiscal impact analysis is posted on the Planning and Development Department's website at <http://fortworthtexas.gov/planninganddevelopment/design.aspx?id=8660>.

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 this site is consistent with the City's annexation policy to consider full-purpose annexation for areas experiencing urban development. The annexation final approval is anticipated to occur on January 15, 2013. Staff is also processing an associated final plat dedicating this land as right-of-way.

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

**Tom Higgins
City Manager**

Attachment

Owner-Initiated Annexation



Prepared for the
City Council

By the
Planning and Development Department

January 8, 2013

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Purpose

Review the following items:

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

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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

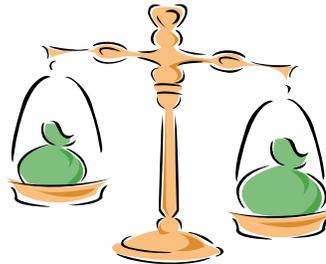
D. Per Capita Data Sources

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 Denton 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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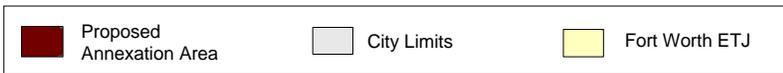
Expenditures

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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Double Eagle Boulevard ROW (AX-12-010)

Where is the area of the annexation request?



Analysis Basis

- 0.3 acre
- No tax exemption
- Vacant land
- Final plat submitted with dedication as right-of-way
- Anticipated extension of Double Eagle Blvd.
- Property tax revenues
 - \$0 yearly



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Analysis Results

- Initial Costs
 - Code Compliance = \$0
 - Fire Dept. = \$0
 - Police Dept. = \$0
- No impact to the General Fund
- Fire Station 11 responding



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

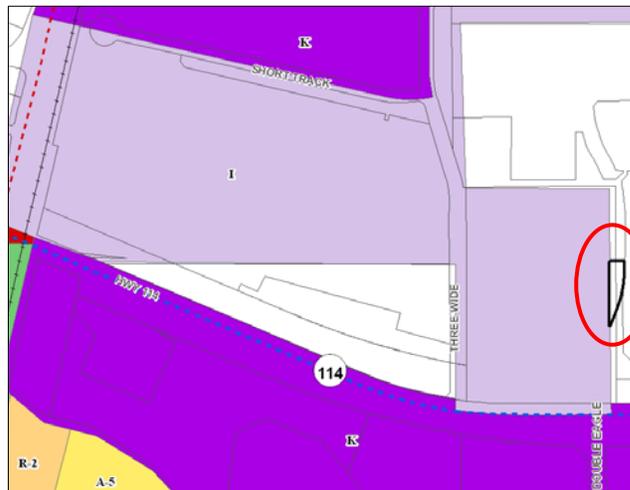
- Existing Use
 - Vacant Land
- Proposed ROW Dedication
- Future Land Use
 - Light Industrial



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What is the surrounding zoning?

Right-of-way receives zoning of adjacent parcel



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

<u>Date</u>	<u>Action</u>
Nov. 2012	Owners submit annexation application for AX-12-010 .
Jan. 8, 2013	City Council receives Informal Report .
Jan. 15	City Council considers and institutes approval of annexation .