

Full Purpose Annexation Request

Case # AX-24-007

LDS – New Granger

Approximately 5.951 Acres

Staff Report on Fiscal Sustainability Impact

Prepared for City Council by The FWLab



TABLE OF CONTENTS

RECOMMENDATION HIGHLIGHTS 3

EXISTING CONDITIONS 5

COMPREHENSIVE PLAN CONSISTENCY 6

WATER DEPARTMENT 8

TRANSPORTATION AND PUBLIC WORKS - ROADS AND STREETS 9

TRANSPORTATION AND PUBLIC WORKS - STORMWATER..... 10

POLICE DEPARTMENT..... 11

FIRE DEPARTMENT 12

PUBLIC SAFETY RADIO COMMUNICATIONS 14

CODE COMPLIANCE - ANIMAL CONTROL (ACC) 16

ENVIRONMENTAL SERVICES DEPARTMENT - SOLID WASTE SERVICES 17

ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL QUALITY 18

PARK AND RECREATION 19

RECOMMENDATION HIGHLIGHTS

Financial Overview

The current financial analysis includes total revenue, expenditures, balance, and cumulative total, with the exclusion of significant future City expenditures for street construction and maintenance.

Estimate Year	Annual Total Revenue	Annual total Expenditures	Cumulative Total Net
Year 5	\$0.00	\$32,213	-\$32,213
Year 10	\$0.00	\$68,835	-\$68,835
Year 15	\$0.00	\$111,645	-\$111,645
Year 20	\$0.00	\$160,113	-\$160,113
Year 40 (2067)	\$0.00	\$199,417	-\$199,417

Expenditures

Anticipated expenditures for the City cover a broad range of City services, including stormwater management, environmental quality, code enforcement, and services related to water, fire and emergency response, and police. It is important to note that the current financial calculations do not factor in the revenues from the Water Department, or the costs associated with extending water services. This could result in an incomplete assessment of the City's overall financial impact.

Revenues

The annexation area will host a new church, which will be constructed by 2026. The current site, which consists of an existing residence owned by the Church of Jesus Christ of Latter-Day Saints, does not generate any tax revenue. The fiscal impact on the General Fund is expected to be negative annually. This is due to the operating costs of various departments (Police, Code Compliance, Water, Environmental Services, and Transportation and Public Works) that are projected to exceed any revenue generated by the new development.

Comprehensive Plan Alignment

The proposed annexation area is part of an existing enclave, which is surrounded by the City of Fort Worth. Annexation of enclave areas supports efficient provision of City services. The annexation aligns with the following Comprehensive Plan policies:

1. Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
2. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

3. Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Land Use Recommendation

The proposed church development is permitted in any zoning district in the City and is therefore allowable within the property’s General Commercial designation on the 2023 Comprehensive Plan Future Land Use Map. This designation supports the development of retail, services, offices and mixed uses serving occasional needs for a larger market area. A more appropriate Future Land Use designation for a church would be Institutional, which supports uses such as schools, churches, government, human services, utilities, and community centers.

City staff recommends that the Future Land Use designation for the subject property be amended from General Commercial to Institutional after the proposed church is constructed. Given that the applicable land use policies support commercial and institutional use at this location at the intersection of Texan Drive and FM 156, and with the existing institutional use located directly north, the proposed annexation and church development will provide community facilities that meet the needs of the current and future population, fostering an environment conducive to community development.

Overall Recommendation

Annual impacts on the General Fund are expected to be negative for the proposed new church following construction, based on the information provided by departments and the developer. Due to the ability of the area to meet the City’s criteria for full-purpose annexation and Comprehensive Plan Future Land Use Map and policy guidance, staff recommends that LDS – New Granger be considered for annexation at this time.

EXISTING CONDITIONS

Description	Approximately 5.951 acres of land located at the southwest corner of Texan Drive and Highway 156
Request Type	Annexation – Full Purpose.
Council District	10
Comprehensive Plan Future Land Use	The adopted 2023 Comprehensive Plan’s Future Land Use designations are General Commercial.
Floodplain	No.
Current & Proposed Zoning	Current Zoning – Residential (Single-Family) Proposed Zoning – F (General Commercial)
Existing Land Use	Single-Family Residential
Included in Planned Service Area	Enclave PSA - Redevelopable
Enclave	Yes.
Planning Sector	Far North.
ROW	Yes.
Concept Plan	Yes.
Preliminary Plat	Yes.
Final Plat	No.
Independent School District	Northwest ISD.






COMPREHENSIVE PLAN CONSISTENCY

The adopted 2023 Comprehensive Plan designates the proposed annexation area as General Commercial on the City's Future Land Use Map. The annexation application, land plan, and associated preliminary plat for the property propose General Commercial (4.039 acres, F zoning) uses. In addition, there is a gas well pad site behind the property, along the western portion of the property, adjacent to Institutional and Light Industrial future land uses. The proposed use within the annexation area is currently inconsistent with the adopted Future Land Use Map.

While the annexation proposal retains the commercial land use type identified in the Comprehensive Plan, the proposal more aligns with the Institutional land use to the north. (It should be noted that churches are permitted anywhere regardless of land use compatibility and zoning.) Given the adjacent Institutional Use to the north/northeast, and adjacent Light Industrial land use type to the east/southeast, the proposed land use and designations are compatible with the surrounding uses, both existing and currently planned.






The proposed Future Land Use Map amendment changes the General Commercial designation to Institutional. Based on the compatible arrangement of existing land uses surrounding the property, staff recommends that the Future Land Use Map in the Comprehensive Plan be amended. The Future Land Use Maps below show the currently adopted designations for the area, as well as staff's proposed changes to the Future Land Use Map to bring the map into alignment with the proposed land use.

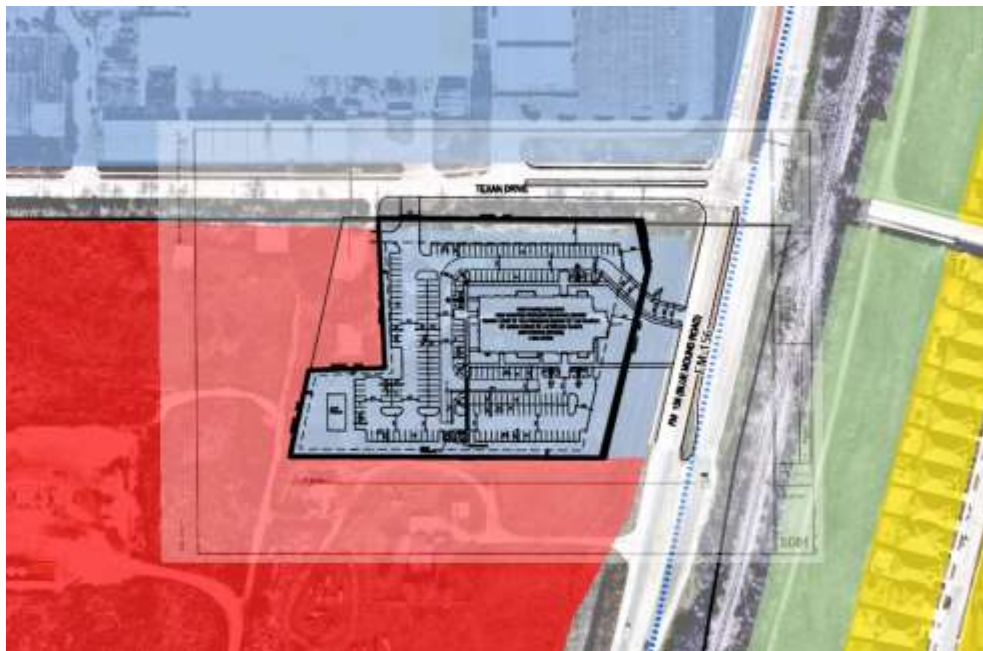
Adopted Future Land Use:

-  Subject Property
-  General Commercial
-  Single Family Residential
-  Institutional
-  Open Space



Proposed Future Land Use:

-  Subject Property
-  General Commercial
-  Single Family Residential
-  Institutional
-  Open Space



WATER DEPARTMENT

It is anticipated that 450 linear feet of 12-inch water pipe will be constructed as part of this annexation.

It is also anticipated that 1,300 linear feet of 8-inch offsite sewer pipe will be constructed as part of this annexation.

How does this proposal align with your department’s plans and policies? List policies from department’s plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): Proposal is consistent with the City Comprehensive Plan. The proposed annexation aligns with the Water Department Water and Sewer Master Plans regarding land use.

How will this proposal affect your key performance indicators? This annexation is not expected to significantly impact KPIs for the maintenance of water and sewer assets. The cumulative impacts of all annexations on maintenance-related KPIs over time will be more significant. Utility management does not anticipate a need for additional water/sewer capital improvements in this annexation area for the foreseeable future.

Department Recommendation: Water Department supports annexation request.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$8,714	\$18,815	\$32,119	\$45,694	\$125,345
Capital	-	-	-	-	-

Estimated Cumulative Revenues (2024 Dollars, assuming 1% annual inflation starting in 2025)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$63,921	\$131,103	\$201,711	\$275,922	612,599

TRANSPORTATION AND PUBLIC WORKS - ROADS AND STREETS

The following table provides an overview of estimated costs per lane mile categorized by street type, providing financial considerations associated with the proposed development. This data aims to highlight the distinct financial implications of developing and maintaining each proposed street type. Texan Drive is already maintained by the City of Fort Worth and Blue Mound (FM156) is maintained by TxDOT.

How does this proposal align with your department's plans and policies? No projected impact

How will this proposal affect your key performance indicators? No projected impact

Recommendation: Support Annexation

TRANSPORTATION AND PUBLIC WORKS - STORMWATER

How does this proposal align with your department’s plans and policies?

The annexation will increase future maintenance costs and staff time required for the estimated storm system infrastructure associated with this development. Additional staff may be required to maintain existing service levels when the cumulative impacts of all annexations are considered.

How will this proposal affect your key performance indicators?

The storm system infrastructure from this particular annexation is not expected to significantly impact KPIs. However, the cumulative impacts of all annexations on maintenance-related KPIs may be more significant. Stormwater management does not anticipate a need for stormwater capital improvements in this annexation area for the foreseeable future. Therefore, no impact to our capital delivery key performance indicators is expected at this time.

Recommendation:

Stormwater supports the annexation since the revenue is expected to be higher than the anticipated combined capital expenses and maintenance expenses, assuming that the new development will be built per the City’s standards.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (assuming 3% annual inflation)					
Infrastructure Operation & Maintenance	5 Years	10 Years	15 Years	20 Years	40 Years
4 Inlets and 1,416 Linear Feet of Pipe	\$5,367	\$11,434	\$18,201	\$25,669	\$36,481

Departmental Review Comments — Expenditures:

Based on the high-level information provided, Stormwater estimates that about 1,416 linear feet of storm sewer pipes and 4 new storm inlets will be installed as part of this proposed church development. The table below provides the estimated cumulative maintenance expenditures for the proposed drainage infrastructure from the best information currently available. Future expenses will be highly dependent on the actual development of the area as permitted by the City’s Development Services Department.

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$20,835	\$41,671	\$62,506	\$83,342	\$166,684

POLICE DEPARTMENT

The Police Department has projected demand for service based on the best information currently available. Future expenses are highly dependent on the expected uses, density level, transportation infrastructure, and timing of development. Operational, Capital, and Personnel expenses are unknown at this time and are dependent on if a new patrol division, additional personnel (patrol officers, neighborhood police officers, communications staff, etc.), or a new facility is necessary.

How does this proposal align with your department’s plans and policies? Additional calls for service will increase operational needs for the Police Department. As the land is developed, the Police Department will continue to evaluate call loads to determine whether a new patrol division, additional personnel (patrol officers, neighborhood police officers, communications staff, etc.), or a new facility is necessary.

How will this proposal affect your key performance indicators? Once the property is fully developed, Priority 1, 2, and 3 response times could increase for North Division, Police Beat D19, Police Reporting Area Q300 depending on the expected uses, density level, transportation infrastructure, and timing of development.

Recommendation: Support Annexation

Estimated Cumulative Expenditures and Revenues

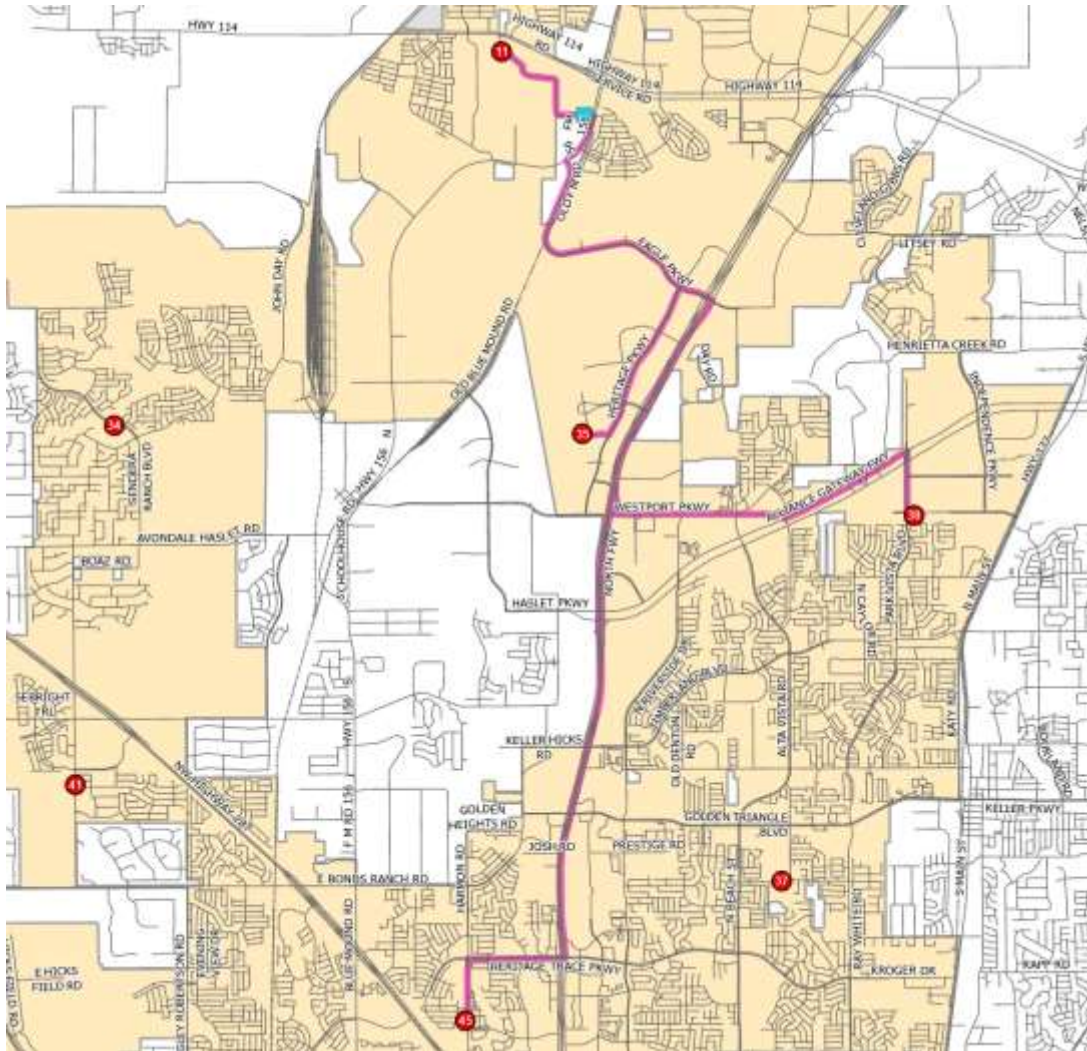
Estimated Expenditures of Service (2024 Dollars)					
Costs per call	5 Years	10 Years	15 Years	20 Years	40 Years
Institutional	\$25,452	\$54,958	\$89,163	\$128,817	\$143,999
Total	\$25,452	\$54,958	\$89,163	\$128,817	\$143,999
Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue:					

FIRE DEPARTMENT

The following table outlines the estimated response times for fire stations based on their designated locations. Prompt and efficient responses are crucial in emergency situations, and the times listed below represent the estimated durations it takes for each fire station to reach the boundary of the proposed annexation area. These response times are essential factors in ensuring the timely deployment of resources for effective emergency management.

	FIRE STATION	ESTIMATED RESPONSE TIME
1st Due Company	Station 11 1900 Texan Dr	3.3 Minutes
2nd Due Company	Station 35 2201 Flight Line Rd	7.5 Minutes
3rd Due Company	Station 38 13280 Park Vista Blvd	11.9 Minutes
4th Due Company	Station 45 1901 Quail Grove Dr	14.4 Minutes
1st Aerial	Station 35 2201 Flight Line Rd	7.5 Minutes

The responding fire stations' proximities to the LDS – New Granger boundary are shown in the below map.



Fire Department Response Time Comments: Fire and EMS first responder services will be dispatched from existing temporary Fire Station 11, located at 1900 Texan Dr, to the proposed annexation. Current Fire Department response time goal is to arrive on the scene of emergencies within five minutes from the time of dispatch at 75% of the time. Based on the existing fire stations located close to this proposed annexation area, the Fire Department will be able to meet this response time goal.

Fire Department Incidents Comments: 2024 produced 77 incidents for the area within one half mile of the proposed annexation (not including the area of the proposed annexation itself). Based on a comparison of the area of the buffer to the area of the annexation, the estimated annual count of incidents in the annexation is less than 1. The estimated cost of an additional incident is \$968. Multiplied by 1 incident, the total additional annual cost of responding to the annexation is estimated to be less than \$968. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.

Fire Department Comments Related to Staffing and Facilities:

PUBLIC SAFETY RADIO COMMUNICATIONS

Assessing the proposed population growth from the annexation on public safety radio communications will be important. The increase in population size heightens demands on emergency services and law enforcement, necessitating a comprehensive evaluation of our current communication infrastructure. As the population expands, so does the potential for emergencies and public safety incidents, highlighting the critical importance of a robust and scalable radio communication system. To ensure the efficacy of public safety efforts, strategic investments and enhancements to the radio communication technology will be continuously reviewed.

How does this proposal align with your department’s plans and policies?

This proposal aligns with the Department’s existing plans and policies.

How will this proposal affect your key performance indicators?

The proposal will have no effect on the department’s key performance indicators.

Recommendation:

No action regarding public safety radio communications will be required to accommodate the proposed annexation.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$0	\$0	\$0	\$0	\$0
Capital	\$0	\$0	\$0	\$0	\$0
Personnel	\$0	\$0	\$0	\$0	\$0
Maintenance	\$0	\$0	\$0	\$0	\$0
Departmental Review Comments — Expenditures:					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
None					
Departmental Review Comments — Revenues:					

CODE COMPLIANCE - CODE ENFORCEMENT

How does this proposal align with your department’s plans and policies?

The proposed annexation aligns with the Code Compliance plans regarding land use.

How will this proposal affect your key performance indicators?

This proposal will not affect Code Enforcements KPIs. Commercial complaints will increase as the annexed area ages.

Recommendation: Proceed as planned.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$100	\$200	\$400	\$500	\$4000
Capital	0	0	0	0	0
Personnel	0	0	1	1	1
Maintenance					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	0	0	0	0	0

CODE COMPLIANCE - ANIMAL CONTROL (ACC)

How does this proposal align with your department's plans and policies?

The annexation of 5 acres for church purposes will not affect Animal Control's plans or policies.

How will this proposal affect your key performance indicators?

Request of service from Animal Control concerning this particular annexation is not expected to impact KPIs.

Recommendation: No recommendations at this time.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$0	\$0	\$0	\$0	\$0
Capital	\$0	\$0	\$0	\$0	\$0
Personnel	\$0	\$0	\$0	\$0	\$0
Maintenance	\$0	\$0	\$0	\$0	\$0
•					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$0	\$0	\$0	\$0	\$0

ENVIRONMENTAL SERVICES DEPARTMENT - SOLID WASTE SERVICES

How does this proposal align with your department’s plans and policies?

N/A. Solid Waste does not provide waste collection services to commercial entities

How will this proposal affect your key performance indicators?

N/A. Solid Waste does not provide waste collection services to commercial entities

Recommendation: Neutral

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	0	0	0	0	0
Capital	0	0	0	0	0
Personnel	0	0	0	0	0
Maintenance	0	0	0	0	0
Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	0	0	0	0	0

ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL QUALITY

How does this proposal align with your department’s plans and policies?

The proposed church land use is expected to have a light service need from our division. Grading and land disturbance will be subject to the grading permitting process and subsequent inspections. Current staffing is sufficient to complete these duties. This type of inspection is documented in Chapter 4 of the Environmental Master Plan.

Any required litter abatement and sweeping services are expected to be minimal and support Chapter 6 of the Environmental Master Plan.

How will this proposal affect your key performance indicators?

Once development starts, the subject site would increase the number of routine investigations for the Water Quality team. However, current staffing is sufficient to complete these during authorized timelines. Therefore, this proposal is not expected to negatively impact this key performance indicator.

Recommendation: Proceed as planned

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$864	\$1,196	\$1,647	\$2,182	\$5,535
Capital	\$15	\$35	\$64	\$98	\$309
Personnel	\$342	\$834	\$1,531	\$2,359	\$7,545
Maintenance	\$74	\$177	\$319	\$488	\$1,547

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$7,740	\$9,540	\$11,340	\$13,140	\$22,235

PARK AND RECREATION

How does this proposal align with your department’s plans and policies?

How will this proposal affect your key performance indicators?

Recommendation:

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (assuming 3.5% annual inflation)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations					
Capital					
Personnel					
Maintenance (Contract Mow)	\$6,829	\$8,111	\$9,633	\$11,441	\$22,766
Maintenance (Forestry)					
Departmental Review Comments — Expenditures:					
PARD Forestry:					
PARD ROW: FM156 just south of Hwy 114. 1 median, 2 parkways for 0.10 mile. Current conditions would result in a maintenance cost of \$5,750 annually for 7-day cycle mowing & litter pick up on the median & parkways for 0.1 miles on FM156.					
PARD ROW: PARD PRM-Planning:					

SUMMARY AND OVERALL RECOMMENDATION

Expenditures, Revenues, and Cumulative Total Summary

The following calculations provide an overview of total revenue, total expenditures, balance, and cumulative totals. However, it's important to recognize that significant future city expenditures are not yet included. The City's Transportation and Public Works Department has noted that Texan Drive is managed by Fort Worth, while Blue Mound (FM156) is maintained by TxDOT. Collaborative efforts led by the FWLab and various departments aim to refine cost estimates, providing enhanced clarity for future fiscal impact assessments. This initiative is expected to refine the Balance and Cumulative Total figures in future fiscal impact analyses.

Estimate Year	Total Revenue	Total Expenditures	Cumulative Total Net
Year 5	\$0.00	\$32,213	-\$32,213
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Expenditures

Service and infrastructure costs will increase over time as additional development occurs and as infrastructure ages and needs maintenance and eventual replacement. The development of a church is not projected to generate any property tax revenue. The annual revenue needed to maintain infrastructure and services to the development may be strained to cover costs associated with the development. Future costs to the City include:

- o Street maintenance and construction
- o Mowing, forestry, and operational costs for parkland along FM156 just south of Hwy 114
- o Stormwater operations and maintenance
- o Police, Fire, and emergency services
- o Environmental quality operational costs and code compliance operations
- o Animal control operations
- o Water Department will extend service through cost participation as needed.

Revenues

The annexation area will host a new church, which will be constructed by 2026. The current site, which consists of an existing residence, does not generate any tax revenue. The fiscal impact on the General Fund is expected to be negative annually. This is due to the operating costs of various departments (Police, Code Compliance, Water, Environmental Services, and Transportation and Public Works) that are projected to exceed any revenue generated by the new development.

Comprehensive Plan Alignment

The proposed annexation area is part of an existing enclave, which is surrounded by the City of Fort Worth. Annexation of enclave areas supports efficient provision of City services. The annexation aligns with the following Comprehensive Plan policies:

1. Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
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3. Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Land Use Recommendation

The proposed church development is permitted in any zoning district in the City and is therefore allowable within the property's General Commercial designation on the 2023 Comprehensive Plan Future Land Use Map. This designation supports the development of retail, services, offices and mixed uses serving occasional needs for a larger market area. A more appropriate Future Land Use designation for a church would be Institutional, which supports uses such as schools, churches, government, human services, utilities, and community centers.

City staff recommends that the Future Land Use designation for the subject property be amended from General Commercial to Institutional after the proposed church is constructed. Given that the applicable land use policies support commercial and institutional use at this location at the intersection of Texan Drive and FM 156, and with the existing institutional use located directly north, the proposed annexation and church development will provide community facilities that meet the needs of the current and future population, fostering an environment conducive to community development.

Note that the property is located within the Fort Worth Alliance Airport Overlay Zone, which provides for additional regulation of land development and certain uses.

Overall Recommendation

Annual impacts on the General Fund are expected to be negative for the proposed new church following construction, based on the information provided by departments and the developer. Due to the ability of the area to meet the City's criteria for full-purpose annexation and Comprehensive Plan Future Land Use Map and policy guidance, staff recommends that LDS – New Granger be considered for annexation at this time.