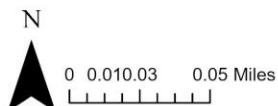
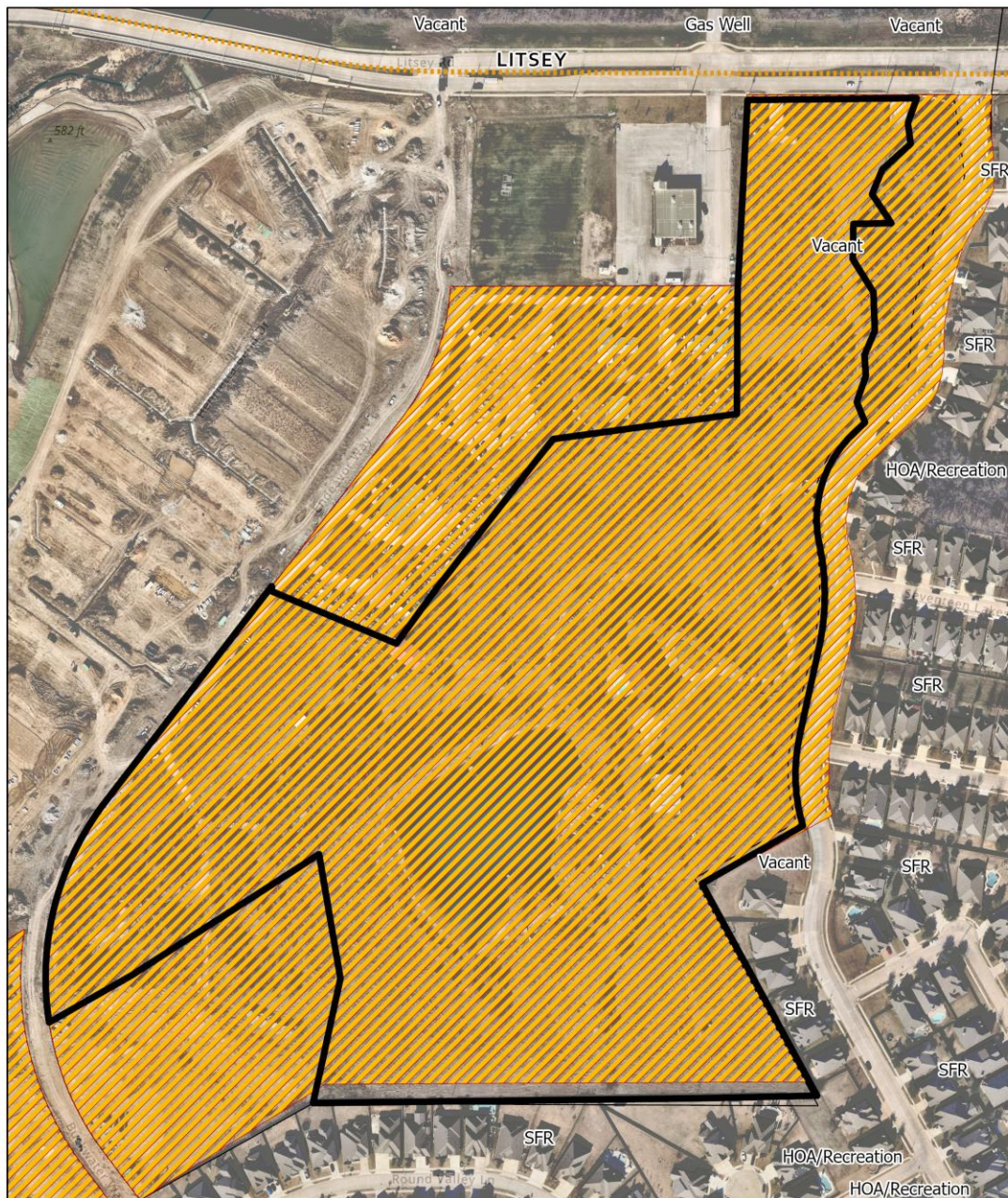


Annexation Request: Owner-Initiated
Case #: AX-24-014
Name: Whigham Tract
Size: 35.832

Staff Report on Fiscal Sustainability Impact

Prepared for City Council by The FWLab



FX-24-014
Whigham Tract

Annexation Proposal
 Master Thoroughfare Plan
 Planned Service Area

EXISTING CONDITIONS

Property Description	Approximately 35.832 acres of mostly vacant land. One house, and several outbuildings are on the property, south of Litsey Road.
Request Type	Owner-Initiated – Full Purpose
Council District	10
Comprehensive Plan’s Future Land Use	The adopted 2023 Comprehensive Plan’s Future Land Use designations are Single Family Residential and Vacant, Undeveloped, Open Space.
Floodplain	Yes
Proposed Zoning	Proposed Zoning – Single Family Residential
Existing Land Use	Vacant/Floodplain
Included in Planned Service Area	Enclave PSA
Enclave	Yes
Planning Sector	Far North
Right-of-Way (ROW)	No
Concept Plan Provided	Yes
Preliminary Plat Provided	No
Final Plat Provided	No
Independent School District (ISD)	Northwest ISD

FISCAL IMPACT ANALYSIS HIGHLIGHTS

Overview of Cumulative Expenditures:

The table below illustrates the City’s projected cumulative expenditures that will be spent in this annexation area over a 40-year timeframe, should the City choose to approve this annexation request. Expenditures included in this analysis involve costs associated with capital improvements, operations, and maintenance for this specific property, not including City overhead costs. Highlighted major costs to consider for this annexation include:

- Maintenance of 2.28 miles of new roadways.
- Maintenance of 12 drain inlets and 3,165 linear feet of new stormwater pipelines.
- Buildout of 5,600 linear feet of new 8-inch wastewater pipelines.

Program Area	Year 1	Year 5	Year 10	Year 20	Year 40
Water	\$80,356	\$171,511	\$296,198	\$421,391	1,155,929

Stormwater	\$7,273	\$15,495	\$24,665	\$34,784	\$48,897
Roadways	\$900,940	\$4,504,7000	\$9,009,400	\$18,018,840	\$36,037,680
Parks & Recreation	N/A	N/A	N/A	N/A	N/A
Police	\$42,420	\$91,596	\$148,605	\$214,694	\$239,999
Code Compliance	\$100	\$200	\$400	\$500	\$4000
Animal Control	\$10,079	\$54,590	\$121,006	\$300,125	\$957,737
Total Expenditures	\$1,050,848	\$4,886,492	\$9,697,074	\$19,184,234	\$38,831,442

Overview of Cumulative Revenue:

The table below illustrates the City's projected cumulative revenue that will be generated from this annexation area over a 40-year timeframe, should the City choose to approve this annexation request. Highlighted major revenue streams to consider for this annexation includes:

- Estimated \$33,212,520 in cumulative taxable property value over 40 years.
- Construction of 131 new housing units at buildout, of which all will be single-family homes.
- Buildout of 100% Residential land area and 0% Commercial/Industrial.

Program Area	Year 1	Year 5	Year 10	Year 20	Year 40
Water	\$649,384	\$1,331,893	\$2,049,217	\$2,803,131	\$6,223,485
Stormwater	\$84,712	\$169,424	\$254,137	\$338,849	\$677,698
Proprietary/Enterprise Fund Total	\$734,096	\$1,501,317	\$2,303,354	\$3,141,980	\$6,901,183
Property Tax	\$440,488	\$5,049,079	\$11,835,271	\$20,955,583	\$33,212,520
Sales Tax Collection	N/A	N/A	N/A	N/A	N/A
Code Compliance	\$367	\$1,912	\$4,024	\$8,930	\$22,200
Governmental/General Fund Total	\$440,855	\$5,050,991	\$11,839,295	\$20,964,513	\$33,234,720
Total Revenue	\$1,174,951	\$6,552,308	\$14,142,649	\$24,106,493	\$40,135,903

COMPREHENSIVE PLAN CONSISTENCY

Comprehensive Plan Alignment:

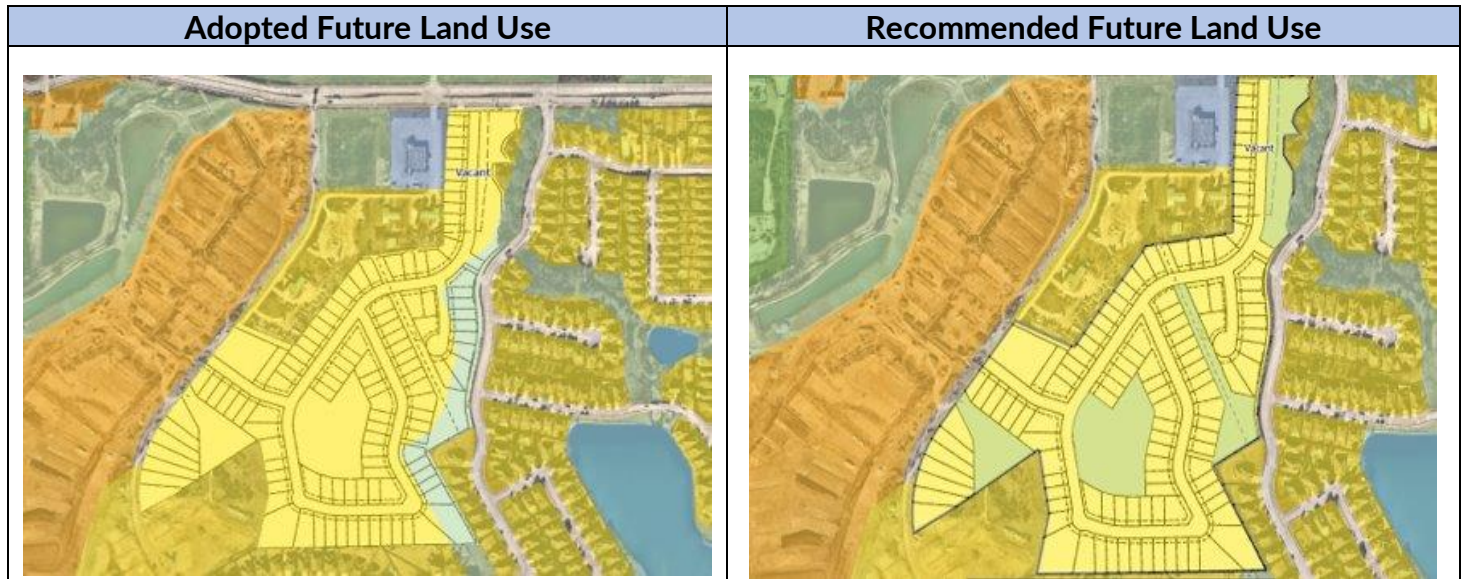
The annexation aligns with the following Comprehensive Plan policies:

1. Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.

Land Use Recommendation:

The adopted 2023 Comprehensive Plan Future Land Use Map designates the proposed annexation area as Single-Family Residential and Vacant, Undeveloped, Agricultural within the FEMA floodplain . The annexation application for the property proposes Single-Family Residential use (35 acres, proposed A-5 zoning, 131 homes), plus approximately 6.13 acres of Private Open Space. To maintain consistency between the Future Land Use Map and the proposed development, the Future Land Use Map must be amended to reflect the change in location and type of open space proposed. The adopted Vacant, Undeveloped, Agricultural designation used for FEMA

100-year floodplains on the property is proposed to be amended to Private Park, Recreation, Open Space and relocated as shown in the development plan for the property.



Proposed Future Land Use:

- Single-Family Residential
- Private Open Space, Park, Recreation
- Subject Property

City Plan Commission (CPC) Recommendation:

The CPC has reviewed this annexation request and recommended that City Council adopt the Comprehensive Plan Future Land Use Map amendments FROM Single-Family Residential and Vacant, Undeveloped, Agricultural TO Single-Family Residential and Private Park, Recreation, Open Space for the Whigham Tract Annexation application (AX-24-014) to address an inconsistency with the adopted Comprehensive Plan.

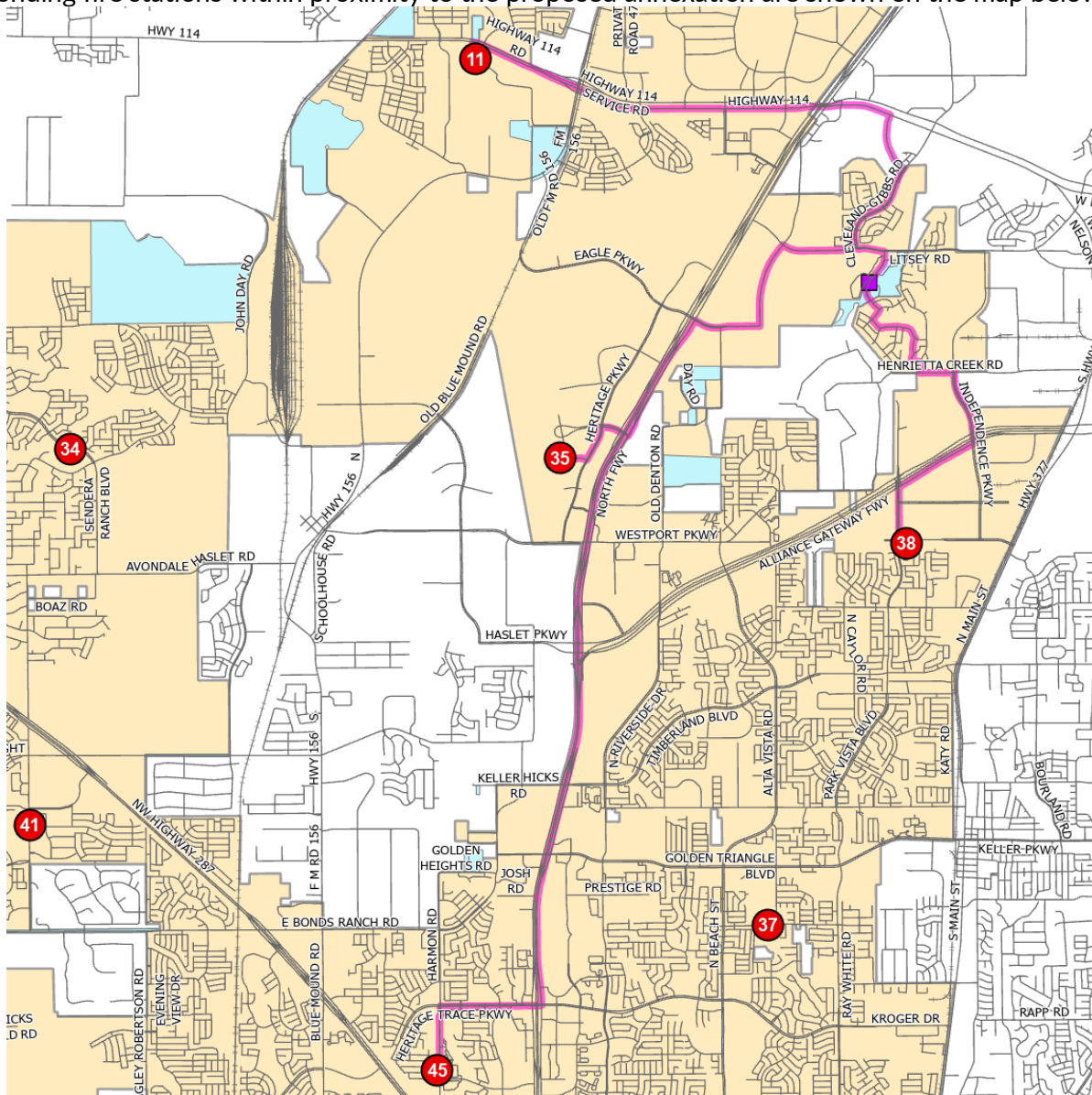
FIRE DEPARTMENT

The following table outlines the estimated response times for nearby fire stations to reach the center of the proposed annexation area, should an emergency situation occur.

Fire Companies	Fire Station	Estimated Response Time
1 st Company Due	Fire Station 38	7.2 minutes
	13280 Park Vista Blvd	
2 nd Company Due	Fire Station 35	8.0 minutes
	2201 Flight Line Rd	

3 rd Company Due	Fire Station 11 1900 Texan Dr	8.8 minutes
4 th Company Due	Fire Station 45 1901 Quail Grove Dr	14.0 minutes
Closest Aerial Truck	Fire Station 38 13280 Park Vista Blvd	7.2 minutes

The responding fire stations within proximity to the proposed annexation are shown on the map below.



Fire Department Response Time Comments: Fire and EMS first responder services will be dispatched from existing temporary Fire Station 38, located at 13280 Park Vista Blvd, 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 least 75% of the time. Based on the existing fire stations located close to this proposed annexation area, the Fire Department will **not** be able to meet this response time goal.

Fire Department Incidents Comments: 2024 produced 60 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 10.

The estimated cost of an additional incident is \$968. Multiplied by 10 incidents, the total additional annual cost of responding to the annexation area is estimated to be \$9,680. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.

SUMMARY AND OVERALL RECOMMENDATION

Summary of Cumulative Total Fiscal Impact over 40 years, not including City Overhead Costs:

The table below illustrates the City's projected cumulative cost/revenue which will be generated from this area over a 40-year timeframe, should the City choose to approve this annexation request. Based on best available information, the City is expected to see a cumulative return on public investment of \$1,304,461 over 40 years.

Program Area	Year 1	Year 5	Year 10	Year 20	Year 40
Total Expenditures	\$ 1,050,848	\$ 4,886,492	\$ 9,697,074	\$ 19,184,234	\$ 38,831,442
Total Revenue	\$ 1,174,951	\$ 6,552,308	\$ 14,142,649	\$ 24,106,493	\$ 40,135,903
Net Revenue	\$ 124,103	\$ 1,665,816	\$ 4,445,575	\$ 4,922,259	\$ 1,304,461

Program Area Recommendations:

Program Area	Recommendation	Condition
Water	Approve	Without conditions
Stormwater	Approve	Without conditions
Roadways	Approve	Without conditions
Parks & Recreation	Approve	Without conditions
FWLab	Approve	Without conditions
Police	Approve	Without conditions
Code Compliance	Approve	Without conditions
Animal Control	Approve	Without conditions
Solid Waste	Approve	Without conditions
Environmental Quality	Approve	Without conditions
Radio Communications	Approve	Without conditions

Overall Recommendation:

Based on the positive fiscal impact of the proposed annexation and the alignment with numerous departmental goals, City staff recommend that Whigham Tract (AX-24-14) be considered for annexation at this time. The annexation application for the property proposes Single-Family Residential use (35 acres, proposed A-5 zoning, 131 homes). Furthermore, staff recommends that the above amendments be adopted in the Comprehensive Plan's Future Land Use Map.