

Annexation Request: Owner-Initiated

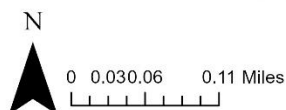
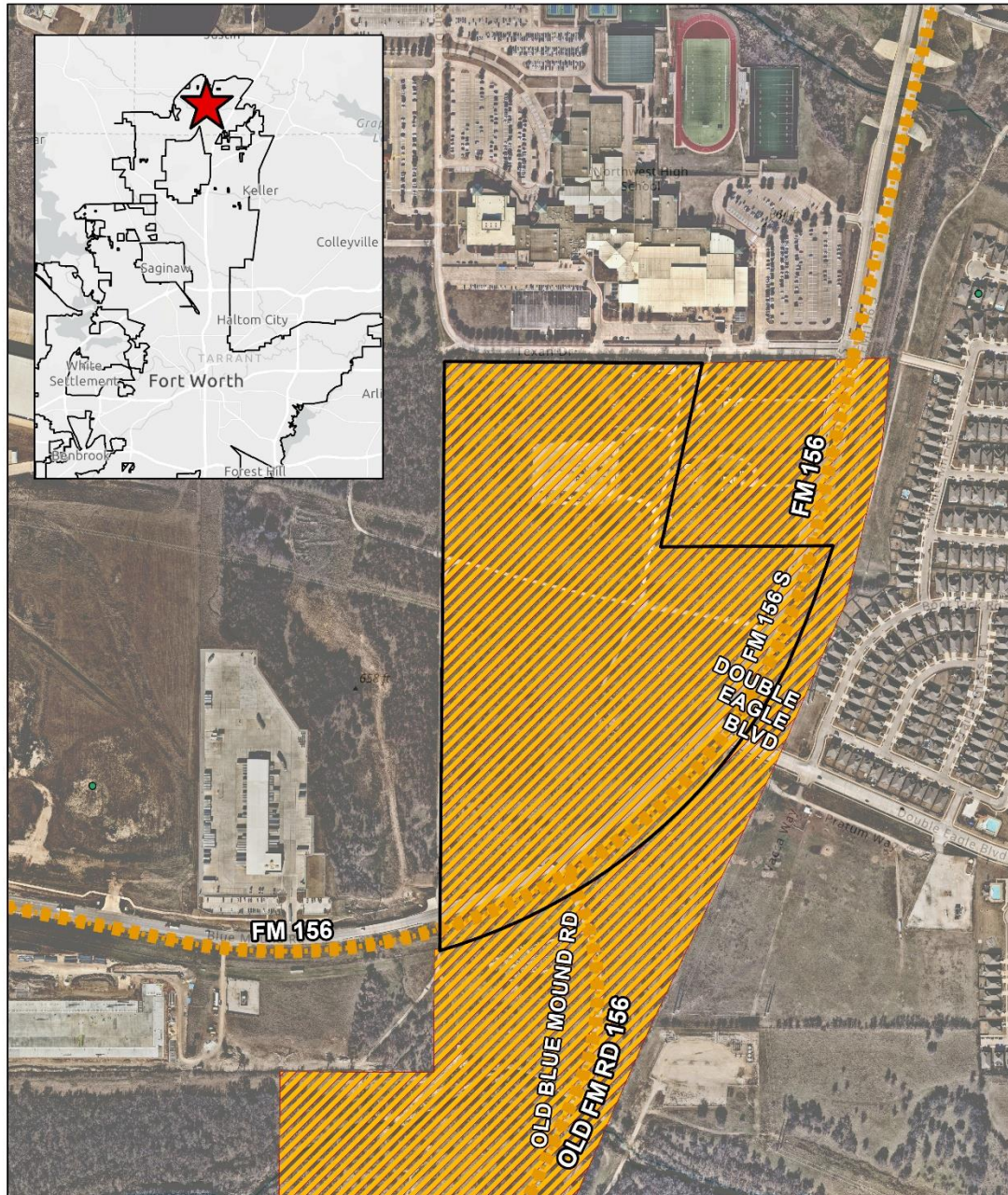
Case #: AX-25-004

Name: Double Eagle TH, LLC

Size: 50.3 Acres

Staff Report on Fiscal Sustainability Impact

Prepared for City Council by The FWLab



AX-25-004
Double Eagle TH, LLC

- Master Thoroughfare Plan
- Planned Service Area
- Annexation Boundary

EXISTING CONDITIONS

Property Description	Approximately 50.3 acres of land located west of Blue Mound Rd. (FM 156)
Request Type	Annexation – Full Purpose.
Council District	10
Comprehensive Plan Future Land Use	The adopted 2023 Comprehensive Plan's Future Land Use designation is General Commercial
Floodplain	No
Proposed Zoning	I (Light Industrial)
Existing Land Use	Gas Well, Vacant
Included in Planned Service Area	Enclave PSA - Redevelopable
Enclave	Yes
Planning Sector	Far North
Right-of-Way (ROW)	13.396 acres of Blue Mount Rd. And 3.5542 acres of BNSF Railway.
Concept Plan Provided	Yes
Preliminary Plat Provided	No
Final Plat Provided	No
Independent School District (ISD)	Northwest ISD

FISCAL IMPACT ANALYSIS HIGHLIGHTS

Overview of 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. Highlighted major costs to consider for this annexation includes...

- Maintenance of 32 drain inlets and 2,722 linear feet in channel maintenance.

Program Area	Year 1	Year 5	Year 10	Year 20	Year 40
Water	\$36,942	\$202,016	\$436,207	\$1,059,376	\$2,906,004
Stormwater	\$10,222	\$94,732	\$202,207	\$455,394	\$1,114,702
Roadways	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$11,875	\$63,046	\$136,134	\$319,086	\$895,390
Fire	\$6,776	\$35,975	\$77,679	\$182,074	\$510,919
Police	\$19,765	\$98,828	\$197,656	\$305,313	\$790,627
Code Compliance	\$530	\$2,761	\$5,809	\$12,889	\$32,042
Animal Control	\$2,387	\$12,931	\$28,664	\$71,094	\$226,869

Total Expenditures	\$88,497	\$510,289	\$1,084,356	\$2,405,226	\$6,476,553
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Overview of Revenue:

The table below illustrates the City's projected cumulative revenue that will be gained in 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...

- Construction of \$80,000,000 in taxable property values.
- Buildout of 100% of Industrial land area.
- Anticipated sales tax revenue of \$96,746 per year.

Program Area	Year 1	Year 5	Year 10	Year 20	Year 40
Water	\$257,717	\$1,080,215	\$2,215,533	\$4,662,859	\$10,352,433
Stormwater	\$18,554	\$92,774.82	\$185,549.64	\$371,099.28	\$742,198.57
Proprietary/Enterprise Fund Total	\$276,271	\$1,172,989	\$2,401,082	\$5,033,958	\$11,094,631
Property Tax	\$538,000	\$6,167,567	\$14,456,206	\$25,595,364	\$40,565,413
Sales Tax	\$96,746	\$513,638	\$1,109,086	\$2,599,605	\$7,294,780
Governmental/General Fund Total	\$634,746	\$6,681,205	\$15,565,292	\$28,194,696	\$47,860,193
Total Revenue	\$911,017	\$7,854,194	\$17,966,374	\$33,228,654	\$58,954,824

COMPREHENSIVE PLAN CONSISTENCY

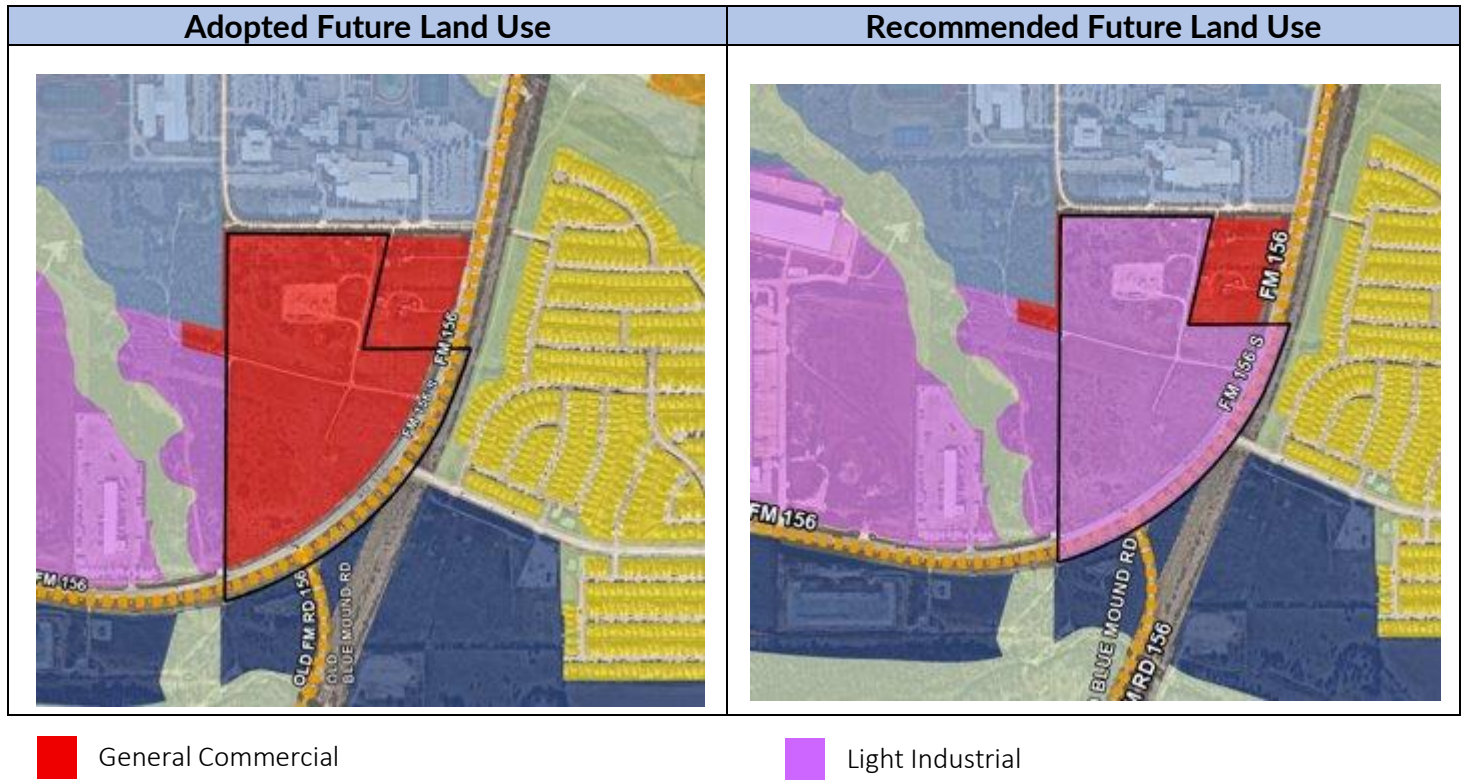
Comprehensive Plan Alignment:

The annexation aligns with the following Comprehensive Plan policies:

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development
2. Promote industrial development within Meacham, Alliance, and Alliance Gateway East Industrial Growth
3. Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway.

Land Use Recommendation:

The adopted 2023 Comprehensive Plan Future Land Use (FLU) Map designates the 50.3-acre annexation area as General Commercial. Based on the concept plan, the Future Land Use Map is proposed for an amendment to change portions of the property from General Commercial to Light Industrial. Both the current FLU Map and the recommended FLU Amendment Map are shown below. City staff support this Future Land Use Map amendment if the annexation is approved.



City Plan Commission (CPC) Recommendation:

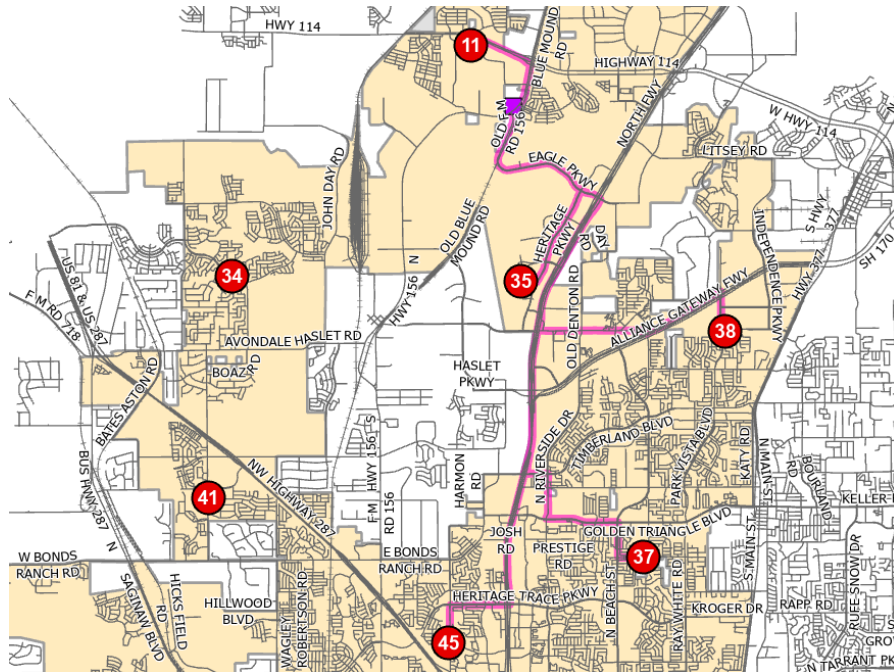
The CPC has reviewed this annexation request and recommended approval to City Council for the Double Eagle TH, LLC Annexation application (AX-25-004), which is inconsistent with the adopted Comprehensive Plan.

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	Station 11 1900 Texan Dr	3.5 Minutes
2 nd Company Due	Station 35 2201 Flight Line Rd	6.8 Minutes
3 rd Company Due	Station 38 13280 Park Vista Blvd	12.8 Minutes
4 th Company Due	Station 45 1901 Quail Grove Dr	13.7 Minutes
Closest Aerial Truck	Station 35 2201 Flight Line Rd	6.8 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 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 111 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 7. The estimated cost of an additional incident is \$968. Multiplied by 7 incidents, the total additional annual cost of responding to the annexation is estimated to be \$6,776. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.

Fire Platting: Gas well pad site setbacks are for a non-permitted pad site. The operator has 45 days to apply for a multi-well pad site permit, which will change setback distances. Hydrants, named internal fire access roads and one access point per lot are required.

SUMMARY AND OVERALL RECOMMENDATION

Summary of Total Fiscal Impact:

Based on the development plan proposed by the applicant, the table below illustrates the City's projected cumulative cost/revenue which will be generated in this area over a 40-year timeframe, should the City choose to approve this annexation request. As the table highlights, the City is expected to make a return on public investment by year 1. The projected revenues significantly outpace expenditures over the 40-year horizon, yielding a net gain of approximately **\$52.5 million**. This equates to a return of over **9 times the initial public investment**, demonstrating strong long-term fiscal sustainability.

Program Area	Year 1	Year 5	Year 10	Year 20	Year 40
Total Expenditures	\$88,497	\$510,289	\$1,084,356	\$2,405,226	\$6,476,553
Total Revenue	\$911,017	\$7,854,194	\$17,966,374	\$33,228,654	\$58,954,824
Net Revenue	\$822,520	\$7,343,905	\$16,882,018	\$30,823,428	\$52,478,271

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
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 Double Eagle TH, LLC. (AX-25-004) be considered for annexation at this time. Furthermore, staff recommend that the above amendments be adopted in the Comprehensive Plan's Future Land Use Map.