

**Owner Initiated Annexation Request
(AX-20-007 Stonemont Harmon (approx. 29.23
Acres)
Staff Report on the Fiscal Impact**

**Prepared for the City Council
December 15, 2020**

Existing Conditions

- ❑ Approximately 29.23 acres of land in Tarrant County, located north of Golden Heights Road, west and adjacent to Harmon Road
- ❑ Owner-Initiated annexation request
- ❑ Identified in 2020 Comprehensive Plan as Light Industrial
- ❑ Currently Agricultural and Vacant land - proposed for Industrial development
- ❑ Concept Plan – None on file
- ❑ Preliminary Plat – None on file
- ❑ Final Plat – None on file
- ❑ Northwest ISD
- ❑ Council District 7

Possible Revenue

- ❑ Existing condition- agricultural and vacant land
 - Current Tax Roll Value is approximately \$260,000 with three agricultural tax exempt properties.
 - Estimated Future City Property tax amount – \$1,410,000 over the next ten years and after the proposed development is built.
- ❑ Transportation Impact Fees
 - The site is currently adjacent to Transportation Impact Fee Service Area C. If the annexation is completed prior to the next transportation impact fee update study, which will likely begin in 2021, the newly annexed area would be incorporated into Service Area C. Transportation impact fees may be assessed with the building permits for any new building permit applications made after the property is incorporated into a service area. These are one-time fees and expenditure of such revenue is governed by the Chapter 30 of the City Code and Chapter 395 of the Texas Local Government Code.

Expenditures / Services

- ❑ Police
 - Patrol of the area will be added to PRA O300 in Beat F11 in North Division.
 - Police services will be extended utilizing existing personnel at the date of annexation. The Police Department conducted an analysis of call demand for the annexation area. The 2020 Comprehensive Plan identifies this area as Light Industrial. The Police Department estimates the call activity upon annexation

should be low. Once the property is fully developed, call load is estimated to be between 1 and 5 calls a year. Based upon an average cost per call of \$520, the average annual cost of service is estimated to be \$520 to \$2,600.

- The Police Department has projected demand for service based on the best information currently available. Future workload is highly dependent on the expected uses, density level, transportation infrastructure, and timing of development.
- Fire
 - Fire and EMS first responder services will be dispatched from existing Fire Station 37, located at 4701 Ray White Rd, 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 not be able to meet this response time goal.
 - 2019 produced 119 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 4.
 - The estimated cost of an additional incident is \$968. Multiplied by 4 incidents, the total additional annual cost of responding to the annexation is estimated to be \$3,872. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.
 - Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.
 - Current Estimated Response Criteria to the Proposed Annexation Area:
 - These estimated response times were calculated using GIS software; traffic congestion, road conditions, time of day, and weather conditions have not been factored in.

		ESTIMATED RESPONSE TIME
1 st Due Company	Fire Station 37 4701 Ray White Rd	6.2 minutes
2 nd Due Company	Fire Station 35 2201 Flight Line Rd	7.1 minutes

3 rd Due Company	Fire Station 38 13280 Park Vista Blvd	8.6 minutes
4 th Due Company	Fire Station 41 11400 Willow Springs Rd	9.2 minutes
1 st Aerial	Fire Station 35 2201 Flight Line Rd	7.1 minutes

□ EMS

- Advanced Life Support EMS response is provided by MedStar. MedStar’s current average citywide response time for high priority EMS calls is 9:02, with 78.8% of their calls receiving a response time of under 11 minutes.
- MedStar has an ambulance staging location at I-35W @ Golden Triangle and I-35W @ Westport Parkway approximately 3 miles from the proposed annexation property respectively.

□ Roads and Streets

- The proposed development would be required to dedicate their share of the right-of-way along Harmon Road to achieve 80ft. of right-of-way. Their dedication of right-of-way would be measured from the centerline of the existing roadway to include any apparent prescriptive right-of-way that exists along their property boundary. The ultimate roadway classification for Harmon Road is CCO-L1-T0-TWLT-P0-BOP (80) which is a Commercial Connector, with one lane in each direction, a two-way turn lane, no parking, and a 10ft. shared path.
- Roadway construction would be determined by the rough proportionality assessment done as a part of the Traffic Impact Assessment (TIA) done in conjunction with the development of the project. Any roadway construction, right-of-way dedication, and/or future improvement agreement done for Harmon Road would be eligible for credits against the future assessment of Transportation Impact Fees.

□ Code Compliance

- This 29.23 acre tract will be added to Code Compliance Field Operations – North District Office.
- If the site is developed for Industrial use as planned, the estimated fiscal impact would be:

TIME	5 Yr	10 Yr	15 Yr	20 Yr
Estimated Calls/Year	4	10	14	19
Property Compliance Inspections/Yr	1	2	3	4
Animal Care and Control Calls/Yr	-	1	1	1
Consumer Health Calls/Yr	3	7	10	14

Note: Calls include time spent on inspections, plan reviews, permit issuance, telephone, travel.				
Estimated Department Cost/Yr	\$ 397	\$ 953	\$ 1,351	\$ 1,869
Property Compliance Division	\$ 34	\$ 68	\$ 102	\$ 136
Animal Care & Control Division	\$ -	\$ 38	\$ 38	\$ 38
Consumer Health Division	\$ 363	\$ 848	\$ 1,211	\$ 1,696

- Park & Recreation / Forestry
 - Park & Recreation-Planning
 - The proposed use for this property is a non-residential use and the Park Dedication Policy will not apply. If circumstances change and a residential use is proposed, the Policy would then apply.
 - Park & Recreation-Forestry
 - Maintenance of trees growing along the proposed right of way (ROW) section of Harmon Rd by PARD-Forestry is expected to result in an average annual maintenance cost of \$1,020. This is based on an estimate that the ROW would require tree/brush removal every four years at a cost of \$4,080 for each prescription of service.

- Library
 - If this area is annexed, the nearest Fort Worth Public Library locations currently in operation are the Golden Triangle Branch Library which is within 2.4 miles and the Summerglen Branch Library which is within 6.5 miles. The Golden Triangle Branch library is located at 4264 Golden Triangle Boulevard which is west of North Beach Street and the Summerglen Branch Library is located at 4205 Basswood Boulevard which is at the northwest corner of North Beach and Basswood Boulevard.

- Gas Wells
 - If a gas well pad site is annexed into the City, the operator of the site has 45 days from the date of annexation to apply for a Multiple Gas Well Pad Site. There are no gas well pad sites within the proposed annexation property.

- Solid Waste / Environmental
 - Service to single-family residential units in this annexation area would be provided through the existing City residential solid waste contract. Customers would pay monthly charges through their water bill that cover the direct and indirect costs of these services.
 - For any commercial use, solid waste services will be provided by private solid waste service providers and not the city. Private solid waste collection providers must have an active Grant of Privilege issued by the City of Fort Worth to provide service within the city limits.

- Stormwater Management (Drainage)

- This annexation area contains approximately 29.23 acres of land in Tarrant County, located north of Golden Heights Road, west and adjacent to Harmon Road.
 - The existing drainage infrastructure in the area is limited. Existing flooding conditions of prior development would remain unchanged for a foreseeable future. The owner/developer will be responsible for meeting with Development Services to discuss their plans, obtain floodplain development permit and mitigate the additional stormwater runoff generated post-development.
 - This area will be included in the City's Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover or offset the direct and indirect costs of stormwater management services, including routine maintenance of public drainage facilities. Any drainage deficiencies that are brought to the City's attention will be added to the City's maintenance and/or capital needs list and will be prioritized and funded according to priority as funds become available.
 - All stormwater facilities in new developments will be at the developer's cost, with size and configuration based upon the drainage study provided by the developer's engineer. Any City participation on stormwater facilities will be in accordance with the "Installation Policy of Community Facilities". City participation is contingent upon resources considering citywide needs and priorities.
 - The Stormwater Management Division prioritizes planning, projects, and maintenance activities to protect people and property from harmful stormwater runoff based on Citywide needs and considering the availability of funding. No detailed stormwater planning has been undertaken for this specific annexation area and no capital projects have been identified. Any flooding problems that exist are likely to persist for the foreseeable future and if needed, maintenance and potential flood mitigation projects will be prioritized and compete for limited funding based on Citywide needs.
 - Since the area is mostly undeveloped and proposed for residential land use future stormwater maintenance needs are expected to be low since the new development would have to comply with the Stormwater Criteria Manual as the application goes through stormwater development services. Since the development and potential public infrastructure will be new, it is expected that stormwater maintenance needs will be low in the near term.
 - Flooding or stormwater maintenance concerns should be reported to Stormwater Customer Service at 817-392-8100 so the City can consider concerns when identifying and prioritizing planning, capital projects, and maintenance efforts.
- Water and Wastewater
- The annexation area is currently located within the City of Fort Worth Water CCN, and is situated within the Northside III water pressure plane. There is an existing 12-inch Northside III water main along the Harmon Rd right of way at the Eastern proposed annexation area boundary. The annexation area is subject water impact fees and pro rata charges.

- The annexation area naturally drains to the East. There is a public sewer main that will need to be extended to serve the annexation as well as traverse through the site in order to convey future flows from adjacent vacant upstream tracts of land. This annexation is subject to sewer impact fees and pro rata charges.
- In the event that the annexation area is subdivided in the future, public sewer main extensions will be required along frontage of the subdivided lots. New sewer connections are also subject to sewer impact fees.
- Vacant properties' water and sewer extensions will be installed by the Developer in accordance with the "Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water". All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined.

Summary

The owner-initiated annexation known as Stonemont Harmon (AX-20-007) has no Preliminary Plat nor Concept Plan on file. Though the site is currently agricultural and vacant land the applicant has proposed the area for industrial type development. Proposed uses were considered while assessing the financial impact to the General Fund. This site would only produce tax revenue of approximately \$260,000 annually, in its current state of use. The tax revenue generated for the city is expected to increase by approximately \$1,410,000 over the next ten years and after the proposed development is built. Based on the operating costs projected from the Police, Code Compliance, and Transportation and Public Works Departments, the fiscal impact shows a negative annual effect to the General Fund. Assuming conditions remain constant, this area is eligible for annexation and is an area experiencing urban development, under the Annexation Criteria and Procedure section of the Annexation Policy. Therefore, this development warrants the anticipated cost of City services, assuming current tax rates and continued urban development.

Therefore, due to the ability of the site to meet the City's criteria for full-purpose annexation staff recommends that Stonemont Harmon (AX-20-007) be considered for full-purpose annexation at this time.

Fiscal Impact Analysis for General Fund Operating Costs
Stonemont Harmon

Proposed Annexation Case #: AX-20-007
 Average Home Value: \$ -
 Number of Homes Built: (for rent) -
 Residential Buildout Projection in Years: 0
 Residential - # of Acres Annexed: -
 Estimated Commercial Value: \$ 35,000,000
 Commercial Buildout Projection in Years: 1
 Commercial - # of Acres Annexed: 29.24
 TAD Value Per Acre: \$ 65,092
 City Property Tax Rate: \$ 0.748
 Homestead Exemption: #DIV/0!
 Ag Exemption: 26.65%

Number of Months in First FY 11

	*1	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33
Population Estimate	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Homes	-	0	0	0	0	0	0	0	0	0	0	0	0
Revenues:													
Developed Properties (Residential)		0	0	0	0	0	0	0	0	0	0	0	0
Undeveloped Properties (Residential)		0	0	0	0	0	0	0	0	0	0	0	0
Developed Properties (Commercial)		26,163	52,325	78,488	104,650	130,813	156,975	183,138	209,300	235,463	261,625	287,788	313,950
Undeveloped Properties (Commercial)		1,848	1,643	1,438	1,232	1,027	822	616	411	205	0	0	0
*2 Sales Taxes		0	0	0	0	0	0	0	0	0	0	0	0
*3 Other Revenue per capita		0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue		\$28,011	\$53,968	\$79,925	\$105,882	\$131,839	\$157,797	\$183,754	\$209,711	\$235,668	\$261,625	\$287,788	\$313,950
Expenditures:													
*4 Start-up Costs		0	0	0	0	0	0	0	0	0	0	0	0
*5 General Fund Services, including Police		0	0	0	0	0	0	0	0	0	0	0	0
*6 Total Expenditures		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue / Exp Difference:													
Total Per Year		\$28,011	\$53,968	\$79,925	\$105,882	\$131,839	\$157,797	\$183,754	\$209,711	\$235,668	\$261,625	\$287,788	\$313,950
Cummulative Total		\$28,011	\$81,979	\$161,904	\$267,786	\$399,626	\$557,422	\$741,176	\$950,887	\$1,186,554	\$1,448,179	\$1,735,967	\$2,049,917

***Notes:**

1. First year expenditures reflect start up costs plus annual operating costs.Revenues and expenditures based on Adopted FY2020-21 Budget.
2. Sales Taxes per capita rate of: \$284
3. Other revenue per capita rate of: \$166
4. Start-up costs include street striping, new signage, and roadway surfacing
5. General Fund per capita rate of: \$862
6. For Capital Improvement Projects, refer to Staff Report on the Fiscal Impact