

Owner Initiated Annexation Request

(AX-21-016)

Wiggins Tract

(Approx. 77.9231 Acres)

Staff Report on the Fiscal Impact

DRAFT

Prepared for the City Council

March 8, 2022

Existing Conditions

- ❑ Approximately 77.9231 acres of land in Tarrant County, located Generally east of Old Denton Road and north of Westport Parkway
- ❑ Owner-Initiated annexation request
- ❑ Identified in 2021 Comprehensive Plan as Light Industrial
- ❑ Currently agricultural 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
- ❑ Far North Planning Sector

Possible Revenue

- ❑ Existing condition - vacant land
 - Current Tax Roll Value is approximately \$ 00 with the entire property being agriculturally tax exempt.
 - Estimated Future City Property Tax amount - \$ 4,395,000 over the next ten years and after the proposed development is built.
- ❑ Transportation Impact Fees:
 - The project will be incorporated into Transportation Impact Fee Service Area A upon annexation and the update of the Transportation Impact Fee Study that is currently underway and scheduled for completion in the summer of 2022. The anticipated adoption date of the study is October 25, 2022. Final plats recorded after October 25, 2022 will be subject to the Transportation Impact Fee Ordinance.
 - The development is adjacent to N. Beach Street which is designated as a Commercial Connector on the MTP that is a direct connection to SH 170. The annexation does not appear to be including the right-of-way for Beach Street. The annexation of this portion of Beach Street would make this portion of the roadway eligible for inclusion in the five-year transportation improvement plan as a component of the 2022 Transportation Impact Fee Study.

Expenditures / Services

□ Police:

- Additional calls for service will increase operational needs for the Police Department. The Police Department conducted an analysis of call demand for the annexation area based on similar-sized existing developments. Once the property is fully developed, call load is estimated to be between 1 to 2 calls a year. Based on an average cost per call of \$550 (assumes one officer responding to call), the average annual cost of service is estimated to be \$550 to \$1,100. Once the development is partially and/or fully completed, the Police Department will evaluate call loads, population, and existing staffing to determine whether and how many additional personnel are needed to respond to the increased number of calls for service. Additionally, response times could increase if the development is not easily accessible and not connected to existing roadways and development.
- Patrol of the area will be added to PRA O320 in Beat D19 in North Division. 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 35, located at 2201 Flight Line 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.
- 2020 produced 181 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 14.
- The estimated cost of an additional incident is \$968. Multiplied by 14 incidents, the total additional annual cost of responding to the annexation is estimated to be \$13,552. 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.

	FIRE STATION	ESTIMATED RESPONSE TIME
1 st Due Company	Fire Station 35 2201 Flight Line Rd	5.4 minutes
2 nd Due Company	Fire Station 38 13280 Park Vista Blvd	5.9 minutes
3 rd Due Company	Fire Station 37 4701 Ray White Rd	10.1 minutes
4 th Due Company	Fire Station 11 1900 Texan Dr	11.0 minutes
1 st Aerial	Fire Station 35 2201 Flight Line Rd	5.4 minutes

- EMS:
 - Advanced Life Support EMS response is provided by MedStar. MedStar’s current average citywide response time for high priority EMS calls is 9:14, with 75.1% of their calls receiving a response time of under 11 minutes.
 - MedStar has an ambulance staging location at I-35W @ Westport Parkway approximately 1/2 mile from the proposed annexation property.
- Public Safety Radio Communications:
 - Predictive analysis indicates that public safety radio coverage meets the City’s standard requirements for 100% of the proposed area.
- Roads and Streets:

- This street is in need for repaving, the cost along the proposed annexation is \$300,000 with annual maintenance cost of \$1,000
- Code Compliance:
 - This 77.9231 acre tract will be added to Code Compliance Field Operations – North District Office.
 - If the site is developed for Light Industrial use as identified in the City’s 2021 Comprehensive Plan, the estimated fiscal impact would be:

TIME	5 Yrs.	10 Yrs.	15 Yrs.	20 Yrs.
Estimated Calls/Year	13	25	38	50
Property Compliance Inspections/Yrs.	3	6	9	11
Animal Care and Control Calls/Yr	1	1	2	3
Consumer Health Calls/Yr	9	18	27	36
Note: Calls include time spent on inspections, plan reviews, permit issuance, telephone, and travel.				
Estimated Department Cost/Yr	\$1,229	\$2,421	\$3,651	\$4,846
Property Compliance Division	\$102	\$203	\$305	\$373
Animal Care & Control Division	\$38	\$38	\$75	\$113
Consumer Health Division	\$1,090	\$2,180	\$3,271	\$4,361

- Parks / Forestry:
 - PARD-Planning:
 - PARD-Forestry: Addition of the proposed property would result in an annual maintenance cost of \$965 for hazard abatement pruning and a one-time cost of \$25,500 for the removal of existing hazardous trees. Any tree planting, pruning or removal within this section of right-of-way would require a permit from PARD-Forestry under Chapter 33 of the Code of Ordinances.
 - PARD-Operations (Citywide Mowing): Current conditions result in no additional expense as PARD currently mows Old Denton Road.
- 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 4.4 miles and the Summerglenn Branch Library which is within 8.7 miles. The Golden Triangle Branch library is located at 4264 Golden Triangle Boulevard which west of North Beach Street and the Summerglenn 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(s) is annexed into the City, the operator(s) of the site have 45 days from the date of annexation to apply for a Multiple Gas Well Pad Site. The two wells within the proposed annexation have been plugged, therefore only a 5' no-build easement from the center of the well bores is required.
- 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.
- Open Space Conservation:
 - There could be an opportunity to work with the developer to leave the floodplain and riparian buffer intact for environmental purposes as well as future public use of the area for a trail system along the channel- consider approaching the developer for a pedestrian access easement to coincide with any undeveloped floodplain/riparian area.
 - If the developer proposes to remove the riparian buffer and develop within the floodplain and/or leave a very small buffer along the channel
 - Support Annexation: if the developer agrees to preserve the floodplain and riparian buffer in a natural state and explore the idea for a pedestrian access easement for future potential trail development
 - There are no fiscal impacts in relation to open space conservation.
- Stormwater Management (Drainage):
 - The area is currently vacant and would be developed in compliance with City floodplain and drainage regulations, which would in turn help reduce the risk of downstream flooding and erosion to Fort Worth residents that could be created from the new upstream development.
 - If the floodplain is developed- Stormwater supports the preservation of floodplains in their natural state
 - Permit and hydraulic status of the gas well access road crossing Henrietta Creek is unknown. If this work was not permitted by Tarrant County, it may result in an enforcement action in the future.

- Support Annexation- Annexation gives us the ability to ensure the development complies with CFW drainage and higher floodplain standards reducing the risk of adverse impacts to downstream CFW residents due to the new development.
 - Stormwater Utility fees will be charged to the future new development generating revenue for the Stormwater Program, while maintenance costs are expected to be low since the future public drainage infrastructure will be new and built to CFW standards.
- Water and Wastewater:
- Subject site is within the City of Fort Worth Water CCN boundary and located within the Northside II water pressure plane. There is an existing 12-inch NS2 water line approximately 250 linear feet south of the subject site. There is an existing 24-inch Trinity River Authority (TRA) sewer line traversing the subject site from south to north. There is a second TRA sewer collector main, parallel to the 24-inch currently under construction. Will need to submit a water comprehensive study and sewer loading submitted for review for this development. Anticipate site sewer loading capacity to be provided from the new TRA sewer line under construction. Will need to obtain a sewer connection permit from the TRA to connect to their lines. Will also need a dedicated water transmission main easement along N Beach St right of way for this future water line.
 - The following pro rata charge applies
 - Front foot charge on the 12-inch water line in Old Denton rd
 - As of June 2019, all pro rata charges subject to 2% compound annual inflation cost to be established January 1 of the following year per Ordinance 23708-06-2019
 - No final plat or replat for new development shall be approved within the benefit area for recording without assessment of a water and/or sewer impact fee. No building permit shall be issued nor shall any utility connection be made until the applicant has paid the water and/or sewer impact fee.
 - 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.
 - Future water connections within annexation area are required to install private pressure reducing valve if pressure exceeds 80 psi. Existing water well(s) can be used for irrigation; however, need to avoid cross connections between well and portable water and install backflow preventer after public water meter to be installed to avoid cross contamination with the domestic (City) service. If fire line is needed, install backflow preventer at property line.

- 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", as amended. 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 based upon the water/sewer study to be provided by the developer's engineer.
- Replacement of existing water-sewer infrastructure, in this area, is not anticipated to occur in the next 20 years.

Summary

The owner-initiated annexation Wiggins Tract (AX-21-016) has no related Preliminary Plat or Concept Plan on file. Though the site is currently 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 property is listed on Tarrant Appraisal District as having one agricultural tax-exemption and produces tax revenue of approximately \$ 0.00 annually.

The city tax revenue is expected to increase to \$ 4,395,000 over the next ten years 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 an initial negative annual impact to the General Fund. Annual impacts on the General fund will be positive following construction.

Therefore, due to the ability of the area to meet the City's criteria for full-purpose annexation, staff recommends that the Wiggins Tract (AX-21-016) be considered for full-purpose annexation at this time.