

**Owner Initiated Annexation Request
(AX-21-005)
Fenner Property
(Approx. 65.305 Acres)
Staff Report on the Fiscal Impact**

**Prepared for the City Council
November 9, 2021**

Existing Conditions

- ❑ Approximately 65.305 acres of land in Denton County, located North of Intermodal Parkway and west of Interstate 35W
- ❑ Owner-Initiated annexation request
- ❑ Identified in 2021 Comprehensive Plan as Industrial Growth Center
- ❑ Currently agricultural land - proposed for Industrial uses
- ❑ Located adjacent to Alliance Airport and within an Airport Overlay District area
- ❑ Concept Plan – None on file
- ❑ Preliminary Plat – None on file
- ❑ Final Plat – None on file
- ❑ Northwest ISD
- ❑ Council District 7

Possible Revenue

- ❑ Existing condition - vacant land
 - Current Tax Roll Value is approximately \$ 14.00 with all property being agriculturally tax exempt.
 - Estimated Future City Property Tax amount - \$ 3,623,800 over the next ten years after the proposed development is built.
- ❑ Transportation Impact Fees
 - Upon annexation and the update of the Transportation Impact Fee Study scheduled for acceptance before January 23, 2023, the proposed development will be in Transportation Impact Fee Service Area AA.

Expenditures / Services

- ❑ Police:
 - Patrol of the area will be added to PRA Q300 in Beat F14 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 2021 Comprehensive Plan identifies this area as Industrial Growth Center. 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 5 and 10 calls a year. Based upon an average cost per call of \$550, the average annual cost of service is estimated to be \$2,750 to \$5,550.
 - 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 least 75% of the time. Based on the existing fire stations located closest to this proposed annexation area, the Fire Department will not be able to meet this response time goal.
- 2020 produced 5 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 area is less than 1.
- The estimated cost of an additional incident is \$968. Multiplied by less than 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.
- 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	7.9 minutes
2 nd Due Company	Fire Station 34 14101 Sendera Ranch Blvd	11.2 minutes
3 rd Due Company	Fire Station 11 1900 Texan Dr	11.6 minutes
4 th Due Company	Fire Station 38 13280 Park Vista Blvd	11.6 minutes
1 st Aerial	Fire Station 35 2201 Flight Line Rd	7.9 minutes

- EMS:
 - Advanced Life Support EMS response is provided by MedStar. MedStar’s current average citywide response time for high priority EMS calls is 9:20, with 76.3% of their calls receiving a response time of under 11 minutes.
 - MedStar has an ambulance staging location at I-35W @ Westport Parkway approximately 3 miles 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 annexation area.
- Roads and Streets:
 - It is unclear how the subject site receives access based on the information provided. This site has no direct access to either Old Blue Mound Road or FM 156. This site will need to gain access to the site through either a dedicated right of way or public access easement. There are no roadway improvements proposed for this subject site.
- Code Compliance:
 - This 65.305 acre tract will be added to Code Compliance Field Operations – North District Office.
 - If the site is developed for Industrial Growth Center as identified in the City’s 2021 Comprehensive Plan, the estimated fiscal impact based on current costs would be:

TIME	5 Yr	10 Yr	15 Yr	20 Yr
Estimated Calls/Year	11	21	32	42
Property Compliance Inspections/Yr	2	5	7	10
Animal Care and Control Calls/Yr	1	1	2	2
Consumer Health Calls/Yr	8	15	23	30
Note: Calls include time spent on inspections, plan reviews, permit issuance, telephone, and travel.				
Estimated Department Cost/Yr	\$ 1,074	\$ 2,024	\$ 3,098	\$ 4,048
Property Compliance Division	\$ 68	\$ 169	\$ 237	\$ 339
Animal Care & Control Division	\$ 38	\$ 38	\$ 75	\$ 75
Consumer Health Division	\$ 969	\$ 1,817	\$ 2,786	\$ 3,634

- Parks / Forestry:
 - PARD-Planning: If the intended use for this property is residential development, then the Park Dedication Policy will apply and a land dedication or a fee in lieu will be required for Neighborhood Parkland and a fee in lieu will be required for

Community Parkland. Due to the property location adjacent to Alliance Airport and within the Airport Overlay District area, residential uses would be restricted.

- PARD-Forestry: Any tree planting, pruning or removal within affected right-of-way requires a permit from PARD-Forestry under Chapter 33 of the Code of Ordinances.
- 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 12.3 miles and the Summerglenn Branch Library which is within 12.6 miles. The Golden Triangle Branch library is located at 4264 Golden Triangle Boulevard, which west of North Beach Street. 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 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 Permit. Per the Texas Railroad Commission website, there are two gas well pad sites with a total of 7 wells within the proposed annexation area belonging to BKV Barnett. The annexation of the gas wells will generate a \$600 per well annual fee.
- 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. Due to the property location adjacent to Alliance Airport and within the Airport Overlay District area, residential uses would be restricted.
 - 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)
 - The existing drainage infrastructure in the area is limited. Existing flooding conditions would remain unchanged for the foreseeable future. The owner/developer will be responsible for meeting with Development Services to discuss their plans, obtain floodplain development permits, and mitigate the additional stormwater runoff generated post-development. Retaining the FEMA floodplain in a natural state is encouraged.
 - 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 Industrial Growth Center 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, although they will increase over time.
 - 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 proposed annexation area is entirely within the City of Fort Worth Water CCN boundary. The annexation area is within the Northside II and Northside III water pressure planes. There is a 24-inch NS2 water line, along Blue Mound Rd, approximately 4,200 linear feet west of the annexation area. Northside III pressure plane areas in the annexation may need to be served by a future extension from the 36-inch NS3 line, in John Day Rd, approximately 8,500 linear feet west of the subject site. There is a 16-inch NS3 water line along Blue Mound Road approximately 4,200 linear feet from the subject site. Annexation areas to be served by the Northside II pressure plane must have minimum finish floor elevations at or below the 720 foot contour elevation. There is an existing 30-inch sanitary sewer collector main approximately 3,500 linear feet north of the annexation area.
 - This requested annexation area is not part of the Cole McKelvey studies that included tracts to the West of the subject site. The City did not participate to oversize the water and sewer lines constructed as part of this study.
 - Applicant will need to provide a revised sewer study to verify that the requested sewer load is within the original allocated loading capacity previously provided to the Cole-East property between

Blue Mound and the subject site. If proposed sewer loads exceed the previously allocated capacity, the subject site connections will be dependent on if the existing main has the available capacity. If there is available capacity in the existing sewer main, then the applicant would need to seek permission from the developer who built the original main if the needed additional capacity is available. If the needed additional capacity is not available in the existing main, then the applicant will need to connect to a future parallel sewer collector main installation and pay a future per acre charge for said main.

- Applicant will need to provide a revised water study to verify that requested water demand remains within the original NS2 water demand capacity previously allocated to the Cole-East property between Blue Mound and the subject site. If water demand is in excess of previously allocated capacities, the applicant will need to seek permission for the additional needed capacity from the developer who built the NS2 water main if the additional capacity is available in the existing NS2 water main. If the additional capacity is available, then the applicant will be subject to McKelvey-Cole offsite NS2 Water Main Capacity Charge. If the property is to connect to the NS3 pressure plane from the Tradition water main, then the applicant will need to pay for the related NS3 water main capacity charges.
- The following pro rata charges may apply to the annexation area:
 - McKelvey-Cole Offsite NS2 Water Main Capacity Charge (CPN 101021) - \$214,758.54 per MGD.
 - If Northside III water connections come from the 36-inch NS3 Tradition offsite transmission main, the future Tradition 36-inch Water Main Capacity Charge (CPN 102240) will apply. Cost per MGD is to be determined.
 - If Northside III water connections come from the 16-inch NS3 line in Blue Mound Rd, a future water main capacity charge may apply.
 - McKelvey-Cole Offsite Sewer Per Acre Charge (CPN 101118) - \$590.26 per acre.
- As of June 2019, all pro rata charges are 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 water and sewer main extensions will be required along the frontage of the subdivided lots.
- Future water connections inside the Northside III pressure plane, within the annexation area, are required to install private pressure reducing valve since pressure exceeds 80 psi.
- 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 provided by the developer's engineer.

Summary

The owner-initiated annexation Fenner Property (AX-21-005) has no related Preliminary Plat and no Concept Plan on file. Though the site is currently vacant land, the applicant has proposed the area to be developed for industrial uses. Upon annexation, the subject property would be included in the Airport Overlay District for Alliance Airport, in addition to the base zoning district applied to the property.

Proposed uses were considered while assessing the financial impact to the General Fund. This site is composed of agriculturally tax-exempt parcels and produces tax revenue of approximately \$ 14.00 annually. The city tax revenue is expected to increase to \$3,623,800 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 Fenner Property (AX-21-005) be considered for full-purpose annexation at this time.