

**Owner Initiated Annexation Request**

**(AX-21-012)**

**AutoZone Tract**

**(Approx. 0.8642 Acres)**

**Staff Report on the Fiscal Impact**

**Prepared for the City Council**

**January 25, 2022**

## Existing Conditions

- ❑ Approximately 0.8642 acres of land in Tarrant County, located West of Willow Creek Drive, East of Hwy 287 and Along the Northern Edge of Avondale Haslet Road
- ❑ Owner-Initiated annexation request
- ❑ Identified in 2021 Comprehensive Plan as Light Industrial
- ❑ Currently agricultural land - proposed for Commercial 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 – Semi-Truck Trailer Storage
  - Current Tax Roll Value is approximately \$ 2,700. There are currently no agricultural tax exemptions included within this site.
  - Estimated Future City Property Tax amount - \$ 89,000 over the next ten years and after the proposed development is built.
- ❑ Transportation Impact Fees:
  - The project is located adjacent to Transportation Impact Fee Service Area B.
  - The property will be added to a Transportation Impact Fee Service Area with the update of the Transportation Impact Fee study that is currently underway.
  - Final plats recorded after the adoption of the new Transportation Impact Fee Study will be subject to the Transportation Impact Fee ordinance.
  - Right-of-way dedication and/or construction required as a condition of annexation and/or platting would be eligible for transportation impact fee credits against the collection of transportation impact fees.

## Expenditures / Services

### □ Police:

- Patrol of the area will be added to PRA Q376 in Beat D18 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 Light Industrial but is proposed for commercial development. 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 0 to 2 calls a year. Based upon an average cost per call of \$550, the average annual cost of service is estimated to be \$0 to \$1,100.
- 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 34, located at 14101 Sendera Ranch Boulevard, 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.
- 2020 produced 189 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 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 <sup>st</sup> Due Company	Fire Station 34 14101 Sendera Ranch Blvd	5.6 minutes
2 <sup>nd</sup> Due Company	Fire Station 41 11400 Willow Springs Rd	7.2 minutes
3 <sup>rd</sup> Due Company	Fire Station 35 2201 Flight Line Rd	13.3 minutes
4 <sup>th</sup> Due Company	Fire Station 9 2575 Polaris Dr	15.6 minutes
1 <sup>st</sup> Aerial	Fire Station 35 2201 Flight Line Rd	15.6 minutes

□ EMS:

- Advanced Life Support EMS response is provided by MedStar. MedStar’s current average citywide response time for high priority EMS calls is 8:07, with 84.2% of their calls receiving a response time of under 11 minutes.
- MedStar has an ambulance staging location at 287 & Bonds Ranch Road, approximately 1.2 miles from the proposed annexation property. A backup staging location is located at Westport Parkway & I-35, approximately 4.4 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 area.

□ Roads and Streets:

- Avondale Haslet is shown on the Master Thoroughfare Plan as a Commercial Connector with 2 lanes in each direction, a shared 10-foot pedestrian and bicycle path and a standard median (110). Right-of-way dedication may be required with platting.
  - The site will have adequate access by a public access easement on the truck storage site which is in the ETJ.
- Code Compliance:
- This 0.8642-acre tract will be added to Code Compliance Field Operations – North District Office.
  - If the site is developed for commercial use as proposed, the estimated fiscal impact would be:

<b>TIME</b>	<b>5Yr</b>	<b>10Yr</b>	<b>15Yr</b>	<b>20Yr</b>
<b>Estimated Calls/Year</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>4</b>
Property Compliance Inspections/Yr	-	-	-	-
Animal Care and Control Calls/Yr	-	-	-	-
Consumer Health Calls/Yr	1	1	2	3
<b>Note: Calls include time spent on inspections, plan reviews, permit issuance, telephone, travel.</b>				
<b>Estimated Department Cost/Yr</b>	<b>\$121</b>	<b>\$121</b>	<b>\$242</b>	<b>\$397</b>
Property Compliance Division	-	-	-	\$34
Animal Care & Control Division	-	-	-	-
Consumer Health Division	\$121	\$121	\$242	\$363

- Parks / Forestry:
- PARD-Planning: Park Dedication Policy does not apply. No Park Dedication Policy fees will be collected.
  - PARD-Forestry: Current conditions result in no additional expense.
  - PARD-Operations (Citywide Mowing): Current conditions result in no additional expense as property owner will be responsible for maintaining parkway.
- 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 9.8 miles, the Northwest Branch Library which is within 10.1 miles and the Summerglenn Branch Library which is within 11.5 miles. The Golden Triangle Branch library

is located at 4264 Golden Triangle Boulevard which is west of North Beach Street. The Northwest Branch Library is located at 6228 Crystal Lake Drive which is south of Cromwell-Marine Creek Road and west of Old Decatur Road. 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(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. 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.

□ Open Space Conservation

- Based on the City's Open Space Conservation Program Prioritization Tool, no high priority areas for open space conservation have been identified in this area.

□ Stormwater Management (Drainage)

- The existing drainage infrastructure in the area is limited. Existing flooding conditions would remain unchanged for a foreseeable future. The owner/developer will be responsible for meeting with Development Services to discuss their plans, obtain any needed permits and mitigate development impacts in compliance with Stormwater Criteria.
- 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 new stormwater facilities will be at the owner/developer's cost, with size and configuration based upon the drainage study provided by the owner/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 currently developed as Light Industrial and planned to be developed as Commercial, future stormwater maintenance needs are expected to be low since the any new development or redevelopment would meet have to comply with the Stormwater Criteria Manual as the application goes through stormwater development services.
  - 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:
- May need to submit water demand and sewer loading for review
  - The proposed annexation is inside the City of Fort Worth Water CNN boundary. The site is located inside the Northside IV pressure plane. There is an existing 24-inch NS4 water transmission main in Avondale Haslet Rd
    - There are no direct service taps to 24-inch NS4 main. An 8-inch NS4 line will need to extend along the southern boundary of the subject site for domestic and fire water taps as well as future extensions.

There is an existing 15-inch sewer line along Avondale Haslet Rd but no direct service taps to existing 15-inch sewer. An 8-inch sewer line will need to be extended along southern boundary of the subject site.

- The following pro rata charges apply:
  - 42-inch NS2 Sendera Ranch Pump Station. \$180,932.00 per MGD
  - 30-inch NS4 Avondale Haslet. \$33,572 per MGD

- 24-inch NS4 Vista Crossroads. \$71,787.12 per MGD
  - Front Foot Charge on 15-inch Sewer main
  - Sendera Ranch sewer main per acre charge. \$340.96 per acre
- As of June 2019, all pro rata charges are subject to a 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 an 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.
  - Future water connections within the annexation area are required to install private pressure reducing valve since the current water pressure exceeds 80 psi. Existing water well(s) can be used for irrigation; however, to avoid cross connections between well and portable water a backflow preventer must be installed after the public water meter to avoid cross contamination with the domestic (City) service. If a fire line is needed, install a backflow preventer at the property line
  - Any re-routing of private water and or sewer service lines in order to connect to public lines will be at the owner's expense.
  - 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.

## Summary

The owner-initiated annexation the AutoZone Tract (AX-21-012) has no related Preliminary Plat or Concept Plan on file. Though the site is currently being used as a semi-truck trailer storage, the applicant has proposed the area to be developed for commercial type development as an auto parts supply. Proposed uses were considered while assessing the financial impact to the General Fund. The Tarrant County Appraisal District currently shows the site as having no agricultural tax-exemptions and produces tax revenue of approximately \$2,700 annually.

The city tax revenue is expected to increase to \$89,000 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. The cost of providing service to this property is expected to increase following the



10-year horizon of this analysis. Future infrastructure maintenance and replacement costs are expected to reduce the net positive fiscal impact. However, because the proposed use of the annexed land is entirely commercial, a net positive fiscal impact is anticipated from this property further into the future.

Therefore, due to the ability of the area to meet the City's criteria for full-purpose annexation, staff recommends that the AutoZone Tract (AX-21-012) be considered for full-purpose annexation at this time.