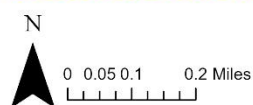
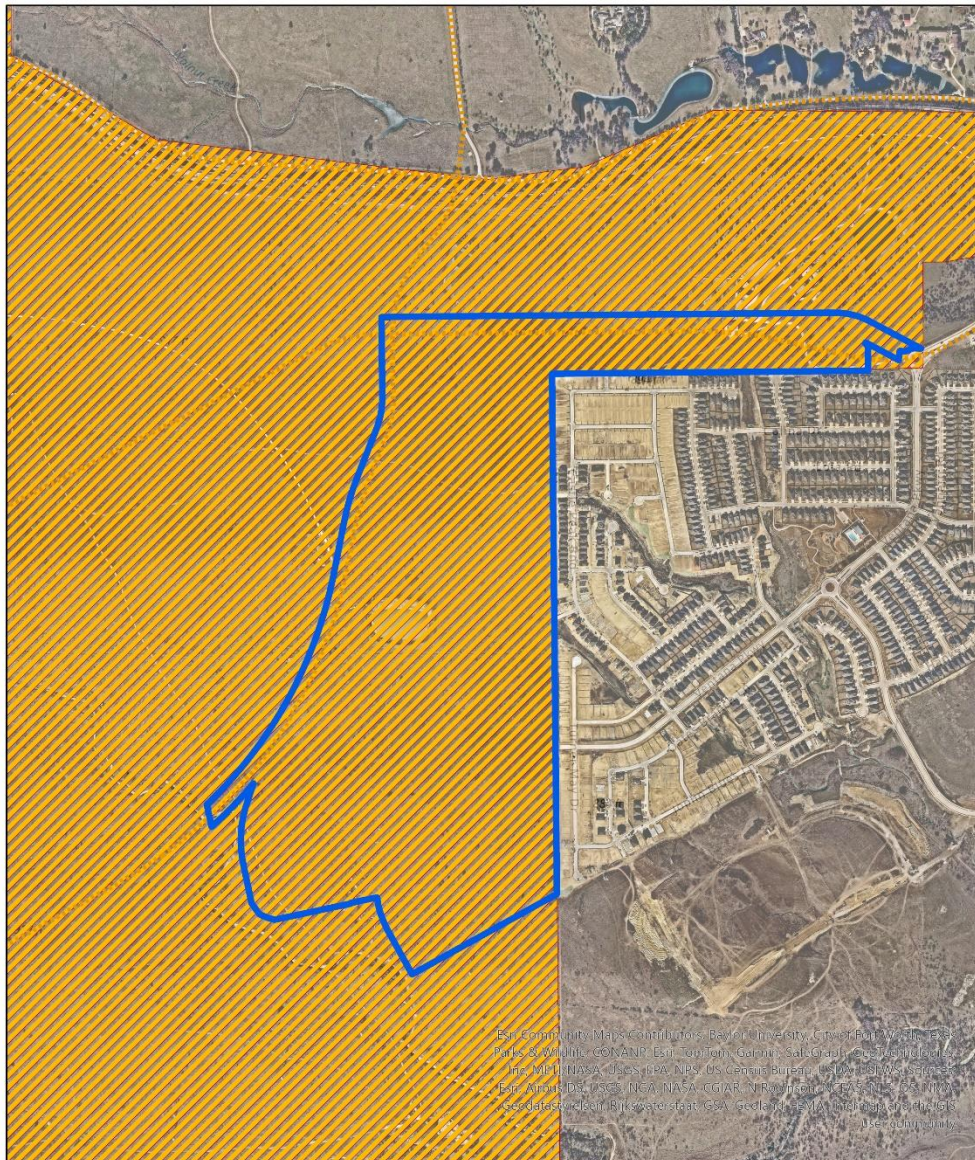


Owner-Initiated Annexation Request Case # AX-24-009 Ventana West Approximately 261.17 Acres

Staff Report on Fiscal Sustainability Impact Prepared for City Council by The FWLab



**Ventana West
AX-24-009**

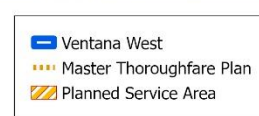


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RECOMMENDATION HIGHLIGHTS

Financial Overview:

The current financial analysis includes total revenue, expenditures, balance, and cumulative total as presented in the table below.

Estimate Year	Total Revenue	Total Expenditures	Cumulative Total Net
Year 5	\$16,447,989	\$8,889,570	\$7,558,419
Year 10	\$39,212,688	\$4,528,380	\$34,684,308
Year 15	\$74,977,635	\$19,832,661	\$55,144,974
Year 20	\$122,906,083	\$16,987,873	\$105,918,211
Year 40	\$388,552,922	\$139,172,418	\$249,380,504

Expenditures:

Anticipated future City expenditures include stormwater management, environmental quality, code enforcement, and police demand service. Note that Water Department revenues and City cost participation for Water Department extensions are not factored into these calculations. The City’s Transportation and Public Works (TPW) department anticipates 10.2 miles of new road buildout for this annexation. TPW notes that between this annexation and earlier phases of the Ventana development, improvements to FM2871 will likely be required to fully serve the area. FM2871 is under TxDOT control and TPW anticipates that necessary improvements will be completed by TxDOT.

Revenues:

- The proposed development estimates 1008 single-family homes built by 2026. Projected property tax revenue starting in 2026, when the first homes are expected to be sold, is expected to reach \$3,678,502 annually following the proposed two-year build-out period. Following construction, the total City property tax revenue is estimated reach a 40-year cumulative total net of \$249,380,504.

Comprehensive Plan Alignment:

The annexation aligns with the following Comprehensive Plan policies:

1. Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
2. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Land Use Recommendation:

The adopted 2023 Comprehensive Plan Future Land Use Map designates the 261.17-acre annexation area as Single-Family Residential, General Commercial, Mixed-Use, Institutional, and Open Space. Based on the approved development agreement and revised concept plan, the Future Land Use Map is proposed for

amendment to change portions of the property from General Commercial, Mixed-Use, Institutional, and Open Space to Single-Family Residential. City staff supports this Future Land Use Map amendment if the annexation is approved.

Overall Recommendation

Annual impacts on the General Fund are expected to be positive following construction, based on the information provided by departments and the developer. Due to the ability of the area to meet the City’s criteria for full-purpose annexation, staff recommends that the Ventana West (AX-24-009) be considered for annexation at this time. Further, staff recommends that the above amendments be adopted to the Comprehensive Plan Future Land Use Map.

EXISTING CONDITIONS

Description	Approximately 261.17 acres of land located west of Turner May Drive and Ventana Parkway.
Request Type	Annexation – Full Purpose.
Council District	3
Comprehensive Plan Future Land Use	The adopted 2023 Comprehensive Plan’s Future Land Use designations are Single-Family Residential, General Commercial, Mixed-Use, Institutional, and Open Space
Floodplain	No
Current & Proposed Zoning	Proposed Zoning – A-5 (One-Family)
Existing Land Use	Vacant.
Included in Planned Service Area	Walsh Ranch South/Veale Ranch
Enclave	No.
Planning Sector	Far West
ROW	Yes – 72.38 acres.
Concept Plan	Yes.
Preliminary Plat	Yes.
Final Plat	No.
Independent School District	Fort Worth ISD

COMPREHENSIVE PLAN CONSISTENCY

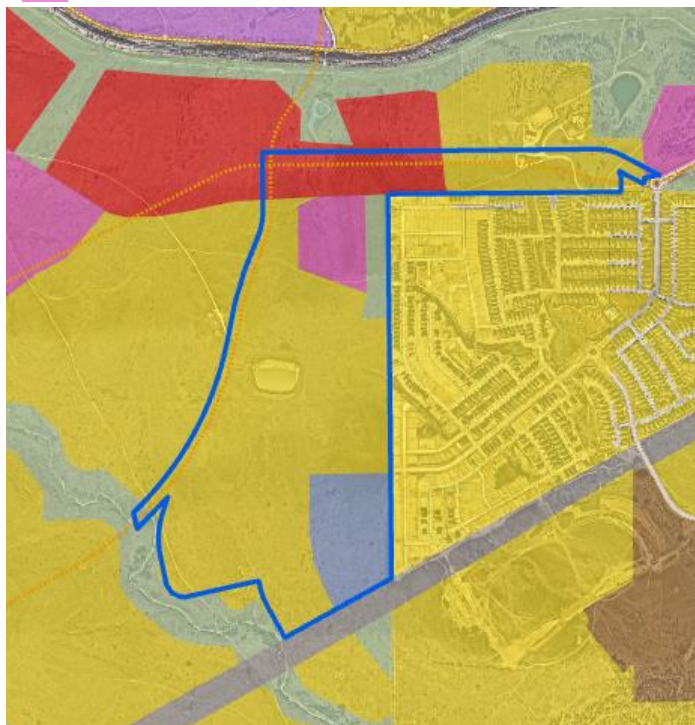
The adopted 2023 Comprehensive Plan designates the proposed annexation area as Single-Family Residential, General Commercial, Mixed-Use, Institutional, and Open Space on the City’s Future Land Use Map. The annexation application, development agreement, land plan, and associated preliminary plat for the property propose Single-Family Residential uses (261 acres, 1,008 homes)

The proposed uses within the annexation area are currently inconsistent with the adopted Future Land Use Map. While the annexation proposal retains the residential land use type identified in the Comprehensive Plan, the proposal expands the single-family residential development across the entire proposed annexation area. Given the adjacent earlier phases of the single-family Ventana development to the east, the proposed single-family development and corresponding Single-Family Residential Future Land Use Map designation is compatible with the surrounding uses, both existing and currently planned. However, amendments to the Comprehensive Plan Future Land Use Map will be required to ensure consistency between the development and the Future Land Use Map.


Staff recommends that the Future Land Use Map in the Comprehensive Plan be amended to align with the approved development agreement for this annexation area. The Future Land Use Maps below show the currently adopted designations for the area, as well as staff’s proposed changes to the Future Land Use Map to bring the map into alignment with the approved development agreement.

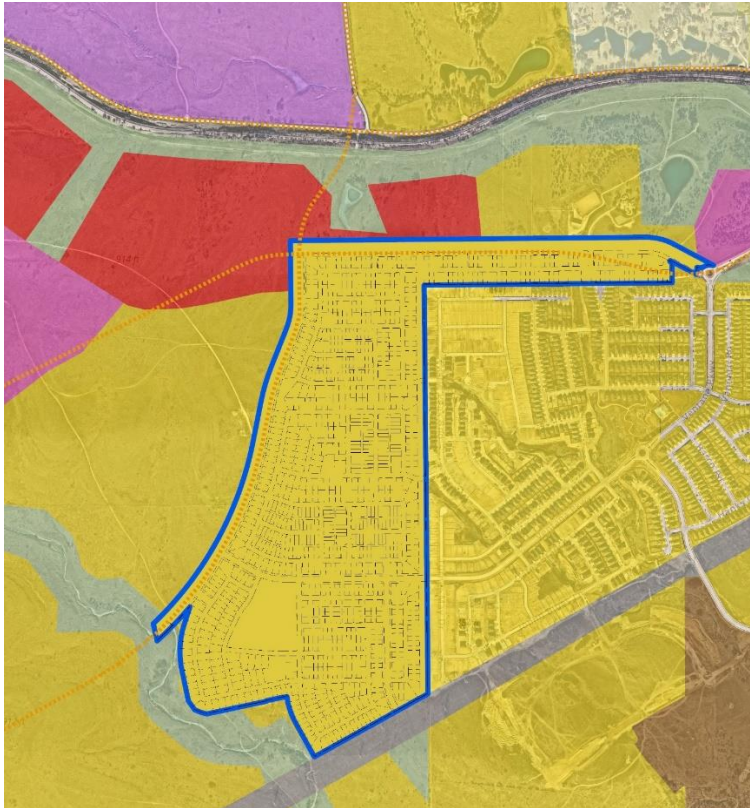
The proposed Future Land Use Map amendments would change the General Commercial, Mixed-Use, Institutional, and Open Space designations on the property to Single-Family Residential.

Adopted Future Land Use:



Proposed Future Land Use:

 Single-Family Residential



WATER DEPARTMENT

The proposed annexation has an active water and sewer load (WSL) under review. This WSL will need to be accepted by Water Planning Staff prior to annexation of the subject site. It is anticipated that 36,750 linear feet of 8-inch water, 800 linear feet of 12-inch water, 2,000 linear feet of 16-inch water, and 8,800 linear feet of 24-inch water pipe will be constructed as part of this annexation.

It is also anticipated that 29,880 linear feet of 8-inch sewer, and 4,900 linear feet of 10-inch sewer pipe will be constructed as part of this annexation.

1. **How does this proposal align with your department’s plans and policies? List policies from department’s plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.):** Proposal is consistent with the City Comprehensive Plan. The proposed annexation aligns with the Water Department Water and Sewer Master Plans regarding land use.

2. **How will this proposal affect your key performance indicators?** This annexation is not expected to significantly impact KPIs for the maintenance of water and sewer assets. The cumulative impacts of all annexations on maintenance-related KPIs over time will be more significant. Utility management does not anticipate a need for additional water/sewer capital improvements in this annexation area for the foreseeable future.

3. **Department Recommendation:** Water Department supports annexation request.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	9,258	18,988	29,214	39,962	88,724
Capital	-	-	-	-	-

Estimated Cumulative Revenues (2024 Dollars, assuming 1% annual inflation starting in 2026)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	4,892,675	10,034,926	15,439,483	21,119,727	46,889,807

TRANSPORTATION AND PUBLIC WORKS – ROADS AND STREETS

The following table provides an overview of estimated costs per lane mile categorized by street type, providing financial considerations associated with the proposed development. This data aims to highlight the distinct financial implications of developing and maintaining each proposed street type. *Since this is an extension of the Ventana Development it will share the same impact that the existing Ventana development has at full build out. This and the existing development will spur improvements to FM2871 which is under TxDOT control and will be done by them.*

Below are Transportation and Public Work’s estimates for the **10.2 miles of residential streets** associated with the annexation and development proposal:

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Capital				\$10,500,000.00	\$130,000,000.00
Maintenance	\$700,000.00	\$2,000,000.00	\$16,000,000.00		
Departmental Review Comments — Expenditures:					

How does this proposal align with your department’s plans and policies? *Will have the same effect as the existing Ventana Development.*

How will this proposal affect your key performance indicators? *Will have the same effect as the existing Ventana Development.*

Recommendation: *Support Annexation*

TRANSPORTATION AND PUBLIC WORKS – STORMWATER

How does this proposal align with your department’s plans and policies?

The annexation will increase future maintenance costs and staff time required for the estimated storm system infrastructure associated with this development. Additional staff may be required to maintain existing service levels when the cumulative impacts of all annexations are considered.

How will this proposal affect your key performance indicators?

The storm system infrastructure from this particular annexation is not expected to significantly impact KPIs. However, the cumulative impacts of all annexations on maintenance-related KPIs may be more significant. Stormwater management does not anticipate a need for stormwater capital improvements in this annexation area for the foreseeable future. Therefore, no impact to our capital delivery key performance indicators is expected at this time.

Recommendation:

Stormwater supports the annexation since the revenue is expected to be higher than the anticipated combined capital expenses and maintenance expenses, assuming that the new development will be built per the City’s standards.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (assuming 3% annual inflation)					
Infrastructure Operation & Maintenance	5 Years	10 Years	15 Years	20 Years	40 Years
141 Inlets and 23,054 Linear Feet of Pipe	\$ 22,776.33	\$48,523.48	\$77,241.45	\$ 108,930.25	\$149,883.23

Departmental Review Comments — Expenditures:

Based on the high-level information provided, Stormwater estimates that about 23,054 linear feet of storm sewer pipes and 141 new storm inlets will be installed as part of this proposed development. Due to the limited development and design information available, a need for other infrastructure, such as detention/retention facilities, drainage channels, is not included in this analysis. The table above provides the estimated cumulative maintenance expenditures for the proposed drainage infrastructure from the best information currently available. Future expenses will be highly dependent on the actual development of the area as permitted by the City’s Development Services Department.

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$1,121,476.95	\$2,242,953.89	\$3,364,430.84	\$4,485,907.78	\$8,971,815.56

POLICE DEPARTMENT

The Police Department has projected demand for service based on the best information currently available. Future expenses are highly dependent on the expected uses, density level, transportation infrastructure, and timing of development. Operational, Capital, and Personnel expenses are unknown at this time and are dependent on if a new patrol division, additional personnel (patrol officers, neighborhood police officers, communications staff, etc.), or a new facility is necessary.

How does this proposal align with your department’s plans and policies? Additional calls for service will increase operational needs for the Police Department. As the land is developed, the Police Department will continue to evaluate call loads to determine whether a new patrol division, additional personnel (patrol officers, neighborhood police officers, communications staff, etc.), or a new facility is necessary.

How will this proposal affect your key performance indicators? Once the property is fully developed, Priority 1, 2, and 3 response times could increase for West Division, Police Beat L17, Police Reporting Area V140 depending on the expected uses, density level, transportation infrastructure, and timing of development.

Recommendation: Support Annexation

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures for Service (2023 Dollars)					
Costs per call	5 Years	10 Years	15 Years	20 Years	40 Years
Single-Family	\$254,520	\$549,578	\$891,632	\$1,288,166	\$1,439,993
Total	\$254,520	\$549,578	\$891,632	\$1,288,166	\$1,439,993

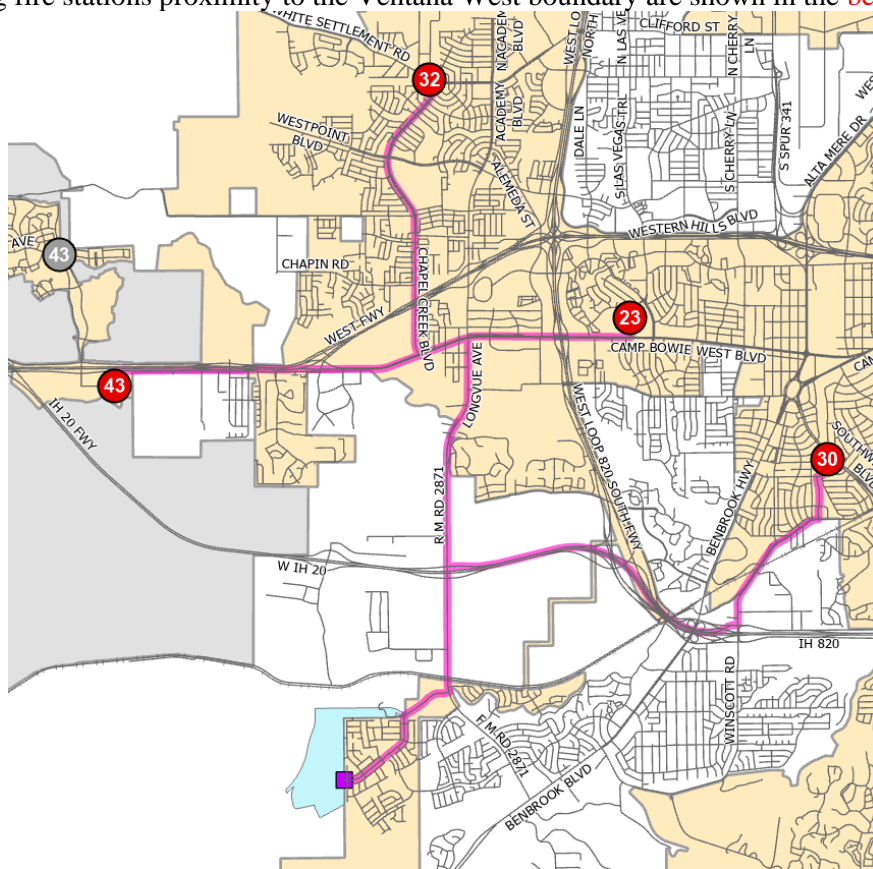
Departmental Review Comments; Expenditures: Once the property is fully developed, call load is estimated to be approximately 30 calls for the single-family residential development per year. The average cost per call is \$799 per officer. Based on the assumption that at least two officers will respond to a call, \$1,598 per call is used to calculate the cost of service. The average annual cost of service for this development is estimated to be \$47,940 per year for the single-family residential development. Estimated expenditures assume that there are 30 calls per year and two officers responding to each call. An inflation rate of 3% was used to calculate the expenditures. Expenditures are rounded to the nearest whole dollar.

FIRE DEPARTMENT

The following table outlines the estimated response times for fire stations based on their designated locations. Prompt and efficient responses are crucial in emergency situations, and the times listed below represent the estimated durations it takes for each fire station to reach the boundary of the proposed annexation area. These response times are essential factors in ensuring the timely deployment of resources for effective emergency management.

	FIRE STATION	ESTIMATED RESPONSE TIME
1st Due Company	Station 23 3201 Portales Dr	12.2 Minutes
2nd Due Company	Station 30 4416 Southwest Blvd	13.6 Minutes
3rd Due Company	Station 43 13300 Highland Hills Dr	14.2 Minutes
4th Due Company	Station 32 10201 White Settlement Rd	14.7 Minutes
1st Aerial	Station 23 3201 Portales Dr	12.2 Minutes

The responding fire stations proximity to the Ventana West boundary are shown in the below map.



Fire Department Response Time Comments: Fire and EMS first responder services will be dispatched from existing Fire Station 23, located at 3201 Portales 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 **not** be able to meet this response time goal.

Fire Department Incidents Comments: 2023 produced 60 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 10.

The estimated cost of an additional incident is \$968. Multiplied by 10 incidents, the total additional annual cost of responding to the annexation is estimated to be \$9,680. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.

Fire Department Comments Related to Staffing and Facilities:

PUBLIC SAFETY RADIO COMMUNICATIONS

Assessing the proposed population growth from the annexation on public safety radio communications will be important. The expected increase in population heightens demands on emergency services and law enforcement, necessitating a comprehensive evaluation of the proposed annexation’s impact on the City’s current communication infrastructure. As the population expands, so does the potential for emergencies and public safety incidents, highlighting the critical importance of a robust and scalable radio communication system. To ensure the efficacy of public safety efforts, strategic investments and enhancements to the radio communication technology will be continuously reviewed.

How does this proposal align with your department’s plans and policies? The proposal aligns with the department's existing plans to improve coverage in this area, through new towers in both the Northwest and Southwest. The department has implemented use of the LTE (FirstNet) to expand radio coverage, however, use long term of this solution would be a less cost-effective approach due to subscription costs, that would exceed the purchase and build out of the communication towers.

How will this proposal affect your key performance indicators? The proposal will impact the availability of radio communications in the area, as users will experience “BONKS” and an inability to communicate with one another or dispatch.

Recommendation: Without the construction of a new communication tower, this area is moderately supported by the current infrastructure.

Reviewer(s): Lawrence Crockett

Estimated Cumulative Expenditures:

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$66,038	\$76,737	\$89,305	\$103,243	\$170,909
Capital	\$6,800,000	\$0	\$0	\$0	\$0
Personnel	\$0	\$0	\$0	\$0	\$0
Maintenance	\$11,231	\$15,226	\$19,507	\$25,731	\$34,841

Note: Expenditure forecasts assume 3% annual inflation

Departmental Review Comments; Expenditures:

There is 48% radio coverage at best in the proposed area with existing communication infrastructure, and it will require a significant investment to improve Public Safety communication in this area. Costs to improve the radio coverage require building a new tower in Southwest Tarrant County or Southeast Parker County, recent quotes for property acquisition, feasibility studies, FCC licensing, and construction of a tower and shelter are \$6.8M. The use of mobile repeaters can improve coverage on a limited basis and will need to be purchased for responding Police, Fire, EMS, and Public Works resources in the area. Mobile repeaters are priced at \$19K each and provide local communications but not communication back to dispatch, risking responders’ safety. Additional operational costs are required for the long-term maintenance and upgrade.

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$15,349	\$30,709	\$46,063	\$61,418	\$122,837

Note: Revenue forecasts do not account for any fee increase

CODE COMPLIANCE - CODE ENFORCEMENT

How does this proposal align with your department's plans and policies? N/A

How will this proposal affect your key performance indicators? No

Recommendation: N/A

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	500	500	1000	1000	1000
Capital	0	0	0	0	0
Personnel	2000	2000	4000	4000	8000
Maintenance	0	0	0	0	0

CODE COMPLIANCE — ANIMAL CONTROL (ACC)

How does this proposal align with your department’s plans and policies?

This is in line with Animal Control planning to increase officers to cover surrounding communities with two more officers this will help cover the area as well as surrounding neighborhoods are developed.

- 1,008 Single family houses, which statistics show that 70% of households have 1.6 dogs and 1.8 cats. Which even 1000 households having owned animal in the area, would add 3,400 owned animals in the City of Fort Worth.
- Increase in calls for covering the area.
- The community would be serviced by officer station at Martin Luther King Fwy office, which would help with respond time for all calls.

Silcox Animal Shelter would be service for animal related education and assistance

How will this proposal affect your key performance indicators?

With 1,008 single family households would increase calls and response time for the area. Which statistics show that 70% of households have 1.6 dogs and 1.8 cats per household for communities. If each household has owned animals this would add 3,400 animals for this area and potential for increase complaints in the area. As the development of the community builds and citizens move in with animals, increase to respond for the issues in the area, more officers to cover the increase in calls decreases response times.

Recommendation: We would need to add two officers with trucks to cover the increase of the 1,400 single family households.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$87,200.00	\$872,000.00	\$1,308,000.00	\$1,744,000.00	\$3,488,000.00
Capital	\$140,000.0	\$1,400,000.00	\$2,100,000.00	\$2,800,000.00	\$5,600,000.00
Personnel	\$352,000.00	\$1,760,000.00	\$5,280,000.00	\$7,040,000.00	\$14,080,000.00
Maintenance	\$125,000.00	\$1,250,000.00	\$1,875,000.00	\$2,500,000.00	\$5,000,000.00
<ul style="list-style-type: none"> • Departmental Review Comments — Expenditures: • \$87,200.00 Cost of equipment for trucks, laptops, software license yearly, cellphones, safety equipment, uniforms with replacement and operational/minor equipment supplies for daily task. • \$140,000.00 cost of Animal Control trucks with A/C on Animal Cages for staff to respond to calls and transport animals as needed. • \$658,905.00 cost of staff salary with full benefits and staff already station at North Animal Campus. • \$125,000.00 cost of fuel/maintenance on vehicles, as vehicles age cost may increase. • North Animal Shelter would be facility to service area for animal related education and assistance 					

ENVIRONMENTAL SERVICES DEPARTMENT - SOLID WASTE SERVICES

How does this proposal align with your department’s plans and policies?

This is in-line with Solid Waste planning for the Western part of the City. Surrounding streets and neighborhoods are already serviced as part of existing Wednesday Solid Waste routes and monthly bulk routes.

How will this proposal affect your key performance indicators?

This proposal will not affect SW KPIs. The same KPI’s apply to all residential collection. This is 1,008 incremental households out of over 256,000 households.

Recommendation: Approve annexation

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$1,016,870	\$ 1,811,980	\$2,717,971	\$3,623,961	\$7,247,923
Capital	0	0	0	0	0
Personnel	0	0	0	0	0
Maintenance	0	0	0	0	0
All single-family households would be serviced under the existing residential collections contract with Waste Management. This covers Garbage, Recycling, Yard Waste, and Bulk Waste. The cost will increase per the annual contractual cost adjustment but the rates are determined by annual index change so future rates are not available at this time.					
Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$ 1,117,374	\$2,234,748	\$3,352,122	\$4,469,497	\$ 8,938,994

All single-family households would be serviced under the existing residential collections contract with Waste Management. This covers Garbage, Recycling, Yard Waste, and Bulk Waste. The revenue will increase as the number of households increase and can vary by the cart size breakdown. There are no current plans to increase residential rates.

ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL QUALITY

How does this proposal align with your department’s plans and policies?

The proposed land use is expected to have a relatively low service need from our division. The largest impact will be during development, when grading and land disturbance will be subject to the grading permitting process and subsequent inspections. Current staffing is sufficient to complete these duties. Following development, the majority of service needs will be limited to ad-hoc complaint response and litter abatement, primarily expected in portions of the tract that may remain open space. Given that the proposed land use is residential, the project is expected to have minimal impact on operations of Environmental Quality Division. Due to the low expected service needs and increased revenue to the Environmental Protection Fund, this annexation is expected to benefit Environmental Quality Division’s ability to fulfill the Environment Master Plan.

How will this proposal affect your key performance indicators?

During development, the subject area would increase number of routine investigations. However, current staffing is sufficient to complete these during authorized timelines. Undeveloped portions of the subject area may experience an elevated rate of illegal dumping in comparison to the developed portion of the property, which could increase the number of litter abatement requests. However, due to recent staffing and contract increases, the litter abatement program’s current capacity is expected to be sufficient to meet the expected needs.

Recommendation: Approve annexation

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$7,294.55	\$10,292.88	\$14,148.99	\$18,728.84	\$47,414.35
Capital	\$124.34	\$288.31	\$504.13	\$760.46	\$2,365.95
Personnel	\$1,909.87	\$4,572.78	\$8,245.69	\$12,607.96	\$39,930.70
Maintenance	\$621.69	\$1,441.55	\$2,520.66	\$3,802.30	\$11,829.74

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$38,052.00	\$128,772.00	\$219,492.00	\$310,212.00	\$621,526.50

PARK AND RECREATION

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (assuming 3.5% annual inflation)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations					
Capital					
Personnel					
Maintenance (Contract Mow)	\$8,165.34	\$9,697.87	\$11,518.02	\$13,679.80	\$27,219.91
Maintenance (Forestry)					

Departmental Review Comments — Expenditures:

PARD Forestry:

PARD ROW: Current conditions result in no impact to PARD Contract Mow. It is expected that homeowners maintain the adjacent parkway ROW and that the HOA will maintain common area ROWs via mowing and litter abatement. Without knowing future roadway or possibility of PARD Contract Mow assuming arterial maintenance; estimating 1.0 mile of roadway mowing/litter maintenance responsibilities in the 5 – 40 year range. Baseline: \$6,875 to maintain 1.0 mile of ROW parkway.

PARD PRM-Planning:

DEVELOPMENT SERVICES — GAS WELLS

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	0	0	0	0	0
Capital	0	0	0	0	0
Personnel	0	0	0	0	0
Maintenance	0	0	0	0	0

As of this date, 06/18/2024, there are no active Gas wells within the defined area under consideration, according to the document (VENTANA WEST DOCUMENTS 5171044) there is one mineral lease dated January 9, 2002, by and between Mozelle Veale Ekstrom and Ward G. Veale, Co-Trustees of The Veale Testamentary Trust, as Lessor, and Mitchell Energy Company L.P., as Lessee, recorded on January 18, 2002 in Volume 1983, Page 1024, Official Records, Parker County, Texas, and amended in Volume 2115, Page 1701, Official Records, Parker County, Texas, and as affected by Partial Release recorded in Instrument No. 201500162, Official Public Records, Parker County, Texas; and being recorded in or affected by instruments recorded in Volume 15518, Page 213, Volume 157961, Page 192, Volume 16643, Page 192, Clerk's File No. D214203750, and Clerk's File No. D215001589, all in the Deed Records of Tarrant County, Texas.

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	0	0	0	0	0

SUMMARY AND OVERALL RECOMMENDATION

The current financial analysis includes total revenue, expenditures, balance, and cumulative total as presented in the table below.

Estimate Year	Total Revenue	Total Expenditures	Cumulative Total Net
Year 5	\$16,447,989	\$8,889,570	\$7,558,419
Year 10	\$39,212,688	\$4,528,380	\$34,684,308
Year 15	\$74,977,635	\$19,832,661	\$55,144,974
Year 20	\$122,906,083	\$16,987,873	\$105,918,211
Year 40	\$388,552,922	\$139,172,418	\$249,380,504

Expenditures

- Service and infrastructure costs will increase over time as additional development occurs and as infrastructure ages and needs maintenance and eventual replacement. Depending on the development’s tax generation over time, the annual revenue needed to maintain infrastructure and services to the development may be strained to cover costs associated with the development. Future costs to the City include:
 - o Street maintenance and reconstruction
 - o Stormwater operation and maintenance
 - o Police, Fire, and EMS services
 - o Environmental quality operational costs and code compliance operations
 - o Water Department will extend service through cost participation as needed.

Revenues

- The proposed development phasing includes 1 phase taking approximately 24 months to complete. It is estimated that 1008 single-family homes will be built during the 24-month period as part of an adjacent subdivision that is currently within city limits. Following construction, the total City property tax revenue is estimated reach a 40-year cumulative total net of \$249,380,504.
- Additional revenues to the City will include retail service from water/wastewater, environmental impact fees, and solid waste services.

Comprehensive Plan Alignment:

The annexation aligns with the following Comprehensive Plan policies:

1. Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
2. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Land Use Recommendation:

The adopted 2023 Comprehensive Plan Future Land Use Map designates the 261-acre annexation area as Single-Family Residential, General Commercial, Mixed-Use, Institutional, and Open Space. Based on the approved development agreement and revised concept plan, the Future Land Use Map is proposed for

amendment to change portions of the Ventana West annexation property from General Commercial, Mixed-Use, Institutional, and Open Space to Single-Family Residential. City staff supports this Future Land Use Map amendment if the annexation is approved.

Overall Recommendation

Annual impacts on the General Fund are expected to be positive following construction, based on the information provided by departments and the developer. Due to the ability of the area to meet the City's criteria for full-purpose annexation, staff recommends that the Ventana West (AX-24-009) be considered for annexation at this time. Further, staff recommends that the above amendments be adopted to the Comprehensive Plan Future Land Use Map.