

Owner-Initiated Annexation Request
Case # AX-23-003
Terra Vella (GRBK)
Approximately 573.88 Acres

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

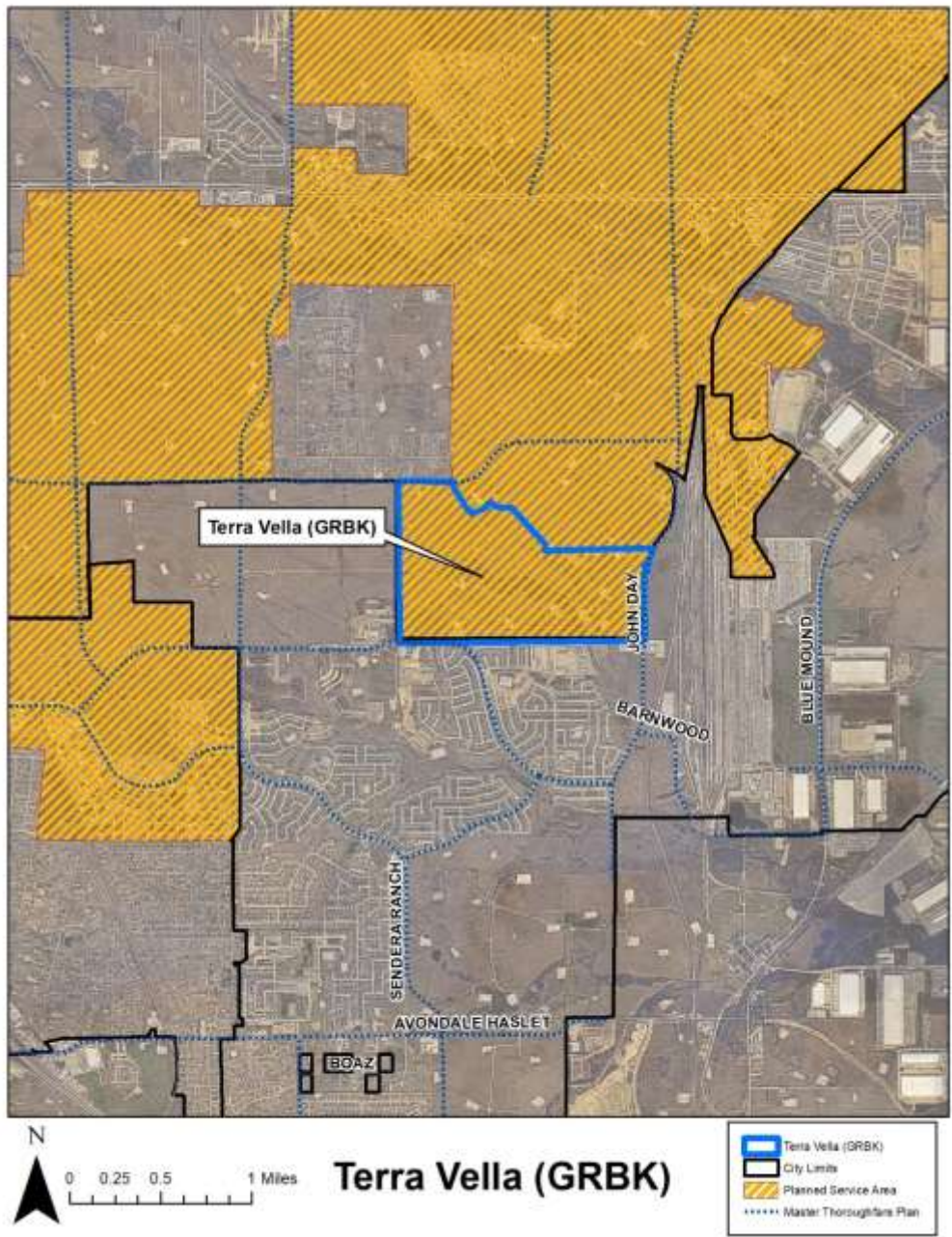


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EXISTING CONDITIONS

Description	Approximately 573.88 acres of land located north of Rancho Canyon Way and west of John Day Road.
Request Type	Annexation – Full Purpose.
Council District	10
Comprehensive Plan Future Land Use	The adopted 2023 Comprehensive Plan’s Future Land Use designations are Suburban Residential and Light Industrial.
Floodplain	No.
Existing Land Use	Vacant.
Included in Planned Service Area	Far North Area – West.
Enclave	No.
Planning Sector	Far North.
ROW	Yes.
Concept Plan	No.
Preliminary Plat	Yes.
Final Plat	No.
Independent School District	Northwest ISD.

COMPREHENSIVE PLAN CONSISTENCY

The adopted 2023 Comprehensive Plan designates the proposed annexation area as Suburban Residential and Light Industrial 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 (506 acres, A-5 zoning, 1,400 homes) and Heavy Industrial (68 acres, proposed K zoning) uses. In addition, there are numerous gas well pad sites spread throughout the property, with a high concentration in the eastern portion of the property, adjacent to the Alliance Airport Industrial Growth Center, in the area proposed for Heavy Industrial. Finally, the proposed park plan for the property identifies linear park areas throughout the property.

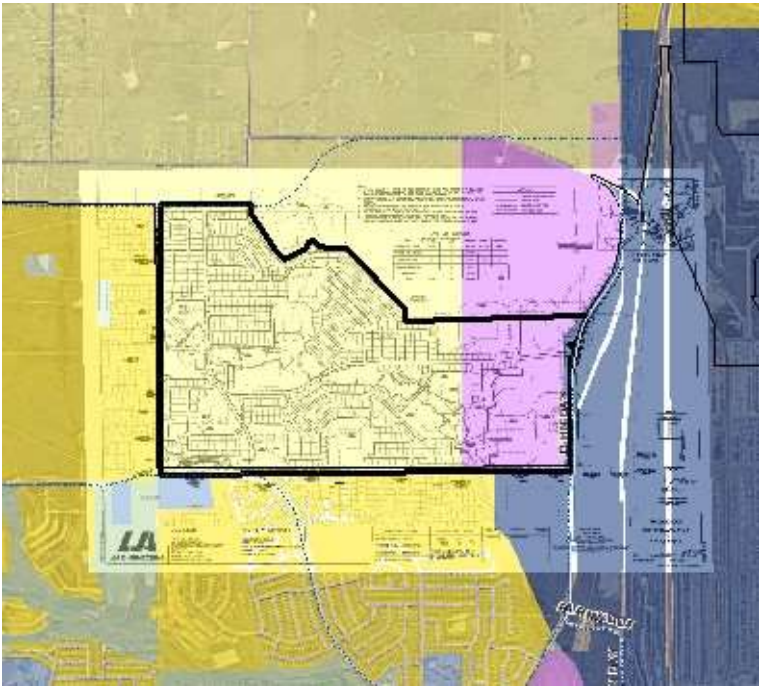
The proposed uses within the annexation area are currently inconsistent with the adopted Future Land Use Map. While the annexation proposal retains the residential and industrial land use types identified in the Comprehensive Plan, the proposal seeks a modest increase in the intensity of these planned uses within the area. Given the adjacent Industrial Growth Center to the east, and the developing Single-Family Residential neighborhoods to the south and west, the proposed land uses and designations are compatible with the surrounding uses, both existing and currently planned.

Based on the approved development agreement between the City of Fort Worth and GRBK Edgewood LLC, and the compatible arrangement of land uses depicted in the agreement, staff recommends that the Future Land Use Map in the Comprehensive Plan be amended to align with the approved development agreement. 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 change the Suburban Residential designation to Single-Family Residential and the Light Industrial designation to Heavy Industrial, with the boundaries between the two designations adjusted based on the proposed preliminary plat. In addition, the proposed Future Land Use Map amendments adds the applicable Future Land Use designation for Private Park, Recreation, Open Space where park and open space is shown on the applicant's submitted park plan. Finally, the Future Land Use Map amendments acknowledge the existing gas well padsites and required buffers throughout the annexation area by designating them as Infrastructure.

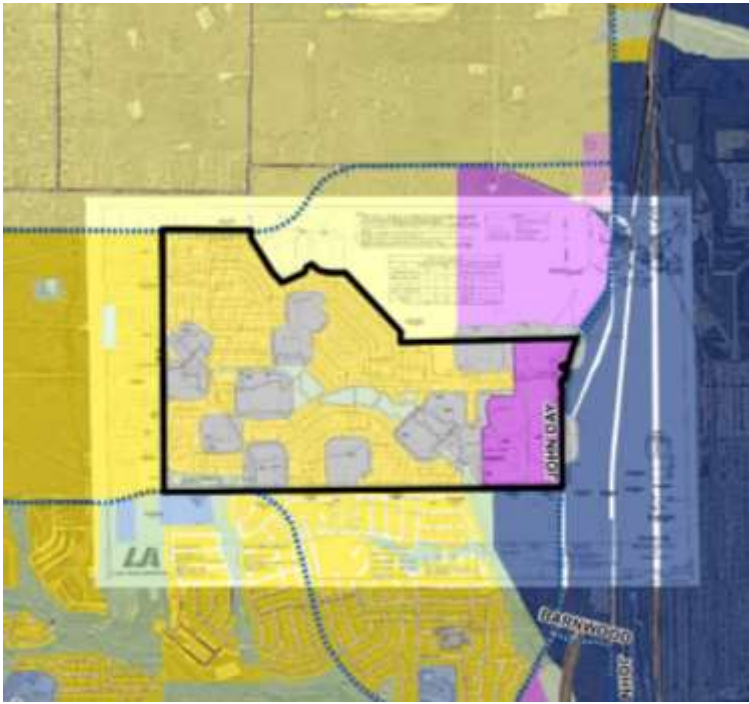
Adopted Future Land Use:

- Suburban Residential
- Light Industrial
- Subject Property



Proposed Future Land Use:

- Single-Family Residential
- Heavy Industrial
- Private Park, Recreation, Open Space
- Infrastructure (Gas Wells)



Estimated Expenditures and Revenues — Water Department

Reviewer(s): (WDG) Development has accepted water and sewer studies.

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: Not provided.					

Estimated Cumulative Revenues (2023 Dollars, assuming 1% annual inflation starting in 2025)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$6,986,887	\$14,330,176	\$22,048,046	\$30,159,605	\$66,960,054
Departmental Review Comments — Revenues: Not provided.					

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.): Not provided.

2. How will this proposal affect your key performance indicators? Not provided.

3. Department Recommendation: Recommend annexation.

Estimated Expenditures and Revenues — Transportation and Public Works - Stormwater

Reviewer(s): Cannon Henry and Stephen Edwini-Bonsu

Review Comments: Based on the conceptual layout plan, there will be an increase in the number of storm infrastructure assets generated from the proposed development. It is estimated that 320 new storm inlets and 57,063 linear feet of storm drain pipes will be installed as part of this development. Stormwater therefore projects an increase in maintenance costs from the best information currently available. Future expenses are highly dependent on the actual development of the area as permitted by the City's Development Department.

It should be noted that there are areas of potential high water that should be considered during development to prevent hazardous roadway overtopping and flooding. There are also areas of high priority for open space conservation, especially along the stream channel and some of the prairie.

Estimated Cumulative Expenditures (assuming 3% annual inflation)					
Infrastructure Operation & Maintenance	5 Years	10 Years	15 Years	20 Years	40 Years
320 Inlets and 57,063 Linear Feet of Pipe	\$45,522.75	\$51,460.50	\$57,398.25	\$63,336.00	\$86,986.20

Departmental Review Comments — Expenditures:

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$1,619,035.66	\$3,238,071.32	\$4,857,106.98	\$6,476,142.64	\$12,952,285.28
Departmental Review Comments — Revenues: Not provided.					

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?

Following the development, this particular annexation is not expected to significantly impact KPIs for the estimated increase in the storm system infrastructure assets. 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 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 and FEMA's drainage regulations and standards.

Estimated Expenditures and Revenues — Roads and Streets

Reviewer(s): Transportation Development Review

Review Comments: Transportation Development Review does not have the expenditure or revenue dollars to add to the analysis. The transportation infrastructure is largely yet to be constructed and it is unclear who will build it thus making maintenance and capital costs unavailable. The arterials that are constructed do not make a regional connection adequate for the existing and proposed vehicular capacity but are outside of the control of this proposed development (see maps below).

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: Not Provided.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: Not Provided.					

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.):

As proposed, this development does not comply with the comprehensive plan (transportation) policies which were adopted by the City Council that states "Encourage appropriate development through the planning and implementation of a multi-modal transportation system." Single Family developments that rely solely on vehicular circulation do not advance this policy. Once the subdivision is in place it will be difficult and costly to provide a multi-modal transportation system.

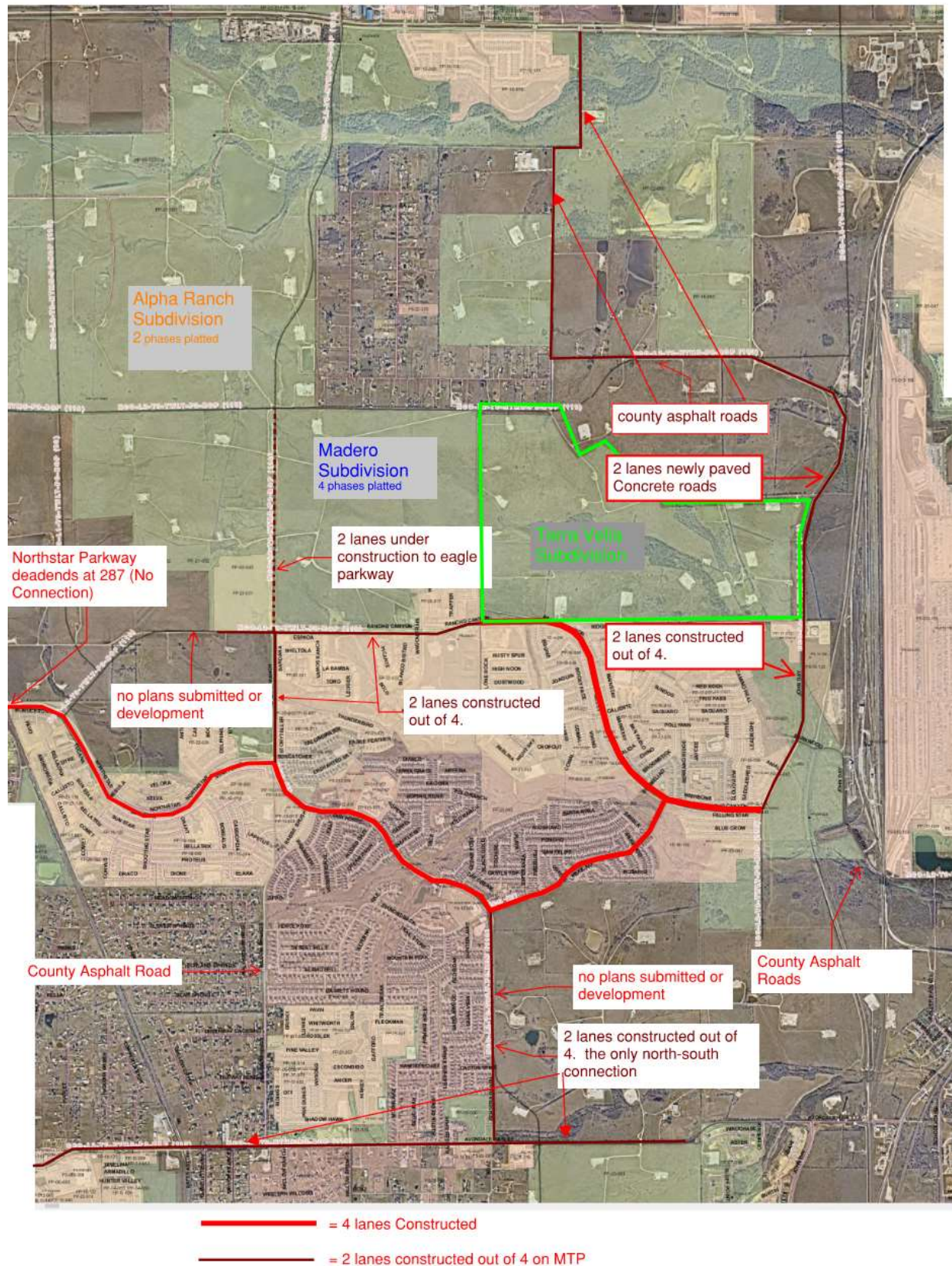
2. How will this proposal affect your key performance indicators?

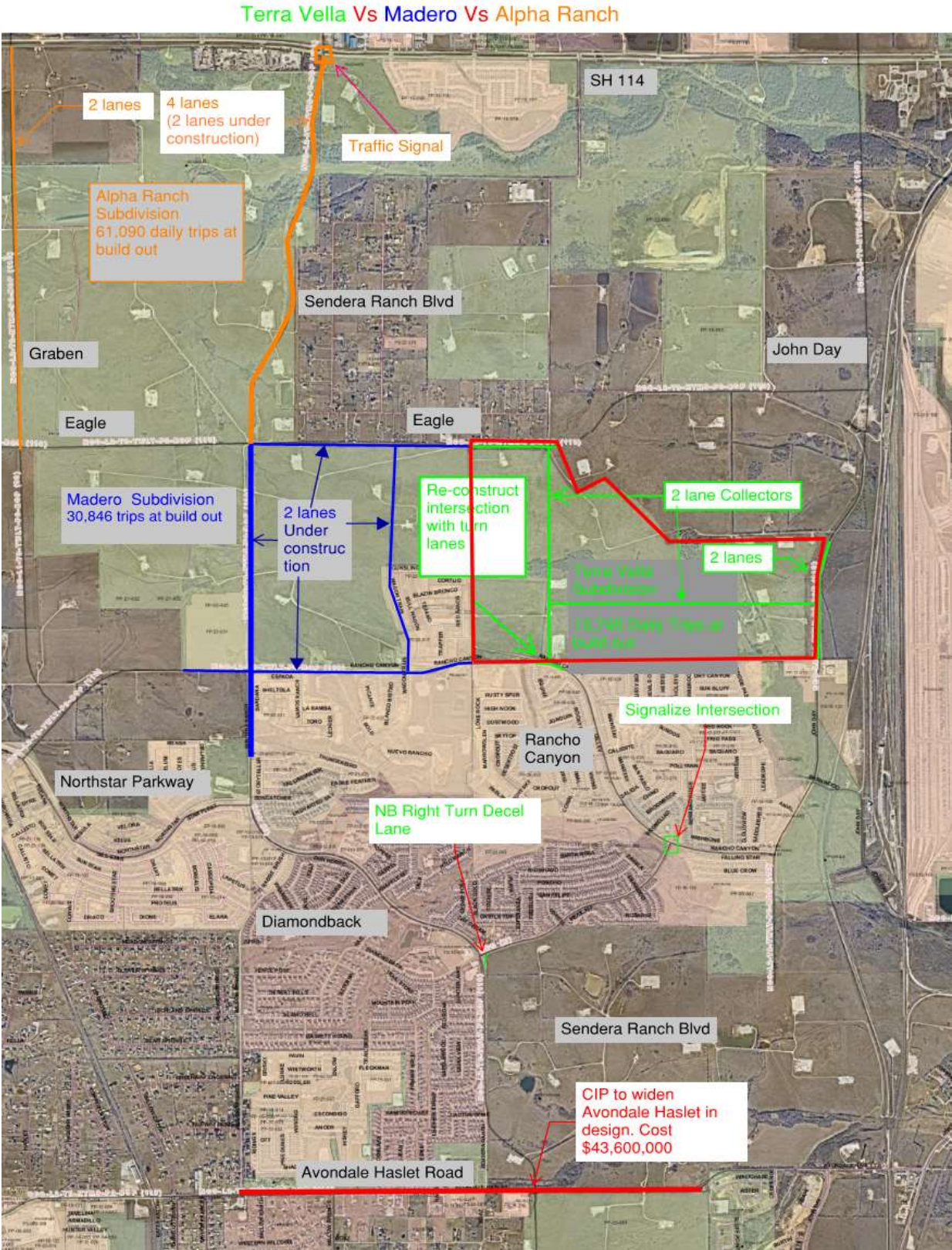
The traffic impact analysis stated that the adjacent arterials would fail at build out (John Day Road, Sendera Ranch Road, and Diamond Back). The developer will be assessed by their roughly proportional (RP) share of roadway improvements as a condition of plat approval. It is unclear who will make the required improvements that are outside of their influence or when they will be made (see maps in below).

3. Department Recommendation:

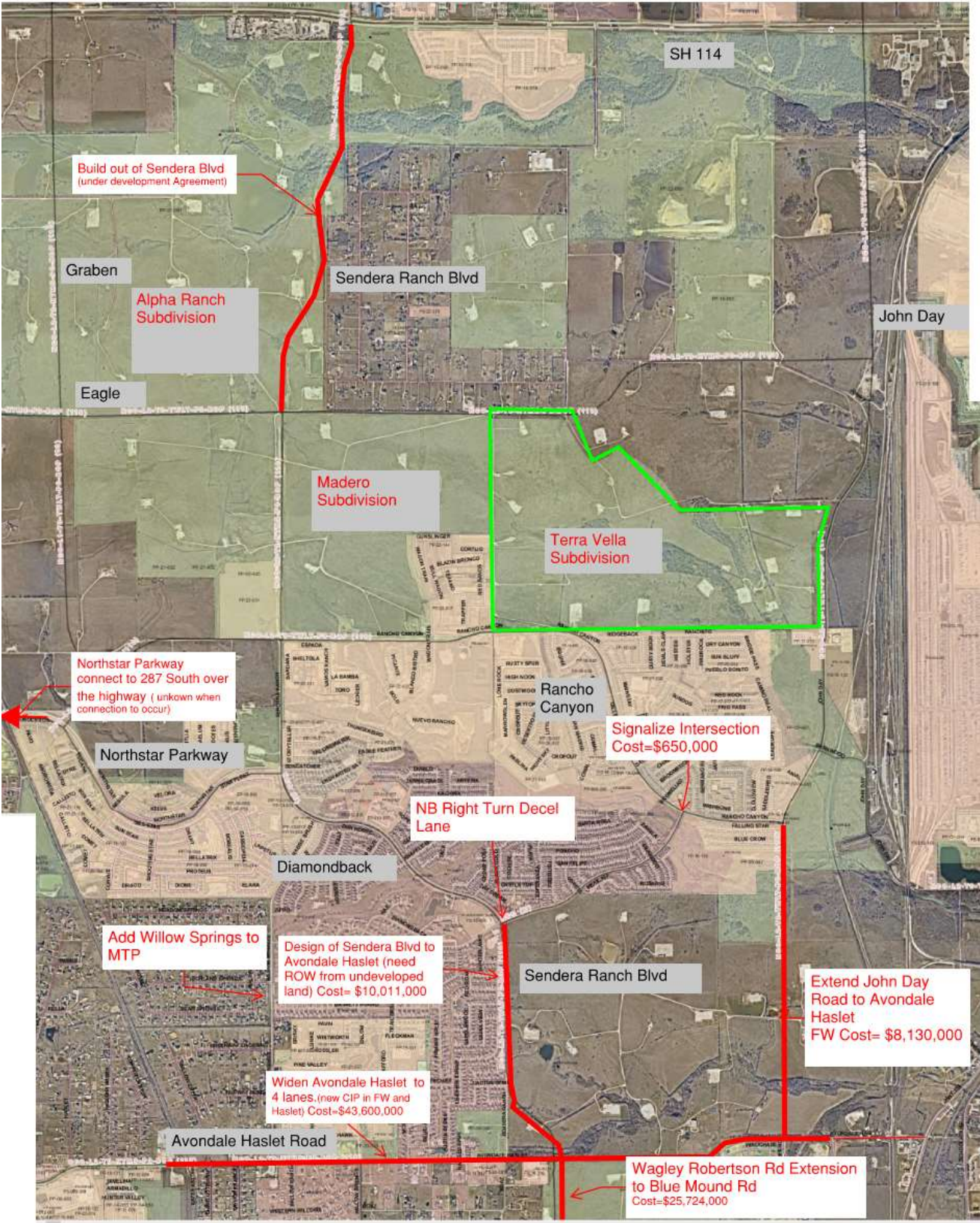
Transportation supports annexation with an emphasis on discussions with Fort Worth TPW, TxDOT and the City of Haslet over updating the Master Thoroughfare Plan to increase regional connectivity to Highways and Major Arterials.

Existing Conditions





Infrastructure required for improved level of service



*Costs taken from 2022 Transportation Impact Fee Study

Estimated Expenditures and Revenues — Police Department

Reviewer(s): LaShanda Dockery

Review Comments: 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.

Estimated Expenditures of Service (2023 Dollars)					
Costs per call	5 Years	10 Years	15 Years	20 Years	40 Years
Single-Family	\$138,278	\$160,302	\$185,834	\$215,433	\$389,096
Industrial	-	-	-	-	-
Total	\$138,278	\$160,302	\$185,834	\$215,433	\$389,096
Departmental Review Comments — Expenditures: Once the property is fully developed, call load is estimated to be approximately 84 calls for the single-family residential and 0 calls for the industrial, a year. The average cost per call is \$710 per officer. Based on the assumption that at least two officers will respond to a call, \$1,420 per call is used to calculate the cost of service. The average annual cost of service for this development is estimated to be \$119,280 for the single-family residential and \$0 for the industrial. Estimated expenditures assume that there are 84 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.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue:	-	-	-	-	-
Departmental Review Comments — Revenues: Not provided.					

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.):

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.

2. 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 North Division, Police Beat F15, Police Reporting Area Q320 depending on the expected uses, density level, transportation infrastructure, and timing of development.

3. Department Recommendation: Support Annexation.

Estimated Expenditures and Revenues — Fire Department

Fire Data Analysis:

	FIRE STATION	ESTIMATED RESPONSE TIME
1 st Due Company	Station 34 (14101 Sendera Ranch Blvd)	5.3 minutes
2 nd Due Company	Station 11 (1900 Texan Dr)	9.4 minutes
3 rd Due Company	Station 41 (11400 Willow Springs Rd)	12.2 minutes
4 th Due Company	Station 45 (8747 Harmon Rd)	16 minutes
1 st Aerial	Station 35 (2201 Flight Line Rd)	16.3 minutes

Fire Department Continued:

- Fire and EMS first responder services will be dispatched from existing Fire Station 34, located at 14101 Sendera Ranch Blvd, 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.
- 2022 produced 133 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 41.
- The estimated cost of an additional incident is \$968. Multiplied by 41 incidents, the total additional annual cost of responding to the annexation is estimated to be \$39,688. 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 Platting: Currently geographically isolated and restricted (as defined by NFPA 1710). Future development of MTP's and connectivity to existing projects should solve this problem and potentially improve responses to adjacent development.

16 Gas well sites present on project area. Once annexed, the site will be impacted by a total of 22, which includes setbacks from the adjacent ETJ.

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures:					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues:					

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): Not Provided.

2. How will this proposal affect your key performance indicators? Not Provided.

3. Department Recommendation: Fire Department will not be able to meet this response time goal of 5 minutes.

Estimated Expenditures and Revenues — Emergency Medical Services

Reviewer(s):

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: Not provided.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: Not provided.					

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.): Not provided.

2. How will this proposal affect your key performance indicators? Not provided.

3. Department Recommendation: Not provided.

Estimated Expenditures and Revenues — Public Safety Radio Communications

Reviewer(s): Larry Crockett

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: Not provided.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: Not provided.					

1. How does this proposal align with your department's plans and policies?

This proposal aligns with the departments existing plans and policies.

2. How will this proposal affect your key performance indicators?

The proposal will have no effect on the department's key performance indicators

3. Department Recommendation:

No action regarding public safety communication will be required to accommodate the proposed annexation.

Estimated Expenditures and Revenues — Code Compliance — Code Enforcement

Reviewer(s): O. Reyes

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	\$1,000	\$1,500	\$1,500	\$1,500
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: We anticipate that as the neighborhood ages, we will get approximately 20-30 complaints a year or roughly 10% of the total number of houses, the average cost to complete an inspection is \$50 dollars. As the neighborhood ages we anticipate more complaints for high grass & weeds and minor substandard conditions on tenant occupied structures.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: The majority of the planned development are going to be single family homes instead of multi-family complexes, so no revenue is expected.					

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.):

This is in-line with Code Compliance initiative to protect occupants and the community from substandard and hazardous buildings and preserve and enhance public health, welfare and safety through services that focus on education, prevention, compliance, and community partnerships.

2. How will this proposal affect your key performance indicators?

This proposal will not affect Code Enforcements KPIs.

3. Department Recommendation:

Proceed as planned.

Estimated Expenditures and Revenues — Code Compliance — Animal Control (ACC)

Reviewer(s): C. Lirette

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$87,200	\$87,200	\$87,200	\$87,200	\$87,200
Capital	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
Personnel	\$658,905	\$658,905	\$658,905	\$658,905	\$658,905
Maintenance	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Departmental Review Comments — Expenditures:					
<ul style="list-style-type: none"> • \$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 tasks. • \$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 stationed 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 					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: Not provided.					

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.):

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.

- 1,400 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 stationed at North Animal Shelter, which would help with respond time for all calls.
- North Animal Shelter would be service for animal related education and assistance.

2. How will this proposal affect your key performance indicators? other calls.

With 1,400 single family households, this annexation would increase calls and response time for the area. 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.

3. Department Recommendation: Support Annexation.

Estimated Expenditures and Revenues — Code Compliance - Solid Waste Services

Reviewer(s): C. Harper

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$1,324,960	\$2,341,920	\$3,512,880	\$4,683,840	\$9,367,680
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-

Departmental Review Comments — Expenditures:

- 1,400 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 current collection expense per household per month is \$13.94. This rate will increase per the annual contractual cost adjustment, but the rates are determined by annual index change, so the total rate changes are not available at this time.
- \$13.94 monthly x 12 = \$167.28 annually per household. 1,400 x \$167.28 = \$234,192 annually. The numbers above are straight line and do not include any cost increases. There will be cost increases that will affect the final numbers.
- Each household will have two carts, one garbage cart and one recycling cart. At an average cost of \$55 per cart, it is \$55x1,400x2 carts each house = \$154,000 first year only.
- This community would be served by the Hillshire Drop-Off Station, approx. 7 miles to the South. No material incremental cost would be incurred by the City to service this community.

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$1,543,080	\$3,086,160	\$4,629,240	\$6,172,320	\$12,344,640

Departmental Review Comments — Revenues:

- Departmental Review Comments; Revenues: 1,400 single family households would be serviced under existing residential collections contract with Waste Management. The current average cart revenue per household per month is \$18.37. This covers Garbage, Recycling, Yard Waste, and Bulk Waste.
- \$18.37 x 12 = \$220.44 annually per household, total of 1,400 x \$220.44 = \$308,616. The numbers above are straight line and do not include any cost increases. This revenue could increase if the City decided to raise residential rates.
- This community would be served by the Hillshire Drop-Off Station, approx. 7 miles to the South. The drop-off stations do not generate revenue from residents.

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.):

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

2. 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 only 1,400 incremental households out of over 253,000 households.

3. Department Recommendation: Proceed as planned.

Estimated Expenditures and Revenues — Code Compliance - Environmental Quality

Reviewer(s): Jefferson Prado, Environmental Planner. Zack Hutcheson, Sr Management Analyst.

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$9,635.16	\$15,215.16	\$22,190.72	\$30,475.50	\$82,366.60
Capital	\$290.07	\$653.82	\$1,110.71	\$1,653.36	\$5,052.21
Personnel	\$3,967.80	\$9,143.43	\$15,889.28	\$23,901.23	\$74,083.48
Maintenance	\$1,450.34	\$3,269.09	\$5,553.57	\$8,266.82	\$25,261.04
Departmental Review Comments — Expenditures:					
Expenditures at the subject site are expected to be minimal due to the primarily residential use of the land. This land use has a relatively low service need as inspections are limited to the development period; after development, the majority of service needs will be limited to ad-hoc complaint response and litter abatement. The proposed industrial parcels require additional site inspections, and undeveloped land experiences a higher rate of illegal dumping.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$37,800.00	\$102,900.00	\$155,400.00	\$294,000.00	\$551,302.50
Departmental Review Comments — Revenues:					
Revenues are estimated based on the developer's proposed number of housing and industrial parcels.					

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.):

The proposed land use is expected to have a relatively low service need from our division. The largest impact on the division will be during development. 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 two industrial parcels may require regular inspections by Environmental Quality staff. The remainder of the proposed land use is expected to have minimal impact on operations of the 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.

2. How will this proposal affect your key performance indicators?

During development, the subject area would increase number of routine investigations included in KPI CC.5.2. However, current staffing is sufficient to complete these during authorized timelines. Following development, the proposed annexation is expected to provide a minimal increase to the number of inspections included in KPI CC.5.1 and CC.5.2, but current staffing is sufficient to complete these during authorized timelines, and therefore this impact is expected to be negligible. The undeveloped portion of the subject area may experience an elevated rate of illegal dumping in comparison to the developed portion of the project, which may increase the number of litter abatement requests covered in KPI CC.3.3.

However, due to recent staffing and contract increases, the litter abatement program's current capacity is expected to be sufficient to meet the established goals.

3. Department Recommendation:

Recommend annexation.

Estimated Expenditures and Revenues — Park and Recreation

Reviewer(s): Michelle Villafranca (ROW), Craig Fox (Forestry), Lori Gordon (PRM Parks)

Estimated Cumulative Expenditures (assuming 3.5% annual inflation)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures:					
PARD Forestry: No ROW impact in current state. Current conditions result in no additional impact until future build-out.					
PARD ROW: No ROW impact in current state. Current conditions result in no additional impact until future build-out.					
PARD PRM Parks: No impact in current state. Future buildout will impact the City Park System.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: Not provided.					

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.):

Per the 2019 Neighborhood and Community Park Dedication Policy, the population generated will require dedication of Neighborhood and Community parkland. Acres of parkland to be determined by added population.

2. How will this proposal affect your key performance indicators?

Addition of Neighborhood and Community Parkland will require more maintenance dollars.

3. Department Recommendation: Not provided.

Estimated Expenditures and Revenues — Library

Reviewer(s): Marilyn Marvin

There is no fiscal impact for the Library with this annexation.

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: Not provided.					

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
Departmental Review Comments — Revenues: Not provided.					

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.): Not provided.
2. How will this proposal affect your key performance indicators? Not provided.
3. Department Recommendation: Not provided.

Estimated Expenditures and Revenues — Development Services — Gas Wells

Review Comments:

Estimated Cumulative Expenditures (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	-	-	-	-	-
Capital	-	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: Not provided.					

FOR AREAS WITH GAS WELLS:

Estimated Cumulative Revenues (2023 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$120,000	\$240,000	\$360,000	\$480,000	\$960,000
Departmental Review Comments — Revenues: There are 16 gas well pad sites which will be part of this annexation which have a total of 24 producing gas wells in the area. The above amounts are based on our current annual fee of \$1000 per well.					

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.):

Comprehensive Plan for growth and development of the city.

2. How will this proposal affect your key performance indicators?

As long as the wells are not plugged, annual revenue of \$1,000/well can be anticipated. Current life span of a gas well is 30 years, possibly more.

3. Department Recommendation:

If the price of gas improves over the years and more gas well pad sites are annexed into the city, additional personnel may be required, as we currently have only two gas well inspectors.

SUMMARY AND OVERALL RECOMMENDATION (COMPLETED BY THE FW LAB)

Expenditures, Revenues, and Cumulative Total Summary

Significant future City expenditures are not included in the below calculations, such as street maintenance and future reconstruction costs. The FW Lab is working with other departments to improve estimates of future costs, which is expected to provide additional clarity in the Balance and Cumulative Total figures in future project analyses.

Estimated Year	Total Revenue	Total Expenditures	Balance (Revenue minus Expenditures)	Cumulative Total Net
FY 24/25	\$ 423,812	\$ 279,604	\$ 144,209	\$ 144,209
FY 25/26	\$ 887,974	\$ 559,207	\$ 328,767	\$ 472,976
FY 26/27	\$ 1,312,518	\$ 838,811	\$ 473,707	\$ 946,683
FY 27/28	\$ 1,736,260	\$ 1,118,414	\$ 617,846	\$ 1,564,529
FY 28/29	\$ 2,160,002	\$ 1,398,018	\$ 761,985	\$ 2,326,514
FY 29/30	\$ 2,583,745	\$ 1,677,621	\$ 906,123	\$ 3,232,637
FY 30/31	\$ 3,007,487	\$ 1,957,225	\$ 1,050,262	\$ 4,282,900
FY 31/32	\$ 3,431,229	\$ 2,236,828	\$ 1,194,401	\$ 5,477,300
FY 32/33	\$ 3,854,971	\$ 2,516,432	\$ 1,338,539	\$ 6,815,840
FY 33/34	\$ 4,278,713	\$ 2,796,035	\$ 1,482,678	\$ 8,298,518
FY 34/35	\$ 4,702,456	\$ 3,075,639	\$ 1,626,817	\$ 9,925,334
FY 35/36	\$ 5,126,096	\$ 3,355,242	\$ 1,770,853	\$ 11,696,187
FY 36/37	\$ 5,549,908	\$ 3,634,846	\$ 1,915,062	\$ 13,611,249
FY 37/38	\$ 5,745,513	\$ 3,763,894	\$ 1,981,619	\$ 15,592,869

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 Maintenance, construction, and eventual reconstruction of public streets within the development
 - o Mowing, forestry, and operational costs for parkland
 - o Stormwater operation and maintenance
 - o Police, Fire, and EMS services
 - o Environmental quality operational costs and code compliance operations
 - o Animal control operations
 - o Water Department will extend service through cost participation as needed.

Revenues

- The proposed development phasing includes nine phases with each taking approximately 18 months to complete. It is estimated that 104 single-family homes will be built during each 18-month period. Following the completion of the first phase, total City property tax revenue is estimated to be \$423,812 with a one-year cumulative total net of \$144,209. It is estimated by the end of fourteen years; total City

property tax revenue will be \$5,745,513 with a cumulative total net over the fourteen years of \$15,592,869. These figures do not include all City costs, as noted above.

- Additional revenues to the City will include retail service from water/wastewater, environmental impact fees, solid waste services, and gas well revenue.

Applicable Comprehensive Plan Land Use Policies

The following Comprehensive Plan policies are relevant to the proposed annexation:

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. 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.
3. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
4. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
5. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
6. Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
7. Provide interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.
8. Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
9. Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.

Land Use Recommendation

Based on the approved development agreement between the City of Fort Worth and GRBK Edgewood LLC, staff recommends that the Future Land Use Map in the Comprehensive Plan be amended to align with the approved development agreement. The recommended Future Land Use Map amendments change the Suburban Residential designation to Single-Family Residential and the Light Industrial designation to Heavy Industrial, with the boundaries between the two designations adjusted based on the proposed preliminary plat.

In addition, the recommended Future Land Use Map amendments add the applicable Future Land Use designation for Private Park, Recreation, Open Space where park and open space is shown on the applicant's submitted park plan. Finally, the recommended Future Land Use Map amendments

acknowledge the existing gas well padsites and required buffers throughout the annexation area by designating them as Infrastructure.

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 Terra Vella (AX-23-003) be considered for annexation at this time. Further, staff recommends that the above amendments be adopted to the Comprehensive Plan Future Land Use Map.

Not all future City costs were available for this analysis, particularly street maintenance and future infrastructure reconstruction cost estimates and timelines. For this reason, staff recommends continuing to work with the Transportation and Public Works Department to develop general estimates of street construction/reconstruction/maintenance costs associated with annexations and other areas.