

Annexation Request: Owner-Initiated

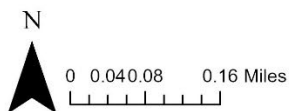
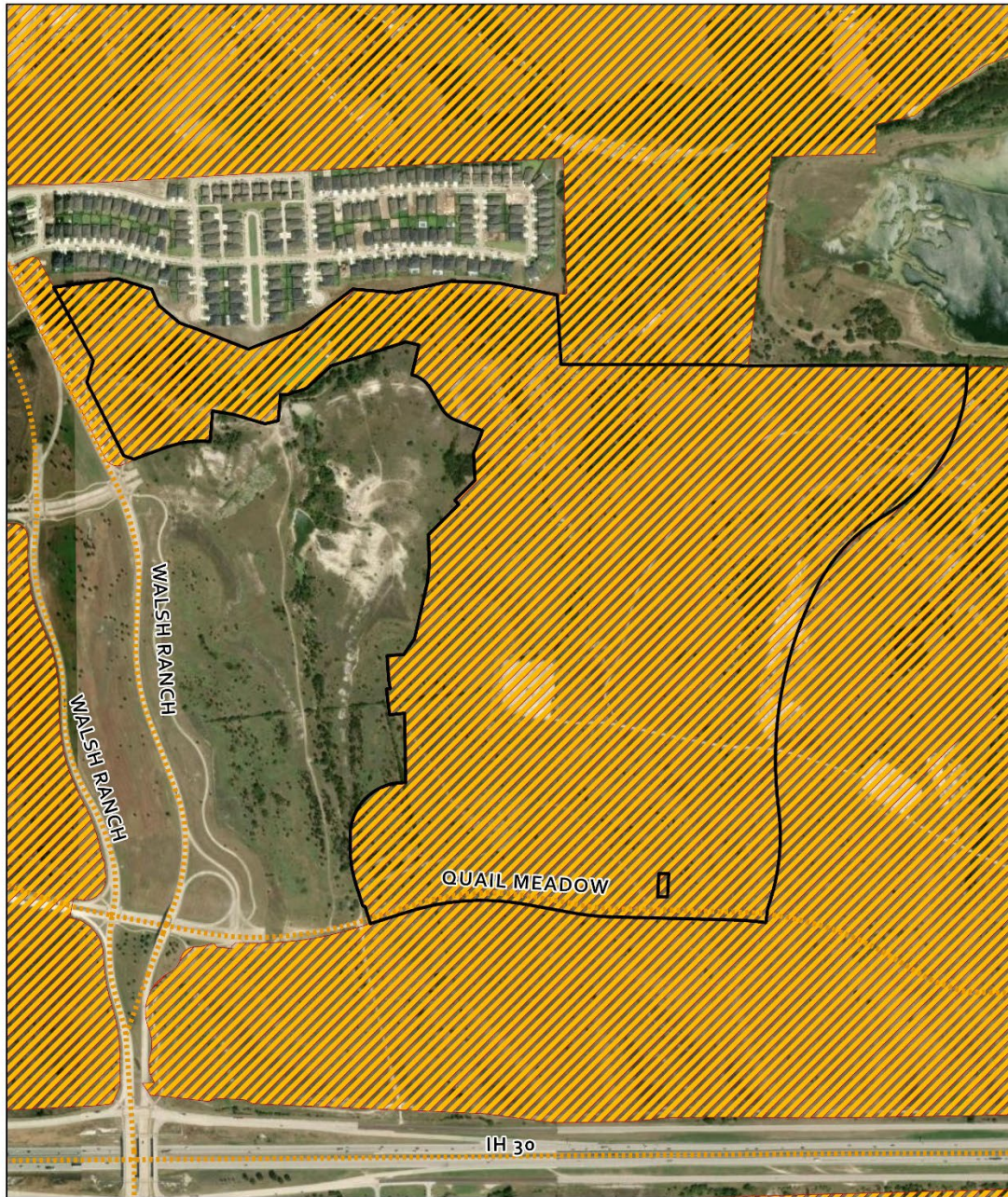
Case #: AX-26-006

Name: Walsh Ranch PA4

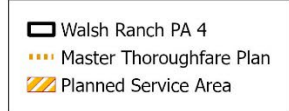
Size: 261.17 Acres

Staff Report on Fiscal Sustainability Impact

Prepared for City Council by City Manager's Office – Planning Division



AX-26-006
Walsh Ranch PA4



EXISTING CONDITIONS

| | |
|---|--|
| Property Description | Approximately 261.17 acres for project site east of Walsh Ranch Minor #2. |
| Request Type | Annexation - Full Purpose. |
| Council District | 3 |
| Comprehensive Plan's Future Land Use | The adopted 2023 Comprehensive Plan's Future Land Use designation is Single-Family Residential and Private Park, Recreation, and Open Space. |
| Floodplain | Yes |
| Proposed Zoning | A-5 (One-Family Residential) |
| Existing Land Use | Vacant |
| Included in Planned Service Area | FM 3325 - Walsh Ranch |
| Enclave | No |
| Planning Sector | Far West |
| Right-of-Way (ROW) | There is no existing ROW that will be annexed; however 12.1 lane miles of newly constructed ROW will be annexed. |
| Concept Plan Provided | Yes |
| Preliminary Plat Provided | Yes |
| Final Plat Provided | No |
| Independent School District (ISD) | Aledo ISD |

FISCAL IMPACT ANALYSIS HIGHLIGHTS

Overview of Expenditures:

The table below illustrates the City's projected cumulative expenditures in this annexation area over a 40-year timeframe, should the City choose to approve this annexation request. Inflation-adjusted cumulative expenditures included in this analysis involve costs associated with capital improvements, operations, and maintenance. Highlighted major costs to consider for this annexation include:

- Buildout of 12.1 lane-miles of new roadways
- Buildout of 182 drain inlets and 29,705 linear feet of stormwater pipelines.

| Program Area | Year 1 | Year 5 | Year 10 | Year 20 | Year 40 |
|---------------------------|------------------|--------------------|--------------------|---------------------|----------------------|
| Water | \$56,821 | \$310,723 | \$670,935 | \$1,629,438 | \$4,469,758 |
| Stormwater | \$27,986 | \$59,623 | \$94,910 | \$ 133,848 | \$183,820 |
| Roadways | \$0 | \$435,600 | \$943,800 | \$11,277,200 | \$133,075,800 |
| Park & Recreation | \$8,165 | \$9,697 | \$11,518 | \$13,679 | \$27,219 |
| Police | \$25,868 | \$137,337 | \$296,548 | \$695,083 | \$1,950,480 |
| Fire | \$83,414 | \$442,856 | \$956,248 | \$2,241,366 | \$6,289,523 |
| Code Compliance | \$551 | \$2,984 | \$6,615 | \$16,407 | \$52,357 |
| Animal Control | \$15,904 | \$86,141 | \$190,945 | \$473,591 | \$1,511,287 |
| Solid Waste | \$553,831 | \$986,882 | \$1,480,323 | \$1,973,764 | \$3,947,529 |
| Total Expenditures | \$772,540 | \$2,471,843 | \$4,651,842 | \$18,454,376 | \$151,108,354 |

Overview of Revenue:

The table below illustrates the City's projected inflation-adjusted cumulative revenue that will be generated in this annexation area over a 40-year timeframe, should the City choose to approve this annexation request.

Highlighted major revenue streams to consider for this annexation include:

- The proposed development is projected to generate a cumulative total revenue of **\$153,514,138** by Year 40.
- Construction of 550 new housing units, of which all will be single-family homes.

| Program Area | Year 1 | Year 5 | Year 10 | Year 20 | Year 40 |
|--|--------------------|---------------------|------------------------|------------------------|----------------------|
| Water | \$498,775 | \$2,648,064 | \$5,717,896 | \$13,402,271 | \$37,608,263 |
| Stormwater | \$126,686 | \$1,194,032 | \$3,582,098 | \$4,776,131 | \$9,552,262 |
| Solid Waste | \$608,569 | \$1,217,139 | \$1,825,709 | \$2,434,279 | \$4,868,559 |
| Proprietary/Enterprise Fund Total | \$2,301,376 | \$6,149,458 | \$10,626,098.45 | \$18,192,940.27 | \$38,804,125 |
| Property Tax | \$1,179,371 | \$6,387,855 | \$14,159,656 | \$35,119,406 | \$112,070,351 |
| Sales Tax | \$35,008 | \$185,863 | \$401,330 | \$940,683 | \$2,639,662 |
| Governmental/General Fund Total | \$1,214,379 | \$6,573,718 | \$14,560,986 | \$36,060,089 | \$114,710,013 |
| Total Revenue | \$3,515,755 | \$12,723,176 | \$25,187,084.45 | \$54,253,029.27 | \$153,514,138 |

COMPREHENSIVE PLAN CONSISTENCY

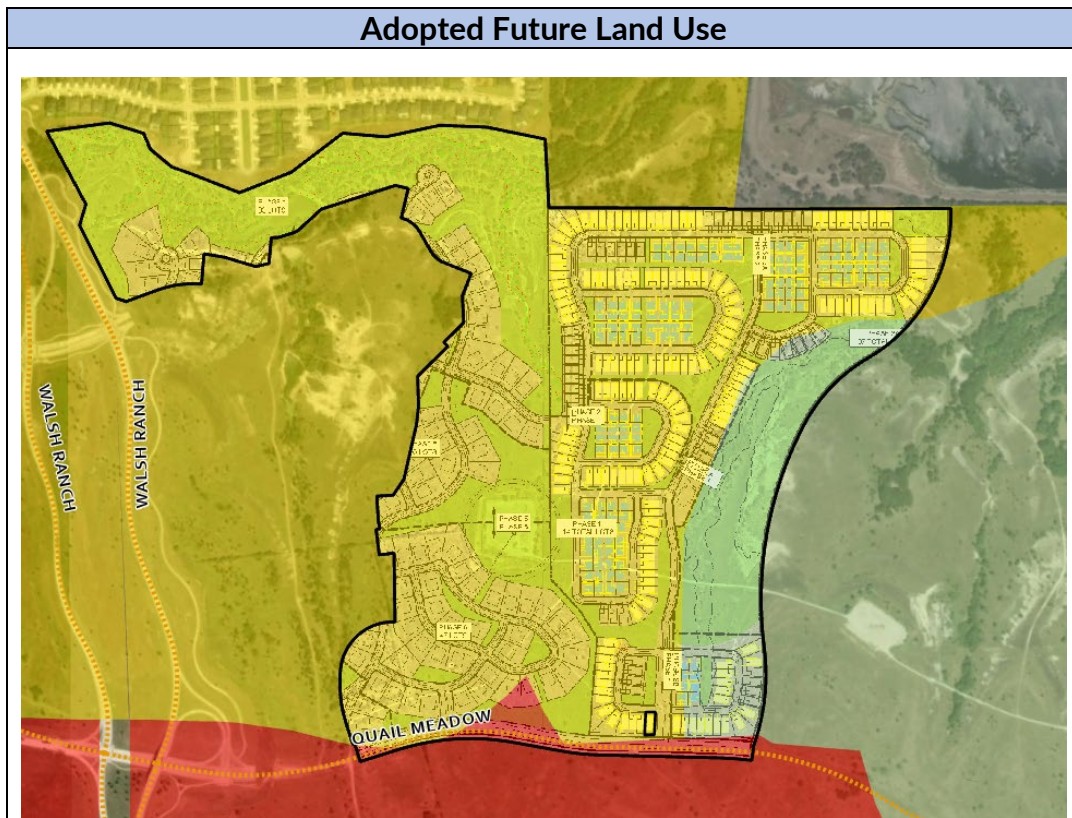
Comprehensive Plan Alignment:

The annexation aligns with the following Comprehensive Plan policies:

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 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.
3. Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.

Land Use Recommendation:

The adopted 2023 Comprehensive Plan designates the proposed annexation area as Single-Family Residential and Vacant, Undeveloped, Agricultural (within floodplain) on the City’s Future Land Use Map. The annexation application, land plan, and associated preliminary plat for the property propose Single-Family Residential; Vacant, Undeveloped, Agricultural (within floodplain); and Private Park, Recreation, Open Space.



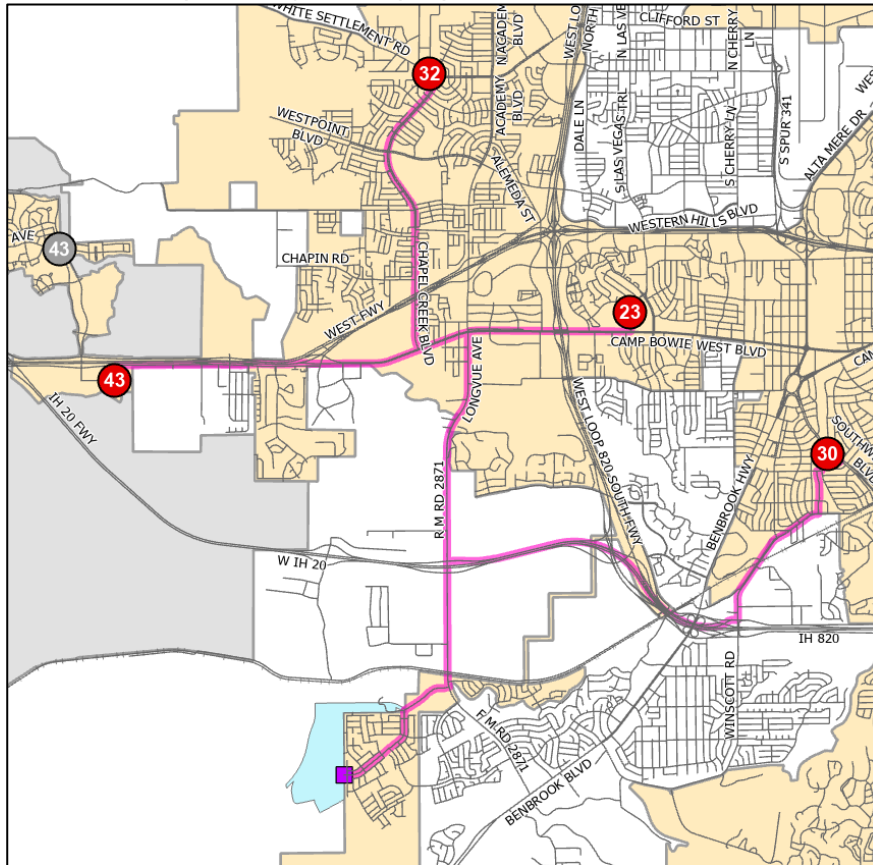
Single-Family Residential Private Park & Recreation, Open Space

FIRE DEPARTMENT

The following table outlines the estimated response times for nearby fire stations to reach the center of the proposed annexation area, should an emergency occur.

| Fire Companies | Fire Station | Estimated Response Time |
|-----------------------------|-----------------|-------------------------|
| 1 st Company Due | Fire Station 43 | 4.1 minutes |
| 2 nd Company Due | Fire Station 32 | 11 minutes |
| 3 rd Company Due | Fire Station 23 | 11.2 minutes |
| 4 th Company Due | Fire Station 16 | 13.8 minutes |
| Closest Aerial Truck | Fire Station 23 | 11.2 minutes |

The responding fire stations within proximity to the proposed annexation are shown on the map below.



Fire Department Response Time Comments: Fire and EMS first responder services will be dispatched from existing temporary Fire Station 43, located at 13300 Highland Hills 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 least 75% of the time. Based on the existing fire stations located close to this proposed annexation area, the Fire Department will be able to meet this response time goal. Permanent Fire Station 43 is located at the corner of Walsh Ave and Walsh Ranch Pkwy. Response times from its permanent location are estimated to be 3.4 minutes.

Fire Platting Comments: One known gas well pad site within proposed area. At annexation, the site will be non-permitted. The Operator has 45 days to obtain a multi-well head Permit. Adequate access is provided by existing and proposed roads. Proposed MTP roads must be recorded and constructed for access to be compliant for most phases.

Summary of Total Fiscal Impact:

The table below illustrates the City's projected inflation-adjusted cumulative cost/revenue which will be generated in this area over a 40-year timeframe, should the City choose to approve this annexation request. As the table highlights, the City is expected to make a return on public investment by year 1.

| Program Area | Year 1 | Year 5 | Year 10 | Year 20 | Year 40 |
|--------------------|-------------|--------------|-----------------|-----------------|---------------|
| Total Revenue | \$3,515,755 | \$12,723,176 | \$25,187,084.45 | \$54,253,029.27 | \$153,514,138 |
| Total Expenditures | \$772,540 | \$2,471,843 | \$4,651,842 | \$18,454,376 | \$151,108,354 |
| Net Revenue | \$2,743,215 | \$10,251,333 | \$20,535,242 | \$35,798,653 | \$2,405,784 |

Program Area Recommendations:

| Program Area | Recommendation | Condition |
|-------------------------|----------------|--------------------|
| Water | Approve | Without conditions |
| Stormwater | Approve | Without conditions |
| Roadways | Approve | Without conditions |
| Park & Recreation | Approve | Without conditions |
| CMO - Planning Division | Approve | Without conditions |
| Police | Approve | Without conditions |
| Code Compliance | Approve | Without conditions |
| Animal Control | Approve | Without conditions |
| Solid Waste | Approve | Without conditions |
| Radio Communications | Approve | Without conditions |

Overall Recommendation:

Based on the positive fiscal impact of the proposed annexation and the alignment with numerous departmental goals, City staff recommend that Walsh Ranch PA 4 (AX-26-006) be considered for annexation at this time.