

**City-Initiated Annexation Request
(AX-13-013)
Lakeside (approx. 93.4 Acres)
Staff Report on the Fiscal Impact**

DRAFT

**Prepared for the City Council
November 15, 2016**

Existing Conditions

- ❑ Approximately 93.4 acres of land in Tarrant County, located along Jacksboro Highway and east of the Town of Lakeside.
- ❑ City-initiated annexation request
- ❑ Identified in 2016 Comprehensive Plan as single family, neighborhood commercial, and general commercial
- ❑ Currently single family, commercial, and vacant land
- ❑ No concept plan or preliminary plat on file
- ❑ Azle ISD
- ❑ Adjacent to Council District 7

Possible Revenue

- ❑ Existing condition – Single family, commercial, and vacant land
 - Current Tax Roll Value - \$10,434,066 (no exemptions)
 - Estimated City property tax amount - \$48,776 annually

Expenditures / Services

- ❑ Police
 - Patrol of the area will be added to Beat N33 in the North Division.
 - Police services will be extended from present staff at the date of annexation. The Police Department conducted an analysis of call demand for the subject annexation area. The Police Department estimates 449 average annual calls for service per call data for 2014 and 2015 from the Tarrant County Sheriff's Department. Based upon an average cost per call of \$388, the annual cost of service is estimated to be \$77,988.
- ❑ Fire
 - Fire and EMS first responder services will be dispatched from existing Fire Station 13 (Quint 13), located at 5333 Lea Crest Lane, to the proposed annexation. Current fire department response time goal is to arrive on the scene of emergencies within 5 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.
 - In the past year, Quint 13 responded to 95 incidents in and very near the proposed annexation area. According to the Captain of Vehicle Services, the average cost to operate Quint 13 over the past year was \$47,750.21, including fuel. Quint 13 had 1880 runs over the same time period. Dividing the 1880 incidents into \$47,750.21 equals \$25.40 per incident. Ninety-five times \$25.40 equals \$2,413.00, making this the estimated cost for serving this proposed annexation area per year.

- Therefore, we anticipate approximately the same number of incidents for the proposed area, based on the most recent year’s data to be \$120.24.
- 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.

		ESTIMATED RESPONSE TIME
1 st Due Company	Fire Station 13 5333 Lea Crest Lane	8.7 minutes
2 nd Due Company	Fire Station 15 3100 Azle Avenue	10.0 minutes
3 rd Due Company	Fire Station 40 8510 Spring Street	12.7 minutes
4 th Due Company	Fire Station 25 3801 N Main Street	14.4 minutes
1 st Aerial	Fire Station 13 5333 Lea Crest Lane	8.7 minutes

□ EMS

- Advanced Life Support response provided by MedStar is greater than 9 minutes to the proposed annexation area with a potential of at least a 30-minute transport time to the nearest trauma center.

□ Roads and Streets

- Jacksboro Highway, Roadrunner, Haley, Logans, Austin, Sommerville Place, Ella Young, Eastland, Midland, Hood, and Tyler Streets are located in the annexation area. No startup services and major maintenance are noted at this time.
- Routine maintenance costs are estimated to be \$7,000 at this time.
- Future capital improvements are estimated to be \$9,500,000 for local street reconstruction to concrete. Additional coordination with TxDOT may be required

for the acquisition of additional right-of-way for the widening of Jacksboro Highway (US 199).

- No future maintenance costs for streets, pavement markings, signs, traffic signals and streetlights are estimated at this time.
- Code Compliance
 - The existing land uses are a mix of single family and commercial uses, with scattered vacant land. Since there is existing residential and commercial development, there will be fiscal impact at the time of annexation. The estimated fiscal impact will be:

TIME	5 Yr	10 Yr	15 Yr	20 Yr
Estimated Calls/Year	70	139	209	280
Property Compliance Inspections/Yr	26	51	76	102
Animal Care and Control Calls/Yr	10	19	30	40
Consumer Health Calls/Yr	34	69	103	138
Note: Calls include time spent on inspections, plan reviews, permit issuance, telephone, travel.				
Estimated Department Cost/Yr	\$ 5,375	\$ 10,800	\$ 16,179	\$ 21,676
Property Compliance Division	\$ 881	\$ 1,728	\$ 2,575	\$ 3,456
Animal Care & Control Division	\$ 376	\$ 714	\$ 1,128	\$ 1,503
Consumer Health Division	\$ 4,119	\$ 8,358	\$ 12,477	\$ 16,716

- Parks / Forestry
 - Area would be added to the West operations district of the Park and Recreation Department.
 - When the area is annexed, additional medians and/or rights-of-way within the annexed area are to be maintained by the City and funding will be needed for the additional maintenance.
 - Annexation of this area will include 141 existing trees over the street or in the ROW and 115ft of vegetation encroaching the street from the ROW. Forestry’s annual routine maintenance cost associated with hazard abatement pruning, removal and cutback is estimated at \$5,552.00.
- Library
 - Area to be annexed consists of approximately 91 acres with single family uses.
 - If this area is annexed, the nearest Fort Worth Library location currently in operation is the Northwest Branch Library, located off Cromwell Marine Creek Blvd at 6228 Lake Drive, which is approximately 7.5 miles away. The population is also served through an existing agreement with Keller Public Library and Watauga Public Library.

- 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.

- Stormwater Management (Drainage)
 - 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 the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels) of public drainage facilities. Any drainage deficiencies will be added to the City's capital needs list and will be funded according to priority as funds become available.
 - The existing drainage infrastructure in this area is limited and there is the potential for flooding and nuisance drainage issues. While there is no mapped FEMA floodplain in the area proposed for annexation, there is the potential for high water and for some portions of the area, including private property, to be potentially floodprone from overland sheet flow and ponding. These findings are consistent with reported structure flooding due to overland flow on Jarvis Way. Potential overland sheet flow may impact properties in the east part of the annexation area north and south of Jacksboro Highway and in the area of Jarvis Drive east of Lupine where the water appears to be flowing south toward the lake.
 - The Stormwater Management Division prioritizes future planning and projects to reduce flooding based on Citywide needs and considering the availability of funding. No detailed stormwater planning has been undertaken for this area and no capital projects have been identified. Any flooding problems that exist are likely to persist for the foreseeable future and potential flood mitigation projects will compete for limited funding based on Citywide needs.
 - Residences should report any flooding or stormwater maintenance concerns to Stormwater Customer Service at 817-392-8100 so the City can consider resident concerns when identifying and prioritizing future planning, capital projects, and maintenance efforts.
 - It is expected that typical stormwater maintenance will be needed in the area.
 - All stormwater facilities in new developments will be at the developer's cost, with size and configuration based upon the drainage study provided by the developer's engineer. Any City participation on stormwater facilities will be in accordance with the "Installation Policy of Community Facilities".

- Water and Wastewater
 - **Area north of the Jacksboro Highway and east of Midland Drive - Water and Sewer:** Existing occupied homes located in this area using existing water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner is interested in connecting to the City water and sewer system, then the property owner may request connection. Each occupied platted property will receive up to 200 LF of water and sewer extension at City's cost in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code. Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.
 - For vacant properties located in this area, the water and sewer extensions will be installed in accordance to Fort Worth "Policy for the Installation of Community Facilities". All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code. Upon connection, to existing water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.
 - **Water Service to Area north of the Jacksboro Highway and west of Midland Drive and Area south of Jacksboro Highway in the proposed annexation boundary:** Town of Lakeside is has the water Certificate of Convenience and Necessity (CCN) and is serving these areas. Town of Lakeside will maintain the infrastructure located within these areas until five years from the execution of the Settlement Agreement between Town of Lakeside and Fort Worth. After the five years' time period is reached, the operation and maintenance of the Water Facilities will be transition to connect to Fort Worth's water system and to be maintained by the City of Fort Worth. Fort Worth will then be the water Certificate of Convenience and Necessity (CCN) holder.
 - For vacant properties located in this area and after the water service is transitioned to City of Fort Worth, the water extensions will be installed in accordance to Fort Worth "Policy for the Installation of Community Facilities". All water facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water line sizes will be determined based upon the sewer study provided by the developer's engineer. Any City participation on water facilities will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code. Upon connection to the existing water mains, water service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.
 - **Wastewater Service to Area north of the Jacksboro Highway and west of Midland Drive and Area south of Jacksboro Highway in the proposed annexation boundary:** If the existing property owner is interested in connecting

to the City's sewer system, then the property owner may request connection. Each occupied platted property will receive up to 200 LF of the sewer extension at City's cost in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code. Upon connection to the City's sanitary sewer mains, sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

- For vacant properties located in this area, the sewer extensions will be installed in accordance to Fort Worth "Policy for the Installation of Community Facilities". All 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 sewer study provided by the developer's engineer. Any City participation on sewer facilities will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code. Upon connection to the existing sanitary sewer mains, sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

Summary

The City-initiated annexation at Lakeside (AX-13-013) has no preliminary plat submitted as of August 30, 2016. Therefore, existing conditions and limited future growth were considered while assessing the financial impact to the General Fund. This land is currently taxed as single family, commercial, and vacant land and produces property tax revenue of approximately \$48,776 annually. Based on the operating costs projected from the Police, Code Compliance, and Transportation and Public Works Departments, the fiscal impact shows a slight negative effect to the General Fund over the life of the development.

Water, Sewer, Stormwater, and Solid Waste Funds will not be impacted because those Funds will recover costs from their customers, and revenues will equal expenditures or offset expenditures. The Stormwater Management Division prioritizes future planning and projects to reduce flooding based on Citywide needs and considering the availability of funding. No detailed stormwater planning has been undertaken for this area and no capital projects have been identified. Any flooding problems that exist are likely to persist for the foreseeable future and potential flood mitigation projects will compete for limited funding based on Citywide needs. Additionally, all on-site stormwater, water, and wastewater facilities will be at the developer's cost.

When analyzed as an enclave, which is not required to have a positive fiscal impact, the area meets the City's criteria for full-purpose annexation. Therefore, staff recommends that the Lakeside area (AX-13-013) be considered for full-purpose annexation at this time.