

February 26, 2025

Owner-Initiated Annexation Request

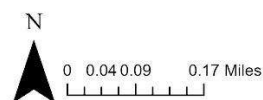
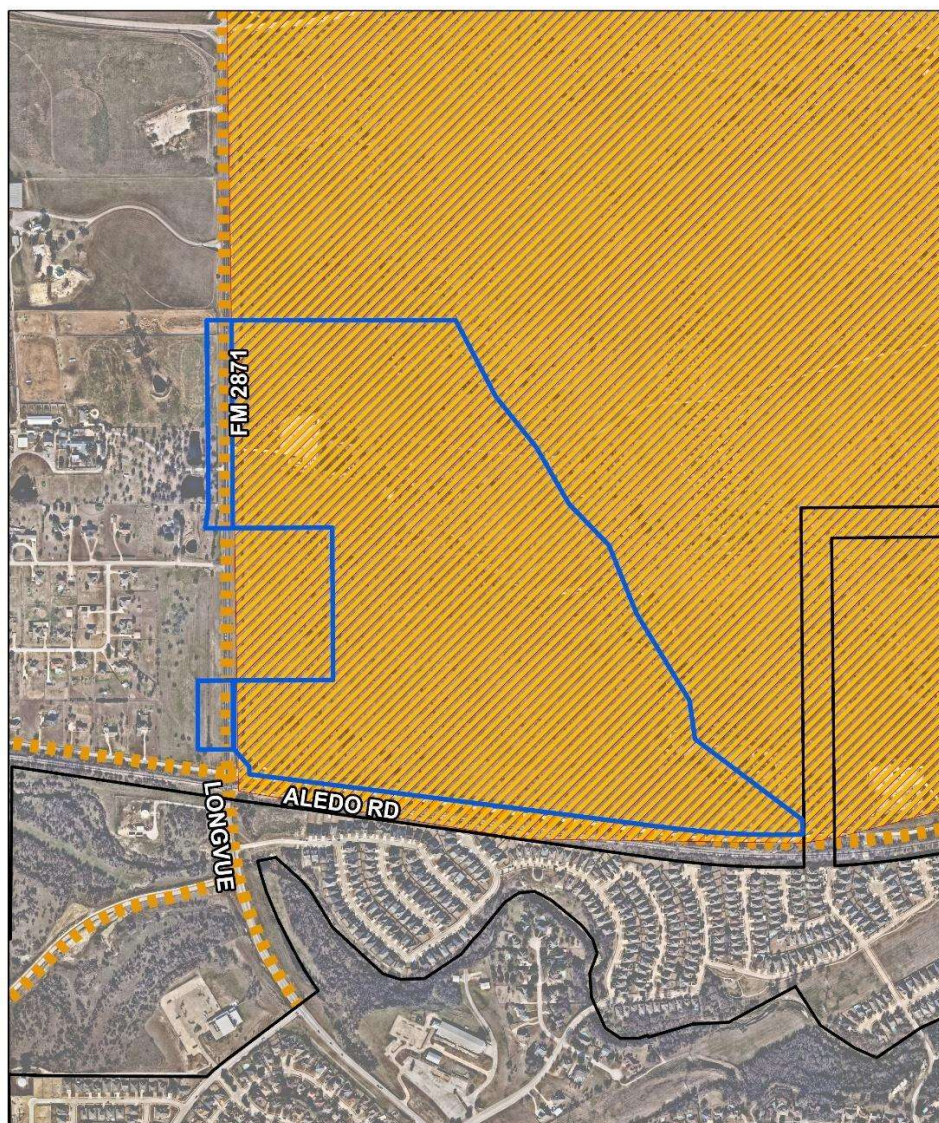
Case # AX-23-011

Rockbrook

Approximately 169.243 Acres

Staff Report on Fiscal Sustainability Impact

Prepared for City Council by The FWLab



AX-23-011 Rockbrook



TABLE OF CONTENTS

RECOMMENDATION HIGHLIGHTS	3
Existing Conditions	5
Comprehensive Plan Consistency	6
WATER DEPARTMENT	7
TRANSPORTATION AND PUBLIC WORKS – Streets	8
Transportation and Public Works - Stormwater.....	9
Police Department	10
Fire Department.....	11
Emergency Medical Services	13
Public Safety Radio Communications	15
Code Compliance - Code Enforcement	17
Code Compliance - Animal Control.....	18
Code Compliance - Solid Waste Services	20
Code Compliance - Environmental Quality.....	21
Park and Recreation	23
Library.....	24
Summary and Overall Recommendation	25

RECOMMENDATION HIGHLIGHTS

Expenditures:

Typical annexation-related costs to the City include construction, maintenance, and reconstruction of public streets; parkland operations costs; stormwater management; emergency services; environmental quality; animal control; and Water Department facilities and line extensions.

The Transportation and Public Works Department has calculated estimates for the cost per lane mile and maintenance expenses based on general street type. Collaborative efforts led by the FWLab and various departments aim to refine cost estimates, providing enhanced clarity for future fiscal impact assessments.

The table below summarizes estimated revenue and expenditures to be generated by the proposed annexation and its development, not including any Water Department cost participation in oversizing lines or, in this case, public street construction, maintenance, and reconstruction. All costs are expected to increase with development and infrastructure aging, impacting annual revenue requirements to maintain infrastructure and provide City services.

Estimate Year	Total Revenue	Total Expenditures	Cumulative Total Net
Year 5	\$14,956,787	\$7,086,026	\$7,870,761
Year 10	\$29,913,575	\$14,338,800	\$15,574,775
Year 15	\$44,870,347	\$7,926,754	\$36,943,593
Year 20	\$59,827,094	\$9,742,756	\$50,084,338
Year 40	\$119,653,834	\$21,464,749	\$98,189,084

Note that City cost participation for water and sewer line upsizing, if necessary, are not factored into these calculations.

Expenditures:

Anticipated future City expenditures include maintenance and reconstruction of public streets, parkland operational costs, stormwater management, emergency services, environmental quality, and animal control operations. Note that Water Department revenues and City cost participation for Water Department extensions are not factored into these calculations. The costs are expected to increase with development and infrastructure aging, impacting annual revenue requirements to maintain infrastructure and provide City services.

Revenues:

After completing the proposed development project, the City anticipates an estimated annual property & sales tax revenue reaching a cumulative total of \$98,189,084 within forty years, assuming the proposed development is constructed as described by the annexation applicant, and no changes in value or tax rates.

Applicable Comprehensive Plan Land Use Policies:

The proposed annexation and development is consistent with several Comprehensive Plan policies, emphasizing industrial development in specific growth areas, locating large industrial uses strategically, and protecting significant industrial districts. Applicable Comprehensive Plan Policies include:

1. Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
2. Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.

Land Use Recommendation:

The proposed Industrial land use is consistent with the adopted Industrial Growth Center Future Land Use designation.

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 Rockbrook site be considered for annexation at this time.

EXISTING CONDITIONS

Description	Approximately 169.243 acres of land for project site and 7.773 acres for right-of-way west of Rockbrook and north of Aledo Road. Property is located in Tarrant County and is adjacent to FM 2871 (Chapin School Road).
Request type	Full Purpose Annexation
Development Agreement	Yes – CSO #59003
Council District	3
Comprehensive Plan Future Land Use	The 2023 Comprehensive Plan’s Future Land Use designation on the property is Industrial Growth Center, and Vacant, Undeveloped, Agriculture, on vacant floodplain property.
Floodplain	Yes – Approximately 11.7 acres in the southeast portion of the property
Existing Land Use	Vacant
Included in Planned Service Area	Yes – Walsh Ranch South/Veale Ranch
Enclave	No
Planning Sector	Far West
ROW	Yes – 7.773 acres of Chapin School Road and 12..991 acres of Union Pacific Railroad Right-of-way
Concept Plan	Veale Ranch Concept Plan
Preliminary Plat	No
Final Plat	No
Independent School District	Fort Worth ISD

COMPREHENSIVE PLAN CONSISTENCY

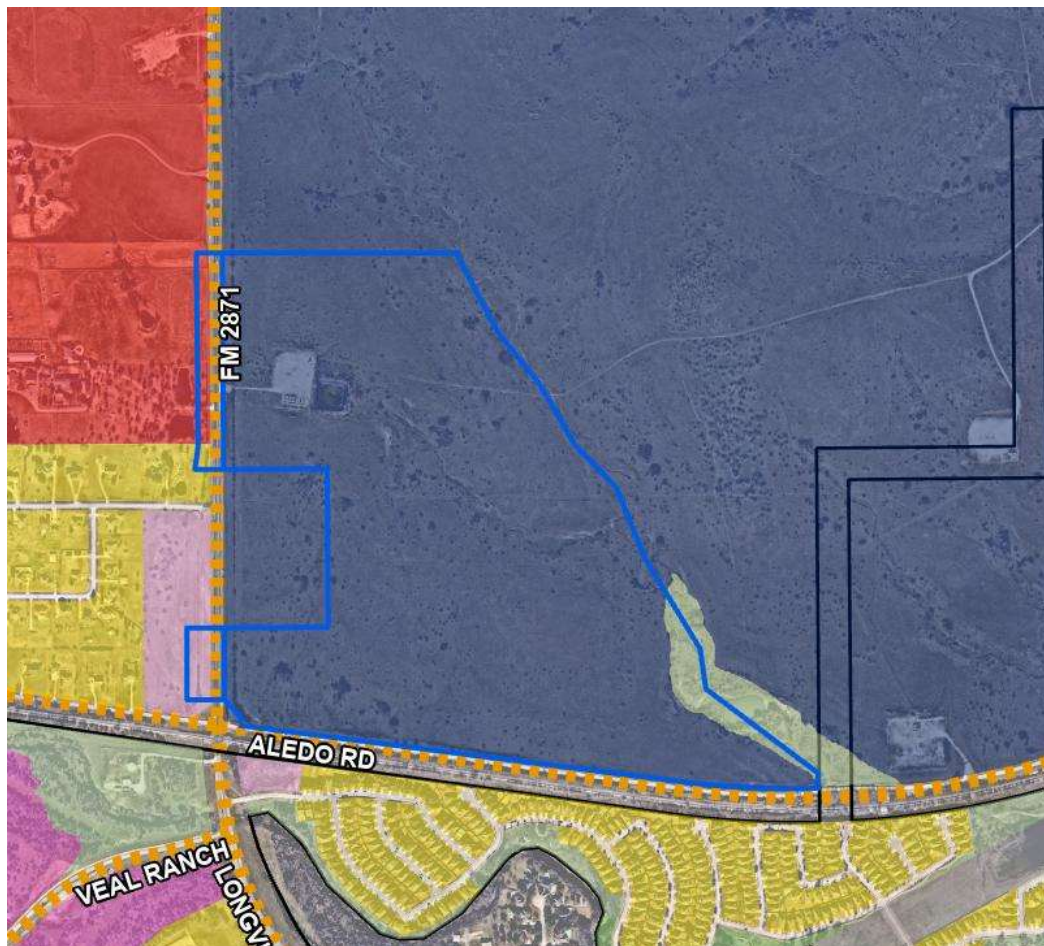
The adopted 2023 Comprehensive Plan designates the proposed annexation area as an Industrial Growth Center on the City's Future Land Use Map. The annexation application, land plan, and associated development agreement propose Heavy Industrial use (169 acres, K zoning).

The proposed Industrial use within the annexation area is consistent with both the Comprehensive Plan and the adopted Future Land Use Map. The annexation proposal retains the industrial land uses identified in the Comprehensive Plan. Given its proximity to Interstate 20, along with the proposed Heavy Industrial use and the Future Land Use Map designation as an Industrial Growth Center, the annexation concept plan is compatible with the Comprehensive Plan. The site's proximity to Interstate 20 further ensures its suitability for the proposed industrial purposes and its alignment with the objectives of the Industrial Growth Center as outlined in the Comprehensive Plan.

Should there be any future deviations from the current concept plan or changes in the proposed land uses within this annexation area, a review and potential revision of the Future Land Use Map may be required.

Adopted Future Land Use:

- | | |
|--|--|
|  Industrial Growth Center |  Vacant, Undeveloped, Agricultural (floodplain) |
|  Subject Property |  Master Thoroughfare Plan |



WATER DEPARTMENT

DEPARTMENT COMMENTS

The proposed annexation area obtained an accepted water and sewer study in January 2023 (WSS-2022-2074) and obtain an accepted revised water and sewer study in May 2023 (WSS-2023-2483). Revenues and expenditures listed below are based on data provided in the May 2023 study revisions.

Based on the accepted water and sewer study for the proposed annexation, it is anticipated that approximately 11,600 linear feet of water and 10,500 linear feet of sewer public infrastructure will be constructed as part of this development.

Water Department is coordinating with the developer of this proposed annexation to oversize water and sewer extensions along Aledo for regional needs. The water and sewer capacity of the proposed annexation area is not contingent upon the oversizing of said water and sewer extensions; therefore, the cost is not attributable to this development.

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 aligns with Veale Ranch development agreement (City Secretary Contract Number 59003) as well as 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	\$168,346	\$363,506	\$620,535	\$882,813	\$2,421,670
Capital		-	-	-	-
Personnel	-	-	-	-	-
Maintenance	-	-	-	-	-
Departmental Review Comments — Expenditures: The Water Department will cost participate with the developer to oversize water and sewer extensions along Aledo Rd (in two phases) for regional needs.					

Estimated Cumulative Revenues (2024 Dollars, assuming 1% annual inflation starting in 2025)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$ 904,957	\$ 1,856,076	\$ 2,855,712	\$ 3,906,339	\$ 8,672,814
Departmental Review Comments — Revenues:					

TRANSPORTATION AND PUBLIC WORKS – STREETS

Review Comments: FM2871 is maintained by TxDOT. Aledo Road is listed on the master thoroughfare plan as a five-lane neighborhood connector. The road is currently an asphalt county road adjacent to the railroad with significant drainage. Even with developer participation bringing Aledo Road up to city standards will be difficult and costly. Furthermore, the TxDOT construction of the above grade crossing could affect and/or remove the intersection of Aledo Road and FM2871.

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Capital		\$7,000,000.00		\$1,500,000.00	\$11,000,000.00
Maintenance	\$100,000.00		\$150,000.00		
Departmental Review Comments — Expenditures:					

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.): Aledo Road is part of the Master Thoroughfare Plan

2. How will this proposal affect your key performance indicators? Diverting money and resources for the maintenance and construction of Aledo Road could delay other projects with more traffic.

3. Department Recommendation: Support Annexation (consider if Aledo Road can be left out of annexation)

Reviewer(s): Armond Bryant & Mary Hanna

TRANSPORTATION AND PUBLIC WORKS - STORMWATER

DEPARTMENT COMMENTS

Based on the high-level information provided, Stormwater estimates that about 60,983 linear feet of storm sewer pipes and 237 new storm inlets will be installed as part of this proposed Industrial Growth Center 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 below 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. Since the southern portion of the property is in a floodplain, there will be areas of potential high water that should be considered during development to prevent hazardous roadway overtopping and flooding.

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 and FEMA's drainage regulations and 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
237 Inlets and 60,983 Linear Feet of Pipe	\$34,975	\$74,513	\$118,612	\$167,274	\$ 229,347

Departmental Review Comments — Expenditures:

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$2,356,726	\$4,713,452	\$7,070,178	\$9,426,904	\$18,853,808

Departmental Review Comments — Revenues:

POLICE DEPARTMENT

DEPARTMENT 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.

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 West Division, Police Beat L17, Police Reporting Area V140 depending on the expected uses, density level, transportation infrastructure, and timing of development.

3. Department Recommendation: Support Annexation

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Expenditures of Service (2024 Dollars)					
Costs per call	5 Years	10 Years	15 Years	20 Years	40 Years
Industrial	\$8,231	\$9,542	\$11,062	\$12,823	\$23,160
Departmental Review Comments — Expenditures: Once the property is fully developed as industrial, as indicated on the annexation application, call load is estimated to be approximately 5 calls 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 \$7,100 for industrial. Estimated expenditures assume that there are 5 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 (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	N/A	N/A	N/A	N/A	N/A
Departmental Review Comments — Revenues:					

FIRE DEPARTMENT

DEPARTMENT COMMENTS

- Fire and EMS first responder services will be dispatched from existing Fire Station 23, located at 3201 Portales Dr, to the proposed annexation area. Current Fire Department response time goal is to arrive on the scene of emergencies within five minutes from the time of dispatch at least 75% of the time. Based on the existing fire stations located close to this proposed annexation area, the Fire Department will not be able to meet this response time goal.
- 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.

Fire Data Analysis:

These estimated response times were calculated using GIS software; **traffic congestion, road conditions, time of day, and weather conditions have not been factored in.**

	FIRE STATION	ESTIMATED RESPONSE TIME
1 st Due Company	Fire Station 23 3201 Portales Dr	9.4 minutes
2 nd Due Company	Fire Station 30 4416 Southwest Blvd	11.0 minutes
3 rd Due Company	Fire Station 43 13300 Highland Hills Dr	11.3 minutes
4 th Due Company	Fire Station 32 10201 White Settlement Rd	11.9 minutes
1 st Aerial	Fire Station 23 3201 Portales Dr	9.4 minutes

Fire Platting:

Gas wells are present that may impact building permits. Access on Aledo Road from the east limited to east bound service road due to railroad tracks and lack of westbound freeway exit. Access from the east, along Aledo Road, may also be limited by floodplain. Secondary access is not required for commercial projects. Primary access from RM Rd 2871 is acceptable, however a railroad crossing south of Aledo

Road is present. This crossing should have very little bearing on Fort Worth Fire responses but may be a factor on ambulance responses and/or mutual aid from south of Aledo Road. According to NFPA 1710, the proposed area is Geographically Isolated (80% of area is outside of the 10-minute travel time for 2nd due company) but not Geographically Restricted (condition, measure, or infrastructure design that predictably limits response to the area). RM Rd 2871 will also serve as a primary response route to Ventana and future Veale Ranch projects. Other than existing long response times, there are no road conditions that appear to pose additional response delays.

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 CUMULATIVE EXPENDITURES AND REVENUES

2023 produced 25 incidents for the area within one half mile of the proposed annexation area (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 area is 5.

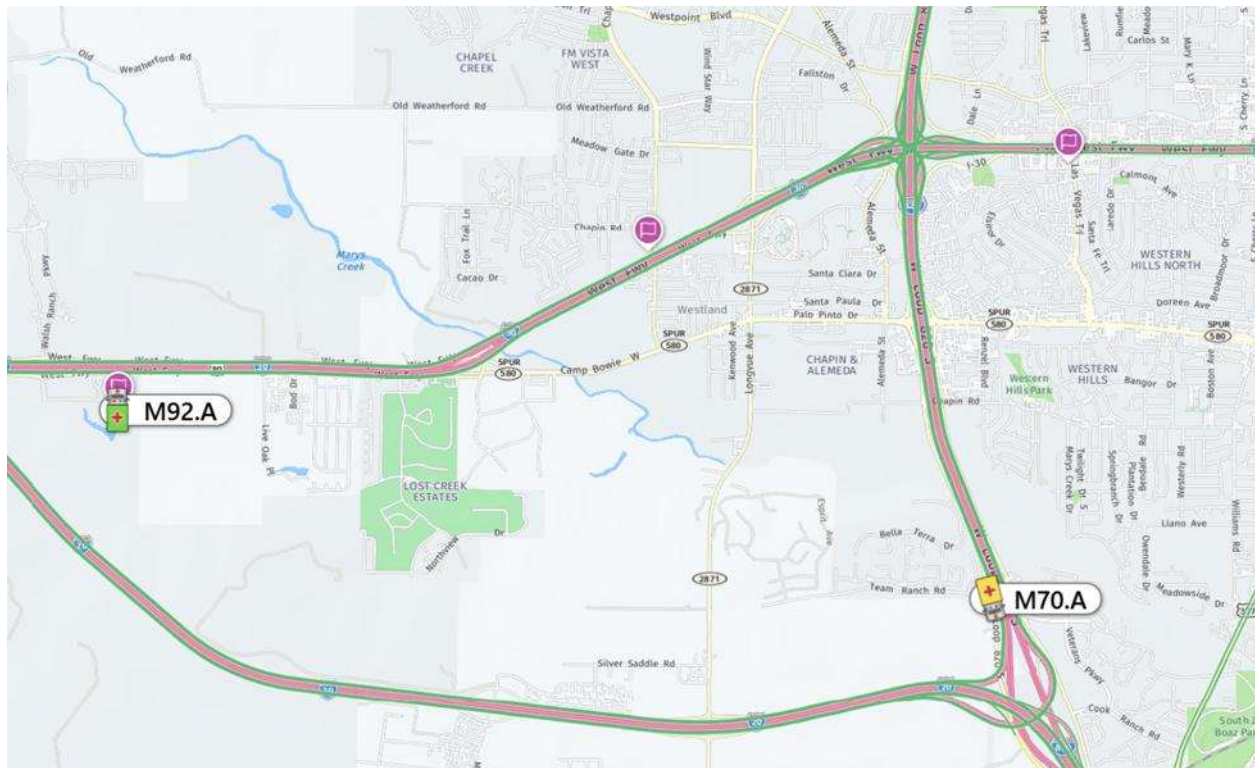
The estimated cost of an additional incident is \$968. Multiplied by 5 incidents, the total additional annual cost of responding to the annexation is estimated to be \$4,840. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.

Reviewer(s): Doug Zedler & Donna York

EMERGENCY MEDICAL SERVICES

DEPARTMENT COMMENTS

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.): MedStar’s city-wide response times as of December 2023 are shown below. This proposed annexation area will be typically served by ambulance posting locations at either 10200 West Freeway (Chapel Creek @ I-30), 2712 Las Vegas Trail (Las Vegas Trail @ I-30), or 3700 Raven Trail, Aledo (next to Cook Children’s Urgent Care off of Walsh Ranch Parkway).



Average	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Priority 7	Priority 8
Oct-23	0:07:38	0:08:08	0:09:00	0:07:43	0:10:19	0:11:20	0:10:54
Nov-23	0:07:33	0:08:11	0:08:54	0:07:46	0:10:17	0:11:42	0:10:56
Dec-23	0:07:49	0:08:15	0:08:27	0:07:41	0:10:14	0:11:37	0:10:59

MedStar’s goal is to meet or exceed the needs of Fort Worth growth through annexation. These costs and potential revenues are based on the current Citywide expenses per capita, multiplied by the population projected when the annexation is fully developed and populated.

2. How will this proposal affect your key performance indicators? It is anticipated that costs for providing services to this area, at the 2023 service level, will exceed revenues generated from patient

service fees by and estimated \$2.33 per capita, and may require alternate funding sources to meet expenses related to the desired service level for this annexed area.

3. Department Recommendation: Proceed with Annexation if it meets the growth objectives of the City of Fort Worth, with the knowledge that EMS funding sources, beyond patient services fees, may be required to maintain desired service levels.

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$17,682	\$38,900	\$63,654	\$91,945	\$198,035
Capital	\$6,055	\$13,321	\$21,798	\$31,487	\$67,817
Personnel	\$49,479	\$108,854	\$178,125	\$257,292	\$554,166
Maintenance	\$3,491	\$7,681	\$12,569	\$18,155	\$39,104
Departmental Review Comments — Expenditures: Projections included a 3% revenue escalator					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$76,006	\$156,439	\$241,300	\$330,588	\$678,886
Departmental Review Comments — Revenues: Projections include a 3% revenue escalator.					

Reviewer(s): Matt Zavadsky

PUBLIC SAFETY RADIO COMMUNICATIONS

DEPARTMENT COMMENTS

Assessing the proposed population growth from the annexation on public safety radio communications will be necessary. The exponential increase in population size heightens demands on emergency services and law enforcement, necessitating a comprehensive evaluation of our 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.

Radio coverage in the proposed area has 76% coverage with existing communication infrastructure and will require a significant investment to improve Public Safety communication in this area. The costs to improve the coverage would require building a new tower in the Southwest area, which has been quoted at \$6.6M for acquiring property, feasibility studies, FCC licensing, and the tower's construction. Mobile repeaters can improve coverage on a limited basis and must be purchased for responding Police, Fire, EMS, or Public Works units in the area. These have been priced at \$18K each and would provide local communications but not provide communications back to dispatch, risking responders' safety. Additional operational costs will be required due to communication upgrades and servicing.

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 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.

2. 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.

3. Department Recommendation: Without the construction of a new communication tower, this area is severely under supported by the current infrastructure.

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$66,035	\$76,737	\$89,305	\$103,243	\$170,909
Capital	\$6,600,000	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	\$11,231	\$15,226	\$19,507	\$25,731	\$34,741
Departmental Review Comments — Expenditures: Expenditure forecasts assume 3% annual inflation.					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$16,884	\$33,780	\$50,669	\$67,560	\$135,121
Departmental Review Comments — Revenue forecasts do not account for any fee increases.					

Reviewer(s): Larry Crockett

CODE COMPLIANCE - CODE ENFORCEMENT

DEPARTMENT COMMENTS

- 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 CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 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 (2024 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.					

CODE COMPLIANCE - ANIMAL CONTROL

DEPARTMENT COMMENTS

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.):

Fort Worth Animal Care & Control may become involved to address concerns related to the displacement or potential conflicts with wild animals such as fox, coyotes, raccoons and opossums. The involvement of Animal Control in such situations can vary based on the nature of the construction project; be it residential or commercial. The current lack of housing/business in the area would not adversely or immediately impact Animal Control and be of little burden.

Concerned current residents that reside near construction zones may report abandoned or displaced nests, injured or orphaned animals, and other wildlife-related issues. As natural habitats are disrupted, wildlife may venture into developed areas in search of food, water, or shelter. This can result in conflicts with humans, such as encounters with larger mammals, reptiles, or birds.

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

Animal Control Officers will dispatch out of the North Animal Campus to service the area. Travel distance would be 26 miles with an estimated response time of 35 minutes if an Animal Control Officer wasn't already in the area. Once construction is initiated on residential or commercial property, calls for service would be expected to be minimal. The initial impact will most likely be for wildlife calls due to displacement. Commercial zoning would most likely see a very slight increase of stray animals left by citizens.

3. Department Recommendation:

A review study after significant construction on residential homes/businesses have started. Revenue from Animal Control will be minimal at best until substantial housing is in place. Revenue would be collected by impound fee's, reclamation fees and other services provided.

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations		\$1000	\$1500		
Capital					
Personnel					
Maintenance					
Departmental Review Comments — Expenditures: Current area/neighborhood is unoccupied, and no significant building/construction has occurred. Until that happens, calls for service in this area will be unlikely.					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	0.00	\$500	\$1000	\$1500	\$2000

Departmental Review Comments — Revenues: Animal Control would not generate any revenue as we are a service to citizens. The area would need to see a significant residential increase. Once neighborhoods or business is established, some revenue can be generated by impound fees of lost or stray animals, adoption fees or microchips. Citations for City Ordinance violations would also start to generate a small amount of revenue.

CODE COMPLIANCE - SOLID WASTE SERVICES

DEPARTMENT COMMENTS

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: There will be no impact to Solid Waste since this will be heavy industrial with no new single-family houses

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations					
Capital					
Personnel					
Maintenance					
Departmental Review Comments — Expenditures: N/A					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue					
Departmental Review Comments — Revenues: N/A					

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: There will be no impact to Solid Waste since this will be heavy industrial with no new single-family houses

CODE COMPLIANCE - ENVIRONMENTAL QUALITY

DEPARTMENT COMMENTS

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 industrial and undeveloped land use is expected to have a moderate service need from our division. Grading and land disturbance will be subject to the grading permitting process and subsequent inspections. After development, the industrial nature of the proposed development will require regular stormwater inspections. However, current staffing is sufficient to complete these duties. Both inspection types are documented in Chapter 4 of the Environmental Master Plan.

Any illegal dumping and other nuisances that impacts public rights-of-way will be abated by Environmental Services-Solid Waste staff. Current staffing is sufficient to complete these duties. All abatement and sweeping services support Chapter 6 of the Environmental Master Plan.

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

Once development starts, the number of routine investigations for the Water Quality team included in KPI CC.5.2 would increase. However, current staffing is sufficient to complete these during authorized timelines. Therefore, this proposal is not expected to negatively impact this key performance indicator.

The portions of Aledo Rd and RM 2871 added in this proposal will add route mileage for litter abatement and potentially street sweeping. These services are included in an existing contract, which may help Solid Waste achieve KPI CC.3.3. However, due to the low mileage, this impact is expected to be negligible.

3. **Department Recommendation:** Approve Annexation

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$5,349.19	\$7,256.40	\$9,726.29	\$12,659.75	\$31,033.23
Capital	\$72.16	\$169.18	\$299.02	\$453.24	\$1,419.17
Personnel	\$2,875.57	\$6,518.77	\$11,140.47	\$16,629.61	\$51,010.35
Maintenance	\$360.81	\$845.88	\$1,495.12	\$2,266.20	\$7,095.83
Departmental Review Comments — Expenditures: Prediction that expenditures will be greater than revenues assume surrounding undeveloped land remains undeveloped. New development would reduce litter and illegal dumping abatement costs, as undeveloped land experiences a higher rate of these infractions.					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-\$2,357.73	-\$2,190.23	-\$3,760.91	-\$6,808.80	-\$35,748.58
Departmental Review Comments — Revenues: As noted above, expenses exceed revenues during; additional revenue sources through development or fee increases will impact these projections.					

PARK AND RECREATION

DEPARTMENT COMMENTS

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 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	\$11,843.17	\$13,729.36	\$15,926.22	\$18,484.56	\$33,741.74
Departmental Review Comments — Expenditures:					
PARD Forestry: Current conditions result in average annual maintenance costs of \$5,282 for Aledo Rd ROW. No calculations made for FM 2871 as it is state-controlled. A municipal maintenance agreement or similar for the annexed portion of FM 2871 would yield an additional annual maintenance cost of \$1,585. The addition of 934 homes as proposed would yield an additional estimated annual maintenance cost of \$12,020.					
PARD ROW: Current conditions result in \$4,940 annually for 7-day mow/litter maintenance cycle on east side of Chapin School Rd & north side of Aledo Rd ROW until future build-out.					
PARD PRM Parks:					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue					
Departmental Review Comments — Revenues:					

Reviewer(s): [add name(s)]

LIBRARY

DEPARTMENT COMMENTS

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 proposal aligns with the department's existing plans to improve library services in this area, through the building of a new library.

2. How will this proposal affect your key performance indicators? This proposal will not impact the library's key performance measures.

3. Department Recommendation: Proceed as planned.

ESTIMATED CUMULATIVE EXPENDITURES AND REVENUES

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations					
Capital					
Personnel					
Maintenance					
Departmental Review Comments — Expenditures: No expenditures at this time.					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue					
Departmental Review Comments — Revenues: No revenues at this time.					

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 proposal aligns with the department's existing plans to improve library services in this area, through the building of a new library.

2. How will this proposal affect your key performance indicators? This proposal will not impact the library's key performance measures.

3. Department Recommendation: Proceed as planned.

Reviewer(s): Marilyn Marvin

SUMMARY AND OVERALL RECOMMENDATION

Expenditures:

Typical annexation-related costs to the City include construction, maintenance, and reconstruction of public streets; parkland operations costs; stormwater management; emergency services; environmental quality; animal control; and Water Department facilities and line extensions.

The Transportation and Public Works Department has estimated costs for service and infrastructure, including long-term street maintenance and reconstruction costs. However, the developer's annexation application indicates that no public street infrastructure will be provided within the 169-acre annexation area, so City costs for public street infrastructure are not included here.

The table below summarizes estimated revenue and expenditures to be generated by the proposed annexation and its development, not including any Water Department cost participation for oversizing lines or, in this case, public street construction, maintenance, and reconstruction.

All costs are expected to increase with development and infrastructure aging, impacting annual revenue requirements to maintain infrastructure and provide City services. 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.

Estimate Year	Total Revenue	Total Expenditures	Cumulative Total Net
Year 5	\$14,956,787	\$7,086,026	\$7,870,761
Year 10	\$29,913,575	\$14,338,800	\$15,574,775
Year 15	\$44,870,347	\$7,926,754	\$36,943,593
Year 20	\$59,827,094	\$9,742,756	\$50,084,338
Year 40	\$119,653,834	\$21,464,749	\$98,189,084

Note that City cost participation for water and sewer line upsizing, if necessary, are not factored into these calculations.

Revenues:

After completing the proposed development project, the City anticipates an estimated annual property & sales tax revenue reaching a cumulative total of \$119,653,834 within forty years, assuming the proposed development is constructed as described by the annexation applicant, and no changes in value or tax rates.

Applicable Comprehensive Plan Land Use Policies:

The proposed annexation and development is consistent with several Comprehensive Plan policies, emphasizing industrial development in specific growth areas, locating large industrial uses strategically, and protecting significant industrial districts. Applicable Comprehensive Plan Policies include:

1. Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
2. Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.

Land Use Recommendation:

The proposed Industrial land use is consistent with the adopted Industrial Growth Center Future Land Use designation. Assuming the proposed industrial development is constructed, no amendments to the Comprehensive Plan's Future Land Use map are anticipated.

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 Rockbrook site be considered for annexation at this time.