



Petition Requesting Annexation by Area Landowners (1 Tract, 161.56 acres)

Second Public Hearing

1. City Council Presentation
2. April 23, 2019

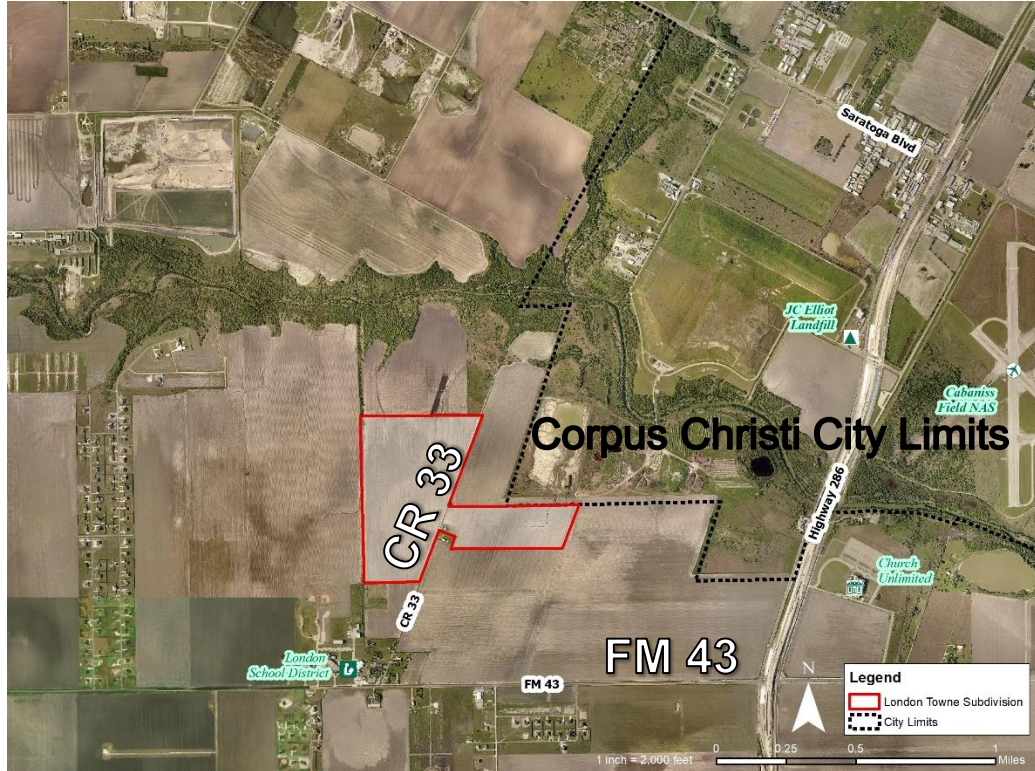


Background

- On February 26, City Council adopted a resolution acknowledging the request for annexation and setting a schedule to conduct the required public hearings and possible Ordinance adoption that would annex the property.
 - Council approved a reimbursement from the Wastewater Trunk Line fund for lift station and other related improvements on May 8, 2018.
 - No decision about the annexation is being made today.
 - Staff providing the Service Plan and results of the Fiscal Impacts Analysis.
 - Council holding a public hearing.
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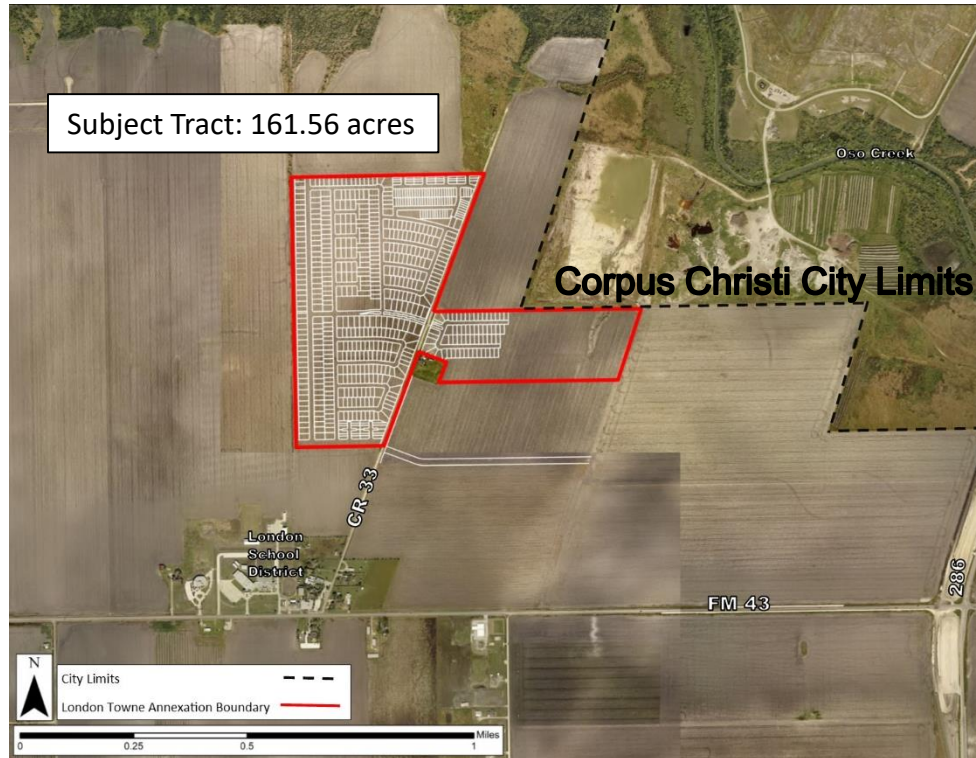


Aerial Overview of Annexation Tract





Annexation Tract

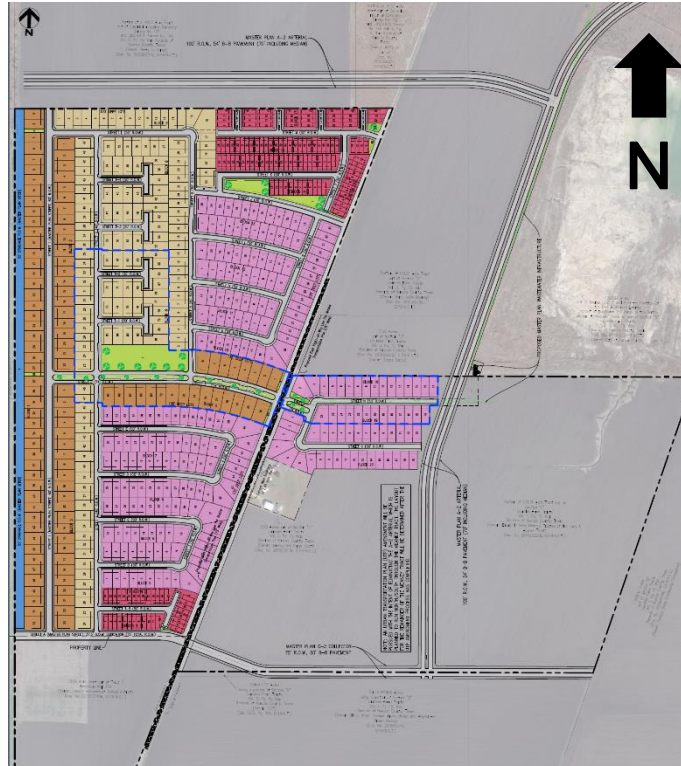




Planned Development

London Towne Subdivision:

- ❖ 161.56 acres
- ❖ 660 housing units
- ❖ Approximately 15 years to buildout
- ❖ 2+ acres park (HOA to maintain)
- ❖ Average unit sales price estimated at \$270,000



LEGEND

- CITY ROW
- PARK

PROPOSED ZONING RS-43 (SINGLE-FAMILY RESIDENTIAL)

- BROWDER SERIES LOTS (SDF + 110')
21.33 ACRES x 117 LOTS = 2.59 UNITS/ACRE
27.67 ACRES x 234 LOTS/ACRE W/OUT CITY ROW
- VINTAGE SERIES LOTS (SDF + 115')
20.89 ACRES x 157 LOTS = 7.50 UNITS/ACRE
27.33 ACRES x 306 LOTS/ACRE W/OUT PARK AREA
- ENROUTE SERIES LOTS (SDF + 110')
SINGLE-BRANCH
27.58 ACRES x 157 LOTS = 5.59 UNITS/ACRE
OUT OF WISKEY TRACT
15.38 ACRES x 84 LOTS = 5.53 UNITS/ACRE

PROPOSED ZONING RS-74 (TOWN HOUSES)

- TOWN HOUSES
18.50 ACRES x 140 UNITS = 7.57 UNITS/ACRE
15.29 ACRES x 88 LOTS/ACRE W/OUT PARK AREA

NOTES:
LOT DENOTES ACRE BASED ON OVERALL LAND AREA INCLUDING STREETS, OTHER ROW, PARKS, AND NON-BUILDABLE LOTS.

UNIT ONE BOUNDARY - 22.77 ACRES

- OUT OF BROWDER TRACT
UNIT ONE BOUNDARY - 11.11 ACRES
41 VINTAGE LOTS
27 TRIANGULAR LOTS
- OUT OF SEABURY TRACT
UNIT ONE BOUNDARY - 5.60 ACRES
28 PRODUCE LOTS

AREA INCLUDED IN PRELIMINARY PLAT

**MASTER SITE PLAN
FOR
LONDON TOWNE SUBDIVISION**

URBAN ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 0000000000
JUNE 19, 2018



Fiscal Impact Analysis – General Fund

Average Cost/Revenue Method:

- ❖ Population = 325,605
- ❖ Non-Farm Empl. = 186,969
- ❖ Service Population (Pop.+ ½ Jobs) = 419,090
- ❖ Av. Household size = 2.7 ppl

Revenue Estimate:

- ❖ Estimated increased property tax and sales tax revenues
- ❖ Per-capita estimate for other General Fund Revenues (ex. Solid Waste)

Cost Estimate:

- ❖ Per-capita estimate for General Fund Expenditures (est. \$624 per capita)

Note: Not all General Fund Revenues and Expenditures projected to increase.

Example: Fire Department Budget

$\$58,484,506 / 419,090 = \139.55 per person

$660 \text{ households} \times 2.7 \text{ persons per household} \times \$139.55 = \$248,700$



Fiscal Impact Analysis – General Fund

<u>Projected Increase in General Fund Costs & Revenues (1)</u>	<u>YEAR 1</u>	<u>YEAR 5</u>	<u>YEAR 10</u>	<u>BUILDOUT</u>
Projected Increase in Annual General Fund Expenditures	\$0	(\$337,100)	(\$758,400)	(\$1,112,300)
Projected Increase In Annual Ad Valorem Tax Revenues (M&O)(2)	\$200	\$209,000	\$470,000	\$689,300
Projected Increase In Annual Sales Tax Revenues (General Fund)	\$0	\$30,900	\$69,400	\$101,800
Projected Annual Increase In Other General Fund Revenues	\$0	\$87,700	\$193,400	\$282,200
Projected Net Annual General Fund Impacts	\$200	(\$9,500)	(\$25,600)	(\$39,000)

(1) Rounded to the nearest \$100.

(2) Excludes \$0.02 in M&O that is designated for residential street reconstruction.

TESTING MODEL ASSUMPTIONS	BUILDOUT
Average Unit Sales Price of \$285,000 (prev. \$270,000)	\$5,000
Household Income \$108,000 (prev. \$77,000)	\$1,800



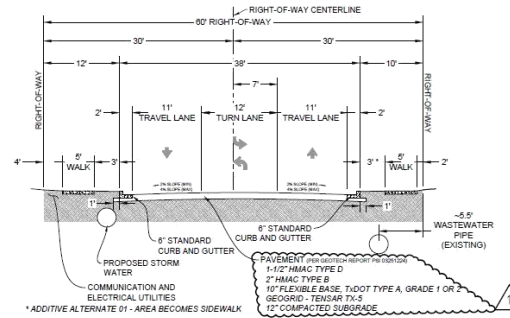
County Road 33

Cost Estimate: Slough Road

- ❖ Amethyst to Rodd Field
- ❖ 3,500 Linear feet
- ❖ \$3.2M (excludes water, wastewater, & gas improvements)
- ❖ \$914 per LF

Cost Estimate: Rural Cross Section

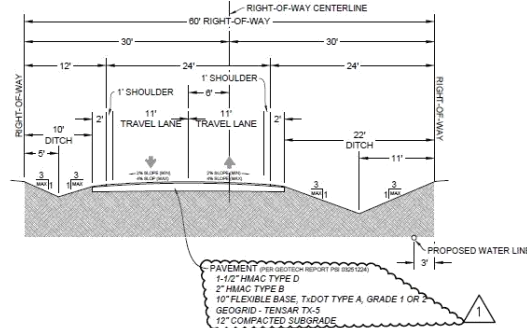
- ❖ Slough to Brooke
- ❖ 2,650 Linear feet
- ❖ \$990K (excludes water, wastewater, & gas improvements)
- ❖ \$351 per LF



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PROPOSED TYPICAL SECTION STA SR 26+50

NOT TO SCALE



G
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PROPOSED TYPICAL SECTION STA AD 18+00

NOT TO SCALE



County Road 33

CR 33

- ❖ FM 43 to north end of London Towne
- ❖ 5,500 Linear Feet

Cost Estimate: CR 33

- ❖ Construction Costs =
 - **\$1.9 M - \$5 M**
- ❖ Debt Service (20 Yr @ 5%) =
 - **\$1.2M - \$3M**





Street Construction Revenues

<i>Projected Increases in Street Revenues (1)</i>	<u>YEAR 1</u>	<u>YEAR 5</u>	<u>YEAR 10</u>	<u>BUILDOUT</u>
Projected Increase In Annual Ad Valorem Tax Revenues (\$0.02 for Residential Street Reconstruction Program)	\$0	\$10,800	\$24,300	\$35,600
Projected Increase in Annual Transfer to the Streets Fund (2)	\$0	\$17,800	\$39,800	\$58,300
Projected Increase In Annual Street Maintenance Fee Revenues (\$5.38 per month per unit)	\$0	\$12,900	\$29,100	\$42,600
Projected Increase In Annual Ad Valorem Tax Revenues (Debt Service / Bond Program)	\$100	\$118,600	\$266,700	\$391,100

(1) Rounded to nearest \$100.

(2) The estimated transfer from the General Fund is calculated using 6% of the General Fund Revenue less any grant revenue, industrial district revenue and residential street property



Annexation Schedule

- ✓ 2-26-2019 – City Council Annexation Resolution
 - ✓ 3-15-2019 – Written Notices Mailed to Public & Private Service Providers
 - ✓ 3-31-2019 – Public Notice for 1st Public Hearing
 - ✓ 4-07-2019 – Public Notice for 2nd Public Hearing
 - ✓ 4-16-2019 – 1st City Council Public Hearing
 - 4-23-2019 – 2nd City Council Public Hearing
 - 5-14-2019 – 1st Reading of an Ordinance
 - 5-21-2019 – 2nd Reading of an Ordinance – Annexation Complete
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