



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

First Public Hearing

City Council Presentation  
April 16, 2019



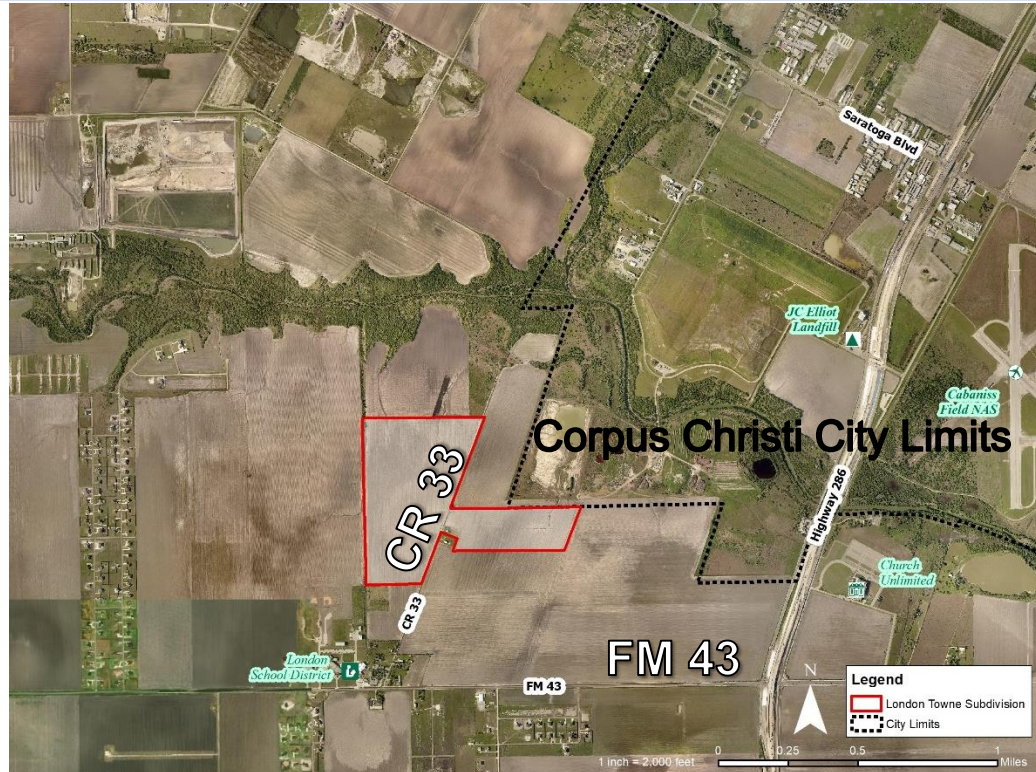
# Background

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- 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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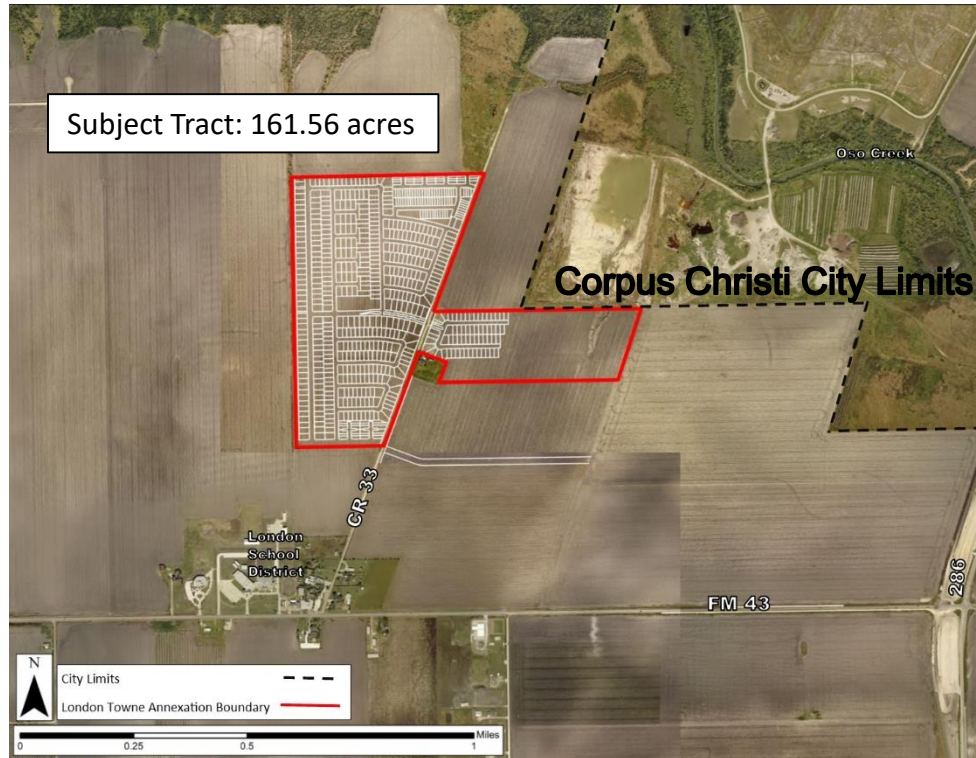


# Aerial Overview of Annexation Tract





# Annexation Tract

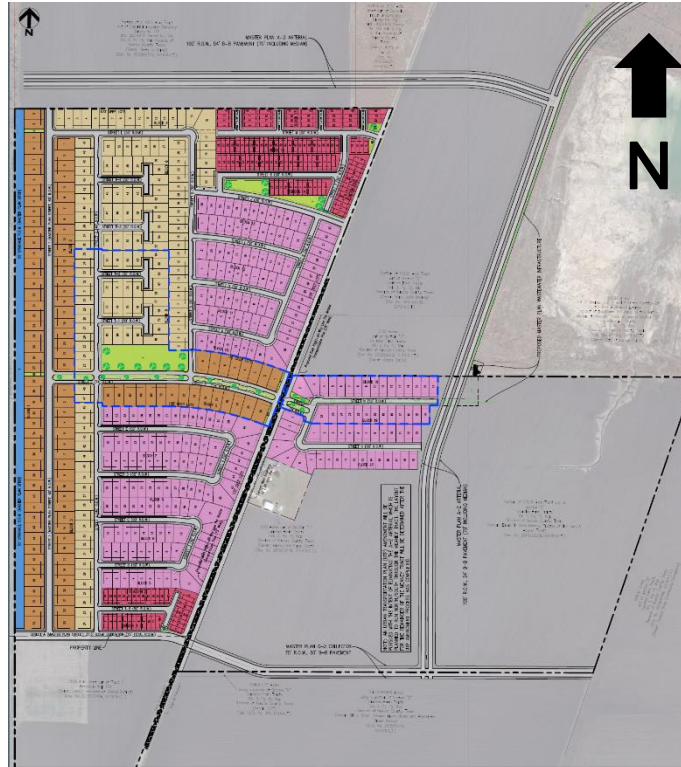




# Planned Development

## 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')  
20.88 ACRES x 157 LOTS = 7.50 UNITS/ACRE  
27.33 ACRES x 306 LOTS/ACRE W/OUT PARK AREA
- ENDOURME SERIES LOTS (SDF + 110')  
SINGLE-ROW FRONT  
27.55 ACRES x 157 LOTS = 5.59 UNITS/ACRE  
OUT OF WISKEYE TRACT
- 15.30 ACRES x 84 LOTS = 5.33 UNITS/ACRE

**PROPOSED ZONING RS-74 (TOWN HOUSES)**

- TOWN HOUSES  
18.50 ACRES x 160 UNITS = 8.65 UNITS/ACRE  
15.29 ACRES x 88 LOTS/ACRE W/OUT PARK AREA

**NOTES:**  
LOT DEVICES ARE 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 SEARLEY TRACT  
UNIT ONE BOUNDARY - 5.60 ACRES  
28 PRODUCE LOTS

AREA INCLUDED IN PRELIMINARY PLAT

**MASTER SITE PLAN  
FOR  
LONDON TOWNE SUBDIVISION**

**URBAN ENGINEERING**

10000 S. SPANISH BLVD.  
SAN ANTONIO, TEXAS 78216  
PHONE: 214-343-1111  
WWW.URBANENGINEERING.COM  
DATE: 05/19/2018





# 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

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

(1) Rounded to the nearest \$100.

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

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



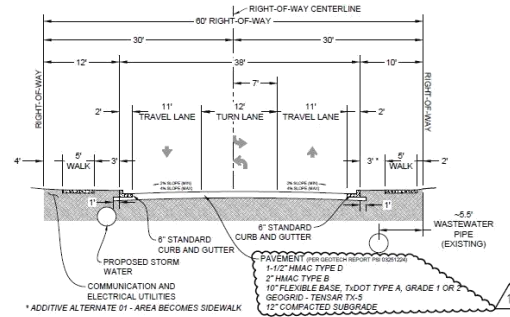
# County Road 33

## Cost Estimate: Slough Road

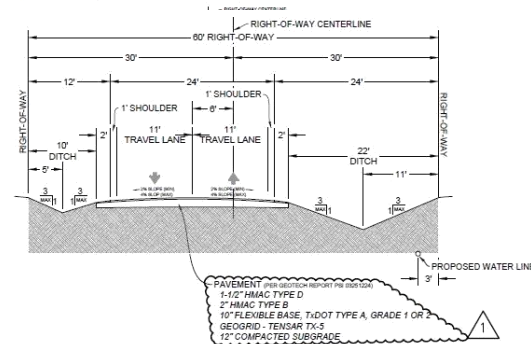
- ❖ Amethyst to Rodd Field
- ❖ 3,500 Linear feet
- ❖ \$3.2M (excludes water, wastewater, & gas improvements)
- ❖ \$914 per LF

## Cost Estimate: Rural Cross Section

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



**C** 41 | 10 **PROPOSED TYPICAL SECTION STA SR 26+50**  
NOT TO SCALE



**G** 48 | 11 **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

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<b><i>Projected Increases in Street Revenues (1)</i></b>	<b><u>YEAR 1</u></b>	<b><u>YEAR 5</u></b>	<b><u>YEAR 10</u></b>	<b><u>BUILDOUT</u></b>
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

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