

London Area Annexations and Rezoning: County Road 22, London Ranch Estates, and Charlotte Estates

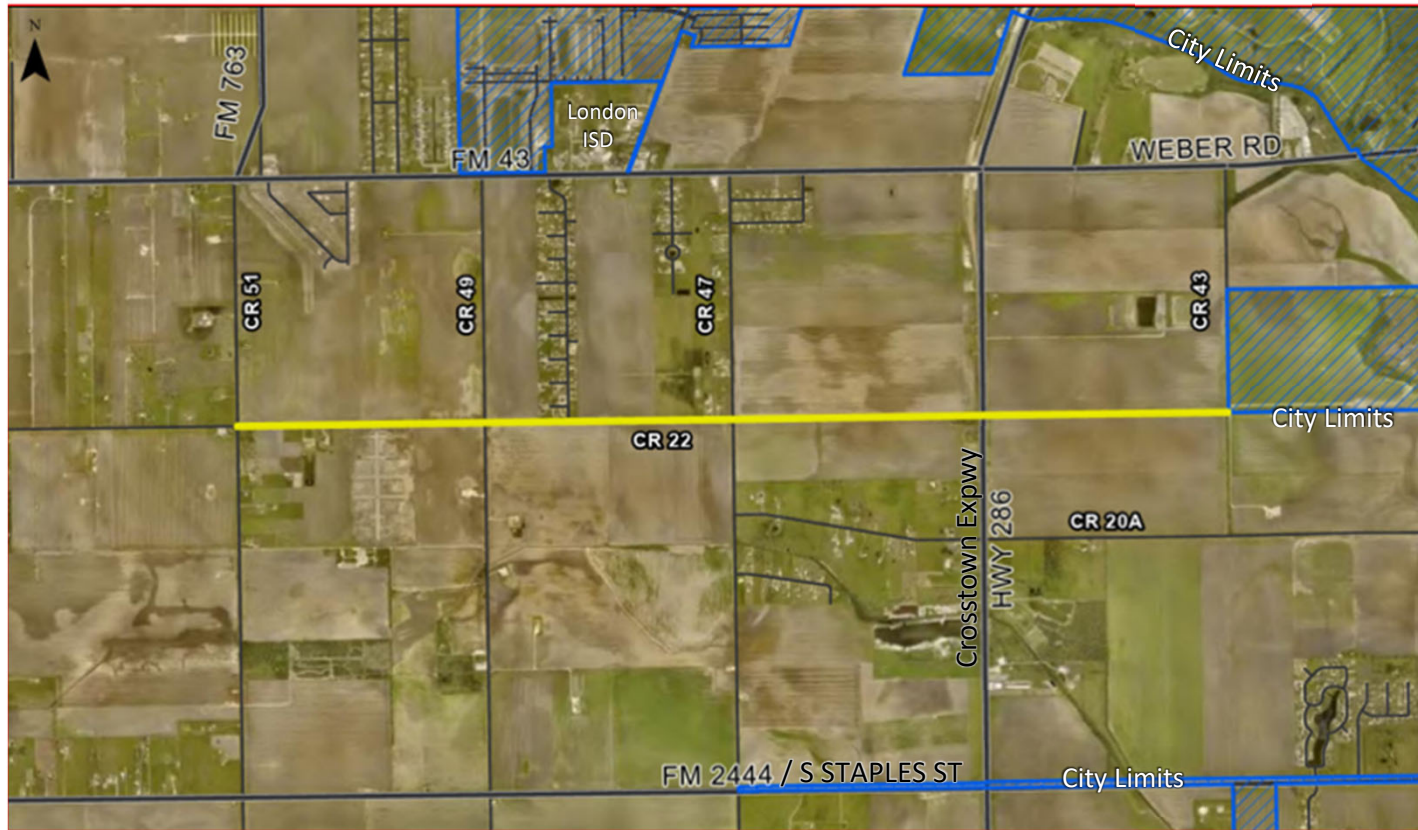
Public Hearing and Ordinance



City Council Presentation
December 12, 2023



Annexation: A 4-mile portion of CR 22 ROW





Annexation Petitions

CR 22 between CR 51 and CR 43

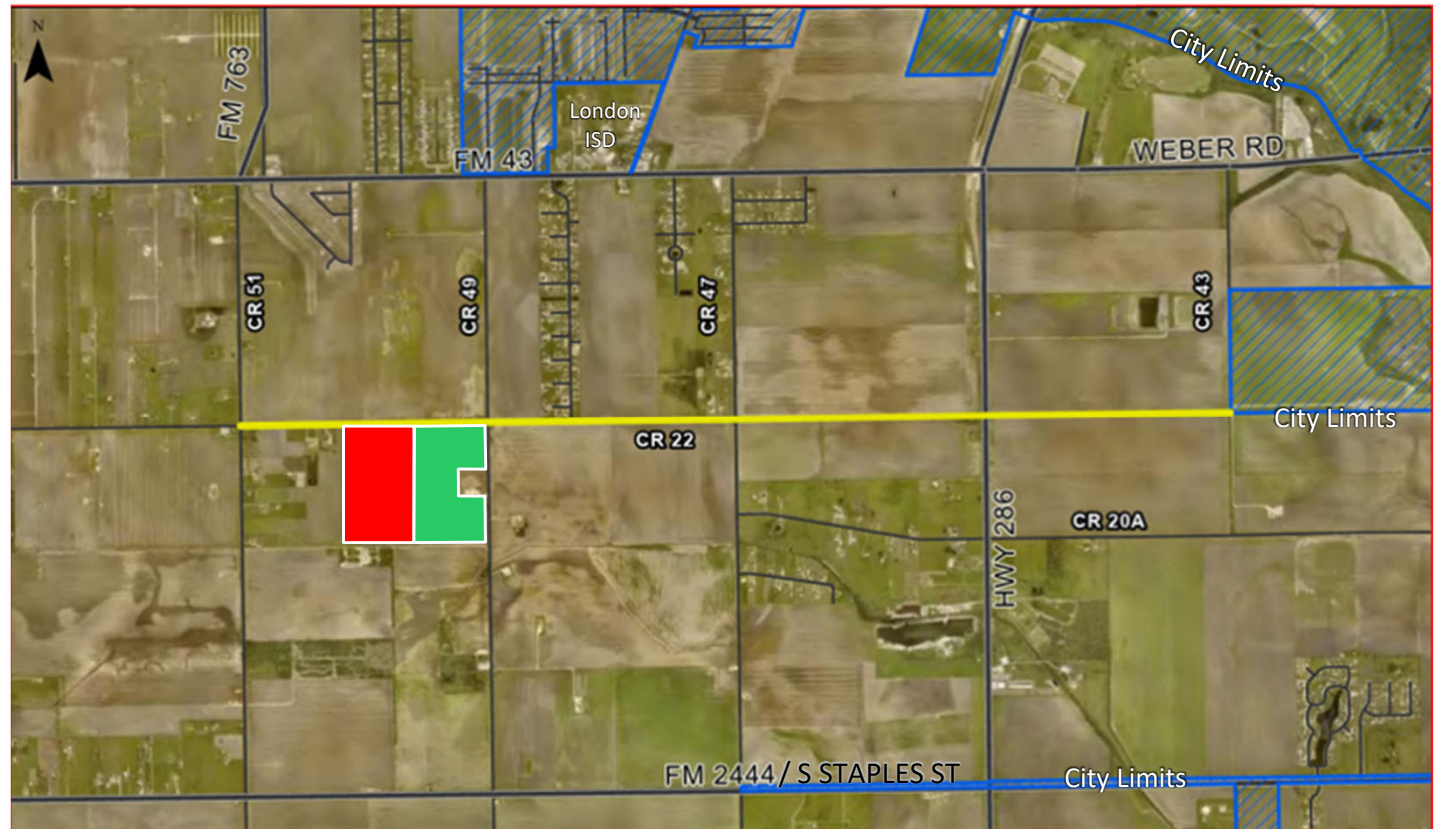
- 19.41 acres; 4 miles
- Owned by Nueces County

London Ranch Estates

- 84.37 acres
- 108 lots
- Owned by LM&JM Investments
- Rezoning to RS-22 District

Charlotte Estates

- 80 acres
- 110 lots
- Owned by Superior H & H Development
- Rezoning to RS-15 District





2023 Annexation Schedule

March - London Ranch Estates petitioned for annexation

June - Charlotte Estates petitioned for annexation

August - Nueces County requests annexation of CR 22 right-of-way.

October / November - City Council directs staff to create a Service Plan for CR 22 and hold CR 22 Public Hearings.

December 12 - Public hearing and 1st reading ordinance annexing a portion of CR 22 ROW and annexing and rezoning London Ranch and Charlotte Estates.



Background

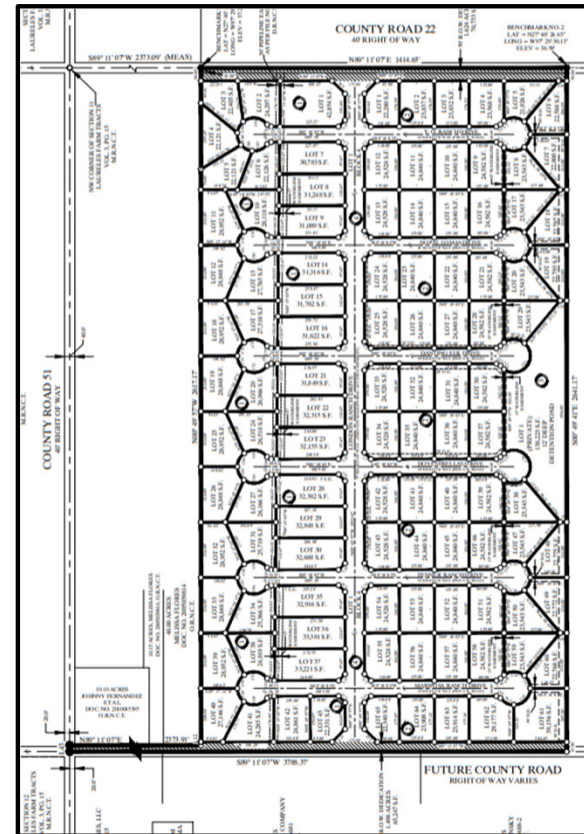
- 2019 changes in State law make City-initiated annexation extremely difficult.
 - Texas Local Government Code Section 43.1055 provides a process for a city to annex road ROW upon the request of who owns/maintains the ROW.
 - The Nueces County Commissioners Court passed a resolution on August 17, 2023, requesting that the City annex this portion of CR 22.
 - Annexing CR 22 creates necessary contiguity with the City Limits for London Ranch Estates' and Charlotte Estates' annexations.
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London Ranch Estates

London Ranch Estates Subdivision:

- ❖ 82.89 acres
- ❖ Rezone to RS-22
- ❖ Gated, private road subdivision
- ❖ 108 housing units
- ❖ Approximately 5-10 years to buildout
- ❖ Average Unit Price = \$650k



Note: Buildout and sales price assumptions provided by petitioner.

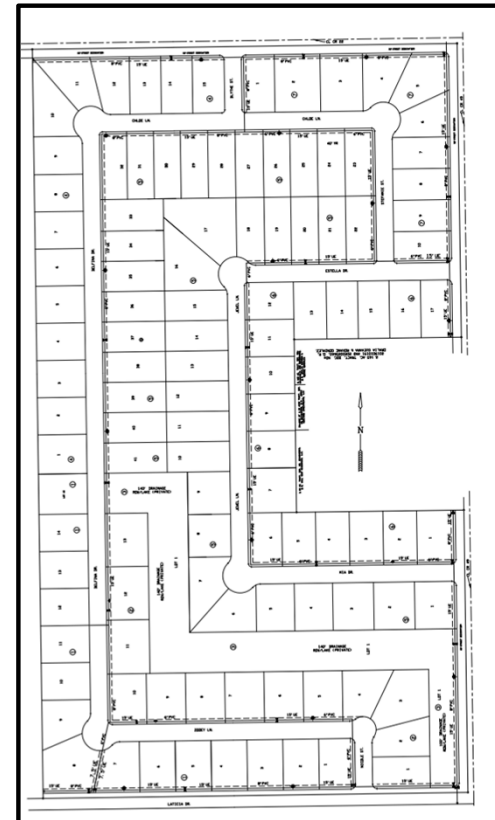


Charlotte Estates

Charlotte Estates

Subdivision:

- ❖ 80.00 acres
- ❖ Rezone to RS-15
- ❖ 110 housing units
- ❖ Approximately 5-10 years to buildout
- ❖ Average Unit Price = \$600k



Note: Buildout and sales price assumptions provided by petitioner.



Fiscal Impact Analysis – General Fund London Ranch Estates

Estimated Operating Property Tax *Revenue* at Buildout:

- (108 units) x (\$650,000 avg. sales price) = \$70,200,000 property value
- $(\$70,200,000/\$100) \times 0.378825_1 = \mathbf{\$265,935}$

Estimated *Cost* to Serve at Buildout (General Fund):

- FY2023-2024 General Fund Budget₁ / Service Population = \$353 M₁/393,227₂= \$898 per capita
- (108 units) x (2.56 persons per household₃) = 276 increased population
- 276 x \$898 = **\$247,848**

+ \$18,087 difference at 10-year buildout

(1) 2023-2024 Published Budget Maintenance and Operation Ad Valorem rate per \$100 in assessed value

(2) Service employment: 314,204 Pop from Tx Demo Ctr, Jan 2023 + ½ of 157,646 TXLMI Qrtly Census of Employment & Wages, Nueces Cty, 1st Qrt 2023

(3) 2019-2023 American Community Survey S1101: Households and Families, U.S. Census Bureau.

(4) Number of units, average sales prices and 10 year build out estimate provided by developer.



Fiscal Impact Analysis – General Fund Charlotte Estates

Estimated Operating Property Tax *Revenue* at Buildout:

- (110 units) x (\$600,000 avg. sales price) = \$66,000,000 property value
- $(\$66,000,000 / \$100) \times 0.378825_1 = \mathbf{\$250,025}$

Estimated *Cost* to Serve at Buildout (General Fund):

- $\text{FY2023-2024 General Fund Budget}_1 / \text{Service Population}_2 = \$353 \text{ M} / 393,227 = \898 per capita
- $(110 \text{ units}) \times (2.56 \text{ persons per household}_3) = 282 \text{ increased population}$
- $282 \times \$898 = \mathbf{\$253,236}$

- \$3,211 difference at 10-year buildout per year

(1) 2023-2024 Published Budget Maintenance and Operation Ad Valorem rate per \$100 in assessed value

(2) Service employment: 314,204 Pop from Tx Demo Ctr, Jan 2023 + 78,823, or ½ of 157,646 TXLMI Qrtly Census of Employment & Wages, Nueces Cty, 1st Qrt 2023

(3) 2019-2023 American Community Survey S1101: Households and Families, U.S. Census Bureau.

(4) Number of units, average sales prices and 10 year build out estimate provided by developer.



Staff Recommendation

Approval of the ordinance to annex
CR 22 between CR 51 and CR 43
and to annex and rezone
London Ranch Estates and Charlotte
Estates



Questions?
