



Voluntary Annexation & Rezoning Case #1019-08

in the London Area for King's Landing Subdivision

Tract 1: "RS-4.5" Single-Family 4.5 District
Tract 2: "CN-1" Neighborhood Commercial District

City Council Presentation
November 19, 2019

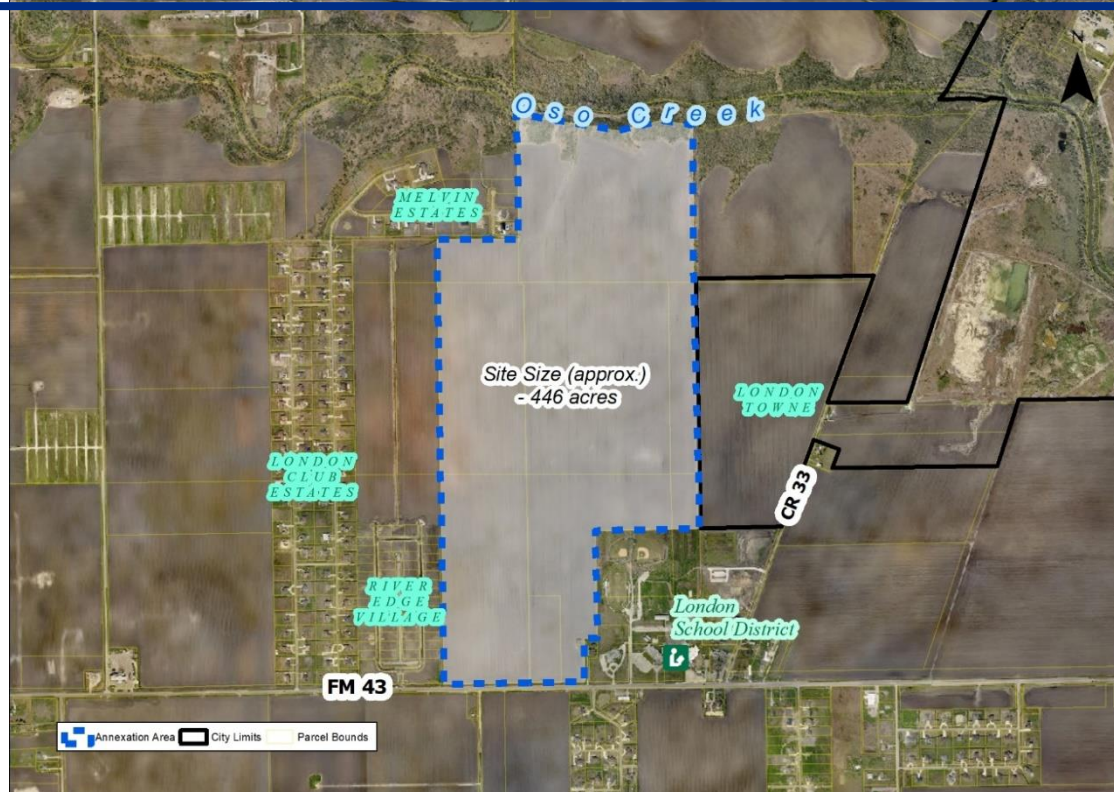


Background

- The Texas Local Government Code Section 43.028 provides for a process that allows a property owner to petition for annexation.
 - On September 10th, 2019, a petition requesting annexation was received from the landowners (MPM Development, The William Earl Hensch Trust, Retta Kasper, and Corpus Christi Community Church)
 - Staff developed the required service plan and conducted the required public notice for annexation.
 - On October 30, 2019, the Planning Commission held a public hearing *on the rezoning* and recommended denial of the landowners' request.
 - Planning Commission does not make recommendations on annexation.
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Aerial Overview Subject Property

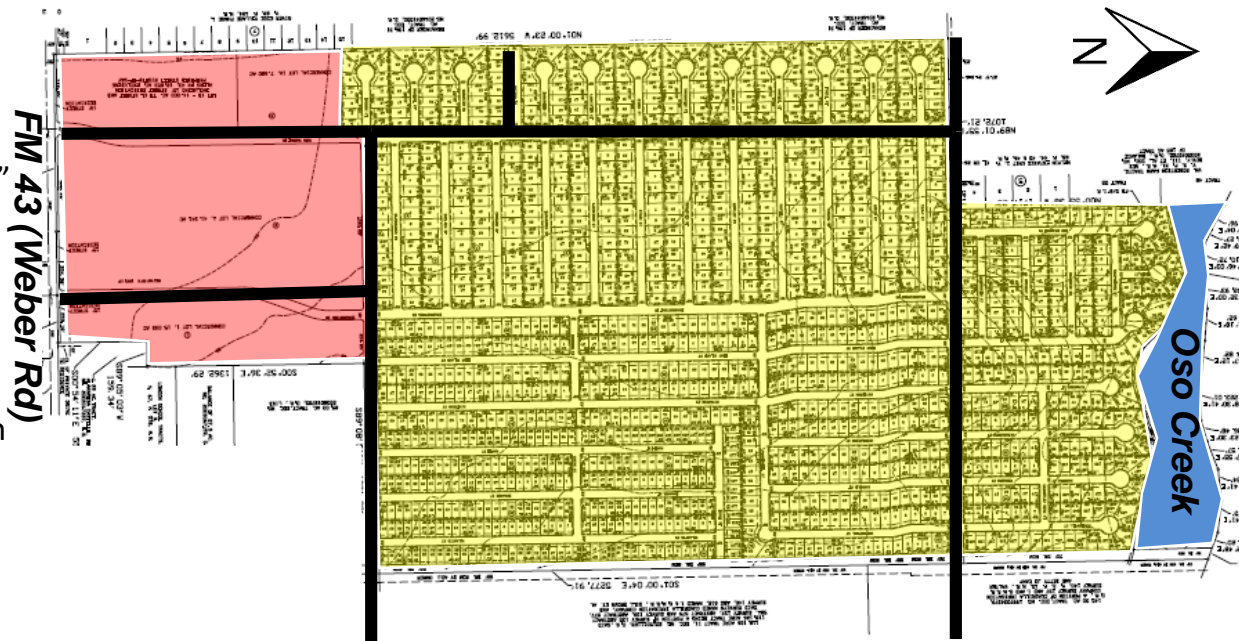




Proposed Development Plan

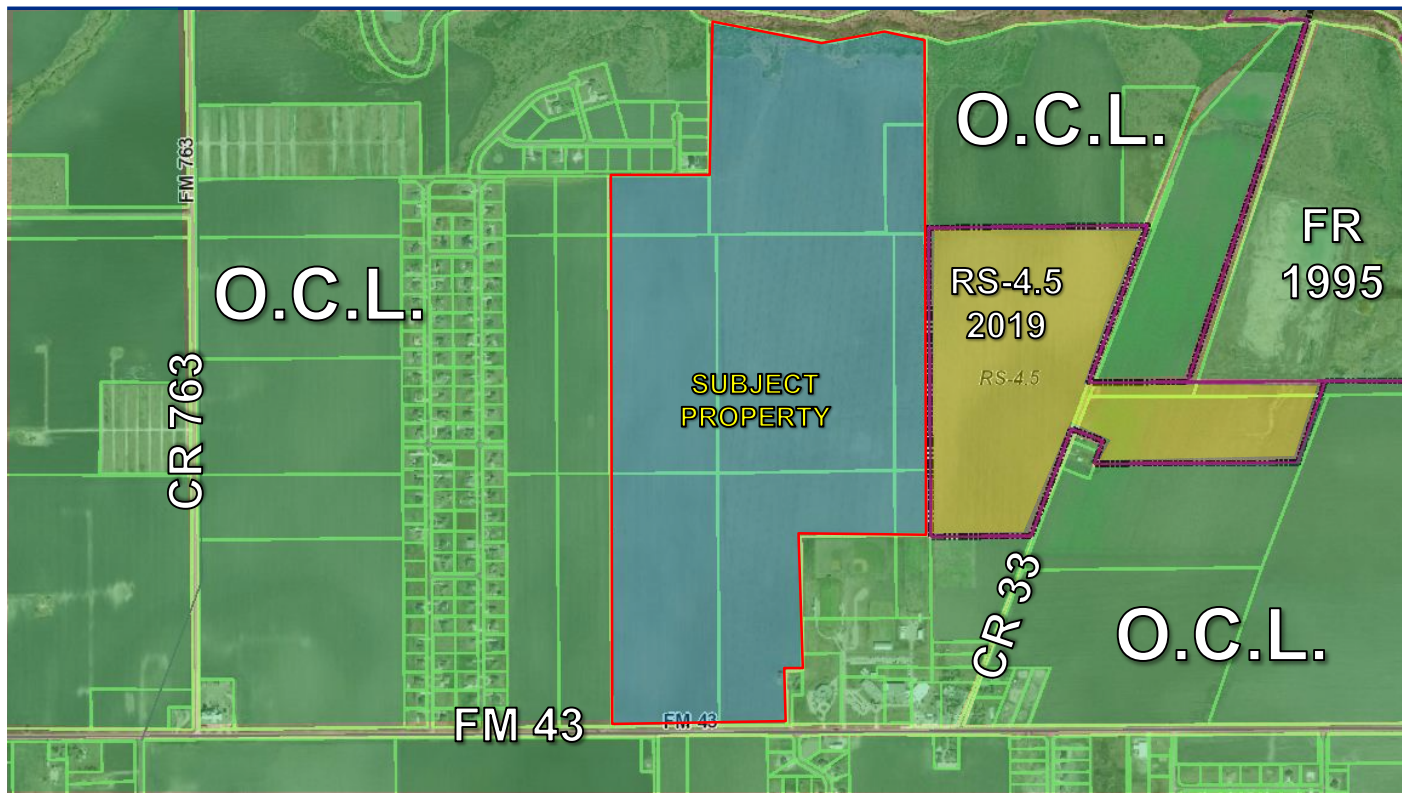
King's Landing Subdivision:

- ❖ 446 acres total
- ❖ 363 acres of "RS-4.5" District in yellow (1,446 dwellings)
- ❖ 83 acres of "CN-1" Neighborhood Commercial in red
- ❖ 10 acres for a church
- ❖ Average unit sales price estimated at \$270,000
- ❖ Commercial value estimated at \$60/square foot





Zoning Pattern





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

$1,446 \text{ households} \times 2.7 \text{ persons per household} \times \$139.55 = \$570,151$



Fiscal Impact Analysis – General Fund

<u>Projected Increase in General Fund Costs & Revenues (1)</u>	<u>BUILDOUT</u>
Projected Increase in Annual General Fund Expenditures	(\$2,522,000)
Projected Increase In Annual Ad Valorem Tax Revenues (M&O)(2)	\$1,622,500
Projected Increase In Annual Sales Tax Revenues (General Fund)	\$223,100
Projected Annual Increase In Other General Fund Revenues	\$659,000
Projected Net Annual General Fund Impacts	(\$17,400)

(1) Rounded to the nearest \$100.

(2) Excludes ad valorem tax revenues that are designated for residential street reconstruction.

Increasing average housing unit value assumption to **\$280K** results in a **Positive** Net Annual General Fund Impact of **\$47K** at buildout.



Staff Recommendation

Approval of the requested annexation and rezoning.