



VOLUNTARY ANNEXATION
PETITION_VA#19-02

OR-19-012

June 4, 2019

Voluntary Annexation Petition

2

- Staff received a voluntary annexation petition from WBW Land Investments L.P., for 83.01 acres of land located east and west of 7501 Chaparral Road, Killeen, Texas.
- The property is located at the southeast corner of the City, south of Chaparral Road and west of the Killeen city limits.



Harker Heights

STILLHOUSE LAKE

FM 3

Legend

-  Annex
-  City Limits



Annexation Location Map

1 inch = 3,000 feet



Legend

-  Killen City Limits
-  Annexation Location



Annexation Map

1 inch = 667 feet

Voluntary Annexation Petition

6

- The property is vacant and contiguous to current City limits to the south and east.
- At the April 9th City Council meeting, the Council voted to proceed with public hearings for the voluntary annexation of this property.

Voluntary Annexation Petition

7

- Public hearings were conducted on May 7th and May 21st. Staff provided a copy of the annexation service plan to the City Council prior to the May 21st public hearing.
- On June 11th, the Council may approve or disapprove the annexation ordinance and the service plan. [LGC 43.064]

Voluntary Annexation Petition

- In accordance with Local Government Code 43.065, the City shall “prepare a service plan that provides for the extension of full municipal services to the area to be annexed. The municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality.”
- The annexation service plan includes fiscal and other impact analysis, based on certain assumptions.

Services Summary

- **Police Department** - Anticipates this project would add approximately 900 residential calls for service; an increase of 0.6 percent. Additional service calls could add approximately six (6) seconds to the average response time for priority one and priority two calls.
- **Fire Department** - An additional 117 EMS responses and 67 fire responses are expected to this area; Estimated response time to the annexed property would be 3 minutes for a primary response unit and 13 minutes 40 seconds from another station.

Services Summary

- ❑ **Parks and Recreation-** Annexation would increase the City's deficit of Community Park's acreage per capita. Additional impact could be felt in other programs and services.
- ❑ **Library-** This potential annexation would increase Killeen's population impacting the library's facilities and accreditation.
- ❑ **Planning and Development** - The City of Killeen's Planning and Development Services Department would provide land use planning, inspection services, and code enforcement.

Services Summary

- **Water and Wastewater** - The City will coordinate with West Bell County Water Supply Corporation (WBCWSC) for a dual water Certificate of Convenience and Necessity (CCN) or negotiate with WBCWSC for the purchase of the water CCN and infrastructure within the annexed area.
- **Solid Waste** - The City is able to provide solid waste services to the property upon annexation.
- **Streets** - Chaparral Road is currently designed to county standards; however, the County, abutting cities, KISD and other entities are exploring a MOU proposal for improvement to arterial capacity. The number of vehicle trips projected at full development is 2,900.
- **Drainage Utility**- Drainage Utility services provided by the City could begin upon annexation for developed parcels and after platting for undeveloped parcels.

Fiscal Impact Assumptions Summary

12

- Equal buildout of 290 homes over 4 years (72.5 per yr.)
- \$164,232- Average 2018 home permit value used
- 3% Annual Property values increase
- 14% Allowance for Disabled Veterans Exemption
- No change in rates
- Current cost of providing a service used to estimate the cost of providing the service to the subject area
- Expenses adjusted annually for inflation

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Revenues							
General Fund	\$ 112,420	\$ 229,493	\$ 351,431	\$ 478,452	\$ 488,629	\$ 499,115	\$ 2,159,541
General Fund - One time	27,913	27,913	27,913	27,913	-	-	111,650
Water & Sewer	59,351	118,703	178,054	237,406	237,406	237,406	1,068,325
Solid Waste	17,209	34,417	51,626	68,834	68,834	68,834	309,753
Drainage	5,220	10,440	15,660	20,880	20,880	20,880	93,960
Street Maintenance	1,479	2,958	4,437	5,916	5,916	5,916	26,622
Total Revenues	\$ 223,592	\$ 423,924	\$ 629,120	\$ 839,400	\$ 821,665	\$ 832,151	\$ 3,769,851
Expenses							
General Fund	\$ 102,439	\$ 209,446	\$ 319,153	\$ 430,133	\$ 439,280	\$ 450,399	\$ 1,950,850
Water & Sewer	22,388	45,348	68,760	92,531	93,675	94,945	417,647
Solid Waste	4,993	6,617	19,932	21,787	22,042	22,352	97,723
Drainage	3,408	6,944	10,557	14,207	14,466	14,780	64,362
Street Maintenance	1,479	2,958	4,437	5,916	5,916	5,916	26,622
Total Expenses	\$ 134,707	\$ 271,314	\$ 422,839	\$ 564,574	\$ 575,378	\$ 588,391	\$ 2,557,203
Difference							
General Fund	\$ 37,893	\$ 47,960	\$ 60,190	\$ 76,232	\$ 49,349	\$ 48,716	\$ 320,341
Water & Sewer	36,963	73,355	109,295	144,874	143,731	142,461	650,678
Solid Waste	12,216	27,800	31,693	47,047	46,792	46,482	212,030
Drainage	1,812	3,496	5,103	6,673	6,414	6,100	29,598
Street Maintenance	-	-	-	-	-	-	-
Total Difference	\$ 88,885	\$ 152,610	\$ 206,281	\$ 274,827	\$ 246,287	\$ 243,759	\$ 1,212,648