

Draft Service Plan
for the City of La Feria
“FM 506 Annexation Area”
August 9, 2013

I. Area Annexed:

The FM 506 Annexation Area is approximately 1300 feet wide and 1.8 miles long, encompassing approximately 291 acres. The northern boundary is the south boundary of Citrus Village Subdivision; the eastern boundary is the east FM 506 right-of-way (current city limits); the west boundary is the west boundary of the Minneosta-Texas Land and Irrigation Company Subdivision tracts fronting on FM 506; and the south boundary is the dividing line between Block 23 and Block 25 of the Minnesota Texas Land and Irrigation Co. Subdivision. See attached map. Table 1 lists the property expected to annexed. The reservoir owned and operated by the Cameron County Irrigation District No. 3 (La Feria Irrigation District) is not included in the annexation. Much of the land is being farmed and will remain outside city-limits pursuant to Development Agreements.

Table 1. Property included within this FM 506 Service Agreement

CCAD property ID#	Land Area	
	square feet	acres
180429	243,936	5.6
180431	50,573	1.2
180432	219,934	5.0
180434	470,448	10.8
181039	36,982	0.8
181040	45,520	1.0
181041	37,500	0.9
181042	43,865	1.0
181043	48,439	1.1
371495	73,181	1.7
TOTAL	1,270,379	29.2

Table 2 identifies three properties, located within the boundary of the Annexation Area, but not expected to be annexed because the owners of these parcels will enter a Development Agreement with the City of La Feria, pursuant to Texas Local Government Code, §43.035.

II. Overview:

Section 43.056 of the Texas Local Government Code requires the City to prepare a service plan that provides for the same type, kind and quality of services to be provided

to the newly annexed area as presently enjoyed by the citizens of the City who reside in areas of similar topography, land use and population.

Table 2. FM 506 Properties subject to a Development Agreement

CCAD property ID#	Land Area	
	square feet	acres
180445	1,493,672	34.3
366379	217,800	5.0
366380	234,788	5.4
TOTAL	1,946,261	44.7

La Feria may provide these services by any of the means by which it extends the services to any other area of the City. The services and facilities that will be provided to the annexed area by the City of La Feria, and the timeframe for providing them, are described below.

Police Protection: The services and jurisdiction of the La Feria Police Department will be offered and exerted over the annexed area immediately upon annexation. The La Feria Police Department has nine patrol officers, two detectives, a warrant officer and a chief. The additional territory and households and businesses in the annexation area can be provided police services with the department's existing vehicles, equipment and personnel with no significant diminishment of services to households and businesses within existing city limits.

Fire Protection: The annexation area is currently served by the City of La Feria Volunteer Fire Department through a contract between the City and Cameron County Emergency Services District No. 1. The La Feria Fire Volunteer Department responds to structural, grass and brush, and vehicle fires. The Fire Department is also available to provide rescue services related to drownings, vehicle accidents, structural collapses, and bee attacks. Those services will continue uninterrupted upon annexation. Currently the La Feria Fire Marshall reviews the sufficiency of proposed fire hydrant plans for subdivision plats, in the City's ETJ, including the annexation area. That service will continue uninterrupted.

Emergency Medical Services: The City of La Feria has a contract with South Texas Emergency Care Foundation, Inc. (STECF) for the provision of emergency medical services (EMS) in La Feria. STECF responds to all calls to the La Feria Police or Fire Departments for EMS. Pursuant to that contract STECF, maintains and operates an emergency medical services vehicle and staff that is based at the La Feria Fire Station. Persons who receive EMS from STECF are billed by that company for services rendered. These emergency medical services will be provided to the annexed area immediately upon annexation.

Solid Waste Collection and Disposal: Residents who currently receive solid waste collection services from a private provider may continue to do so for a period of up to two years from the date of annexation. After the two-year period has expired, the City of La Feria will provide solid waste collection services in the annexed area in the same manner as provided elsewhere in the City.

The current city-wide charge for residential solid waste collection services, established by Ord. 2011-12, is \$20.50 per month, which includes weekly pick-up of household garbage and brush. An extra container costs \$5.00/month. Bulky trash, such as furniture, carpeting, construction debris, is collected by the City only upon special arrangement and payment of the extra costs incurred. The account initiation fee is \$20.00 and the required deposit for residential households is \$75.00.

The City's existing equipment and staff are sufficient to provide solid waste collection and disposal services to this annexation area with no significant diminishment of services to existing customers within existing city limits.

Operation and Maintenance of Water and Wastewater Facilities: Part of the FM 506 annexation area--north of the Arroyo Colorado levee--is within La Feria's Certificate of Convenience and Necessity (Service Area) for public water treatment and distribution and wastewater collection and treatment. The other part--south of the Arroyo Colorado levee--is located in Military Highway Water Supply Corporation's Service Area. The operation and maintenance of existing City water and wastewater lines currently located in the annexation area will continue after annexation. Annexation will have no effect on the operation and maintenance of utility infrastructure by MHWSC.

Maintenance of Roads, Streets and Drainage: Approximately 1.8 miles of FM 506 (also known as Main Street) right-of-way is included in the annexation area. FM 506 is a state highway operated and maintained by the Texas Department of Transportation. There are no local public roads in the annexation area. There are no street lights to be maintained. The Texas Department of Transportation will remain responsible for maintenance of the pavement and drainage of U.S. Business Highway 83. The City of La Feria supplements maintenance provided by TxDOT on state roads. The City runs its street sweeper and mows the right-of-way on state highways in the city's jurisdiction. This maintenance will be provided to the newly annexed area to the same extent provided elsewhere in the City.

Maintenance of City Park and Recreation Facilities: There are no existing City park and recreation facilities within the annexation area. If in the future a public park is located in the annexation area, it will be maintained on the same basis and at the same level as provided throughout the City. City parks located elsewhere in the City are available for use by the residents of the annexation area on the same basis and at the same level as such use is available to current residents in the city.

Other Services including planning, zoning, code enforcement, animal control, library, youth recreation, court and general administration: Being located within the City's ETJ, proposed subdivision plats are now reviewed by the City Planning

Department and the County Planning Department. After annexation, the City will continue to review plats and County review will cease. The other city services will be provided immediately upon annexation. Youth from this annexation area are now permitted to participate in youth recreational activities, such as football, baseball, softball, basketball, and summer recreation. That participation will continue. Full use of the library is permitted to residents of the annexation area and that will continue

III. Capital Improvements:

A. Water and Wastewater –

The City's water and wastewater treatment plants have ample capacity to serve the annexation area.

The City has a 10" water line running from the water treatment plant along Dodd Lane and then south approximately 1800', where it becomes an 8" line that runs to Strader Lane (the north levee). With funds from the Texas Water Development Board, a new eight-inch line will be installed to connect the eight-inch line that ends at the Sanchez Elementary School and the 6" line that ends at Cooper Lane. This new water line is expected to be available in 2015.

The City has limited current capacity to provide wastewater collection services to the annexation area, but with funding from the Texas Water Development Board, final engineering is being completed for a wastewater collection line that will run along FM 506, from the Arroyo Alto Lift Station to the Akin Subdivision. Installation of that line is expected to be completed in 2015.

With the installation of the water and wastewater infrastructure described above, the City will have fulfilled its obligation to provide water and wastewater infrastructure to the area. Annexation will not cause or require any additional water or wastewater infrastructure. Any additional water or wastewater facilities needed in this area are expected to be constructed and installed by the developer that proposes the use that requires the additional facilities. The City of La Feria, the City of La Feria Industrial Development Corporation, or the La Feria Economic Development Corporation may choose to participate in the installation and construction of additional water or wastewater facilities, on a case-by-case basis, when in their determination such investment is warranted to facilitate economic development.

The City Code of Ordinances, Section 13.03.071, authorizes the City to require property within the City's sanitary sewer service area to connect to the public sanitary sewer line whenever the property is located within 100' of the public line and is used as a residence. Notwithstanding this legal authority, the City's policy has been to mandate connection to the public sanitary sewer system only in cases where a risk to public health is present. One indication of a risk to public health is a lot that does not comply with the minimum lot size required by TCEQ for an on-site sewage facility (OSSF), which is currently one-half acre for a single-family residence. This service plan incorporates that city policy.

Similarly, connection to the City's water system will not be mandated for existing residences, in the absence of a risk to public health. Risk to public health is evidenced by a lot that does not meet TCEQ's minimum lot size for a domestic supply water well or minimum distance from an OSSF. These TCEQ standards now mandate a one acre minimum lot size for a residence serviced by a well and OSSF and a minimum distance between a domestic supply well and an OSSF of 150'. These standards may change in the future and the City will enforce any stricter standards adopted by the TCEQ.

Military Highway Water Supply Corporation has a six-inch water to FM 3067, followed by a 3" line, then a 2.5" line extending approximately 3000 further.

B. Drainage:

North of the Arroyo Colorado levee, drainage is currently provided via roadside inlets and a 36" drain pipe, from current city limits to approximately the north side of the reservoir, where that 36" pipe becomes a 42" pipe which empties into the Arroyo Colorado. South of the Arroyo, drainage infrastructure is comprised of roadside ditches.

C. Streets and Roads

FM 506 is the only public road in the annexation area. The City's Thoroughfare Plan, a part of the La Feria Comprehensive Plan for 2008-2025, classifies FM 506 as a major street. The Thoroughfare Plan also identifies the future improvement of Dodd Lane into a major street that will connect FM 506 with Orange Grove Road. The Thoroughfare Plan also identifies the improvement of Beddoes Road into a major street connecting Business Highway 83 and FM 506. These two future improvements will provide a southern loop or bypass around the center of the City.

Developers who propose intensification of land use in the annexation area, either residential or commercial, that require additional streets will be responsible for the construction of such streets, consistent with City standards. The City of La Feria, the City of La Feria Industrial Development Corporation, or the La Feria Economic Development Corporation may choose to participate in the installation and construction of additional streets, on a case-by-case basis, when in their determination such participation is justified to facilitate or support economic development.

Similarly, street lights will be installed by developers proposing to intensify land use, or by the City, to the same extent as street lights are installed in other areas of the city with similar land use and population. Consistent with its practice in other parts of the City, La Feria will pay the cost of electricity to operate the street lights when and if they are installed.

D. Sidewalks – Sidewalks will be installed in the annexation area to the same extent they are provided in other parts of the City with similar land use and population.

E. Parks – Parks will be created in this this annexation area to the same extent they are provided in other parts of the City with similar land use and population. Residents of

the annexation area will have access to all city parks and recreation facilities, both existing and future, to the same extent as residents in other rural parts of the city.

IV. SPECIFIC FINDINGS:

The City Commission of the City of La Feria finds and determines that this proposed Service Plan will not provide fewer services nor a lower level of service in the annexation area than were in existence immediately preceding annexation, nor will the annexation cause a significant diminishment of services to areas already within City limits.

Furthermore, the City Commission of the City of La Feria finds and determines the quasi-rural nature of the annexation area is characteristically different from more intensely developed areas within the City's corporate limits. Consequently, due to the differing topography, land utilization and population density, the service levels ultimately provided in the annexed area may differ from service levels provided to other areas of the City. The City of La Feria will undertake to provide to this annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City who reside in areas of similar topography, land utilization and population.