

Mayor and Council Communication

DATE: 06/24/25

M&C FILE NUMBER: M&C 25-0564

LOG NAME: 06ALLIANCE COMMUNITY FELLOWSHIP; OWNER-INITIATED AX-24-016

SUBJECT

(Future CD 10) Conduct a Public Hearing, Authorize Execution of a Municipal Services Agreement and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 14.927 Acres of Land, and Approximately 0.105 Acres of Golden Heights Road in Tarrant County, Known as Alliance Community Fellowship, Located West of Harmon Road, North of Bonds Ranch Road and South of Golden Triangle Road, in the Far North Planning Sector, AX-24-016

(PUBLIC HEARING - a. Staff Available for Questions: Paul Rodriguez; b. Public Comment; c. Council Action: Close Public Hearing and Act on the M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct public hearing for the proposed owner-initiated annexation of approximately 14.927 acres of land in Tarrant County, known as Alliance Community Fellowship, and approximately 0.105 acres of adjacent right-of-way known as Golden Heights Road, located west of Harmon Road, north of Bonds Ranch Road and south of Golden Triangle Road, as shown on Exhibit A;
2. Authorize execution of municipal services agreement between the City and property owners, Alliance Community Fellowship and TerraPact WirelessG, LLC.; and
3. Adopt ordinance annexing AX-24-016 for full purposes.

DISCUSSION:

On November 7, 2024, representatives for the property owners Alliance Community Fellowship and TerraPact WirelessG, LLC. submitted a request for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth. The subject property is located entirely in that portion of the City's extraterritorial jurisdiction, which is in Tarrant County. The site is located west of Harmon Road, north of Bonds Ranch Road and South of Golden Triangle Road. The owner-initiated annexation, which is approximately 14.927 acres of land and approximately 0.105 acres of Golden Heights Road, is consistent with the urban development annexation criteria as established by the City's Annexation Policy. The subject area is currently the site of the Alliance Community Fellowship Church and a wireless transmission tower. The owners intend to maintain the current uses. The current land uses are consistent with the future land use map of the 2023 Comprehensive Plan.

On June 11, 2025, the related zoning case (ZC-25-083) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested zoning to the City Council. The requested zoning is "CF" Community Facilities for the 14.00 acres owned by Alliance Community Fellowship. An additional 0.927 acres owned by TerraPact WirelessG, LLC. will default to "AG" Agricultural zoning, making it a nonconforming use.

Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC) provides for the process of annexation of an area upon the request of an owner of land. Section 43.0672 of the LGC requires a municipality that elects to annex an area upon the request of an owner, to first negotiate and enter into a written agreement with the owners of land in the area for the provision of municipal services.

The agreement must include:

1. A list of each service the municipality will provide on the effective date of the annexation; and
2. A schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.

The municipal services agreement includes these provisions in accordance with state law. Emergency services will be provided through the City of Fort Worth. The City's Fire Department will provide emergency and fire protection services comparable with the provision of services available in other parts of the municipality with topography, land use and population density similar to be the level of service contemplated or projected in the area. The City will also provide operation and maintenance of water and wastewater facilities; roads and streets, including road and street lighting; and of any other publicly owned facility, building, or service in the annexed area.

The proposed uses were considered while assessing the financial impact to the General Fund. A ten-year fiscal impact analysis was prepared by the Fort Worth Lab with the assistance of other City Departments. Due to the ability of the area to meet the City's criteria for full-purpose annexation as stated in Appendix F: Annexation Policy & Program of the 2023 Comprehensive Plan, staff recommends approval of the requested owner-initiated annexation, AX-24-016.

Section 43.0673 in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC) requires a municipality that elects to annex an area upon the request of an owner to provide notice of public hearings on the proposed annexation with a minimum of ten (10) days prior to the public hearing date. Notice was posted on the City of Fort Worth Annexation webpage on Wednesday, June 11, 2025, and was published in the Fort

The City Council will conduct a public hearing on the proposed annexation. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, Council may close the hearing and vote on authorizing the City Manager to execute the Municipal Services Agreement between the City and property owners and adopt an ordinance annexing the property.

FISCAL INFORMATION / CERTIFICATION:

Submitted for City Manager's Office by: Jessica McEachern 5804

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact:

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Expedited