

Mayor and Council Communication

DATE: 05/12/26

M&C FILE NUMBER: M&C 26-0399

LOG NAME: 06AX-26-001 MARY'S CREEK PARCEL 01

SUBJECT

(Future CD 7) Conduct Public Hearing, Authorize Execution of a Municipal Services Agreement with Mary's Creek, LLC and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 52.972 Acres of Land in Tarrant County, Known as Mary's Creek Parcel 01, North of Interstate Highway 30, South of Chapin Road, and East of Walsh Ranch Parkway, in the Far West Planning Sector, AX-26-001

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

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing for the proposed owner-initiated annexation of approximately 52.972 acres of land, in Tarrant County, known as Mary's Creek Parcel 01, located north of Interstate Highway 30, south of Chapin Road, and east of Walsh Ranch Parkway, as shown on Exhibit A;
2. Authorize execution of a Municipal Services Agreement between the City of Fort Worth and property owner, Mary's Creek, LLC; and
3. Adopt an ordinance annexing AX-26-001 for full purposes.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to conduct a public hearing for the proposed owner-initiated annexation of approximately 52.972 acres of land in Tarrant County, known as Mary's Creek Parcel 01 and located north of Interstate Highway 30, south of Chapin Road, and east of Walsh Ranch Parkway, as shown on Exhibit A, to authorize the execution of a Municipal Services Agreement between the City of Fort Worth and the property owner, Mary's Creek, LLC and to adopt an ordinance annexing AX-26-001 for full purposes.

On February 20, 2020, representatives for the property owner for Mary's Creek, LLC., submitted a request for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth (City). The owner-initiated annexation is consistent with the urban development annexation criteria as established by the City's Annexation Policy.

The subject area is currently agricultural and vacant land. The property owner proposes the land use for the site to be developed for industrial types uses. The future land use map in the 2023 Comprehensive Plan designates the property as "Single-Family Residential". Per Subdivision Ordinance, Section 31-2(b)(1), the City Plan Commission is required to study and make a recommendation on proposals for voluntary annexations that are inconsistent with the Comprehensive Plan. On March 12, 2026, the City Plan Commission voted unanimously to recommend changing the future land use designation from "Single-Family Residential" to "Light Industrial" to be consistent with the proposed use.

On April 8, 2026, the related zoning case (ZC-26-012) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested Light Industrial (I) zoning to the City Council. This related zoning case requesting "I" Light Industrial as the base zoning district for the property is also on the May 12, 2026, City Council agenda for consideration.

The site is currently in the City's Certificate of Convenience and Necessity (CCN). This site is included in the City's 20-year Planned Service Area.

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 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 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 on the General Fund. The city tax revenue is expected to have a positive fiscal impact over the next 10 years after the proposed development has been built. Based on the operating costs projected by the Police, Code

