

Mayor and Council Communication

DATE: 11/17/20

M&C FILE NUMBER: M&C 20-0840

LOG NAME: 06AX-20-003 AISD MS NO. 2 – OWNER INITIATED

SUBJECT

(FUTURE CD 3) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 136.24 Acres of Land in Parker County, Known as Aledo ISD MS No. 2, Located North of Old Weatherford Road, East of Farmer (Farm to Market 3325) and West of Walsh Ranch Parkway, in the West Planning Sector, AX-20-003

(PUBLIC HEARING - a. Report of City Staff: Mary Elliott; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct public hearing for the proposed owner-initiated annexation of approximately 136.24 acres of land in Parker County, located North of Old Weatherford Road, East of Farmer (Farm to Market 3325) and West of Walsh Ranch Parkway as shown on Exhibit A;
2. Authorize execution of Municipal Services Agreement between the City and property owner, Aledo Independent School District; and
3. Adopt ordinance annexing approximately 132.362 acres in Parker County, Texas and 3.875 acres of county right-of-way (AX-20-003) for full purposes.

DISCUSSION:

On August 13, 2020, representatives for the property owners Aledo Independent School District (AISD), submitted an application 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 Parker County. The site is located north of Old Weatherford Road, east of Farmer (Farm to Market 3325) and west of Walsh Ranch Parkway. The owner-initiated annexation, which is approximately 132.362 acres, is consistent with the urban development annexation criteria as established by the City's Annexation Policy. The subject area is currently agricultural land and the property owner's proposal of a public middle school is consistent with the future land use map of the 2020 Comprehensive Plan.

The proposed annexation has a related preliminary plat (PP-20-053) that was submitted on September 14, 2020. The preliminary plat boundary is adjacent to Fort Worth City Limits on the south side. On September 16, 2020, the related zoning case (ZC-20-116) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested zoning to City Council. The requested zoning is "CF" Community Facilities.

The annexation site is adjacent to Walsh Ranch. The proposed annexation site will be accessed from Old Weatherford Road which AISD will be responsible for improvements to that portion that is adjacent to their property. Improvements on Old Weatherford will be accepted by the City of Fort Worth for maintenance upon completion. Old Weatherford Road is shown as a Neighborhood Connector, two-lane, No Special Facility, Center two-way left turn lane, No Parking, Off-street sidepath, 110 foot wide, on the City's Master Thoroughfare Plan [NCO-L2-T0-TWLT-P0-BOP (110)].

Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC) provides for the process of annexation of an area upon a 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.

The proposed voluntary annexation abuts approximately 3.875 acres of county right-of-way. Under Section 43.106 of the Texas Local Government Code "a municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of a county road and the adjacent right-of-way on both sides of the county road." The annexation of the 3.875 acres is the required right-of-way portion of the county road.

The proposed uses were considered while assessing the financial impact to the General Fund. Based on the operating costs projected from the Police, Code Compliance and Transportation and Public Works Departments, the fiscal impact shows a slightly negative effect to the General Fund for the first year. As a school the property will not generate tax revenue. However, due to the area experiencing urban development and meeting the City's criteria for full-purpose annexation, staff recommends approval of the requested owner-initiated annexation, AX-20-003.

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 annexing AX-20-003 for full purposes.

Upon approval of the annexation request, the property will become part of COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached ordinance, the annexation will have a long-term positive impact to the General Fund.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact: Leo Valencia 2497