

Mayor and Council Communication

DATE: 08/03/21

M&C FILE NUMBER: M&C 21-0515

LOG NAME: 06AX-21-006 CARRELL TRACT – 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 45.949 Acres of Land in Tarrant County, Known as the Carrell Tract, Located West of Chapel Creek Boulevard and Along the Southern Edge of Old Weatherford Road, in the Far West Planning Sector, AX-21-006

(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 45.949 acres of land in Tarrant County located west of Chapel Creek Boulevard and along the southern edge of Old Weatherford Road, as shown on Exhibit A; and
2. Authorize execution of Municipal Services Agreement between the City and property owner, Wyatt Carrell; and
3. Adopt ordinance annexing AX-21-006 for full purposes.

DISCUSSION:

On June 2, 2021, representatives for the property owner Wyatt Carrell, 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 Chapel Creek Boulevard along the southern edge of Old Weatherford Road. The owner-initiated annexation, which is approximately 45.949 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 residential type development is consistent with the future land use map of the 2021 Comprehensive Plan.

On July 14, 2021, the related zoning case (ZC-21-085) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested zoning to City Council. The requested zoning is "A-5" Single Family Residential. Avenue.

The proposed annexation site is served by Old Weatherford Road. The applicant has verified that the right-of-way adjacent to the proposed annexation site is wholly located within the City of Fort Worth. Furthermore, Old Weatherford Road stretching east of the Carrell Tract to Wakecrest Drive is within the City Limits. This segment of Old Weatherford has been annexed previously with ordinance number 7410. Old Weatherford Road is a proposed 100-foot right-of-way. The developer will need to dedicate right-of-way in accordance with the Master Thoroughfare Plan. Upon annexation, the property will be subject to rough proportionality which will be assessed at the time of preliminary platting. The development will be located within Transportation Impact Fee Service Area S and subject to the transportation impact fee ordinance in accordance with the applicable final plat recordation.

This annexation is roughly within a 2 to 2.5 mile driving distance of fire station 32. Assuming an average fire apparatus speed of 35 MPH, the truck would arrive at this development within the 5-minute response time goal. Once fire station 43 opens later this summer at Cook Children's Walsh Ranch, this station will provide additional coverage for this area until the permanent fire station 43 opens approximately 2 years from now near the intersection of Walsh Ranch Parkway and Walsh Avenue.

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 uses were considered while assessing the financial impact to the General Fund. A fiscal impact analysis was generated with the assistance of various City Departments. The fiscal impact analysis was then provided to Planning & Data Analytics for review. City tax revenue is expected to have a positive fiscal impact over the next ten years after the proposed development has been built. 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, but will have a positive impact thereafter. Therefore, due to the ability of the area to meet the City's criteria for full-purpose annexation Staff recommends approval of the requested owner-initiated annexation, AX-21-006.

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 AX-21-006 for full purposes.

If annexed, this property will become part of COUNCIL DISTRICT 3.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that based 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

Expedited