

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0823

LOG NAME: 06AX-24-005, QUIKTRIP 1882, OWNER-INITIATED

SUBJECT

(Future CD 6) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 2.263 Acres of Land in Tarrant County, Known as QuikTrip 1882, Located West of Crowley Road and Along the Southern Edge of Risinger Road, and Approximately 0.3796 Acres of Adjacent Right-Of-Way, in the Far South Planning Sector, AX-24-005

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; 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 2.263 acres of land and approximately 0.3796 acres of adjacent right-of-way in Tarrant County, known as QuikTrip 1882, located west of Crowley Road and along the southern edge of Risinger Road, in the Far South Planning Sector, AX-24-005, as shown on Exhibit A;
 2. Authorize execution of Municipal Services Agreement between the City and property owner, Judy Baumgardner; and
 3. Adopt ordinance annexing AX-24-005 for full purposes.
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DISCUSSION:

On May 6, 2024, representatives for the property owner Judy Baumgardner, submitted a request for full-purpose annexation of the property depicted on Exhibit A into the City of Fort Worth. The subject property is located in the City's extraterritorial jurisdiction in Tarrant County. The site is located west of Crowley Road, and along the southern edge of Risinger Road. The owner-initiated annexation, which is approximately 2.263 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 commercial type development is consistent with the future land use map of the 2023 Comprehensive Plan. In accordance with Chapter 43, section 43.106, approximately 0.3796 acres of adjacent right-of-way will be annexed into the City's corporate limits.

On August 14, 2024, the related zoning case (ZC-24-072) was heard by the Zoning Commission, and the Zoning Commission voted to recommend approval of the requested zoning to City Council. The requested zoning is "E" Neighborhood Commercial.

Subchapter C-3, section 43.0671 of Chapter 43 of the Texas Local Government Code (TLGC) provides for the process of annexation of an area upon a request of an owner of land. Section 43.0672 of the TLGC 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 site proposed for annexation is located fully within the City of Fort Worth's Certificate of Convenience and Necessity (CCN) which grants the City exclusive rights to provide retail water and/or sewer utility service. The site will be included in the 20-Year Planned Service area which will be part of the 2025 Comprehensive Plan update. The 2023 Comprehensive Plan update is scheduled for City Council action in March 8, 2025.

A fiscal impact analysis (FIA) was prepared by the FWLab Planning Division with the assistance of other City Departments. Annual impacts on the General Fund are expected to be negative following construction, based on the information provided by departments and the developer, driven by anticipated Police Department expenditures. The FWLab has determined that the annexation meets the City's criteria for full-purpose annexation due to its location as part of an enclave and aligns with the Comprehensive Plan policies, the long-term financial sustainability poses a potential concern. 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-24-005.

If annexed, this property will become part of COUNCIL DISTRICT 6.

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:

Expedited