

To the Mayor and Members of the City Council**May 10, 2022**

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SUBJECT: Conduct First Public Hearing for Proposed City-Initiated Full-Purpose Annexation of Approximately 55.305 Acres of the West Bonds Ranch Road Right-of-Way (AX-22-004) in Tarrant County, Extending from 1,200-feet east of Swiftcurrent Trail east towards Foothill Drive, East of Highway 287, in the Far Northwest Planning Sector. (FUTURE COUNCIL DISTRICT 7)

The June 14th City Council agenda will contain an ordinance to approve the annexation of approximately 55.305 acres of the West Bonds Ranch Road right-of-way, in the Far Northwest Planning Sector. The site is situated within the extraterritorial jurisdiction of the City of Fort Worth and is located west of Highway 287 and east of Morris Dido Newark Road. The site will continue to be used as right-of-way. Attached is an exhibit for reference.

The annexation policy states that the City will annex any right-of-way that is adjacent to and provides access to property within the City. In addition, West Bonds Ranch Road is already classified as a major arterial and is designated as a neighborhood connector on the Master Thoroughfare Plan, and it is critical the street be built and maintained to City of Fort Worth standards. This section of West Bonds Ranch Road meets this criterion.

Many of the adjacent properties are already within Fort Worth City Limits and the surrounding area is currently experiencing urban development. Staff has determined that the City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city. Annexation of this site is thus consistent with the City's annexation policy.

The service plan and legal description are posted on the Development Services Department website (<http://fortworthtexas.gov/annexation/>). A second public hearing on the service plan is scheduled for the May 24th City Council meeting. The approval of annexation of this area is anticipated to occur on June 14, 2022.

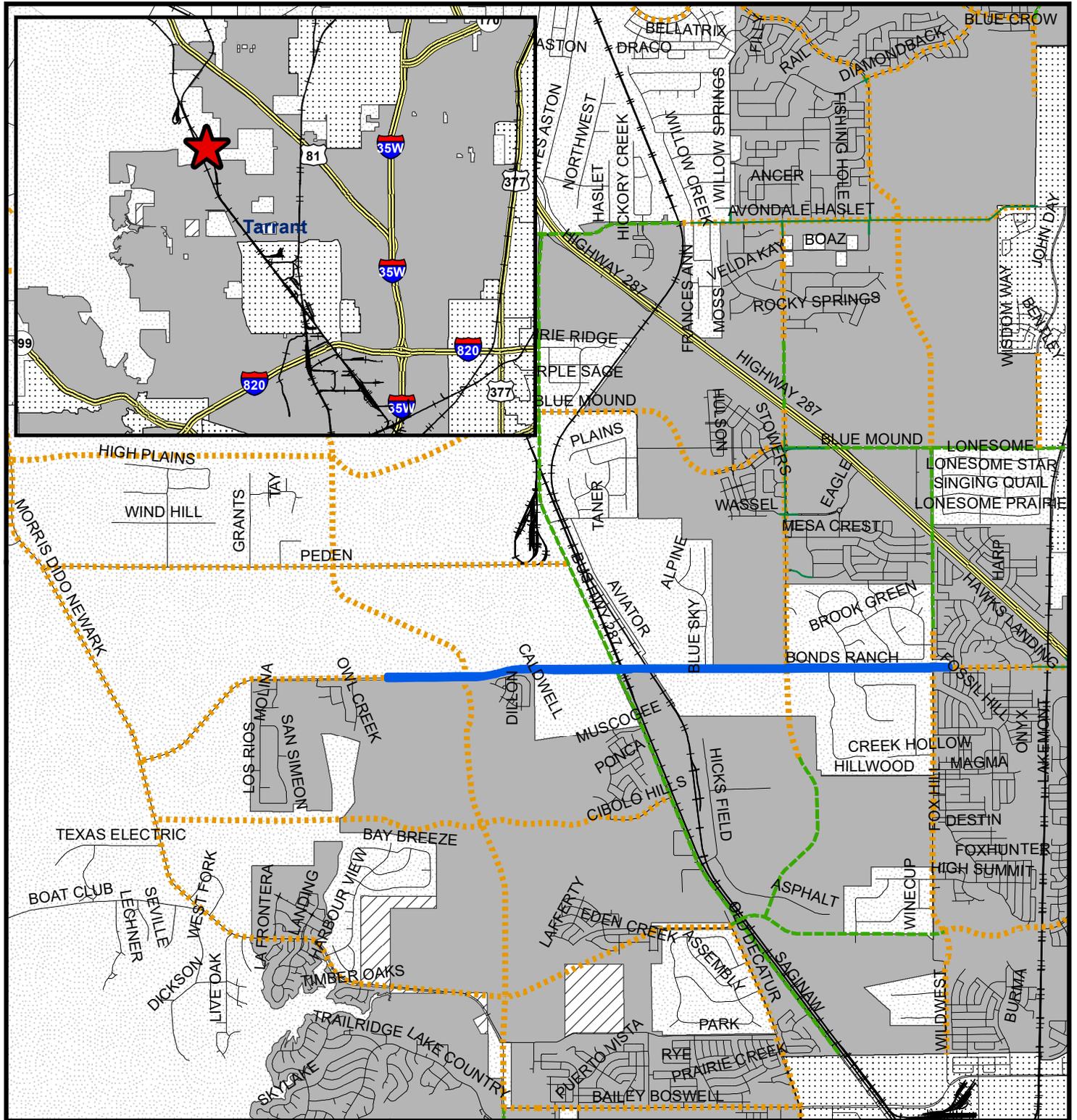
The annexation, if adopted, will be an addition to Council District 7.

Should you have any questions, please contact Stuart Campbell, Planning Manager, Development Services, at 817-392-2412.

Annexation - W. Bonds Ranch Road

Exhibit A

Addition of approximately 55.305 Acres to become part of Council District 7



**Master Thoroughfare Plan
Land Use**

- Commercial Connector
- - - Neighborhood Connector
- - - System Link

**Fort Worth
DESIGNATION**

- Full Purpose
- Limited Purpose
- Extraterritorial Jurisdiction

- Railroads
- Freeways
- Streets
- Adjacent Cities
- Subject Area



Planning & Development Department
4/19/2022

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CITY OF FORT WORTH, TEXAS
SERVICE PLAN FOR ANNEXED AREA

Properties Subject to Plan: Parts of the Ramon Ganzara Survey, Abstract No. 563; the M.E.P.&P.R.R. Co. Survey, Abstract No. 1110; the I&GN R.R. Co. Survey, Abstract No. 1956; the SCT Ford Survey, Abstract No. 531; the John Hibbins Survey, Abstract No. 639; the M.E.P.&P.R.R. Co. Survey, Abstract No. 1138; the T&P.R.R. Co. Survey, Abstract No. 1568; the JP Smith Survey, Abstract No. 1915; the Henry Robertson Survey, Abstract No. 1259; the Joseph Highland Survey, Abstract No. 752; and the George A. Criner Survey, Abstract No. 296 Tarrant County, Texas

Location and Acreage: Approximately 55.305 acres of land in Tarrant County, located west of Hwy 287 and east of Morris Dido Newark Road.

County: TARRANT

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Fort Worth, Texas, at the following levels and in accordance with the following service plan programs:

1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE FULL-PURPOSE ANNEXATION

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

As used in this plan, the term 'providing services' includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

A. Police Protection

The Fort Worth Police Department will provide protection and law enforcement services in the Annexation Area commencing on the effective date of annexation. The services will include:

Normal patrols and responses to calls for service

Handling of offense and incident reports

Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis. The area will be added to Beats D15 and D16 in North Division.

B. Fire Protection

Fire protection services will be provided by existing personnel and equipment of the Fort Worth Fire Department. These services will be provided based upon available water, road and street conditions, and distances from existing fire stations. Services will be provided to the annexation area commencing on the effective date of the annexation. These services include:

Basic Life Support (BLS) 1st responder emergency medical services

Fire suppression and rescue;

Hazardous materials mitigation and regulation;

Dive rescue;
Technical rescue;
Fire Safety Education;
Aircraft/rescue/firefighting;
Fire protection system plan review; and
Inspections.

These services are provided on a citywide basis. All Fort Worth firefighters are certified by the Texas Commission on Fire Protection.

On the date of full-purpose annexation, the first responding fire services will come from Fire Station 41, located at 11400 Willow Springs Rd. The second responding fire company will be from Fire Station 40 located at 8510 Spring St. The Fire Department estimates the response times to be 6.9 and 12.7 minutes, respectively. The Fire Department is building a new fire station (Station 45 at 8747 Harmon Rd) in the vicinity of this annexation. The estimated year of completion is 2022. Its estimated response time to the annexation will be 12.5 minutes.

C. Emergency Medical Services – Basic Life Support

Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

Emergency Medical Services – Advanced Life Support

Advanced Life Support response provided by MedStar averages 9:01 citywide for high acuity responses, with 84% of responses receiving a response time under 11 minutes. This will be similar to the proposed annexation area., with a potential of at least a 30-minute transport time to the nearest trauma center.

Advanced Life Support EMS response is provided by MedStar. MedStar's current average citywide response time for high priority EMS calls is 9:01, with 84.0% of their high-acuity calls receiving a response time of under 11 minutes. This will be similar in the proposed annexation area.

MedStar has an ambulance staging location at 287 at Bonds Ranch, approximately 1 mile from the proposed annexation property, and another staging location at 287 and Avondale-Haslet Road, approximately 2 miles from the proposed annexation property.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing City ordinances and policies commencing on the effective date of the annexation. For residential collections, private solid waste service providers under contract with the City will provide services. Residential customers using the services of a privately owned solid waste management service provider other than the City's contracted service provider may continue to use such services until the second anniversary of the annexation.

For non-residential collections (i.e., institutional, commercial, and industrial uses), solid waste services will be provided by private solid waste service providers and not the City. Private solid waste collection providers must have an active Grant of Privilege issued by the City of Fort Worth to provide service within city limits.

E. Operation and Maintenance of Water and Wastewater Facilities

Existing occupied homes, currently inside Fort Worth City Limits, that are using water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner would like to connect to the City water and sewer system, then the property owner may request connection and receive up to 200 LF of water and sewer extension at City cost for each occupied property lot or tract in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code.

Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the annexation, unless otherwise noted.

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventive maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, traffic volume, functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered and prioritized by the City.

Streetlights installed on improved public streets shall be maintained by the City of Fort Worth in accordance with current City policies. All other street lighting shall not be maintained by the City of Fort Worth.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. "CALL BACK" service is provided 24 hours a day, 365 days a year for emergency sign repair.

Trees and brush will be maintained for the safe passage of roadway users on an as-needed basis. Hazards such as limbs interfering with passage, dead trees threatening the right-of-way or private property, or trees and shrubs blocking the view of traffic signage will be abated as warranted. Trees and shrubs within the right-of-way and other city-owned spaces are governed under Chapter 33 of the Code of Ordinances. The estimated annual cost for tree/shrub hazard abatement based on existing conditions is \$965.

Roadway right-of-way mowing will be maintained during growing season by contract mowers; with the exception of adjacent properties where owner can reasonably access the right-of-way to mow. Estimated cost for mowing and trimming roadway right-of-way at current contractual prices is \$26,480 annually.

Operation and Maintenance of Public Drainage Infrastructure

The stormwater program prioritizes citywide maintenance of public drainage infrastructure based on citywide needs and the availability of resources. Based on current service levels, this would typically include regrading bar ditches on an as needed basis based on prioritization of the need, checking inlets every 5 years and cleaning them and associated pipes/culverts as needed, assessing drainage pipe condition based on priority, responding to flooding calls and barricading

roads based on risk as resources permits, identifying needs for potential future projects, and responding to calls regarding drainage concerns and investigating calls accordingly.

This section of Bonds Ranch Rd has at least 8 crossings that are on or upstream of FEMA floodplains and almost certainly undersized. Some of these streams will have detailed studies that we can reference to determine the level of service from a flood protection perspective, but most are not studied in detail. Based on the annexation exhibit, it appears that the eastern limit roadway segment is to the east of Wagley Robertson. The eastern portion is already included for improvement under 2022 Bond program. Based on the 2022 Bond project limits from 287 to Wagley Robertson along Bonds Ranch Road, all 3 HROs would receive capacity improvements, if not improved to 100-year. The western most HRO is both within the proposed bond project and annexation limits.

The new high school will improve the southern 2 lanes along its frontage. Rio Claro and Chapel Hill West will also be making improvements related to their development, but the extent is unknown at this time.

G. Operation and Maintenance of Parks, Playgrounds and Swimming Pools

Residents of this property may utilize all existing parks, recreation and community service facilities throughout the City, beginning with the effective date of the full-purpose annexation. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

Existing parks, playgrounds, swimming pools and other recreational and community facilities within this property shall, upon deeding to and acceptance by the City and appropriations for maintenance and operations, be operated by the City of Fort Worth, but not otherwise.

H. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service.

In the event the City acquires any other facilities, buildings or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services upon the effective date of the full-purpose annexation.

I. Gas Wells

If a gas well pad site(s) is annexed into the City, the operator(s) of the site(s) has 45 days from the date of annexation to apply for a Multiple Gas Well Pad Site. There are no gas well pad sites within the proposed annexation property.

2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the full-purpose annexation, unless otherwise noted:

- A. With a Fort Worth library card, residents can access the Library's online resources which include ebooks, e-audio and reference databases from home and borrow materials from any Fort Worth Library branch and from participating TexShare libraries. The closest libraries in operation are the Northwest Branch Library which is within 6.2 miles, the Summerglenn Branch Library which is within 9.2 miles, and the Golden Triangle Branch Library which is 9.6 miles. The Northwest Branch Library is located at 6228 Crystal Lake Drive which is just south of Cromwell-Marine Creek Road; the Summerglenn Branch Library is located at 4205 Basswood Boulevard which is at the northwest corner of North Beach Street and Basswood Boulevard; and the Golden Triangle Branch Library is located at 4264 Golden Triangle Boulevard which is west of North Beach Street.

- B. The City will provide general municipal administration and administrative services beginning with the annexation.
- C. The Annexation Area will be included in the Transportation and Public Works Department's Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels based on priority and resources) for all public drainage channels and for all public drainage pipes within dedicated public drainage easements or public right-of-way. The Stormwater Utility will also provide floodplain management and information regarding floodplains, flood warning, prioritization of capital improvement needs, as well as private development review.
- D. City codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, public pool and spa inspections, stray animals, cruelty and bite investigations will be enforced. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate Code Compliance Division beginning on the effective date of the annexation.
- E. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the annexation.
- F. The City's zoning, subdivision, sign, manufactured housing, junk yard and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation.
- G. All inspection services furnished by the City of Fort Worth, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.
- H. State and City environmental laws and regulations relating to improper chemical disposal, air quality, stormwater quality, petroleum storage tanks, land disturbance, groundwater quality, and water quality will be enforced by the City. City staff may conduct regulatory compliance inspections relating to these laws on properties in the subject area beginning on the effective date of the annexation. Pollution complaints and emergency chemical release complaints in the area will be answered and investigated by existing personnel within the Environmental Quality Division beginning on the effective date of the annexation. Grading permits for new construction in the subject area will be available beginning the effective date of annexation.

3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 5-½ YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service, no later than five and one-half (5-½) years after the effective date of the annexation. If full municipal services cannot be reasonably provided within the aforementioned time period, the City will propose a schedule for providing said services within a period of seven and one-half (7-½) years after the effective date of the annexation, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

"Full municipal services" are services provided by the annexing municipality within its full-purpose boundaries, excluding gas or electrical service. The City shall provide the services by any of the methods by which it extends the services to any other area of the City.

4. CAPITAL IMPROVEMENTS PROGRAM

The developer will initiate acquisition or construction of capital improvements necessary for providing full municipal services adequate to serve the Annexation Area. Any such construction shall be substantially completed within two and one-half (2-½) years after the effective date of the annexation. If capital improvements necessary for providing full municipal services for the Annexation Area cannot be reasonably constructed within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

Acquisition or construction shall be accomplished by purchase, lease, or other contract. Any such construction shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. Currently, Fire Station 41 has a 6.9-minute response time to the Annexation Area. Consideration should be given to constructing new stations and staffing new facilities prior to final decision to complete annexation.
- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. The subject property is in the Extraterritorial Jurisdiction (ETJ), contained completely within the City of Fort Worth's water CCN 12311. The vacant properties' water and sewer extensions within Fort Worth's CCN will be installed by the Developer in accordance with the "Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water". A Water/Sewer Study may be required at preliminary plat. Water/Sewer will be extended to every proposed lot with an accepted Water/Sewer Study.

All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities for over sizing will be in accordance with the "Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water", and the Texas Local Government Code. Upon connection, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

- E. Roads. Future capital improvements are estimated to be \$23 million for reconstruction of local streets to concrete.
- F. Stormwater Utility. The existing drainage infrastructure in the area is limited and consists of standard county bar ditches and various concrete pipe crossing at low points. It is highly likely that the existing drainage pipes and bar ditches are undersized and road flooding may occur and be hazardous. Existing flooding conditions would remain unchanged for a foreseeable future. The owner/developer will be responsible for meeting with Development Services to discuss their plans, obtain proper stormwater and floodplain development permits and mitigate the additional stormwater runoff generated post-development following city standards.

Any drainage deficiencies that are brought to the City's attention will be added to the City's maintenance and/or capital needs list and will be prioritized and funded according to priority as funds become available.

All stormwater facilities in new developments will be at the developer's cost, with size and configuration based upon the drainage study provided by the developer's engineer. Any City

participation on stormwater facilities will be in accordance with the “Installation Policy of Community Facilities”. City participation is contingent upon resources considering citywide needs and priorities.

The Stormwater Management Division prioritizes planning, projects, and maintenance activities to protect people and property from harmful stormwater runoff based on Citywide needs and considering the availability of funding. No detailed stormwater planning has been undertaken for this specific annexation area and no capital projects have been identified. Any flooding problems that exist are likely to persist for the foreseeable future and if needed, maintenance and potential flood mitigation projects will be prioritized and compete for limited funding based on Citywide needs.

Residences should report any flooding or stormwater maintenance concerns to Stormwater Customer Service at 817-392-1234 so the City can consider resident concerns when identifying and prioritizing future planning, capital projects, and maintenance efforts.

- G. Street Lighting. It is anticipated that new subdivisions in the Annexation Area will install street lighting in accordance with the City’s standard policies and procedures. In other cases, the City will consider installation of additional street lighting in the Annexation Area upon request, with priority given to street lighting for traffic safety. Provision of street lighting will be in accordance with the City’s street lighting policies, and those of the providing utility.
- H. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area, goals established by the Park, Recreation and Open Space Master Plan and appropriation of resources. Should additional residential development occur, parkland dedication, neighborhood park development and neighborhood park infrastructure or payment in lieu thereof will be required in accordance with the Park Dedication Policy of the Subdivision Ordinance.
- I. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

5. IMPACT FEES

Notwithstanding any other provision of this service plan, a landowner within the Annexation Area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code governing impact fees, unless otherwise agreed to by the landowner.

EXHIBIT B
**TIMETABLE FOR CITY COUNCIL ACTION ON OWNER-INITIATED
 FULL PURPOSE ANNEXATION**

Case No. AX-22-003
 W. Bonds Ranch Road., approx. 55.305 acres (0.086 sq. miles) of land.
 as shown on attached Exhibit A

Council Date	Council Action
4/29/22	Publish Notice for 1st public hearing
5/13/22	Publish Notice for 2nd public hearing
5/10/22	City Council holds 1st public hearing for service plan.
5/24/22	City Council holds 2nd public hearing for service plan.
6/14/22	City Council institutes and considers approving service plan and annexation .

6:00 p.m.

10:00 a.m.