

**To the Mayor and Members of the City Council****September 17, 2019**

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**First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 19.38 Acres of Land in ETJ-Wise County, Located North of Avondale Haslet Road, East of U.S. Business Highway 287, and West of Burlington Northern Santa Fe Railroad. AX-18-012**

Northstar Ranch, LLC Company, has submitted an application for the limited-purpose annexation of approximately 19.38 acres of land in Wise County, north of Avondale Haslet Road, east of U.S. Business Highway 287, and west of Burlington Northern Santa Fe Railroad. The property is part of the Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties.

As part of a Municipal Utility District, the area is under a Strategic Partnership Agreement (SPA). On August 14, 2018, (M&C L-16135) the City Council authorized the execution of a Strategic Partnership Agreement with Northstar Ranch, LLC. The SPA (CSC 51134) set terms and conditions where the District is willing to allow the City to annex commercial use areas of the development for the sole and exclusive purpose of imposing and collecting sales and use taxes within such areas. Adoption of this ordinance will complete the limited purpose annexation of the property within the Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties intended for commercial development.

On August 28<sup>th</sup>, City Plan Commission voted to recommend approval of the annexation request to City Council. Although the area will be for commercial development the District has not submitted a zoning change request. As such, the area will default to "AG" Agricultural zoning upon annexation for limited purposes.

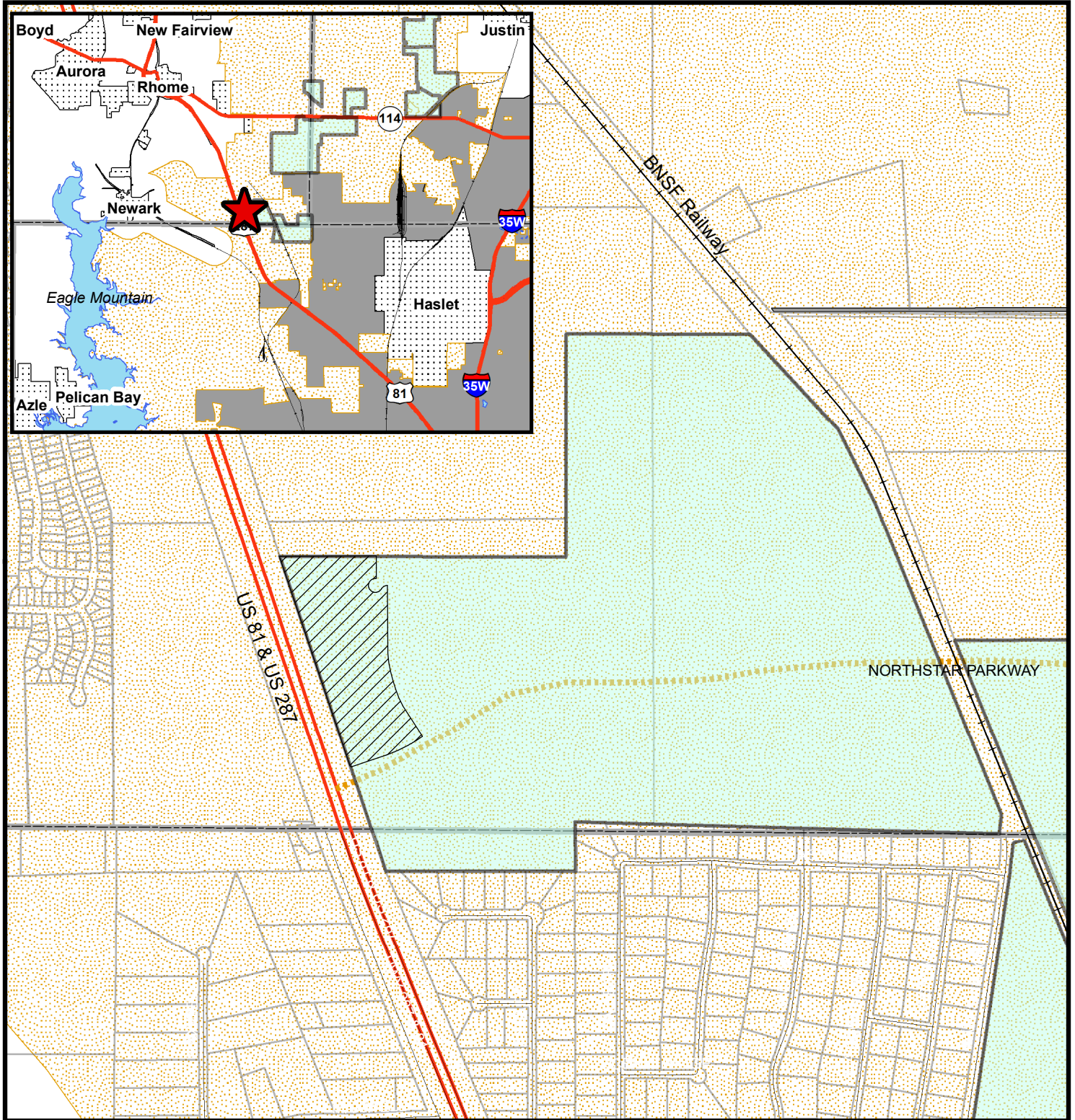
State law (Sec. 43.124) requires a municipality to hold two public hearings on proposed owner-initiated limited purpose annexations to receive public comments. The first public hearing for this annexation area is scheduled for September 17, 2019. The second public hearing is scheduled for September 24, 2019. On October 15, the City Council is also scheduled to adopt an ordinance annexing the area for limited purposes. The only City Council action necessary on September 17 is to close the public hearing after receiving public comments.

Attachment

# Annexation AX-18-012

Exhibit A

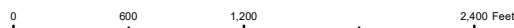
## Addition of approximately 19.38 Acres



- Proposed Limited Purpose Annexation Area
- Municipal Utility District
- Fort Worth City Limit (Full Purpose)
- Adjacent Cities
- Fort Worth ETJ



Planning & Development Department  
11/06/2018



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