

Mayor and Council Communication

DATE: 01/14/25

M&C FILE NUMBER: M&C 25-0008

LOG NAME: 06AX-24-013 OVERLAND, OWNER-INITIATED

SUBJECT

(Future CD 6) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 108.610 Acres of Land in Tarrant County, Known as Overland, and Approximately 44.368 Acres of Adjacent Right-Of-Way, Located Along the Eastern Edge of Chisholm Trail and North of Oakmont Boulevard, in the Wedgwood Planning Sector, AX-24-013

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

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct public hearing for the proposed owner-initiated annexation of approximately 108.610 acres of land in Tarrant County, known as Overland, and approximately 44.368 acres of adjacent right-of-way, located along the eastern edge of Chisholm Trail and north of Oakmont Boulevard, as shown on Exhibit A;
2. Authorize execution of municipal services agreement between the City and property owners, Southwest Pasture LTD and Oncor Electric Delivery Company LLC; and
3. Adopt ordinance annexing AX-24-013 for full purposes.

DISCUSSION:

On September 16, 2024, representatives for the property owners Southwest Pasture LTD and Oncor Electric Delivery Company LLC, 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 part of an enclave and is located along the eastern edge of Chisholm Trail and north of Oakmont Boulevard. The owner-initiated annexation contains approximately 108.610 acres of private property and 44.368 acres of right-of-way (Hwy 121/Chisholm Trail), totaling 152.978 acres. The proposal is consistent with criteria as established by the City's Annexation Policy. The first annexation policy criterion is that of being part of an enclave. The second criterion is that of the site being proposed for urban development. The subject area is currently agricultural land and the property owner's proposal of commercial development is consistent with the Mixed-Use designation on the future land use map of the 2023 Comprehensive Plan.

The companion zoning case (ZC-24-167) was heard by the Zoning Commission on January 8, 2025, the related zoning case (ZC-24-167). The Zoning Commission recommended approval of the requested zoning of the unzoned area to "G" Intensive Commercial Zoning District.

The City is annexing the property under the authority granted in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (TLGC) wherein it 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 to 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.

Emergency services, including Police and Fire, will be provided by the City. The City's Fire Department will provide emergency and fire protection services comparable with the provision of services available in other parts of the municipality with topography, land use and population density similar to be the level of service contemplated or projected in the area. Emergency medical services will be provided by City's Fire Department and MedStar. The City's Police Department will provide protection and law enforcement services.

The proposed uses were considered while assessing the financial impact to the General Fund. A ten-year fiscal impact analysis was prepared by the FWLab with the assistance of other City Departments. FWLab has concluded that given the positive projected impact on the General Fund post-construction, staff recommends proceeding with the annexation of Overland. Due to the ability of the area to meet the City's criteria for full-purpose annexation as stated in Appendix F: Annexation Policy and Program of the 2023 Comprehensive Plan, staff recommends approval of the requested owner-initiated annexation, AX-24-013.

The City Council will conduct a public hearing on the proposed annexation to allow persons interested in the annexation an opportunity to be heard. Notice of the public hearing has been posted in accordance with section 43.0673 of the TLGC. Upon conclusion and close of the required public hearing, the City Council may take final action on the ordinance annexing AX-24-013 for full purposes and the municipal services agreement.

Upon annexation, this property will become part of COUNCIL DISTRICT 6.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that 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

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Additional Information Contact: Leo A Valencia 2497