

Mayor and Council Communication

DATE: 11/09/21

M&C FILE NUMBER: M&C 21-0835

LOG NAME: 06AX-21-007 SHIPMAN TRACT – 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 116.77 Acres of Land in Tarrant County, Known as the Shipman Tract, Located North of Cleburne Crowley Road, South of McPherson Avenue and West of McCart Boulevard, and approximately 3.693 acres of right-of-way in the Far South Planning Sector, AX-21-007

(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 119.375 acres of land and approximately 3.693 acres of right-of-way in Tarrant County, known as the Shipman Tract, located north of Cleburne Crowley Road, south of McPherson Avenue and west of McCart Boulevard, as shown on Exhibit A;
2. Authorize execution of municipal services agreement between the City and property owners, Shipman Companies, LP, A Texas Limited Partnership; and
3. Adopt ordinance annexing AX-21-007 for full purposes.

DISCUSSION:

On May 3, 2021, representatives for the property owners Shipman Companies, LP, A Texas Limited Partnership, 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 north of Cleburne Crowley Road, south of McPherson Avenue and west of McCart Boulevard. The owner-initiated annexation, which is approximately 116.77 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. The proposed annexation includes 3.693 acres of right-of-way adjacent to the property.

On September 8, 2021, the related zoning case (ZC-21-048) 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" One-Family.

At the time of annexation the site will be served through Old Cleburne Crowley Road and Cleburne Crowley Road. McCart Avenue will eventually be added to the road network that serves the proposed annexation site. McCart Avenue is scheduled for construction as part of a Capital Improvements Project (CIP) that is anticipated to start in December of 2021. Completion of improvements to McCart Avenue is scheduled for February 2024. Per the City's Master Thoroughfare Plan, both McCart Avenue and Cleburne Crowley Road are planned to be 2 lane, neighborhood connectors with a center, two-way left turn lane. The proposed subdivision buildout date is 2024 upon which time it is anticipated that 30% of the generated traffic will use McCart Avenue.

Upon annexation the property will be subject to the rough proportional assessment for improvements necessary for the roadways described. The development is located adjacent to Transportation Impact Fee Service Area Y and subject to the transportation impact fee ordinance in accordance with the applicable final plat recordation. Once the developer fulfills their roughly proportionate improvements to Old Cleburne Crowley Road and the CIP projects are complete there will be adequate roadways to serve the subdivision. Also, the city has recently approved other preliminary plats in the surrounding area. It is anticipated that because of additional roadway improvements done by adjacent and nearby developers that roadway conditions will be adequate to serve this and other proposed developments in the area.

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.

Emergency services will be provided through the City of Fort Worth. The City's Fire Department will provide 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 or other entity engaged by the City. 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 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-21-007.

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 annexing AX-21-007 for full purposes.

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

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that 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