

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0821

LOG NAME: 06AX-24-004, CROWLEY MIDDLE SCHOOL NO. 5, OWNER-INITIATED

SUBJECT

(Future CD 6) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Adopt Ordinance for the Proposed Owner-Initiated Annexation of Approximately 61.754 Acres of Land in Tarrant County, Known as Crowley Middle School No. 5, Located South of Rancho Verde Parkway and West of Cleburne Road, in the Far Southwest Planning Sector, AX-24-004

(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 61.754 acres of land in Tarrant County, known as Crowley Middle School No. 5, located south of Rancho Verde Parkway and west of Cleburne Road as shown on Exhibit A;
 2. Authorize execution of Municipal Services Agreement between the City of Fort Worth and property owners, Crowley Independent School District and Oncor; and
 3. Adopt ordinance annexing AX-24-004 for full purposes.
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DISCUSSION:

On May 6, 2024, representatives for the property owners, Crowley Independent School District and Oncor, submitted a request for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth. The subject property is entirely located in the City's extraterritorial jurisdiction, which is in Tarrant County. The site is located south of Rancho Verde and west of Cleburne Road. This owner-initiated annexation, which contains approximately 61.754 acres, is experiencing urban development. The proposed annexation is consistent with the urban development annexation criteria as established by the City's Annexation Policy. The proposal site is also an enclave and the City and its citizens would benefit from a logical City limit boundary that provides for the orderly and efficient provision of services. The subject area is currently agricultural land with some infrastructure. A portion of the property containing 55.651 acres is proposed for educational uses as a middle school. The proposed zoning for these 55.651 acres is "CF" Community Facilities. The remaining 6.103 acres currently has electric transmission lines running its length and will default to "AG" Agricultural zoning. The proposed uses are consistent with the future land use map of the 2023 Comprehensive Plan.

On August 14, the related zoning case (ZC-24-078) was heard by the Zoning Commission, and the commission voted to recommend approval of "CF" Community Facilities zoning to City Council.

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.

The proposed uses were considered while assessing the financial impact to the General Fund. A fiscal impact analysis (FIA) was prepared by the FWLab Planning Division with the assistance of other City Departments. Based on the operating costs projected from the Police, Code Compliance and Transportation and Public Works Departments, the FWLab FIA has determined that the annexation will have a long-term negative impact to the General Fund. As a planned public school, there will be no property tax revenue generated from this annexation. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city. Due to the ability of this enclave area to meet the City's criteria for full-purpose annexation staff recommends approval of the requested owner-initiated annexation, AX-24-004.

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 authorizing the City Manager to execute the Municipal Services Agreement between the City and property owners, Crowley Independent School District and Oncor and adopt an ordinance annexing AX-24-004 for full purposes.

Upon approval of the annexation request, the 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 negative 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