

Mayor and Council Communication

DATE: 05/10/22

M&C FILE NUMBER: M&C 22-0337

LOG NAME: 06AX-21-018 RIO CLARO – OWNER INITIATED

SUBJECT

(Future CD 7) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 421.133 Acres of Land in Tarrant County, Known as Rio Claro, Located Generally South of Bonds Ranch Road and East of Morris Dido Newark Road, and Approximately 32.759 Acres of Right-of-Way in the Far Northwest Planning Sector, AX-21-018 (Continued from a Previous Meeting)

(PUBLIC HEARING - a. Report of City Staff: Stuart Campbell; 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 421.133 acres of land and approximately 32.759 acres of right-of-way in Tarrant County, known as Rio Claro, located generally south of Bonds Ranch Road and east of Morris Dido Newark Road in the Far Northwest Planning Sector, AX-21-018, as shown on Exhibit A;
2. Authorize execution of Municipal Services Agreement between the City and property owners, Bonds Ranch Land, LP, PMBC Dev Co 1, LLC, and PMBC Dev Co 3, LLC; and
3. Adopt ordinance annexing AX-21-018 for full purposes.

DISCUSSION:

On September 13, 2021, representatives for the property owners Bonds Ranch Land, LP, PMBC Dev Co 1, LLC, and PMBC Dev Co 3, 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 in the City's extraterritorial jurisdiction in Tarrant County. The site is located generally south of Bonds Ranch Road and east of Morris Dido Newark Road. The owner-initiated annexation, which is approximately 421.133 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 and commercial type development is consistent with the future land use map of the 2022 Comprehensive Plan.

On April 13, 2022, the related zoning case (ZC-21-236) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested zoning to City Council. The requested zoning includes "A-5" One-Family; "A-7.5" One-Family; "A-10" One-Family; "E" Neighborhood Commercial; "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

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 site proposed for annexation is located fully within the City of Fort Worth's Certificate of Convenience and Necessity (CCN) which grants the City exclusive rights to provide retail water and/or sewer utility service. The site is also in the 20-Year Planned Service area as identified in the 2022 Comprehensive Plan.

The proposed uses were considered while assessing the financial impact to the General Fund. A fiscal impact analysis was prepared by Planning & Data Analytics with the assistance of other City Departments. 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-21-018.

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-21-018 for full purposes.

If annexed, this property will become part of COUNCIL DISTRICT 7.

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