

Mayor and Council Communication

DATE: 09/16/25

M&C FILE NUMBER: M&C 25-0832

LOG NAME: 06AX-25-002:PARKS OF VILLAGE CREEK, OWNER-INITIATED ANNEXATION

SUBJECT

(Future CD 8) Conduct a Public Hearing, Authorize Execution of a Municipal Services Agreement and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 61.283 Acres of Land and Approximately 2.119 Acres of Redbird Lane, in Tarrant County, Known as Parks of Village Creek, Located East of I-35 West and South of Rendon Crowley Road, in the Far South Planning Sector (AX-25-002)

(PUBLIC HEARING - a. Staff Available for Questions: LaShondra Stringfellow b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing for the proposed owner-initiated annexation of approximately 61.283 acres of land and approximately 2.119 acres of Redbird Lane, in Tarrant County located east of I-35 West, south of Rendon Crowley Road as shown on Exhibit A;
2. Authorize execution of a Municipal Services Agreement between the City and the property owner, Pulte Homes of Texas LP; and
3. Adopt an ordinance annexing AX-25-002 for full purposes.

DISCUSSION:

On December 14, 2021, City Council approved Development Agreement City Secretary Contract (CSC) No. 57026. This agreement between the City of Fort Worth and Parks of Village Creek, stipulates in 3, ANNEXATION: "At any point prior to recording a final plat, for any portion of the property, Owner shall submit a petition to the City requesting full purpose annexation of the land subject to such final plat." Owner shall, pursuant to Subchapter C-3, Chapter 43, Texas Local Government Code ("Subchapter C-3"), submit a petition for the voluntary annexation of the area covered by the Plat".

On August 23, 2023, the City Plan Commission approved preliminary plat application PP-22-061. On November 20, 2024, the owner submitted final plat application FP-24-203.

On June 10, 2025, representatives for the property owner, Pulte Homes of Texas LP, submitted a request for full-purpose annexation of the property shown in Exhibit A, into the City of Fort Worth. This owner-initiated annexation follows agreed upon actions as noted in CSC No. 57026.

The subject property is located entirely in that portion of the City's extraterritorial jurisdiction, which is in Tarrant County. The site is located east of I-35 West, south of Rendon Crowley Road. The owner-initiated annexation contains approximately 61.283 acres of land. The subject area is currently vacant land. The property is proposed for single-family residential development.

On August 6, 2025, the City Plan Commission conducted a public hearing to consider a recommendation of approval to City Council for the Parks of Village Creek Annexation application (AX-25-002). The commission voted to recommend approval to City Council for the Parks of Village Creek Annexation.

On August 13, 2025, the related zoning case (ZC-25-117) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested zoning to the City Council. The applicant has requested zoning of "C" Multi-family Residential to be in alignment with development agreement (CSC No. 57026). Furthermore, the developer is developing the site to "A-5" standards. The Commission unanimously voted to recommend zoning of "A-5" One-Family.

Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC) provides for the process of annexation of an area upon 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 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 will be provided through the City of Fort Worth. 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 to be similar to the level of service contemplated or projected in the area. Emergency medical services will be provided by the City's Fire Department and MedStar or other entities engaged by the City. The City's Police Department will provide protection and law enforcement services. The city will also provide operation and maintenance of water and

The proposed uses were considered while assessing the financial impact on the General Fund. The city tax revenue is expected to have a positive fiscal impact over the next 10 years after the proposed development has been built. Based on the operating costs projected by the Police, Code Compliance and Transportation and Public Works Departments, the fiscal impact shows a slightly negative effect on the General Fund for the first year. However, a positive impact will result thereafter. Due to the area meeting the City's annexation criteria and the positive fiscal impact over the next 10 years, staff recommends approval of the requested owner-initiated annexation, AX-25-002.

Section 43.0673 in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC), requires a municipality that elects to annex an area upon the request of an owner to provide notice of public hearings on the proposed annexation. Notice was posted on the City of Fort Worth Annexation webpage on Wednesday, July 9, 2025, and was published in the Fort Worth Star-Telegram on Friday, August 29, 2025. Additional notices were sent certified mail to public entities to include Tarrant Appraisal Districts, Tarrant County Emergency Services District No. 1, Denton County Administrator, Burleson Independent School District and public utilities.

The City Council will conduct a public hearing on the proposed annexation. The public hearing provides for persons interested in the annexation the opportunity to be heard. After the City Council has conducted the one required public hearing, the Council may close the hearing and vote on authorizing the City Manager to execute the Municipal Services Agreement between the City and property owner and to adopt an ordinance annexing this property.

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 on the General Fund.

Submitted for City Manager's Office by: Jessica McEachern 5804

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact:

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Expedited