

Mayor and Council Communication

DATE: 02/18/20

M&C FILE NUMBER: M&C 20-0069

LOG NAME: 06AX-19-013 - 8350 WAGLEY ROBERTSON ROAD - OWNER-INITIATED

SUBJECT

Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Adopt Ordinance for the Proposed Owner-Initiated Annexation of Approximately 18.4 Acres of Land in Tarrant County, Known as 8350 Wagley Robertson Road and 0.46 Acres of County Right-of-Way, Located North of Bailey Boswell Road Along the Western Edge of Wagley Robertson Road, in the Far Northwest Planning Sector, AX-19-013 (FUTURE COUNCIL DISTRICT 7) (Continued from a Previous Week)

(**PUBLIC HEARING** - a. Report of City Staff: Mary Elliott; b. Citizen Presentations; 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 18.4 acres of land in Tarrant County, known as 8350 Wagley Robertson Road, located north of Bailey Boswell Road along the western edge of Wagley Robertson Road and 0.46 acres of Wagley Robertson Road, as shown on Exhibit A;
 2. Authorize Execution of Municipal Services Agreement between the City and property owners, CFI Farm Properties, LLC for 18.4 acres of land in Tarrant County; and
 3. Adopt ordinance annexing approximately 18.4 acres of land in Tarrant County, Texas and 0.46 acres of Wagley Robertson right-of-way for full purposes.
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DISCUSSION:

On December 6, 2019, representatives for the property owners, CFI Farm Properties, LLC., submitted an application for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth. The subject property is situated entirely in the City's extraterritorial jurisdiction, which is in Tarrant County. The site is located north of Bailey Boswell Road along the western edge of Wagley Robertson Road. This owner-initiated annexation, which contains approximately 18.4 acres, is currently vacant. The proposed annexation is consistent with the urban development annexation criteria as established by the City's Annexation Policy. The property is proposed for fifty individual lots of residential type development and the proposed zoning is "A-7.5 & A-5" One-Family Residential. The proposed use is consistent with the future land use map of the 2019 Comprehensive Plan.

The proposed voluntary annexation abuts 0.46 acres of county right-of-way. Under Section 43.106 of the Texas Local Government Code, "a municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of a county road and the adjacent right-of way on both sides of the county road." The annexation of the 0.46 acre is the required rights-of-way portion of the county road.

On January 07, 2020 the related zoning case (ZC-19-003) was heard by the Zoning Commission, and the commission voted to recommend approval of "A-7.5 & A-5" One-Family Residential 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. 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 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-19-013.

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, CFI Farm Properties, LLC. and

adopt an ordinance annexing 18.4 acres of land and .46 acres of Wagley Robertson right-of-way for full purposes.

Upon approval of the annexation request, the 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: Randle Harwood 6101

Additional Information Contact: Leo Valencia 2497