

# Mayor and Council Communication

**DATE:** 04/22/25

**M&C FILE NUMBER:** M&C 25-0318

**LOG NAME:** 06AX-24-001 WALSH RANCH PA6, OWNER-INITIATED

## **SUBJECT**

(Future CD 3) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 138.8 Acres of Land in Parker County Known as Walsh Ranch PA6, Located within the Walsh Ranch Limited Purpose Annexation, North of Interstate Highway 20, South of Old Weatherford Road and West of Walsh Ranch Parkway in the Far West Planning Sector, AX-24-001

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Conduct public hearing for the proposed owner-initiated annexation of approximately 138.8 acres of land in Parker County located within the Walsh Ranch Limited Purpose Annexation, north of Interstate Highway 20, south of Old Weatherford Road and west of Walsh Ranch Parkway, as shown on Exhibit A;
2. Authorize execution of Municipal Services Agreement between the City and property owners, Quail Valley DEVCO, VIA, LLC and Quail Valley DEVCO VIB, LLC; and
3. Adopt ordinance annexing AX-24-001 for full purposes.

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## **DISCUSSION:**

On February 6, 2024, representatives for the property owner, Quail Valley DEVCO, VIA, LLC and Quail Valley DEVCO VIB, 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 entirely in that portion of the City's extraterritorial jurisdiction which is in Parker County. The site is located within the Walsh Ranch Limited Purpose Annexation (AX-13-002), north of Interstate Highway 20 and south of Old Weatherford Road and west of Walsh Ranch Parkway. The owner-initiated annexation, which is approximately 138.8 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 2023 Comprehensive Plan.

The related Limited-Purpose annexation case (AX-13-002) was approved by City Council on May 14, 2013. On June 21, 2016 City Council approved ZC-16-115, to be zoned as "PD/LDR" for single family uses in "A-43" thru "R-2" as listed in exhibit A, with a maximum of 14,785 dwelling units is permitted in districts 1, 4, 11 & 12 in accordance with Ordinance#13896, as amended, or the Walsh Ranch Standards CC# 28585. AX-24-001 is also related to Concept Plan case CP-17-005 (on file as of November 20, 2017) and Preliminary Plat case PP-24-007 (submitted on February 5, 2024).

The Concept Plan and Preliminary Plat were approved by the City Plan Commission. According to the Walsh Ranch development agreement (City Secretary Contract No. 28585), the Owner shall submit preliminary subdivision plats and requests for full-purpose annexation pursuant to the procedure for development of the property.

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, including Police and Fire will be provided by the City. Emergency medical services will be provided by the Fire Department and MedStar.

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 within the 20-Year Planned Service area as identified in the 2023 Comprehensive Plan.

The proposed uses were considered while assessing the financial impact to the General Fund. A Fiscal Impact Analysis was prepared by the

Fort Worth Lab Planning Division with the assistance of other City Departments. Annual impacts on the General Fund are expected to be negative following annexation, within the first five years based on the information provided by City departments and the developer. The overall development will continue to produce revenue after year ten, sufficient to cover currently forecast expenditures over the span of forty years. Staff has determined that the City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the City. Annexation for full-purposes of Walsh Ranch PA6 (AX-24-001) is thus consistent with the City’s annexation policy. Staff recommends approval of the requested owner-initiated annexation, AX-24-001.

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- 24-001 for full purposes.

Upon annexation, this property will become part of COUNCIL DISTRICT 3.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that based 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:**    Jessica McEachern    5804

**Originating Business Unit Head:**                    D.J. Harrell                    8032

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Expedited