

# Mayor and Council Communication

**DATE:** 08/06/19

**M&C FILE NUMBER:** M&C L-16204

**LOG NAME:** 06AX-19-001, OWNER-INITIATED ANNEXATION, ORDINANCE SUBJ

**SUBJECT**

Adopt Ordinance for the Owner-Initiated Annexation of Approximately 115.026 Acres of Land and 35.589 Acres of Right-of-Way in Denton County, Located North of Intermodal Parkway and South of Highway 114 off of FM 156, in the Far North Planning Sector, AX-19-001 (FUTURE COUNCIL DISTRICT 7) (Continued from a Previous Week)

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**RECOMMENDATION:**

It is recommended that the City Council adopt the attached ordinance annexing approximately 115.026 acres of land and 35.589 acres of right-of-way located north of Intermodal Parkway and south of Highway 114 off of FM 156.

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**DISCUSSION:**

On January 9, 2019, representatives of the property owners NP-OV Fort Worth Project 1, LLC, submitted an application for full-purpose annexation. The 150.62 acres, consisting of 115.026 acres of owner-initiated land and 35.589 acres of right-of-way, is situated in Denton County within the City of Fort Worth extraterritorial jurisdiction, north of Intermodal Parkway and south of Highway 114 off of FM 156, see map Exhibit A. The proposed annexation area is currently vacant land. The property is proposed for industrial uses, and the proposed zoning is "K" Heavy Industrial.

City Plan Commission voted, on February 27, 2019, to approve a recommendation to the City Council for the full-purpose annexation of AX-19-001. This proposed owner-initiated annexation has one companion case. The related zoning case (ZC-19-039) was heard by the Zoning Commission on March 6, 2019 and voted to recommend approval of "K" Heavy Industrial zoning by City Council. The proposed voluntary annexation abuts 35.589 acres of right-of-way which is being proposed to be annexed.

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 is 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 annual 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-19-001.

A Form 1295 is not required for this contract because: This M&C does not request approval of a contract with a business entity.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that based upon the proposed development, the annexation will have a long-term positive impact to the General Fund.

**Submitted for City Manager's Office by:** Jay Chapa 5804

**Originating Business Unit Head:** Randle Harwood 6101

**Additional Information Contact:** Leo Valencia 2497