

# Mayor and Council Communication

**DATE:** 12/15/20

**M&C FILE NUMBER:** M&C 20-0923

**LOG NAME:** 06AX-20-004 NORMANDY FARMS - OWNER-INITIATED

## **SUBJECT**

(Future CD 7) Conduct Public Hearing Authorizing Execution of Municipal Services Agreement and Adopt Ordinance for the Proposed Owner-Initiated Annexation of Approximately 29.867 Acres of Land in Tarrant County, Known as Normandy Farms, Located East of Park Vista, South of Alliance Gateway, West of Alta Vista along Keller-Haslet Road, in the Far North Planning Sector, AX-20-004

(PUBLIC HEARING - a. Report of City Staff: Mary Elliott; 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 29.867 acres of land in Tarrant County, known as Normandy Farms, located east of Park Vista, south of Alliance Gateway, west of Alta Vista along Keller-Haslet Road, in the Far North Planning Sector as shown on Exhibit A;
2. Authorize execution of Municipal Services Agreement between the City and property owner, TSMJV, LLC; and
3. Adopt ordinance annexing AX-20-004 for full purposes.

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## **DISCUSSION:**

On November 10, 2020, representatives for the property owners TSMJV, 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 located entirely in that portion of the City's extraterritorial jurisdiction which is in Tarrant County. The site is located east of Park Vista, south of Alliance Gateway, west of Alta Vista along Keller-Haslet Road. The owner-initiated annexation contains approximately 29.867 acres of land. The subject area is currently agricultural, residential, and vacant land. The property is proposed for residential type development. The proposed use is compatible with the future land use map of the 2020 Comprehensive Plan.

On December 9, 2020, the related zoning case (ZC-20-143) will be heard by the Zoning Commission, and the commission will vote on the approval of the requested zoning to City Council. The requested zoning is "A-5" One-Family Residential.

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. A fiscal impact analysis was generated with the assistance of various City Departments. The 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 annexation criteria for full-purpose annexation staff recommends approval of the requested owner-initiated annexation, AX-20-004.

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 and adopt an ordinance annexing Normandy Farms.

Upon approval of the annexation request, the property will become part of COUNCIL DISTRICT 7.

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that based upon approval of the above recommendation 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