

Mayor and Council Communication

DATE: 11/08/22

M&C FILE NUMBER: M&C 22-0887

LOG NAME: 06AX-22-006 BEGGS EAST – 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 249.981 Acres of Land in Parker County, Known as Beggs East, Located at the Southeast Corner of the Intersection of Old Weatherford Road and Farmer Road/Farm to Market Road 3325, and Approximately 11.946 Acres of Right-of-Way in the Far West Planning Sector, AX-22-006

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

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct public hearing for the proposed owner-initiated annexation of approximately 249.981 acres of land and approximately 11.946 acres of right-of-way in Parker County, known as the Beggs East, located at the southeast corner of the Intersection of Old Weatherford Road and Farmer Road/Farm to Market Road 3325, as shown on Exhibit A;
2. Authorize execution of municipal services agreement between the City of Fort Worth and property owners, Geo Beggs Aledo Ranch, LP. and Rockriver Partnership, Ltd.; and
3. Adopt ordinance annexing AX-22-006 for full purposes.

DISCUSSION:

On August 1, 2022, representatives for the property owners Geo Beggs Aledo Ranch, LP. and Rockriver Partnership, Ltd., submitted a request for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth (City). The subject property is located entirely in that portion of the City's extraterritorial jurisdiction which is in Parker County. The site is located at southeast corner of the intersection of Old Weatherford Road and Farmer Road/Farm to Market Road 3325 (FM 3325). The owner-initiated annexation, which is approximately 249.981 acres, is consistent with the urban development annexation criteria as established by the City's Annexation Policy. The proposed annexation includes 11.946 acres of right-of-way (Old Weatherford Road and Farmer Road (FM 3325)) adjacent to the property.

The subject area is currently agricultural and vacant land. The property owner's propose land uses of residential and commercial development are inconsistent with the future land use map of the 2022 Comprehensive Plan. Per Subdivision Ordinance, Section 31-2(b)(1), the City Plan Commission is required to study and make a recommendation on proposals for voluntary annexations that are inconsistent with the Comprehensive Plan. On September 28, 2022, the City Plan Commission voted to recommend approval of the inconsistent land uses proposed in annexation case AX-22-006.

The 2022 Comprehensive Plan identifies the future land use for this site as Single-Family Residential and Neighborhood Commercial. The proposed development is compatible with current surrounding land uses, but not consistent with the future land use.

The related zoning case (ZC-22-160) was initially heard by the Zoning Commission on October 12, 2022. The Commission voted to recommend approval of the requested zoning districts, which include: "A-5" One Family, "R2" Townhouse/Cluster, "D" High Density (Multifamily), and "G" Intensive Commercial. This related zoning case is on this November 08, 2022 City Council agenda for consideration.

The site is not currently in the City's Certificate of Convenience and Necessity (CCN), nor is it within another Utility's CCN. The City will be processing a CCN request to include it in our CCN boundary. Also, this site is identified in the City's 20-year Planned Service Area.

The site will be served by and Old Weatherford Road and Farmer Road (FM 3325). Old Weatherford Road is currently a rural one lane street with no shoulder. Farmer Road (FM 3325) is a rural one lane street with a shoulder. Due to the substandard conditions of Old Weatherford Road the developer will be required to show, during the platting process, what improvements they will make to provide adequate access to the residents.

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 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 similar to be the level of service contemplated or projected in the area. Emergency medical services will be provided by City's Fire Department and MedStar or other entity engaged by the City. The City's Police Department will provide protection and law enforcement services.

The proposed uses were considered while assessing the financial impact to the General Fund. A fiscal impact analysis was prepared by Planning & Data Analytics with the assistance of other City Departments. 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 criteria for full-purpose annexation staff recommends approval of the requested owner-initiated annexation, AX-22-006.

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-22-006 for full purposes.

If annexed, this property will become part of COUNCIL DISTRICT 3.

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: D.J. Harrell 8032

Additional Information Contact:

Expedited