

# Mayor and Council Communication

**DATE:** 03/29/22

**M&C FILE NUMBER:** M&C 22-0190

**LOG NAME:** 06AX-21-002 HLS-STRIP – OWNER INITIATE

## **SUBJECT**

(Future CD 6) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 0.673 Acres of Land in Tarrant County, Known as the HLS-Strip, Located West of Oak Grove Creek Road and South of FM 1187, in the Far South Planning Sector, AX-22-002

(PUBLIC HEARING - a. Report of City Staff: Stuart Campbell; 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 0.673 acres of land in Tarrant County located west of Oak Grove Road and south of FM 1187, as shown on Exhibit A; and
2. Authorize execution of Municipal Services Agreement between the City and property owners, 1187 Properties, LLC.; and
3. Adopt ordinance annexing AX-22-002 for full purposes.

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## **DISCUSSION:**

On February 18, 2022, representatives for the property owners 1187 Properties, 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 in the City's extraterritorial jurisdiction in Tarrant County. The site is located west of Oak Grove Road and south of FM 1187. The owner-initiated annexation, which is approximately 0.673 acres is currently agricultural land. The site will remain agricultural as the property owner has no plans for development on the property. Upon Annexation, zoning will default to "AG" Agricultural.

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.

This annexation will allow the City to effectuate the Pre-Annexation Agreement between the City of Fort Worth, Texas and Parks of Village Creek (City Secretary Contract 57026). Under this agreement the property owner has taken steps to create city-limit adjacency to the Parks of Village Creek development. This adjacency will allow the single owner of both properties to request annexation of the Parks of Village Creek development in phases, as described in City Secretary Contract 57026.

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-22-002 for full purposes.

If annexed, this property will become part of COUNCIL DISTRICT 6.

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

<b><u>Originating Business Unit Head:</u></b>	D.J. Harrell	8032
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