

Mayor and Council Communication

DATE: 03/29/22

M&C FILE NUMBER: M&C 22-0192

LOG NAME: 06AX-21-013 WALSH RANCH VILLAGE – 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 21.29 Acres of Land in Parker County Known as Walsh Ranch Village, Located within the Walsh Ranch Limited Purpose Annexation, North of Interstate Highway 30, South of Walsh Avenue, and West of Walsh Ranch Parkway, in the Far West Planning Sector, AX-21-013

(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 21.29 acres of land in Parker County located within the Walsh Ranch Limited Purpose Annexation, north of Interstate Highway 30, south of Walsh Avenue, 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 VLO, LLC.; and
3. Adopt ordinance annexing AX-21-013 for full purposes.

DISCUSSION:

On September 27, 2021, representatives for the property owners, Quail Valley Devco VLO, 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-03-0010), north of Interstate Highway 30, south of Walsh Avenue, and west of Walsh Ranch Parkway. The owner-initiated annexation, which is approximately 21.29 acres, is consistent with the urban development annexation criteria as established by the City's Annexation Policy. While the subject area is currently agricultural land and the property owner's proposal of residential type development is not consistent with the future land use map in the 2021 Comprehensive Plan which designates this area as Institutional it is compatible with surrounding Single-Family Residential use.

The related Limited-Purpose annexation case (AX-03-0010) was approved by City Council on October 14, 2003. City Council approved the related zoning case (ZC-16-115) on June 21, 2016. Zoning for this area is identified 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 No.13896. AX-21-013 is also related to Preliminary Plat case PP-21-080 (filed on September 27, 2021) and Concept Plan case CP-17-005 (on file as of November 20, 2017). 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.

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 fiscal impact analysis was then provided to Planning & Data Analytics for review. 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-21-013.

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-21-013 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: Leo Valencia 2497