



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 12

DATE: 1/14/2025

**SUBJECT: RECEIVE AND FILE – CITY OF FORT WORTH ANNEXATION
ORDINANCE NO. 27180-09-2024 (CASE NO. AX-24-009) – PRECINCT 1**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court receive and file the City of Fort Worth Annexation Ordinance No. 27180-09-2024 (Case No. AX-24-009) for Precinct 1.

BACKGROUND

The subject ordinance is attached and was adopted, effective September 17, 2024.

The annexation area includes approximately 261.168 acres of land, known as Ventana West, located south of Aledo Road, northwest of Benbrook Highway, and approximately 2551 feet southwest on Veale Ranch Parkway.

The annexation area does not include the right-of-way of any County Road.

A location map of this annexation area is included in the attached ordinance.

FISCAL IMPACT

There is no fiscal impact on the General Fund associated with this item.

SUBMITTED BY	Transportation Services	PREPARED BY:	Nicole Benoit
		APPROVED BY:	Joseph Jackson

ORDINANCE NO. 27180-09-2024

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 261.168 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, ABSTRACT NO. 623, S.F. CO. SURVEY, ABSTRACT NO. 1844, D. T. FINLEY SURVEY, ABSTRACT NO. 1900 AND THE S.A. & M.G. RR. CO. SURVEYS, ABSTRACT NO. 1479 AND 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO TRT LAND INVESTORS, LLC BY DEEDS RECORDED IN COUNTY CLERKS FILE NO. D221245220 AND COUNTY CLERK FILE NO. D221245221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB VEALE LAND INVESTORS 1 LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245180 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (CASE NO. AX-24-009) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Fort Worth has received a petition in writing from TRT Land Investors, LLC., and PMB Veale Land Investors 1 LP., the owner, requesting the full-purpose annexation of 261.168 acres of land as described in Section 1, below (the "Property"); and

WHEREAS, the hereinafter described Property is in the City's exclusive extraterritorial jurisdiction and is adjacent to and adjoins the City; and

WHEREAS, Subchapter C-3, section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, section 43.0672 of the Texas Local Government Code, TRT Land Investors, LLC., and PMB Veale Land Investors 1 LP., and the City negotiated and entered into a written agreement, City Secretary Contract No. led 116, for the provisions of municipal services in the area; and

WHEREAS, the City conducted one public hearing at which members of the public

who wished to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0673 of the Local Government Code on September 17, 2024 at 6:00 p.m., at the City Council Chamber;

WHEREAS, the City Council finds and determines that annexation of the Property hereinafter described is in the best interest of the citizens of the City of Fort Worth and the owners and residents of the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That all portions of the Property, comprising approximately 261.168 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such Property being all that certain land particularly described below and depicted as on Exhibit "A" attached to and incorporated in this ordinance for all purposes:

BEING A 261.168-ACRE TRACT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, ABSTRACT NO. 623, S.F. CO. SURVEY, ABSTRACT NO. 1844, D. T. FINLEY SURVEY, ABSTRACT NO. 1900 AND THE S.A. & M.G. RR. CO. SURVEYS, ABSTRACT NO. 1479 AND 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO TRT LAND INVESTORS, LLC BY DEEDS RECORDED IN COUNTY CLERKS FILE NO. D221245220 AND COUNTY CLERK FILE NO. D221245221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB VEALE LAND INVESTORS 1 LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245180 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON ROD FOUND FOR A REENRANT CORNER OF SAID TRT LAND INVESTORS TRACT AND BEING THE NORTHWEST CORNER OF VENTANA, PHASE 3B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221278153, PLAT RECORDS OF TARRANT COUNTY TEXAS;

THENCE SOUTH 00°32'23" EAST, WITH THE EAST LINE OF SAID TRT LAND INVESTORS TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE EAST COMMON CORNER OF SAME TRACT AND SAID PMB VEALE LAND INVESTORS TRACT AT 1179.42 FEET AND CONTINUING WITH THE EAST LINE OF SAID PMB VEALE LAND INVESTORS TRACT FOR A TOTAL DISTANCE OF 4287.93 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE SOUTH 60°58'38" WEST, WITH THE SOUTH LINE OF SAID PMB VEALE LAND INVESTORS TRACT, A DISTANCE OF 1365.46 FEET, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHERNMOST CORNER OF SAME TRACT BEARS SOUTH 60°58'38" WEST, A DISTANCE OF 286.93 FEET;

THENCE OVER AND ACROSS SAID PMB VEALE LAND INVESTORS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 29°01'22" WEST, A DISTANCE OF 405.05 FEET;

NORTH 26°56'44" WEST, A DISTANCE OF 59.08 FEET;

NORTH 22°51'04" WEST, A DISTANCE OF 57.38 FEET;

NORTH 18°48'58" WEST, A DISTANCE OF 57.38 FEET;

NORTH 14°46'52" WEST, A DISTANCE OF 57.38 FEET;

NORTH 08°20'06" WEST, A DISTANCE OF 62.93 FEET;

SOUTH 81°39'54" WEST, A DISTANCE OF 42.54 FEET;

SOUTH 78°00'05" WEST, A DISTANCE OF 181.60 FEET;

SOUTH 11°59'55" EAST, A DISTANCE OF 5.00 FEET;

SOUTH 78°00'05" WEST, A DISTANCE OF 639.70 FEET;

NORTH 74°37'40" WEST, A DISTANCE OF 64.26 FEET;

NORTH 66°38'16" WEST, A DISTANCE OF 70.32 FEET;

NORTH 35°20'03" WEST, A DISTANCE OF 112.26 FEET;

NORTH 11°59'55" WEST, A DISTANCE OF 319.43 FEET;

NORTH 10°06'12" WEST, A DISTANCE OF 78.07 FEET;

NORTH 05°24'41" WEST, A DISTANCE OF 79.09 FEET;

NORTH 00°39'54" WEST, A DISTANCE OF 79.09 FEET;

NORTH 04°04'53" EAST, A DISTANCE OF 79.09 FEET;

NORTH 08°49'40" EAST, A DISTANCE OF 79.09 FEET;

NORTH 13°34'27" EAST, A DISTANCE OF 79.09 FEET;

NORTH 18°19'15" EAST, A DISTANCE OF 216.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3775.00 FEET AND A CHORD THAT BEARS SOUTH 43°59'24" WEST, 497.22 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°33'08", AN ARC-DISTANCE OF 497.58 FEET TO A POINT ON THE WESTERLY LINE OF SAID PMB VEALE LAND INVESTORS TRACT FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAME TRACT BEARS SOUTH 12°05'12" EAST, A DISTANCE OF 754.13 FEET;

THENCE NORTH 12°05'12" WEST, WITH SAID WESTERLY LINE, A DISTANCE OF 186.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3615.00 FEET AND A CHORD THAT BEARS NORTH 28°45'50" EAST, 2176.26 FEET, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE WESTERNMOST CORNER OF SAID PMB VEALE LAND INVESTORS TRACT BEARS NORTH 12°05'12" WEST, A DISTANCE OF 131.74 FEET;

THENCE OVER AND ACROSS SAID PMB VEALE LAND INVESTORS TRACT AND SAID TRT LAND INVESTORS TRACTS, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°02'09", AN ARC-DISTANCE OF 2210.54 FEET; NORTH 11°14'46" EAST, A DISTANCE OF 434.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2085.00 FEET AND A CHORD THAT BEARS NORTH 16°26'32" EAST, 377.67 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°23'33", AN ARC-DISTANCE OF 378.19 FEET; NORTH 21°38'19" EAST, A DISTANCE OF 426.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 715.00 FEET AND A CHORD THAT BEARS NORTH 10°32'58" EAST, 275.04 FEET; WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°10'42", AN ARC-DISTANCE OF 276.77 FEET;

NORTH 00°32'23" WEST, A DISTANCE OF 655.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET AND A CHORD THAT BEARS NORTH 87°55'49" EAST, 60.88 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°03'37", AN ARC-DISTANCE OF 60.89 FEET;

NORTH 89°27'37" EAST, A DISTANCE OF 3674.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET AND A CHORD THAT BEARS SOUTH 76°17'42" EAST, 300.20 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°29'22", AN ARC-DISTANCE OF 303.31 FEET;

SOUTH 62°03'01" EAST, A DISTANCE OF 477.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VEALE RANCH PARKWAY (A 110-FOOT WIDE RIGHT-OF-WAY) AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D217021025 OF SAID PLAT RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.99 FEET AND A CHORD THAT BEARS NORTH 89°22'39" WEST, 31.29 FEET;

THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°43'50", AN ARC-DISTANCE OF 31.48 FEET TO THE BEGINNING OF A

REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.99 FEET AND A CHORD THAT BEARS SOUTH 79°54'37" WEST, 67.66 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°09'18", AN ARC-DISTANCE OF 69.29 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 82.99 FEET AND A CHORD THAT BEARS SOUTH 77°18'25" WEST, 53.97 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°56'54", AN ARC-DISTANCE OF 54.97 FEET;

NORTH 83°43'08" WEST, A DISTANCE OF 24.55 FEET;

SOUTH 06°36'03" WEST, A DISTANCE OF 74.86 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, OVER AND ACROSS SAID TRT LAND INVESTORS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62°03'01" WEST, A DISTANCE OF 309.33 FEET; SOUTH 27°56'59" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 23°16'45" EAST, 62.62 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 77°32'30", AN ARC-DISTANCE OF 67.67 FEET; SOUTH 00°32'23" EAST, A DISTANCE OF 166.48 FEET TO THE SOUTHERLY LINE OF SAID TRT LAND INVESTORS TRACT;

THENCE SOUTH 89°26'43" WEST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 2607.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA 261.168 ACRES (11,376,498 SQUARE FEET) OF LAND.

SECTION 2.

The above described territory is shown on Map Exhibit A attached hereto and expressly incorporated herein by reference for the purpose of depicting the location of the hereinabove described territory.

SECTION 3.

That the above described territory hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 4.

That the Municipal Services Agreement attached hereto as Exhibit B is approved and incorporated into this ordinance for all purposes.

SECTION 5.
CUMULATIVE CLAUSE

This ordinance amends every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

SECTION 6.
SEVERABILITY LAUSE

It is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

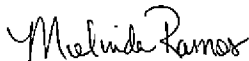
SECTION 7.
SAVING CLAUSE

The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth for full purposes, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area.

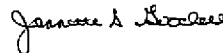
SECTION 8.
EFFECTIVE DATE

This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:



Melinda Ramos
Deputy City Attorney



Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: September 17, 2024

EXHIBIT A

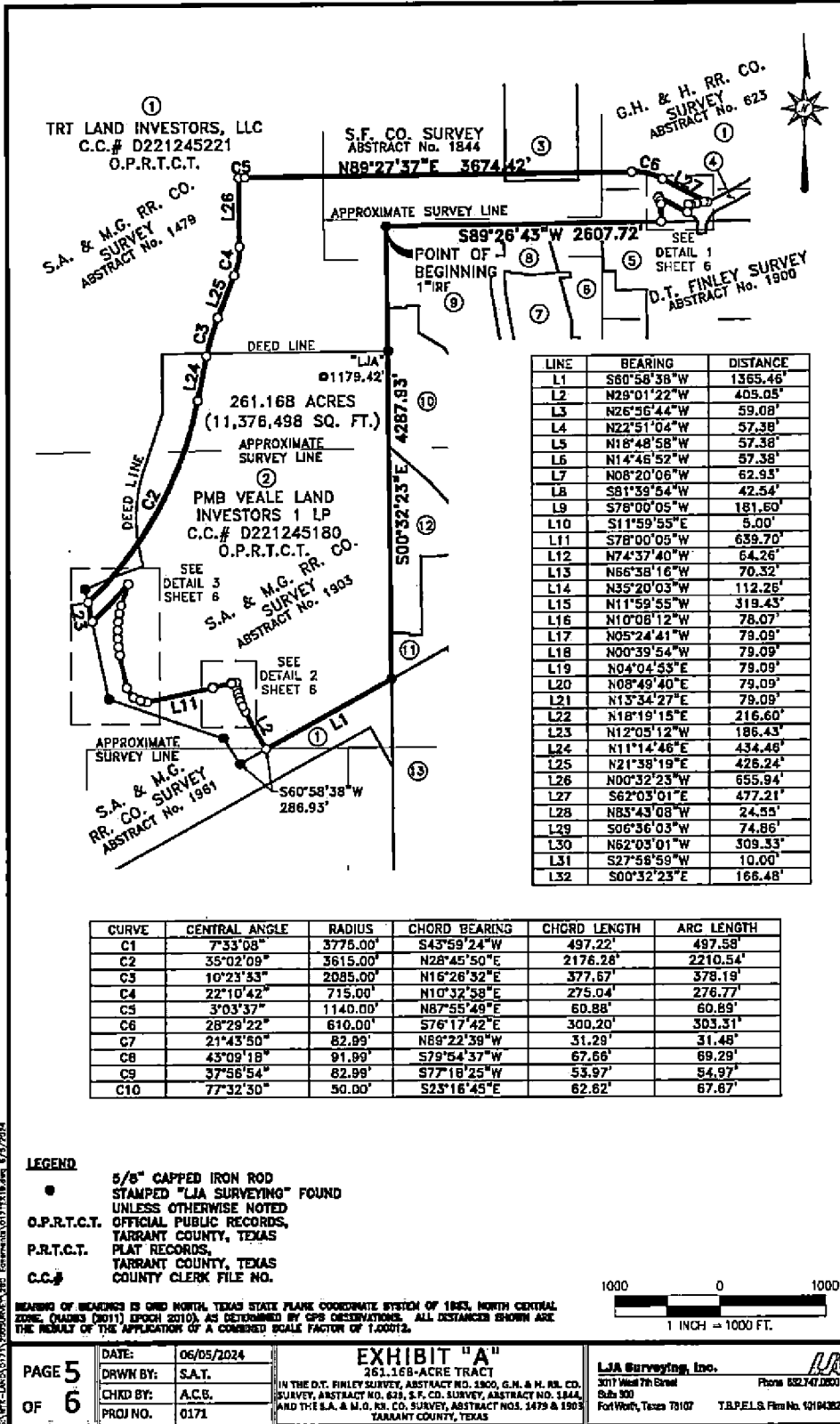


Exhibit A (continued)

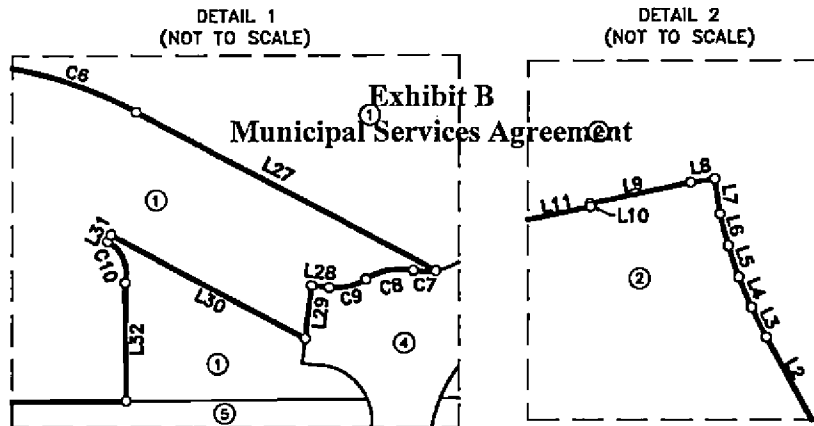
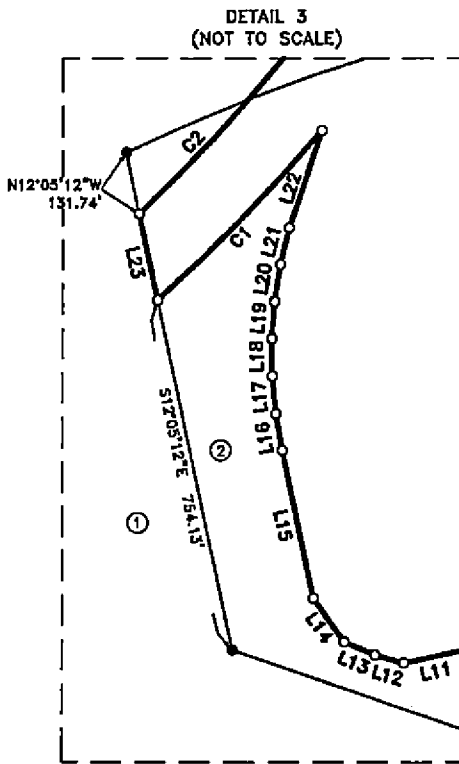


Exhibit B
Municipal Services Agreement

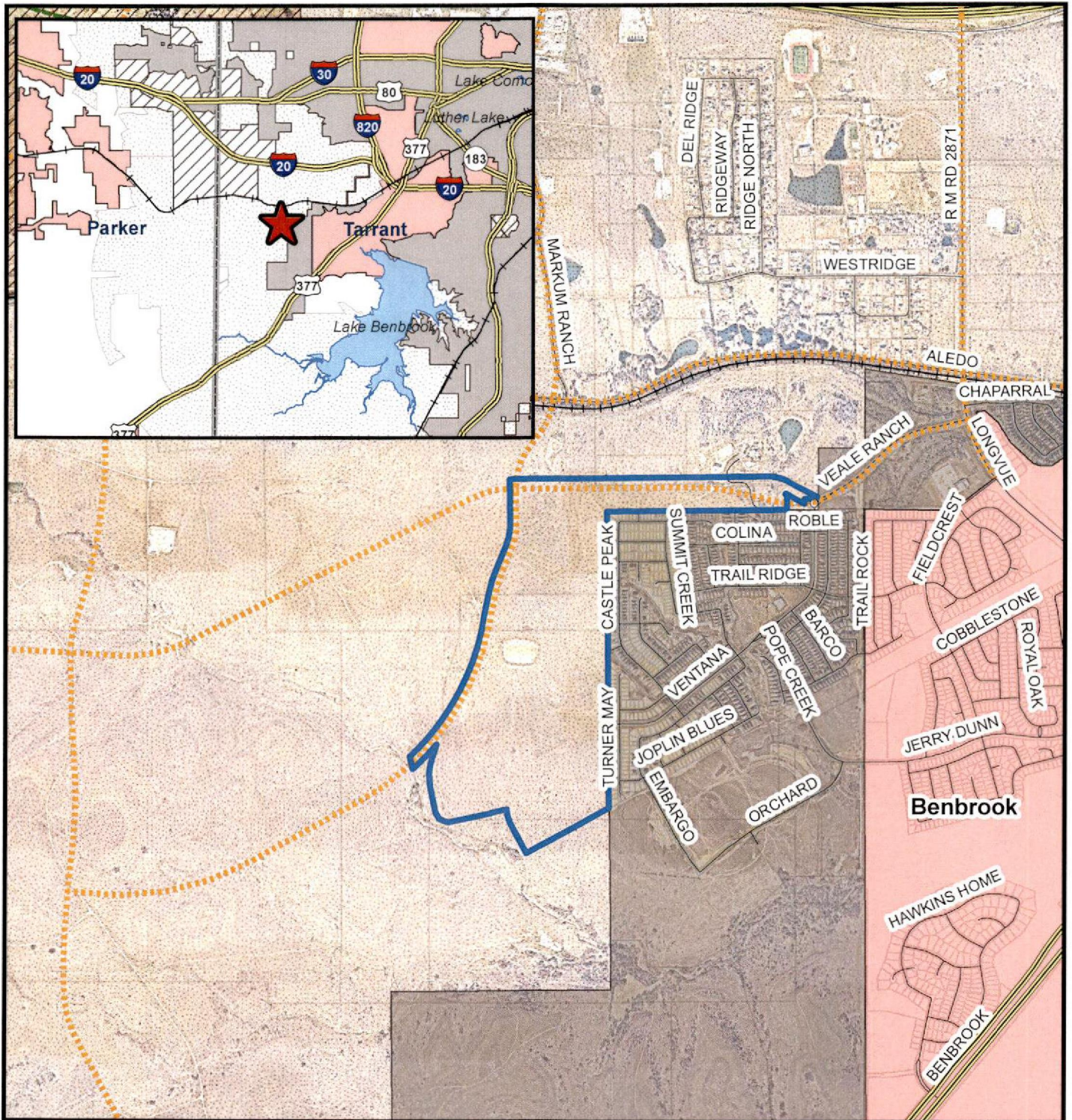


PROPERTY OWNERSHIP TABLE	
①	TRT LAND INVESTORS, LLC C.C.# D221245221 O.P.R.T.C.T.
②	FMB VEALE LAND INVESTORS 1 LP C.C.# D221245180 O.P.R.T.C.T.
③	TRT LAND INVESTORS, LLC C.C.# D221245220 O.P.R.T.C.T.
④	VEALE RANCH PARKWAY (110' WIDE RIGHT-OF-WAY) C.C.# D217021025 P.R.T.C.T.
⑤	VENTANA, PHASE 1 C.C.# D217078339 P.R.T.C.T.
⑥	VENTANA, PHASE 2 C.C.# D218280750 P.R.T.C.T.
⑦	VENTANA, PHASE 3A-1 C.C.# D219221531 P.R.T.C.T.
⑧	VENTANA, PHASE 3A-2 C.C.# D2220128361 P.R.T.C.T.
⑨	VENTANA, PHASE 3B C.C.# D221278153 P.R.T.C.T.
⑩	VENTANA, PHASE 4 C.C.# D220185039 P.R.T.C.T.
⑪	VENTANA, PHASE 5A C.C.# D221230758 C.C.# D221277917 P.R.T.C.T.
⑫	VENTANA, PHASE 5B C.C.# D2222149165 P.R.T.C.T.
⑬	PMB VENTANA DEVELOPER SOUTH LLC C.C.# D221026481 O.P.R.T.C.T.

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PAGE 6 OF 6	DATE:	06/05/2024	EXHIBIT "A" 261.166-ACRE TRACT IN THE D.V. FINLEY SURVEY, ABSTRACT NO. 1900, G.N. & M. RR. CO. SURVEY, ABSTRACT NO. 823, S.F. CO. SURVEY, ABSTRACT NO. 1844, AND THE S.A. & M.R. RR. CO. SURVEY, ABSTRACT NOS. 1479 & 1905 TARRANT COUNTY, TEXAS	LJA Surveying, Inc. 3017 West 7th Street Suite 300 Fort Worth, Texas 76107 Phone 817.747.0200 T.A.P.E.L. & File No. 0194082
	DRWN BY:	S.A.T.		
	CHKD BY:	A.C.B.		
	PROJ NO.	0171		

Approximately 261.17 Acres Adjacent Council District 3



Fort Worth DESIGNATION

- Full Purpose
- Limited Purpose
- Extraterritorial Jurisdiction
- County Boundaries
- Adjacent Cities
- Subject Property

0 1,200 2,400 Feet

1:24,000



Planning & Development Department
06/12/2024

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City of Fort Worth, Texas

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0827

LOG NAME: 06AX-24-009 VENTANA WEST – 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 261.17 Acres of Land in Tarrant County, Known as the Ventana West, Located South of the Aledo Road and Northwest of Benbrook Highway, in the Far Southwest Planning Sector, AX-24-009

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; 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 261.17 acres of land in Tarrant County, known as Ventana West, located south of Aledo Road and northwest of the Benbrook Highway, as shown on Exhibit A;
2. Authorize execution of municipal services agreement between the City of Fort Worth and property owners, TRT Land Investors, LLC., and PMB Veale Land Investors 1 GP LLC.; and
3. Adopt ordinance annexing AX-24-009 for full purposes.

DISCUSSION:

On June 4, 2024, representatives for the property owners, TRT Land Investors, LLC., and PMB Veale Land Investors 1 GP LLC (Collectively the "Owners"). The subject property is located entirely in that portion of the City's extraterritorial jurisdiction which is in Tarrant County and situated within Veale Ranch. Veale Ranch is subject to a development agreement approved by the City Council on December 13, 2022, (Mayor & Council Communication 22-1027) City Secretary Contract (CSC) No. 59003, "the Veale Ranch Development Agreement." In accordance with the Veale Ranch Development Agreement, upon submission of preliminary plat PP-24-030, Ventana West, request full purpose annexation into the corporate limits of the City.

The proposed land use of Mixed-Use, Institutional, and General Commercial to Single-Family Residential is inconsistent with the 2023 Comprehensive Plan future land use map. In accordance with Chapter, Section 2-70 of the City Code, the Plan Commission will make a recommendation to the City Council on proposals for voluntary annexation that are inconsistent with the Comprehensive Plan. The FWLab supports changes to the Future Land Use map for Ventana West based on the development site plan submitted with the annexation application. On July 10, 2024, the City Plan Commission voted to recommend for approval to City Council the annexation for Ventana West (AX-24-009)

The companion zoning case (ZC-24-071) was heard by the Zoning Commission August 14, 2024. The Zoning Commission recommended approval of the requested zoning of the unzoned area to "PD" Planned Development / "A-5" One-Family and "R2" with development standards to include up to 30% "R2" development and lot coverage not to exceed 60%. The companion zoning case is scheduled for a public hearing by the City Council on September 17, 2024.

The proposed site for annexation is located fully within the City of Fort Worth's Certificate of Convenience and Necessity (CCN), which grants the City exclusive rights to provide retail water and/or sewer utility service. This site is also located within the 20-Year Plan Service Area as identified in the 2023 Comprehensive Plan.

The City is annexing the property under the authority granted in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (TLGC) wherein it provides for the process of annexation of an area upon a request of an owner of land. Section 43.0672 of the TLGC requires a municipality that elects to annex an area upon the request of an owner to 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 attached municipal services agreement includes these provisions in accordance with state law.

Emergency services, including Police and Fire will be provided by the City. Emergency medical services will be provided by the Fire Department and MedStar.

A fiscal impact analysis (FIA) was prepared by the FWLab Planning Division with the assistance of other City Departments. Based on the

operating costs projected from City Departments, the FWLab FIA has determined that the annexation will have a slightly negative effect to the General Fund for the first year but will have a positive impact, thereafter, following construction. Due to the ability of the area to meet the City's criteria for full-purpose annexation as stated in the 2023 Comprehensive Plan, staff recommends approval of the requested owner-initiated annexation, AX-24-009.

The City Council will conduct a public hearing on the proposed annexation to allow persons interested in the annexation an opportunity to be heard. Notice of the public hearing has been posted in accordance with section 43.0673 of the TLGC. Upon conclusion and closure of the required public hearing, the City Council may take final action on the ordinance annexing AX-24-009 for full purposes and the municipal services agreement.

Upon approval of the annexation request, this property will become part of COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that based 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