



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 9

DATE: 1/14/2025

**SUBJECT: RECEIVE AND FILE – CITY OF FORT WORTH ANNEXATION
ORDINANCE NO. 27181-09-2024 (CASE NO. AX-24-010) – 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. 27181-09-2024 (Case No. AX-24-010) for Precinct 1.

BACKGROUND

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

The annexation area includes approximately 0.806 acres of land and consists of the right-of-way of Risinger Road. The annexation area is located east of the Burlington Northern & Santa Fe Railway and west of Crowley Road, extending approximately 519 feet along the southern side of Risinger 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. The City of Fort Worth will assume full maintenance responsibilities of the right-of-way included in the annexation area.

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

ORDINANCE NO. 27181-09-2024

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; 0.806 ACRES OF LAND SITUATED IN THE JACOB WILCOX SURVEY, ABSTRACT NO. 1743, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 0.806 ACRE TRACT OF LAND BEING A PORTION OF A 6.26 ACRE TRACT OF LAND (BY DEED) DESCRIBED AS TRACT ONE DEEDED TO 2201 RISINGER, L.L.C. (50% UNDIVIDED INTEREST) AS RECORDED IN COUNTY CLERK'S FILE NO. D209049450 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING DEEDED TO PAMELA L. ANDERSON, TRUSTEE OF THE ANDERSON MARITAL TRUST (50% UNDIVIDED INTEREST) AS RECORDED IN VOLUME 9931, PAGE 1980 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN COUNTY CLERK'S FILE NO. D208403925 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS (CASE NO. AX-24-010) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THE TERRITORY ANNEXED SHALL BEAR ITS PRO RATA PART OF TAXES; PROVIDING THAT THE INHABITANTS THEREOF SHALL HAVE ALL THE PRIVILEGES OF ALL THE CITIZENS 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 requesting the full-purpose annexation of the area; and

WHEREAS the population of the City of Fort Worth, Texas, is in excess of 100,000 inhabitants; and

WHEREAS the hereinafter described territory lies within the exclusive extraterritorial jurisdiction of the City of Fort Worth, Texas; and

WHEREAS the hereinafter described territory lies adjacent to and adjoins the City of Fort Worth, Texas; and

WHEREAS the hereinafter described territory contains approximately 0.806 acres of land (35,109 sq. feet) of land, more or less, of rights-of-way;

WHEREAS, the City conducted two public hearings at which members of the public who wished to present testimony or evidence regarding the Service Plan and Full-Purpose Annexation

were given the opportunity to do so, in accordance with the procedural requirements of Section 43.063 of the Local Government Code on August 13, 2024 at 6:00 p.m. and August 27, 2024 at 10:00 a.m., at the City Council Chamber; and square footage in the descriptions.

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 the following described land and territory lying adjacent to and adjoining the City of Fort Worth, Texas is hereby added to and annexed to the City of Fort Worth, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Fort Worth, Texas, and the present corporate boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Fort Worth, Texas, to-wit:

Being a 0.806 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1743, City of Fort Worth, Tarrant County, Texas, said 0.806 acre tract of land being a portion of a 6.26 acre tract of land (by deed) described as Tract One deeded to 2201 Risinger, L.L.C. (50% undivided interest) as recorded in County Clerk's File No. D209049450 of the Deed Records of Tarrant County, Texas, and being deeded to Pamela L. Anderson, Trustee of the Anderson Marital Trust (50% undivided interest) as recorded in Volume 9931, Page 1980 of said Deed Records of Tarrant County, Texas and being further described in County Clerk's File No. D208403925 of said Deed Records of Tarrant County, Texas, said 0.806 acre tract of land being more particularly described by metes and boWIDs as follows:

BEGINNING at a MAG nail found for the northwest corner of said 6.26-acre tract of land, said MAG nail being the intersection of the east right-of-way line of Burlington Northern and Santa Fe Railroad (a 100.0' right-of-way) with the existing south right-of-way line of West Risinger Road (an undedicated right-of-way);

THENCE North 89 degrees 39 minutes 42 seconds East, with the north line of said 6.26-acre tract of land and with the existing south right-of-way line of said West Risinger Road, a distance of 468.80 feet to a point for the most northerly northeast corner of said 6.26-acre tract of land, from which a MAG nail found for reference bears North 49 degrees 58 minutes 55 seconds West, a distance of 0.90 feet;

THENCE South 49 degrees 06 minutes 18 seconds East, with the north line of said 6.26-acre tract of land and with the existing south right-of-way line of said West Risinger Road, a distance of 41.40 feet to a MAG nail found for the most easterly northeast corner of said 6.26-acre tract of land;

THENCE South 00 degrees 49 minutes 07 seconds East, with the east line of said 6.26-acre tract of

land and with the existing south right-of-way line of said West Risinger Road, a distance of 117.30 feet to a R.O.W. marker set for the intersection of the existing south right-of-way line of said West Risinger Road with the proposed south right-of-way line of West Risinger Road;

THENCE North 68 degrees 18 minutes 47 seconds West, with the proposed south right-of-way line of said West Risinger Road, a distance of 68.49 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1145.00 feet, a central angle of 21 degrees 55 minutes 27 seconds, and whose chord bears North 79 degrees 16 minutes 30 seconds West, a distance of 435.46 feet;

THENCE with the proposed south right-of-way line of said West Risinger Road and with said curve to the left, an arc length of 438.13 feet to a R. O. W. marker set for corner;

THENCE South 89 degrees 45 minutes 46 seconds West, with the proposed south right-of-way line of said West Risinger Road, a distance of 11.15 feet to a R.O.W. marker set for corner in the west line of said 6.26-acre tract of land, said R.O.W. marker being the intersection of the proposed south right-of-way line of said West Risinger Road with the east right-of-way line of said Burlington Northern and Santa Fe Railroad;

SECTION 2.

That the above described territory is shown on Map Exhibit "A" which is attached hereto and expressly incorporated herein by reference for the purpose of illustrating and 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 Service Plan and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 4. **CUMULATIVE CLAUSE**

That this ordinance shall and does amend 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 5. **SEVERABILITY CLAUSE**

That 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 6.
SAVING CLAUSE

That 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, 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. 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. Provided, further, that if there is included within the description of territory set out in Section 1 of this ordinance to be annexed to the City of Fort Worth any area which is presently part of and included within the limits of the City of Fort Worth, or which is presently part of and included within the limits of any other city, town or village, or which is not within the City of Fort Worth's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

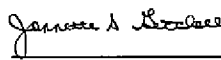
SECTION 7.
EFFECTIVE DATE

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

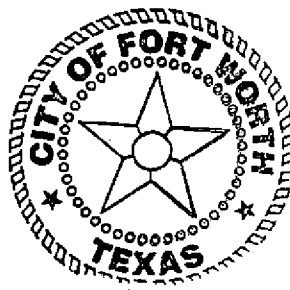


EXHIBIT A

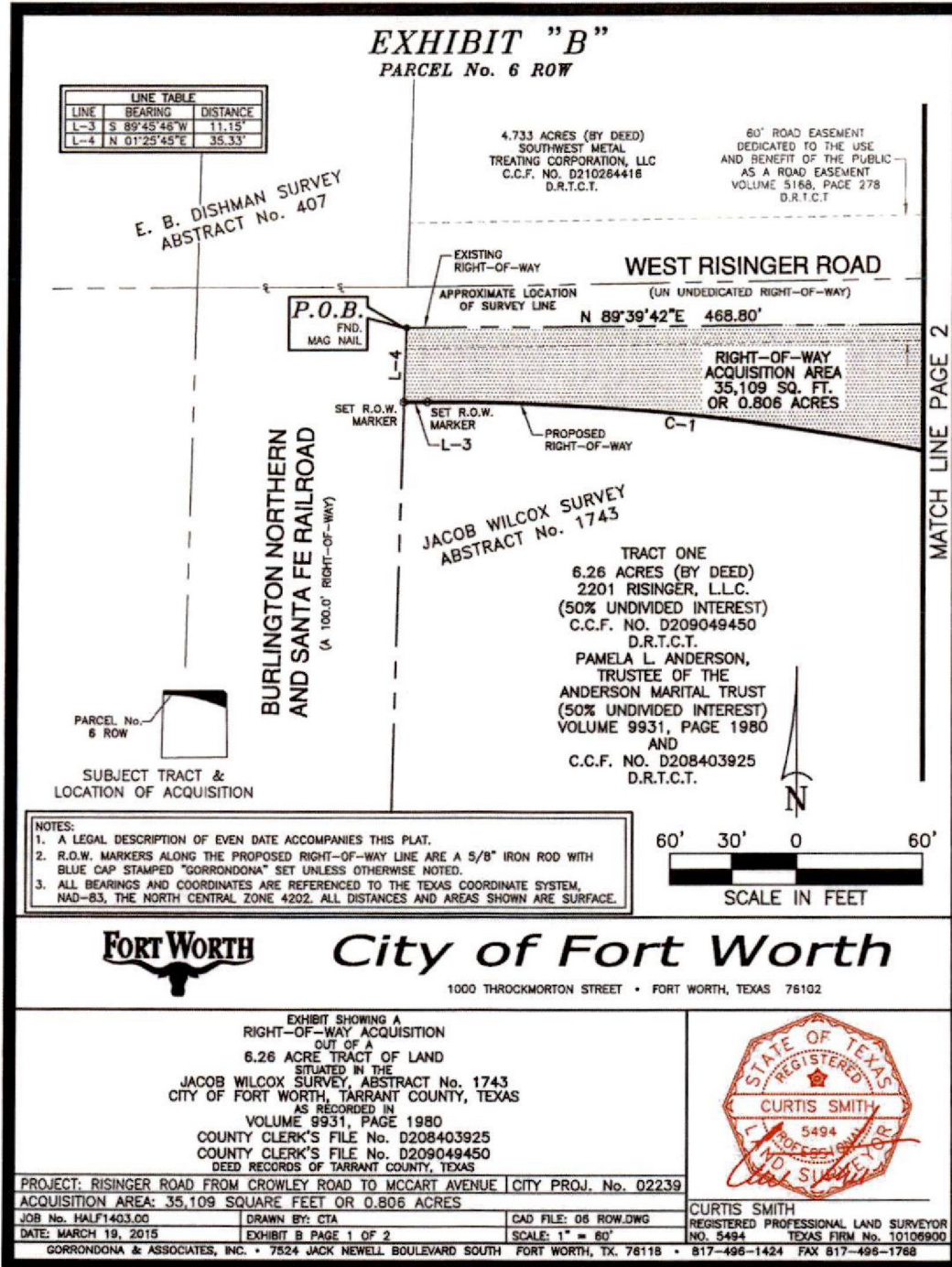
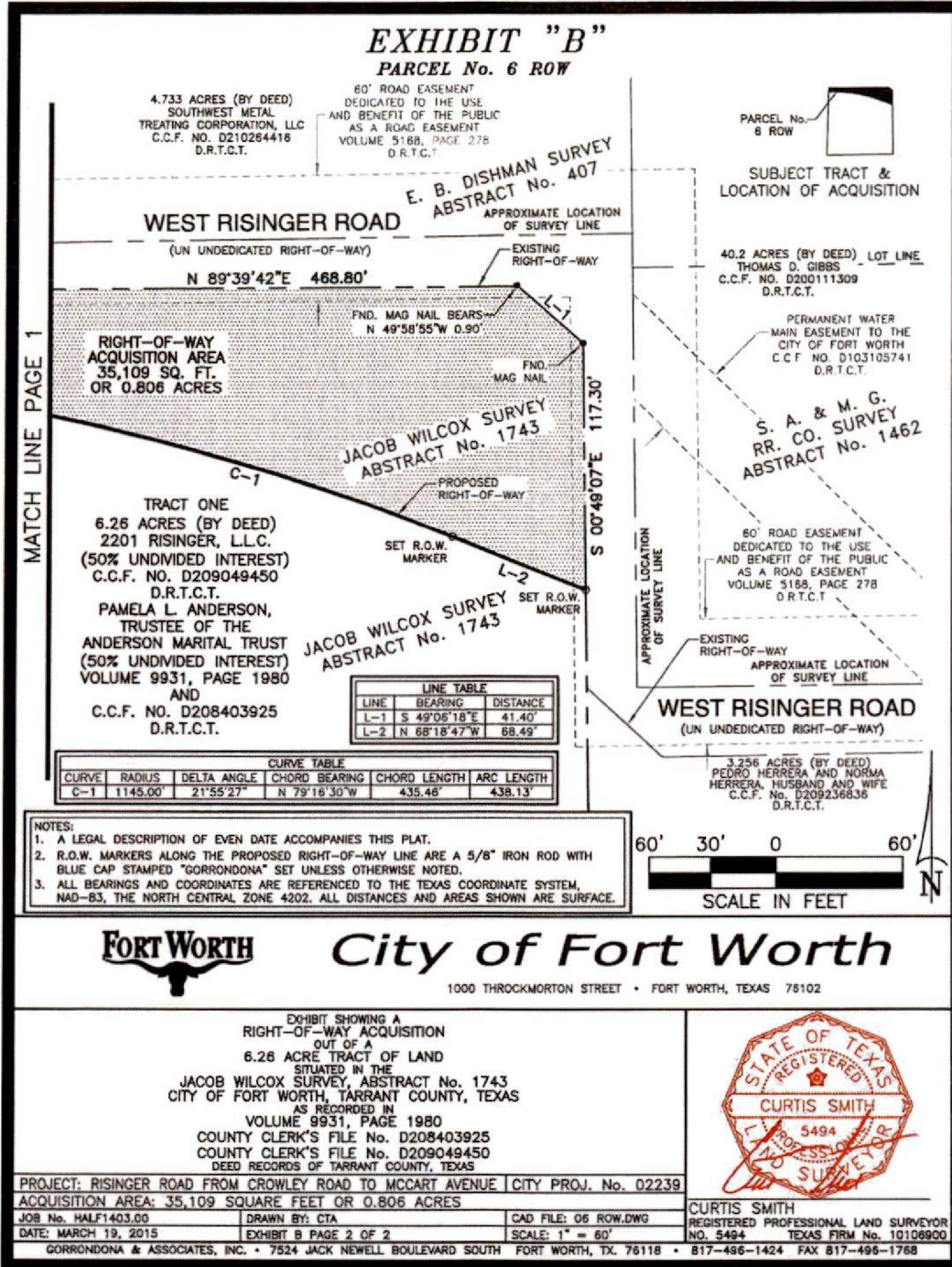


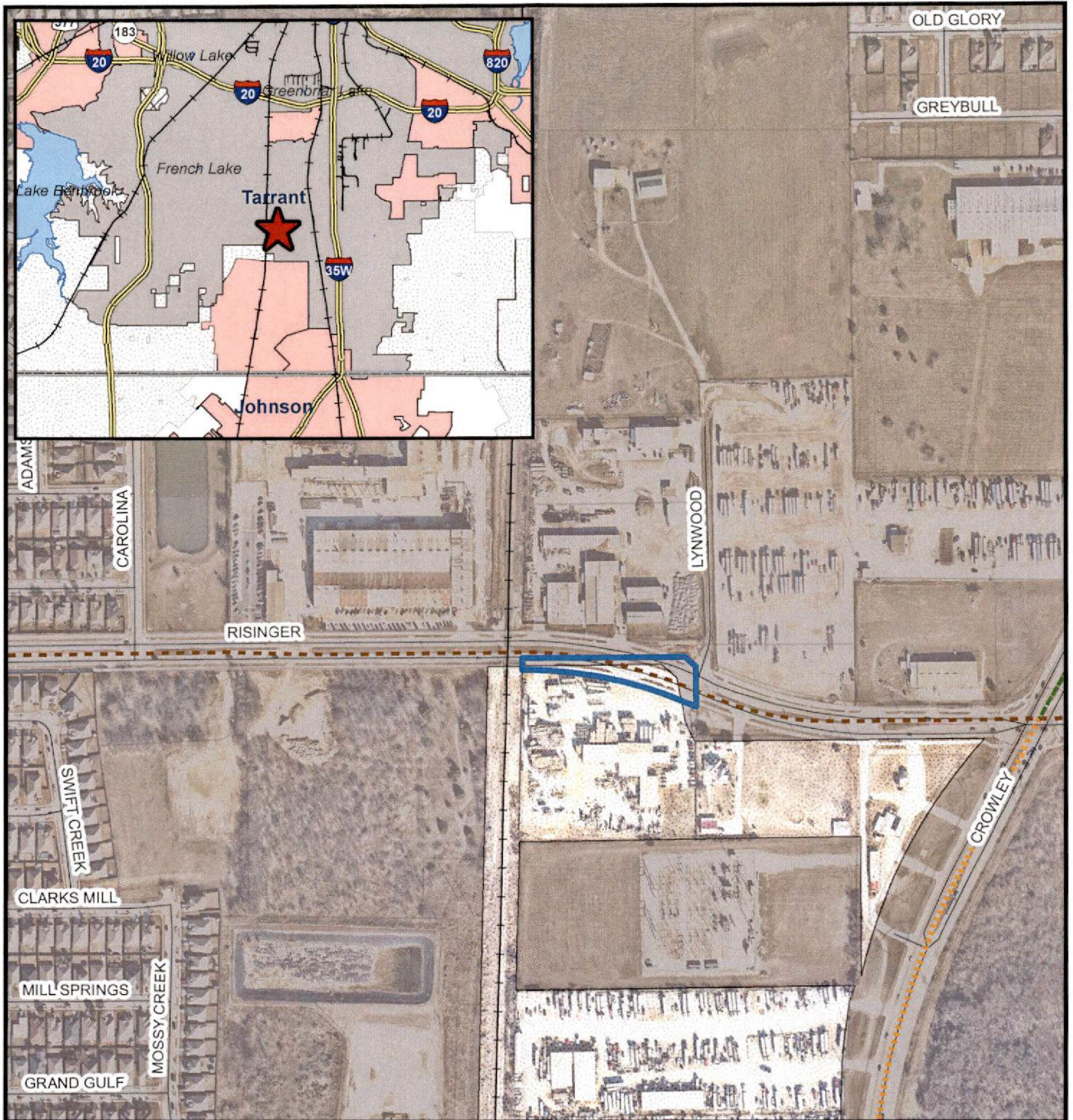
EXHIBIT A
Continued



AX-24-010

Exhibit A

Approximately 0.806 Acres Adjacent Council District 8



Fort Worth DESIGNATION

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

0 250 500 Feet

1:6,000



Planning & Development Department
06/24/2024

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City of Fort Worth, Texas

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0820

LOG NAME: 06AX-24-010 RISINGER ROAD (CITY-INITIATED)

SUBJECT

(Future CD 8) Consider Institution and Adoption of Ordinance Annexing Approximately 0.806 Acres of Risinger Road, Located East of the Burlington Northern & Santa Fe Railway and West of Crowley Road, in the Far South Planning Sector, AX-24-010

RECOMMENDATION:

It is recommended that the City Council institute the annexation and adoption of the attached ordinance annexing approximately 0.806 Acres of Risinger Road in Tarrant County, east of the Burlington Northern & Santa Fe Railway and west of Crowley Road, in the Far South Planning Sector, AX-24-010.

DISCUSSION:

On May 24, 2024 a property owner along Risinger Road submitted a petition for annexation. Upon review of the petition it was discovered that the City of Fort Worth owns portions of Risinger Road which are not currently within the city limits. The City purchased segments of Risinger in 2017 to enable improvements along this road. As such, the City is now moving to annex this portion of Risinger Road which is owned by the City and which has already been improved in accordance with City Standards. The Transportation and Public Works Department supports the annexation of Risinger Road for full-purposes into the City. The adoption of the attached ordinance completes the annexation process.

The subject road segment is situated within the extraterritorial jurisdiction of the City on Risinger Road and will continue in its current use. The annexation of Risinger Road is in conformance with the provision in the Annexation Policy stating the City will annex any roads and or rights-of-way that are adjacent to and provide access to annexed property. There are adjacent properties that have been previously annexed into the City that have developed as industrial type uses. The development of the area has resulted in increased traffic along Risinger Road. Upon annexation this segment of Risinger Road would be maintained to City standards.

The Annexation Policy does not require a fiscal impact analysis for City initiated annexation of street right-of-way. (section D.2 and D.3). The annexation of Risinger Road meets the criteria set out in the Annexation Policy for exemption of a fiscal impact analysis. Additionally, annexation will provide for more efficiencies in service delivery and maintenance of the road. Staff has determined that the City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the City. Annexation of this site is thus consistent with the City's annexation policy.

If annexed, this property will become part of COUNCIL DISTRICT 8.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that based upon approval of the above recommendation and adoption of the attached ordinance, the impact of this annexation will be built into the City's long-term financial forecast of 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