PUBLIC HEARING:

SECOND PUBLIC HEARING FOR A PROPOSED OWNER-INITIATED ANNEXATION OF APPROXIMATELY 808.3 ACRES OF LAND IN DENTON COUNTY, LOCATED SOUTH OF SH 114 AND WEST OF FM 156. (AX-14-001, 14400-17000 BLOCKS SH 114)

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a. Report of City Staff

b. Citizen Comments

STAFF REPORT TO CITY COUNCIL MEMBERS

No.

To the Mayor and Members of the City Council

July 22, 2014

SUBJECT: SERVICE PLAN PUBLIC HEARING FOR AX-14-001, LOCATED SOUTH OF SH 114 AND WEST OF FM 156 (COUNCIL DISTRICT 7)

The property owners, McKelvey/Cole Family Partnership, have requested annexation of approximately 808.3 acres northwest of Alliance Airport. The property is currently ranch land with two residential dwellings. The eastern portion of the proposed annexation area has Development Agreements in Lieu of Annexation executed in 2011 to preclude inappropriate development in the Alliance Airport noise impact area. The property owners have submitted a corresponding zoning case for residential uses outside the Alliance Airport Overlay district and limited commercial development in the airport overlay adjacent to SH 114. The zoning of the property is proposed to be considered by the City Council, along with annexation, on August 12, 2014.

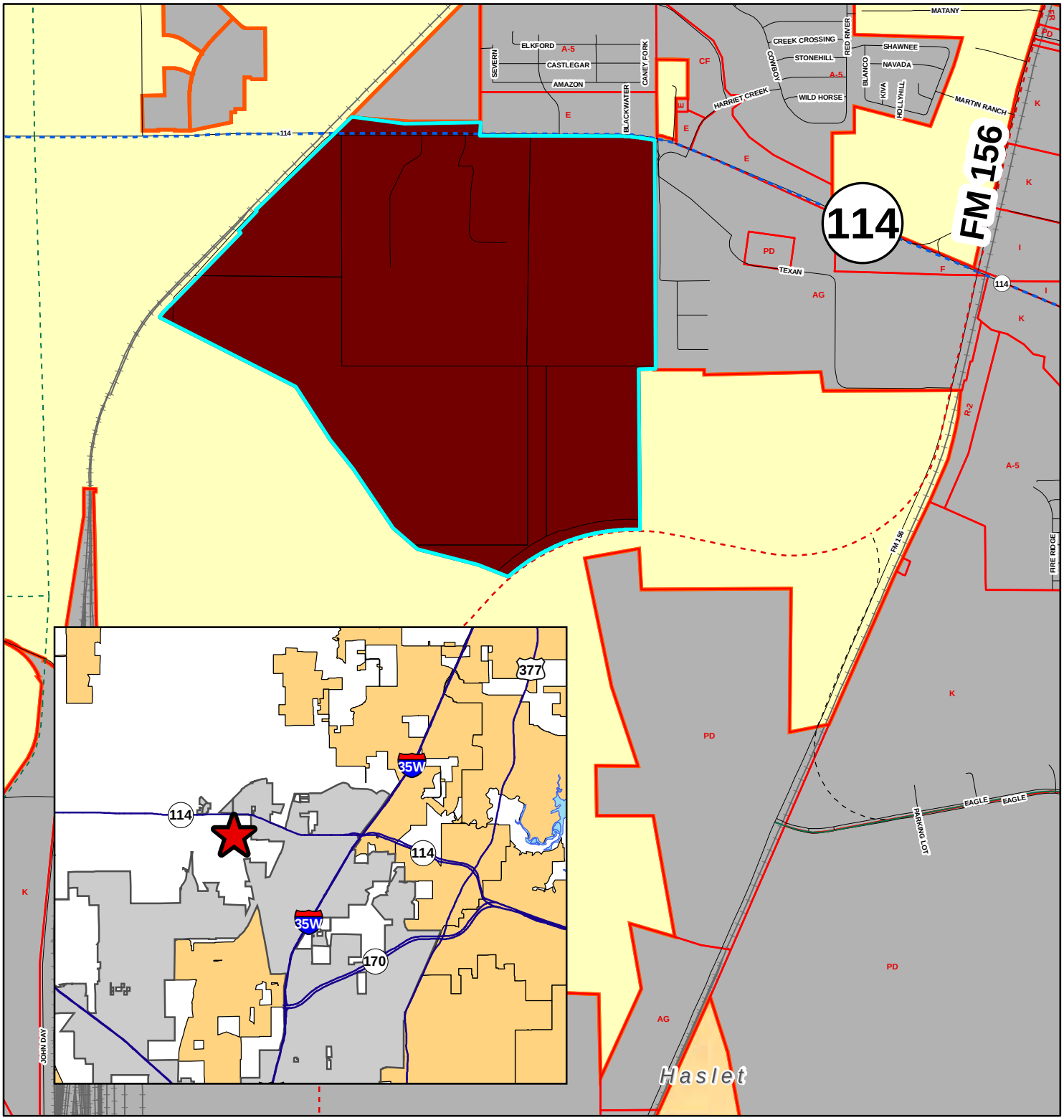
The subject property is located within the area covered by the City of Fort Worth's certificate of convenience and necessity (CCN) for water service. Due to the size of this development, extensive offsite water and sewer infrastructure will be required. The water extension is approximately 17,000 linear feet from the 42-inch water main along Intermodal Parkway and needs to connect to the existing 16-inch and 24-inch water lines along SH 114. Approximately 18,000 linear feet of sewer extension to the existing 30" sewer line east of FM 156 will also be necessary to properly serve this development.

On tonight's City Council agenda will be the second public hearing on the service plan for the proposed full-purpose annexation of 808.3 acres adjacent to Council District 7. The first public hearing for the service plan was held on July 15, 2014. The purpose of tonight's public hearing is to collect public comments on the owner-initiated annexation service plan for the 14400-17000 blocks of SH 114 (AX-14-001). The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; garbage pick-up; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public roadway maintenance. The only Council action necessary is to close the public hearing after receiving public input. Final annexation action will take place at the August 12, 2014 City Council meeting.

Project Case # AX-14-001

Exhibit A

Addition of 808.3 Acres to become part of Council District 7



Legend

- Proposed Annexation Area
- Fort Worth City Limits
- Fort Worth ETJ
- Adjacent City

Proposed Process Schedule		Map References	
1st Public Hearing	07/15/14	Mapsco	641M
2nd Public Hearing	07/22/14	641QR	641V
Date of Institution	08/12/14	642JN	642S
Current Full-Purpose Incorporated		336.32 Square Miles	

0 0.25 0.5 Miles

FORT WORTH ©

Planning & Development Department
6/27/14

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CITY OF FORT WORTH, TEXAS
SERVICE PLAN FOR ANNEXED AREA

Property Subject to Plan: BEING 808.3 acres of land situated in the John Day Survey, Abstract 384; the A.M. King Survey, Abstract 710; the W.N. Sample Survey, Abstract 1207; the Charles Tidings Survey, Abstract 1276; in Denton County, Texas; situated about 17.9 miles North 0 degrees East of the Courthouse in Tarrant County, Texas.

Location and Acreage: Approximately 808.3 acres of land in Denton County, located south of SH 114 and west of FM 156.

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Fort Worth, Texas, at the following levels and in accordance with the following service plan programs:

1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

As used in this plan, the term ‘providing services' includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

A. Police Protection

The Fort Worth Police Department will provide protection and law enforcement services in the Annexation Area commencing on the effective date of full-purpose annexation. The services will include:

Normal patrols and responses to calls for service
Handling of offense and incident reports
Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis. The area will be combined with existing Police Reporting Areas Q309. The area will be added to Beat N15 in Zone N1 in North Division.

B. Fire Protection

Fire protection services will be provided by existing personnel and equipment of the Fort Worth Fire Department. These services will be provided based upon available water, road and street conditions, and distances from existing fire stations. Services will be provided to the annexation area commencing on the effective date of the full-purpose annexation. These services include:

Basic Life Support (BLS) 1st responder emergency medical services
Fire suppression and rescue;
Hazardous materials mitigation and regulation;
Dive rescue;
Technical rescue;
Fire Safety Education;
Aircraft/rescue/firefighting;
Fire protection system plan review; and
Inspections.

These services are provided on a citywide basis. All Fort Worth firefighters are certified by the Texas Commission on Fire Protection. On the date of annexation, the first responding fire services will come from Fire Station 11, located at 1900 Texan Drive. The second responding fire company will be

from Fire Station 35, located at 2201 Flight Line Road. The Fire Department estimates the response time to be 3.2 and 9.0 minutes, respectively.

C. Emergency Medical Services – Basic Life Support

Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the full-purpose annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

Emergency Medical Services – Advanced Life Support

Advanced Life Support response provided by MedStar is greater than 9 minutes to the full-purpose annexation area with a potential of at least a 30-minute transport time to the nearest trauma center.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing City ordinances and policies commencing on the effective date of the full-purpose annexation. For residential collections, private solid waste service providers under contract with the City will provide services. Residential customers using the services of a privately owned solid waste management service provider other than the City's contracted service provider may continue to use such services until the second anniversary of the annexation.

At the discretion of the customer, private service providers may provide solid waste collection services for businesses and multi-family dwelling complexes having three or more units. Private solid waste collection providers must have an active Grant of Privilege issued by the City of Fort Worth to provide service within the city limits.

E. Operation and Maintenance of Water and Wastewater Facilities

Currently, an existing 16-inch and 24-inch water lines are located along SH 114. An 8-inch sewer lines are located approximately 500 feet north of the north property line. However, due to the size of this development offsite sewer infrastructure will be required. A connection to the existing 30" sewer line east of FM 156 will be necessary to properly serve this development.

Existing occupied homes that are using water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner would like to connect to the City water and sewer system, then the property owner may request connection and receive up to 200 LF of water and sewer extension at City cost for each occupied property lot or tract in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code.

Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the full-purpose annexation, unless otherwise noted.

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventive maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, traffic volume,

functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered and prioritized by the City.

Streetlights installed on improved public streets shall be maintained by the City of Fort Worth in accordance with current City policies. Other street lighting shall not be maintained by the City of Fort Worth.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. “CALL BACK” service is provided 24 hours a day, 365 days a year for emergency sign repair.

G. Operation and Maintenance of Parks, Playgrounds, and Swimming Pools

Residents of this property may utilize all existing parks and community service facilities throughout the City, beginning with the effective date of the full-purpose annexation. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

Existing parks, playgrounds, swimming pools and other recreational and community facilities within this property shall, upon deeding to and acceptance by the City and appropriations for maintenance and operations, be operated by the City of Fort Worth, but not otherwise.

H. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service.

In the event the City acquires any other facilities, buildings or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services upon the effective date of the full-purpose annexation.

2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the full-purpose annexation, unless otherwise noted:

A. With a Fort Worth library card, residents can access the Library’s online resources which include ebooks, e-audio and reference databases from home and borrow materials from any Fort Worth Library branch and our MetrOPAC partners and from participating TexShare libraries.

B. The City will provide general municipal administration and administrative services.

C. The Annexation Area will be included in the Transportation and Public Works Department’s Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels) for all public drainage channels and for all public storm sewers within dedicated public drainage easements. The Stormwater Utility will also provide floodplain management and information regarding flood plains, as well as watershed development review and inspection.

D. City codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, public pool and spa inspections, stray animals, cruelty and bite investigations will be enforced. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate Code Compliance Division beginning on the effective date of the annexation.

E. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the full-purpose annexation.

F. The City's zoning, subdivision, sign, manufactured housing, junk yard and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the full-purpose annexation.

G. All inspection services furnished by the City of Fort Worth, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the full-purpose annexation.

H. In addition to residential solid waste collection services, the Environmental Management Division will provide the following services:

Emergency spills and pollution complaints response;
Storm sewer discharge pollution prevention; and
Water quality assessments for creeks.

3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 2-½ YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service, no later than two and one-half (2-½) years after the effective date of the full-purpose annexation. If full municipal services cannot be reasonably provided within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years after the effective date of the annexation, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

“Full municipal services” are services provided by the annexing municipality within its full-purpose boundaries, excluding gas or electrical service. The City shall provide the services by any of the methods by which it extends the services to any other area of the City.

4. CAPITAL IMPROVEMENTS PROGRAM

The developer will initiate acquisition or construction of capital improvements necessary for providing full municipal services adequate to serve the Annexation Area. Any such construction shall be substantially completed within two and one-half (2-½) years after the effective date of the full-purpose annexation. If capital improvements necessary for providing full municipal services for the Annexation Area cannot be reasonably constructed within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

Acquisition or construction shall be accomplished by purchase, lease, or other contract. Any such construction shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.

A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.

B. Fire Protection. Currently, Fire Station 11 has a 4.5 minute response time to the Annexation Area. No capital improvements are necessary at this time to provide fire protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth, and call volume.

C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.

D. Water and Wastewater. Currently, an existing 16-inch water line and 10-inch sewer line are located east of this site. An existing 16-inch water main is located parallel approximately ¼ mile west of the property.

Vacant properties' water and sewer extensions will be installed by the Developer in accordance with the "Policy for the Installation of Community Facilities". All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code. Upon connection, to existing water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

E. Roads. No future capital improvements are required.

F. Storm Water Utility. No capital improvements are necessary at this time to provide drainage services.

G. Street Lighting. It is anticipated that new subdivisions in the Annexation Area will install street lighting in accordance with the City's standard policies and procedures. In other cases, the City will consider installation of additional street lighting in the Annexation Area upon request, with priority given to street lighting for traffic safety. Provision of street lighting will be in accordance with the City's street lighting policies, and those of the providing utility.

H. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area, goals established by the Park, Recreation and Open Space Master Plan and appropriation of resources. Should additional residential development occur, parkland dedication, neighborhood park development and neighborhood park infrastructure or payment in lieu thereof will be required in accordance with the Park Dedication Policy of the Subdivision Ordinance.

I. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

5. IMPACT FEES

Notwithstanding any other provision of this service plan, a landowner within the Annexation Area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code governing impact fees, unless otherwise agreed to by the landowner.