



APPENDIX F ANNEXATION POLICY & PROGRAM

Plan adopted by City Council Res. #2598 on December 14, 1999.

Plan Amended by City Council Resolutions from 1999 to 2009.

Policy adopted by City Council Res. #3120 on September 7, 2004.

Program adopted by City Council Ord. #16304 on February 22, 2005.

Plan, Policy and Program revised as Comp. Plan, Appendix F from 2010.

Appendix F revised to reflect Texas Senate Bill 6 in 2018.

Appendix F revised to reflect Texas HB 347, SB 1024 & SB 1303 in 2020.

Appendix F revised to reference Appendix E in 2021.

PURPOSE & INTENT

The City of Fort Worth seeks to annex property within its extraterritorial jurisdiction for the following purposes:

- To promote orderly growth by facilitating long-range planning for the provision of municipal services and by applying appropriate land use regulations, development standards, property maintenance standards, fire codes, construction codes and environmental regulations.
- To diversify the economic base and create job opportunities by annexing property for commercial and industrial development.

DEFINITIONS

Annexation – The legal process by which a city extends its boundaries. A city may annex property only within its extraterritorial jurisdiction, unless city owns the area.

Annexation Policy – A set of guidelines for making annexation decisions.

Annexation Program – An annually updated document identifying areas that the City wishes to consider for owner-initiated annexation during the short term (five-year period) and long term (20-year period). The annexation program expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area.

Certificate of Convenience and Necessity – A utility service area permit authorizing a specified utility to be the sole service provider.

Disannexation – The legal process for a city to removes an area from its boundaries.

Enclave (Planning Definition) – For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

Enclave (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

To fulfill these purposes, the City has formulated this annexation policy in order to:

- Provide the City Council with more specific, objective, and prescriptive guidance for making annexation decisions.
- Enable the City to be more proactive in identifying areas for annexation by providing for an annually updated five-year annexation program.
- Provide for meaningful public participation in formulating the annexation program as part of the annual update of the City's Comprehensive Plan.

Extraordinary Economic Development Project – A commercial or industrial project that is eligible for property tax abatement under the City's tax abatement policy as set forth in the Comprehensive Plan.

Extraterritorial Jurisdiction (ETJ) – Unincorporated area extending generally five miles from the city limit, excluding other incorporated municipalities and their ETJ, in which the City has the authority to annex property.

Full Municipal Services – Services provided by an annexing municipality within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service. The City of Fort Worth provides the following services, including but not limited to: fire and police protection; emergency medical services; access to water and wastewater services unless such services are provided by another utility; solid waste collection; operation and maintenance of parks, publicly-owned facilities, and streets; library services; drainage and storm sewer maintenance; enforcement of environmental health, zoning and subdivision ordinances; enforcement of building and construction codes; and inspection services.

Full-Purpose Annexation – The legal process for annexing an area in order to provide full municipal services. The city enforces all ordinances, provides services as provided by law, and assesses property taxes and sales taxes.

Growth Center – An area that contains, or has the capacity to contain, compact, higher intensity urban land uses, as designated by the City Council in the City's Comprehensive Plan. There are two types of growth centers:

- **Mixed-Use Growth Centers** – A highly urbanized area that has many characteristics of a downtown: a concentration of jobs, housing units, schools, parks, and other public facilities, public transportation hubs, pedestrian activity and a sense of place. This mix of uses supports sustainable development, which seeks to balance access, mobility,

DEFINITIONS (CONT)

- affordability, community cohesion, and environmental quality.
- **Industrial Growth Centers** – An area consisting primarily of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Unlike mixed-use growth centers, residential uses are generally discouraged within industrial growth centers.
- Infrastructure** – Facilities necessary to provide city services, usually referring to physical assets such as streets and utility lines.
- Limited-Purpose Annexation** – The legal process for annexing an area in order to provide only certain regulatory services for a specified period of time. Cities with populations of more than 225,000 have the authority to annex property for limited purposes. Cities may enforce planning, zoning, health and safety ordinances in areas annexed for limited purposes, but do not collect property or sales taxes or provide full municipal services. Residents may vote in city council elections and charter elections, but may not vote in bond elections or be elected to a city office.
- Long-Term Development** – Planned construction of residential, commercial and/or industrial uses that is anticipated to occur beyond a three-year timeframe.
- Military Base** – A presently functioning federally owned or operated military installation or facility in which an active training program is conducted.
- Municipal Services Agreement** – A written agreement prepared by a municipality, pursuant to Section 43.0672 of the Texas Local Government Code, prior to annexing an area for full purposes, which lists each service the municipality will provide on the effective date of the annexation; and provides 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.
- Municipal Utility District** – A political subdivision providing water, sewerage, drainage and/or other municipal services within a specified geographic area. This term is also inclusive of other special districts provided for in the Texas Water Code.
- Planning Study** – A document prepared by a municipality, pursuant to Section 43.123 of the Texas Local Government Code, prior to annexing an area for limited purposes, which identifies projected development; the need for annexation; the impact of annexation on surrounding residents, landowners, and businesses; and the proposed zoning of the area.
- Protest Petition** – A statement expressing opposition to a proposed City initiated annexation and containing the signatures of property owners representing 50 percent or more of the parcels within the territory to be annexed and 50 percent or more of the land area within that territory.
- Regulatory Plan** – A document adopted by the City Council, pursuant to Section 43.123 of the Texas Local Government Code, at the time an area is annexed for limited purposes, which identifies the planning, zoning, health and safety ordinances that will be enforced in the area and states the date by which the city will annex the area for full purposes.
- Service Plan** – A document adopted by the City Council, pursuant to Sections 43.056 and 43.065 of the Texas Local Government Code, describing the schedule for a municipality to provide full municipal services to an area annexed for full purposes. On the effective date of annexation, a municipality must provide: police and fire protection; emergency medical services; solid waste collection; operation and maintenance of water and wastewater facilities in the area that are not within the service area of another water or wastewater facility; and operation and maintenance of roads and streets (including lighting), parks, playgrounds, swimming pools and other publicly owned facilities, buildings or services if those services are provided by the municipality within its corporate boundaries. A municipality must provide full municipal services, which means all services provided within the city including water and wastewater services, within 2½ years after annexation but may extend the deadline to 4½ years after annexation for services that cannot reasonably be provided within 2½ years.
- Urban Development** – Development requiring water, sewerage and other municipal services to promote public health, safety and welfare. It may include residential development with a density equal to or greater than one dwelling unit per acre, as well as commercial and industrial development.

ANNEXATION CRITERIA & PROCEDURE

A. Full-Purpose Annexation: The City will consider full-purpose annexation of any area within its extraterritorial jurisdiction if and only if the area meets one or more of the following five criteria:

1. **Enclave:** The area meets both of the following conditions:
 - a. The area is an enclave and the City and its citizens would benefit from a logical city limit boundary that provides for the orderly and efficient provision of services; and
 - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
2. **Urban Development:** The area meets all three of the following conditions:
 - a. The City is aware of or anticipates development activity of an urban nature in the area, with preference given to non-residential development or uses; and
 - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city; and
 - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of Fiscal Impact Analysis) below, that cumulative revenues will exceed cumulative expenditures for each affected budget fund over the 10-year period immediately following annexation, or over a longer period as appropriate for long-term development.
3. **Growth Center:** The area meets all three of the following conditions:
 - a. The area encompasses a designated growth center and thus requires urban services to develop as planned; and
 - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
 - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of
4. **Adverse Impact:** The area meets all both of the following conditions:
 - a. Without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City due to unregulated land uses and the City's inability to enforce development standards, building codes, and environmental regulations; and
 - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
5. **Option to Expand:** The area meets all both of the following conditions:
 - a. Without annexation, interested parties may incorporate one or more separate municipalities or take other legal actions that might be detrimental to the City's orderly growth.
 - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
6. **Industrial Districts:** A municipality may annex all or part of the area:
 - a. Located in an industrial district designated by the governing body of the municipality (TLGC, Section 42.044) under the procedures described by Subchapter C-1;
 - b. On or after the date the contract expires, including any period renewing or extending the contract; or
 - c. As provided by the contract. [TLGC, Section 43.0116]
7. **Military Base:** A municipality may annex for full purposes:
 - a. Any part of the area located within five miles of the boundary of a military base in which an active training program is conducted.
 - b. The annexation proposition shall be stated to allow the voters of the area to be annexed to choose between either annexation or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study. [TLGC, Section 43.0117]

In accordance with Sections 43.056, 43.065 and 43.0672 as applicable of the Texas Local Government Code, the Development Services Department shall prepare a municipal services agreement or service plan that provides for the

ANNEXATION CRITERIA & PROCEDURE (CONT)

extension of full municipal services to each area to be annexed for full purposes.

The Development Services Department shall prepare the agreement or plan after the City establishes the annexation timetable and shall make the agreement or plan available to the public for review and comment in advance of required public hearing(s). The City shall adopt the agreement or plan by ordinance at the time the City annexes the area for full purposes.

B. Limited-Purpose Annexation: The City will consider limited-purpose annexation of any area if one or more of the five criteria in section A (Full-Purpose Annexation) above are met, and if either of the following two criteria is also met:

1. **Continuation of Certain Districts:** A strategic partnership agreement may provide for limited-purpose annexation of certain districts operating under the Water Code on terms acceptable to the municipality and the district provided that the district shall continue in existence during the period of limited-purpose annexation (TLGC, Section 43.0751). The area would be considered for limited-purpose annexation so that the City might control land use and the quality of development in that populated area, pending full-purpose annexation.

2. **Long-Term Development:** The area is proposed for long-term development. The City will determine the feasibility of entering into an agreement with the property owner(s) for limited-purpose annexation so as to establish the timing of full-purpose annexation. The agreement may provide for the property to be annexed for full purposes in phases.

C. General Provisions: The following provisions apply to all proposed full- and limited-purpose annexations:

1. As a prerequisite for any proposed annexation, the City Manager shall certify that the proposed annexation would have no adverse effect upon the provision of municipal services within the City.
2. The City will annex any rights-of-way that are adjacent to and provide access to annexed property.

D. Protests of City-Initiated Annexation

1. For any City-initiated annexation not subject to any of the exemptions in paragraph 4 of this section, affected property owners may submit a protest petition to the Development Services Department prior to the date of the

second City Council public hearing on that annexation. The Development Services Department shall determine the validity of this protest petition within 15 days of receipt. If the Development Services Department determines that the petition is valid, the City at that time shall request the petitioners to select five representatives to serve on a committee with City representatives to prepare the service plan (in the case of full-purpose annexation) or the regulatory plan (in the case of limited-purpose annexation). The service plan or the regulatory plan, as applicable, shall document any objections that have been expressed by a majority of the petitioners' representatives on this committee. In any decisions regarding the proposed annexation, the City Council shall take under advisement the City's receipt of the protest petition and all deliberations pertaining to the service plan or the regulatory plan, as applicable.

2. **Third-Party Fiscal Impact Analysis:** At the request of affected property owners, through a valid protest petition as defined herein, the City shall hire an independent certified public accountant to conduct a third-party fiscal impact analysis using the methodology set forth in Section V of this policy. This provision for third-party fiscal impact analysis shall not apply, however, to City-initiated annexations that are subject to any of the exemptions in paragraph 4 of this section.
3. **Exemptions:** The following kinds of annexation areas shall be exempt from the provisions of paragraphs 2 and 3:
 - Street rights-of-way;
 - Enclaves existing as of the date of adoption of this policy (see Enclaves Existing as of 2021, page F-9), with fewer than 100 lots or tracts containing residential dwellings;
 - Interjurisdictional boundary adjustments;
 - Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
 - Areas that are subject to extraordinary economic development projects; and
 - Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

DISANNECTON

In accordance with Section 43.141 of the Texas Local Government Code, a majority of the qualified voters of an annexed area may petition the City Council to disannex the area if the City fails to provide services to the area within the period specified by the service plan. Similarly, the City may seek to disannex an area if it determines that it is unable to provide municipal services to that area in accordance with State law.

PREPARATION OF FISCAL IMPACT ANALYSIS

For any proposed annexation, the Planning & Data Analytics Department, in cooperation with other pertinent departments, shall conduct a fiscal impact analysis that considers prospective revenues and expenditures for both the General Fund and the Water and Sewer Fund. The Budget Office shall prepare a fiscal impact report for review by the City Council, and shall make such report available for public review upon request.

A. Revenues: The following revenues shall be considered:

1. Property taxes to be generated by existing land uses, based on Appraisal Districts assessed values and the City's current property tax rate.
2. Property taxes to be generated by proposed land uses, based on anticipated assessed values and the City's current property tax rate.
3. Sales taxes.
4. Other General Fund revenues including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue.
5. Water and wastewater tap and impact fees
6. Water and wastewater service fees.

B. Expenditures: The following expenditures shall be considered:

1. Operation and maintenance costs for all municipal services.
2. Required capital improvements.

C. Analysis Timeframe: The number of years in the analysis shall be based on the estimated build-out of the development, the repayment timetable for any debt assumed in the analysis, or 10 years, whichever is longer.

D. Per Capita Data Sources: For budget information, the most recently adopted Annual Budget shall be used. For total population and land use data, the most recently adopted Comprehensive Plan shall be used.

E. Population Estimate: To estimate population for an area, the number of housing units proposed for construction or annexation shall be multiplied by the average household size for Fort Worth, or for a comparable area within Fort Worth, according to the latest U.S. Census.

F. Methodology

1. ***Areas with Existing or Proposed Development:*** If an area is fully developed, or substantially undeveloped but subject to an approved concept plan and/or preliminary plat, the analysis shall be based on the following guidelines.
 - a. For any undeveloped areas, the anticipated rate of development shall be based on the construction timetable provided by the property owner.
 - b. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
 - c. Water and wastewater revenues shall be based on existing land uses and any proposed land uses provided by the property owner.
 - d. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.
2. ***Other Areas:*** If an area is undeveloped and not subject to an approved concept plan or preliminary plat, the analysis shall be based on the following guidelines.
 - a. The mix of land uses shall be as depicted in the Comprehensive Plan.
 - b. The anticipated rate of development shall be based on the annual growth rate for the pertinent planning sector of the city.
 - c. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
 - d. Water and wastewater revenues shall be based on the future land use identified in the Comprehensive Plan.
 - e. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.

G. Timing for Preparation of Fiscal Impact Analysis

1. ***Annexations Initiated by Property Owners:*** Upon receipt of a valid annexation petition and application, the Budget Office shall conduct the fiscal impact analysis within 30 days and prior to the City Council public hearing. As an alternative, the City will verify the accuracy of the fiscal impact analysis submitted by the property owners prior to initiating the annexation process.
2. ***Annexations Initiated by the City:*** The City will conduct the fiscal impact analysis prior to scheduling the required City Council public hearing.

PREPARATION OF SHORT-TERM ANNEXATION PROGRAM

The Development Services Department and other pertinent departments, shall prepare an annexation program that identifies areas that the City wishes to consider for annexation during the succeeding five-year period. The program shall be incorporated into the City's Comprehensive Plan, and revised as part of the annual update.

The program will estimate the year in which each proposed annexation might occur. In preparing its capital improvement program and annual operating budget, the City shall determine the feasibility of providing municipal services to areas identified in the annexation program. The City shall involve property owners and community organizations from the extraterritorial jurisdiction, as well as those from the City itself, in formulating the five-year annexation program.

The City shall assign priority to annexing areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN), within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure, or within a Special Utility District that complies with such standards. Within these areas, the City shall assign high priority to non-residential development and uses, and shall assign low priority to large-lot (more than 1-acre) residential subdivisions not connected to City water and sewer systems, where a majority of the residents have expressed opposition to annexation.

The City wishes to allocate sufficient time for the transition of proposed annexation areas from the ETJ into the city. This transitional period would enable the City to arrange for the provision of adequate municipal services, and would enable affected property owners to prepare for the impacts of annexation. Accordingly, the annexation program shall delay any City-initiated annexations for three years or more from the date of the annexation area's initial inclusion in the program.

The following kinds of annexation areas, however, shall be exempt from this waiting period:

- Street rights-of-way;
- Enclaves existing as of the date of adoption of this policy (see Enclaves Existing as of 2021, page F-9), with fewer than 100 lots or tracts containing residential dwellings;
- Interjurisdictional boundary adjustments;
- Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
- Areas that are subject to extraordinary economic development projects; and
- Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

Inclusion of an area in the five-year annexation program does not obligate the City to annex that area. Similarly, exclusion of an area from the five-year annexation program does not prevent the City from annexing the area.

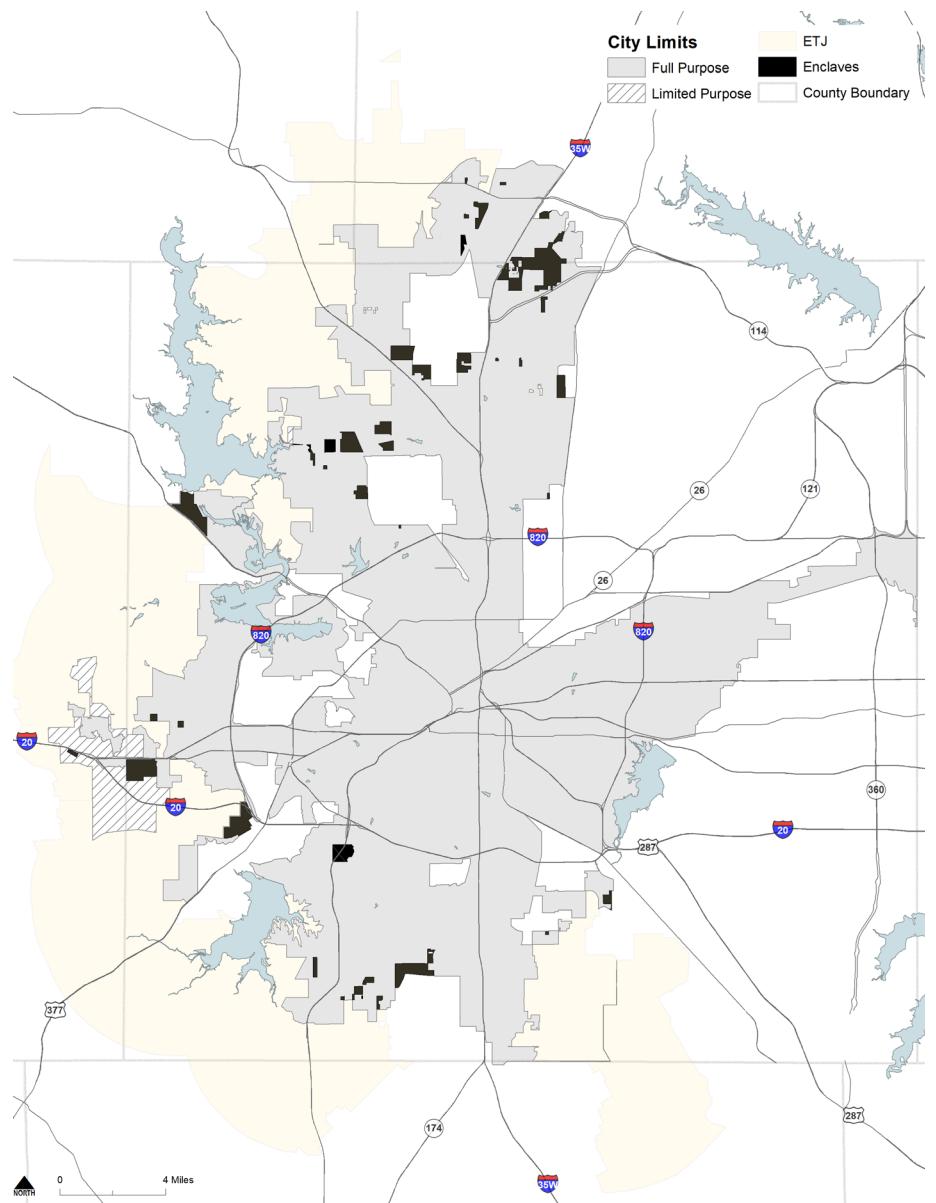
EXTERNAL COMMUNICATION

In addition to public hearing requirements established by Sections 43.0673 and 43.124 of the Texas Local Government Code, the City of Fort Worth shall seek to communicate with City residents, affected property owners and pertinent government agencies throughout the annexation process. The City shall use its website, community meetings, direct mail, the City Page, and other appropriate media to disseminate information about any City-initiated annexation. Upon request, the City's Community Relations Department shall assist affected property owners in establishing neighborhood organizations so as to facilitate communication with the City.

The City shall seek public comments during the annual update of the annexation program at a meeting with various community organizations. At this meeting, the City shall explain the benefits of annexation, including full municipal services; planning, zoning, health and safety regulations; economic development; and orderly growth. The City shall also explain the costs to be incurred by the City and by affected property owners as a result of annexation.

Upon adoption of any annexation ordinance, the City shall notify the pertinent county government agencies and affected property owners.

ENCLAVES EXISTING AS OF 2021



Source: City of Fort Worth, Development Services Department, 2022.

SHORT-TERM ANNEXATION PROGRAM

On September 7, 2004, the City Council adopted an annexation policy for the City of Fort Worth to provide more specific guidance for making annexation decisions, to be more proactive in identifying annexation areas, and to promote more meaningful citizen participation during the annexation process. The policy calls for the annual preparation of a five-year annexation program. The City Council adopted the first annexation program, as part of the Comprehensive Plan, on February 22, 2005.

This program identifies areas that the City wishes to consider for annexation during the succeeding five-year period. It expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area. While the annexation program merely serves as a guide, its preparation enables the City to be more proactive in identifying areas that might be suitable for annexation and to involve affected property owners and other stakeholders well in advance of any annexation decisions. The program consists of this narrative and a set of maps and accompanying tables that describe the areas to be considered for annexation.

The City involves property owners and community organizations from the extraterritorial jurisdiction (ETJ), as well as those from within the City, in formulating the five-year annexation program. The City conducts a meeting with pertinent local governments, property owners, and community organizations directly affected by potential annexations. This narrative discusses the procedures followed to prepare the annexation program, the potential owner-initiated annexation areas over the next five years, the potential annexation areas over the subsequent six to twenty years, and the relationship of the annexation program to the City's Comprehensive Plan and capital improvement program.

Procedure to Prepare Annexation Program: The annexation policy provides that the Development Services Department and other pertinent departments, prepare the annexation program. Staff reviewed areas meeting the annexation criteria contained in the annexation policy, including:

- Enclaves,
- Areas of urban development,
- Designated growth centers,
- Areas posing an adverse environmental or financial impact if not annexed, and
- Areas deterring the City's option to expand.

The City assigned priority to areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN) or within the geographic

scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure. City staff from various departments, including Development Services, Planning and Data Analytics, Water, Transportation and Public Works, Fire, Police, Financial Management, and Law, met to discuss potential areas satisfying the annexation criteria and to prioritize them for annexation over the next five years and beyond.

With this information, the Development Services Department prepares a draft annexation program for review and discussion by the City Council, pertinent county governments, property owners, and community organizations directly affected by the annexation program. City staff holds individual work sessions with the City Council members and their appointed City Plan Commissioner and Zoning Commissioner. Citizens were also able to comment on the annexation program at a City Plan Commission public hearing and a City Council public hearing held as part of the annual update of the Comprehensive Plan.

Relationship to Comprehensive Plan and Capital Improvement Program: The Comprehensive Plan is a general guide for making decisions about the City's growth and development. It presents a broad vision for Fort Worth's future and describes major policies, programs, and projects to realize that vision. The Comprehensive Plan contains both the annexation program and the capital improvement program as appendices. These programs are revised as part of the annual update of the Comprehensive Plan.

In preparing its capital improvement program, the City must determine the feasibility of providing municipal services to areas identified in the annexation program. The City has identified capital improvements, beyond those covered by the current bond program that will be necessary to provide adequate municipal services to the potential annexation areas. These improvements are addressed to the right according to the potential annexation year.

Water/Sewer Service for Property in the City's ETJ: When a property owner requests City water service and/or sewer service within the City's extraterritorial jurisdiction, then the owner must agree to connect to both City water and sewer service and either:

- Petition the City to be annexed if the property can be annexed per state law, or
- Enter into a pre-annexation agreement with the City to be voluntarily annexed at the time the property can be annexed per state law.

The City Council may approve or deny any annexation petitions or pre-annexation agreements.

POTENTIAL ANNEXATIONS: SHORT TERM

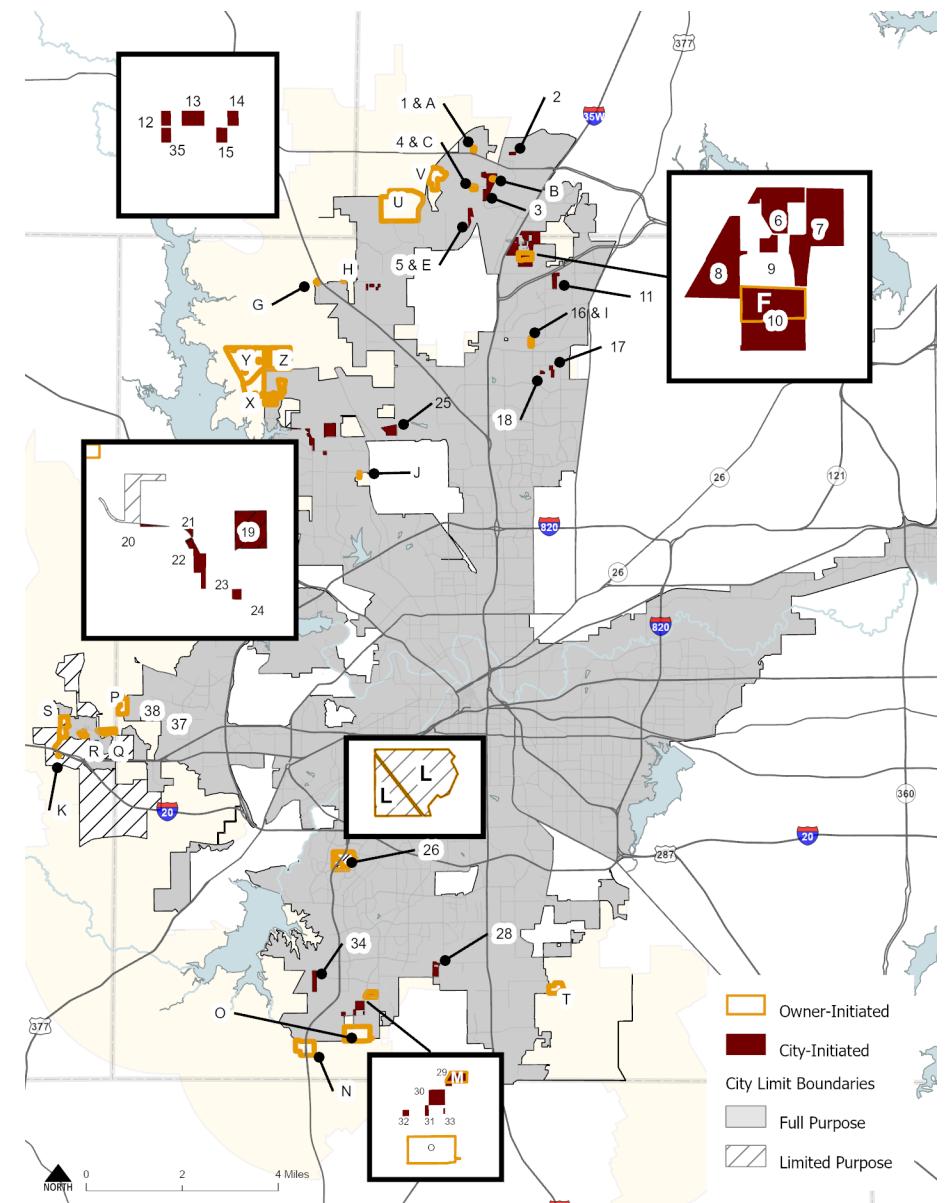
Potential City-Initiated Annexation

The following sections describe areas for which the City may wish to initiate short-term annexation proceedings. Any of these areas may be subject to property owner-initiated annexation before the year in which it is listed. Thirty-two potential City-initiated annexation areas, consisting of approximately 1,382 acres or 2.16 square miles, are included in the short-term annexation program.

The City wishes to allocate sufficient transition time for proposed annexation areas from the ETJ into the city. This transitional period enables the City to arrange for the provision of adequate municipal services, and enables affected property owners to prepare for the impacts of annexation. Accordingly, the annexation program delays City-initiated annexations, excluding enclaves and other areas described in the policy, for three years or more from the date of the area's initial inclusion.

Potential Owner-Initiated Annexation

The annexation program also considers areas within the City's ETJ where property owners may wish to initiate annexation and which may meet the annexation criteria noted in the policy. These areas are generally located in close proximity to water, wastewater, and fire services, and may be subject to valid preliminary plats, concept plans, or are anticipated sites for urban development. At this time, seven potential owner-initiated annexation areas have been identified. Area C, the Edwards-Geren limited-purpose annexation area consists of 276 acres, scheduled to be annexed for full purposes during 2020. An enclave (Area 26) created by this limited-purpose annexation area will be considered for annexation through the City-initiated process at the same time. This area may be subject to an additional development agreement due to its agricultural exemption status, which would push the scheduled annexation beyond 2019.



Source: City of Fort Worth, Development Services Department, 2022.

POTENTIAL ANNEXATIONS: SHORT TERM TABLE

TABLE 1: ANNEXATION PROGRAM - POTENTIAL SHORT TERM ANNEXATION

Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Comments
POTENTIAL CITY-INITIATED ANNEXATION									
1	CFW	7	SF	10	1	2	2	Enclave	Subject to development agreement.
2	CFW, Town of Northlake	7	LI	13	0	1	1	Enclave	AX-18-011 invalidated development agreement #46513.
3	CFW	7	GC, LI, IGC	171	3	3	9	Enclave	New enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
4	CFW	7	IGC	16	0	0	1	Enclave	Subject to development agreement.
6	CFW	7	LI	58	5	5	0	Enclave	Subject to development agreement.
7	CFW	7	LI	115	2	0	1	Enclave	Subject to development agreement.
8	CFW	7	LI, IGC	105	0	0	6	Enclave	Subject to development agreement.
9	CFW	7	LI	11	1	1	1	Enclave	Subject to development agreement.
10	CFW	7	LI	152	0	0	2	Enclave	Wiigins Tract Proposed Industrial Use
11	CFW	7	AG, RURAL, MU, INFRA, LAKES & PONDS	56	32	25	1	Enclave	Includes private small plane landing strip
12	CFW	7	RURAL	8	2	2	0	Enclave	Subject to development agreement.
13	CFW	7	RURAL	10	1	1	0	Enclave	Subject to development agreement.
14	CFW	7	RURAL	5	1	1	0	Enclave	Hoskin Property
15	CFW	7	RURAL	5	1	1	0	Enclave	Subject to development agreement.
16	CFW	7	SF	17	1	0	1	Enclave	Possible Residential Development.
17	CFW	4	SF	28	0	3	6	Enclave	Subject to development agreement.
18	CFW	4	SF	9	0	3	6	Enclave	Subject to development agreement.
19	CFW	7	RURAL, SF	123	10	10	3	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City, decision no earlier than 1/1/09.
20	CFW / Tarrant County MUD 1	7	SF	4	2	2	3	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City, decision no earlier than 1/1/09.

CFW: City of Fort Worth

Enclave: (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

POTENTIAL ANNEXATIONS: SHORT TERM TABLE (CONT)

TABLE 1 (CONT): ANNEXATION PROGRAM - POTENTIAL SHORT TERM ANNEXATION

Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Comments
21	CFW / Tarrant County MUD 1	7	NC	6	0	0	1	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City, decision no earlier than 1/1/09.
22	CFW / Tarrant County MUD 1	7	AG	6	0	0	2	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City, decision no earlier than 1/1/09.
23	CFW / Tarrant County MUD 1	7	SF, GC, INFRA	38	2	2	6	Enclave	Includes Oncor Electric properties
24	CFW	7	SF	11	0	0	1	Enclave	Church facility
25	CFW	7	SF	92	20	23	4	Enclave	Large lot residential low priority for annexation.
26	CFW	6	INFRA	7	0	0	3	Enclave	Electrical ROW will come into City with Edwards-Geren limited-purpose annexation area (J).
28	CFW	6	SF, LDR, LI, NC	61	4	20	22	Enclave	Moved from 2016 at Council Member's request
29	CFW	6	SF, INST	54	2	1	3	Enclave	Church properties
30	CFW / Johnson County SUD	6	INST, RURAL	61	0	0	5	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with Ag exemptions.
31	Johnson County SUD	6	SF	10	1	1	1	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with Ag exemptions.
32	Johnson County SUD	6	SF, NC	10	0	0	3	Enclave	Area not currently in City's CCN.
33	Johnson County SUD	6	SF	3	1	1	0	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
34	CFW	6	SF	68	8	9	6	Enclave	New Enclave, Added in 2020 as result of annexation AX-20-005
35	CFW	7	RURAL	8	2	2	0	Enclave	Subject to development agreements to expire 2023.
36	CFW	3	INFR, NC	40	0	0	1	Enclave	New Enclave, Due to Approval of AX-19-012 on 1/28/2020
37	CFW	3	SF	8	2	1		Enclave	New Enclave, Due to Approval of AX-19-006 on 8/03/2021
POTENTIAL OWNER-INITIATED ANNEXATION									
A	CFW	7	SF	7	0	2	1	Enclave	Medhir Tract - Development Agreement
B	CFW	7	GC	4	0	0	1	Urban Development	Peterson, Judge, Judge - Development Agreement
C	CFW	7	LI, IGC	16	0	0	1	Urban Development	Shelton Tract - Development Agreement
F	CFW	7	LI	78	0	0	1	Urban Development	Wiggins Tract

CFW: City of Fort Worth

Enclave: (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

POTENTIAL ANNEXATIONS: SHORT TERM TABLE (CONT)

TABLE 1 (CONT): ANNEXATION PROGRAM - POTENTIAL SHORT TERM ANNEXATION

Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Comments
G	CFW	7	NC	5	0	0	1	Urban Development	All Storage Avondale LLC
H	CFW	7	LI	1	0	0	1	Urban Development	AutoZone
I	CFW	7	SF	17	1	0	0	Enclave	Beltram Tract - Development Agreement
J	CFW	7	SR	6	0	1	1	Urban Development	Fincher Tract - Development Agreement
K	CFW	3	LI	5	0	0	1	Urban Development	All Storage IH 20
L	CFW	6	MUGC	276	0	0	18	Urban Development	Edward-Geren LPA
M	CFW	6	SF	48	1	0	2	Urban Development	Jerry Sevelle Ministries, Inc
N	CFW / None	6	MUGC	202	0	0	4	Urban Development	FW 205 Partners LTD
O	CFW	6	SF, NC	242	0	0	4	Urban Development	Fraser Ranch
P	CFW	3	SF	126	0	0	0	Urban Development	Vista West II
Q	CFW	3	SF	60	0	0	1	Urban Development	Walsh Ranch Phase 3East
R	CFW	3	INST	21	0	0	1	Urban Development	Walsh Ranch VR
S	CFW	3	SF	125	0	0	4	Urban Development	Walsh Ranch 3 West
T	CFW	6	SF	96	0	0	4	Urban Development	Harmony Grove
U	CFW	7	SR, LI	927	0	0	3	Urban Development	TCU-GreenBrick
V	CFW	7	SF, IGC	187	0	0	2	Urban Development	Northpoint-186
X	CFW	7	SF, NC	474	0	0	18	Urban Development	Rio Claro- 474
Y	CFW	7	SF, NC	832	0	0	11	Urban Development	Bonds Ranch 836
Z	CFW	7	SF, NC	331	0	0	9	Urban Development	Bonds Ranch 335

CFW: City of Fort Worth

Enclave: (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

Shading in Map ID# column indicates area with properties likely to be offered development agreement.

DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL CITY-INITIATED ANNEXATIONS: SHORT TERM (CONT)

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS								
		Fire Services:			Roadway Improvements:					
		Fire Station	Within an Estimated 5-Minute Response Time		Transortation Comments			Adjacant Impact Fee Area	CIP Planned	
			YES	NO					YES	NO
1	7	11	X		Served by SH 114.		AA	Any improvements would be TxDOT led		
2	7	11		X	Served by Three-Wide drive.		AA		X	
3	7	11	X		Served by FM 156 (Blue Mound).		AA	Any improvements would be TxDOT led		
4	7	11	X		Served by FM 156 (Blue Mound).		AA	Any improvements would be TxDOT led		
6	7	35		X	Day, Old Denton and Elizabeth Town Cemetery Road are currently not constructed to industrial street standards.		A		X	
7	7	35		X	Beach north of Litsey is necessary to serve this development.		AA and A		X	
8	7	35		X	Old Denton is currently not constructed to industrial street standards. Served by IH-35.		A		X	
9	7	35		X	Old Denton and Day are not constructed to industrial standards.		A		X	
10	7	35		X	OldDenton not construct to indus. standard, Beach-MTP CCO-L2-T0-NTMS-P0-BOP (110) 110'.ROW dedicate/construct by owners required as site develops. CIP to construct Beach south of site.Development to extend this sect.		A	X (Beach south of site)		
11	7	38	X		Served by Keller Haslet.		A		X	
12	7	34	X		Willow Spring is on the MTP as an NCO-L2-TO-TWTL-PO-BOP (110). 55ft. ROW dedication and potential construction required as a part of development.		B		X	
13	7	34	X		Boaz Road is built to rural street standards.		B		X	
14	7	34	X		Boaz Road is built to rural street standards.		B		X	
15	7	34	X		Boaz Road is built to rural street standards.		B		X	
16	7	37	X		Keller Hicks is on the MTP as an NCO-L1-T0-TWTL-P0-BOP (80). ROW dedication of 40ft and potential construction as a part of development.		D		X	

DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL ANNEXATIONS: SHORT TERM (CONT)

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS								
		Fire Services:		Roadway Improvements:				Adjacant Impact Fee Area	CIP Planned	
		Fire Station	Within an Estimated 5-Minute Response Time	Transortation Comments	YES	NO	YES		NO	
17	4	37	X	The extensions of Broiles, Shelley Ray, Eddleman, and Gadsden are required with development. Ray White is a collector street.			D		X	
18	4	37	X	Alta Vista is a collector street.			D		X	
19	7	40	X	Park Road is built to rural street standards.			E			
20	7	40	X	Served by Boat Club (TxDOT).			E	Any improvements would be TxDOT led		
21	7	40	X	Beach north of Litsey is necessary to serve this development.			AA and A		X	
22	7	40	X	Served by Boat Club (TxDOT).			E	Any improvements would be TxDOT led		
23	7	40	X	Bowman Roberts MTP as NCO-L2-T0-NTMS-PO-BOP (110). Boat Club (TxDOT). Park Rd built to rural street standards. ROW dedicate/potential construct for Bowman Roberts and Park.			E			
24	7	40	X	Bailey Boswell is on the MTP as an NCO-L2-T0-NTMS-PO-BOP (110). Bowman Roberts is a collector street.			E		X	
25	7	40	X	Wagley Robertson is on the MTP as an NCO-L1-T0-TWTL- PO-BOP (80). Chastien and Ranch are built to rural street standards.			E		X	
26	6	26, 39	X (Portions)	Oakmont is on the MTP as an CCO (E).			W		X	
28	6	29	X	Risinger is on the MTP (SYS-L2-T0-NTMS-PO-BOP (110). Crowley (TxDOT). Crowley Cleburne is built to rural street standards.			Y			
29	6	36 (Existing) 46 (Future)	X (Existing) X (Future)	Hulen is on the MTP as an NCO - L1-T0-TWTL-PO-BOP (80). Cleburne is built to county road standards.			Y		X	
30	6	36 (Existing) 46 (Future)	X (Existing) X (Future)	Hulen is on the MTP as an NCO - L1-T0-TWTL-PO-BOP (80).			Y		X	

DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL ANNEXATIONS: SHORT TERM (CONT)

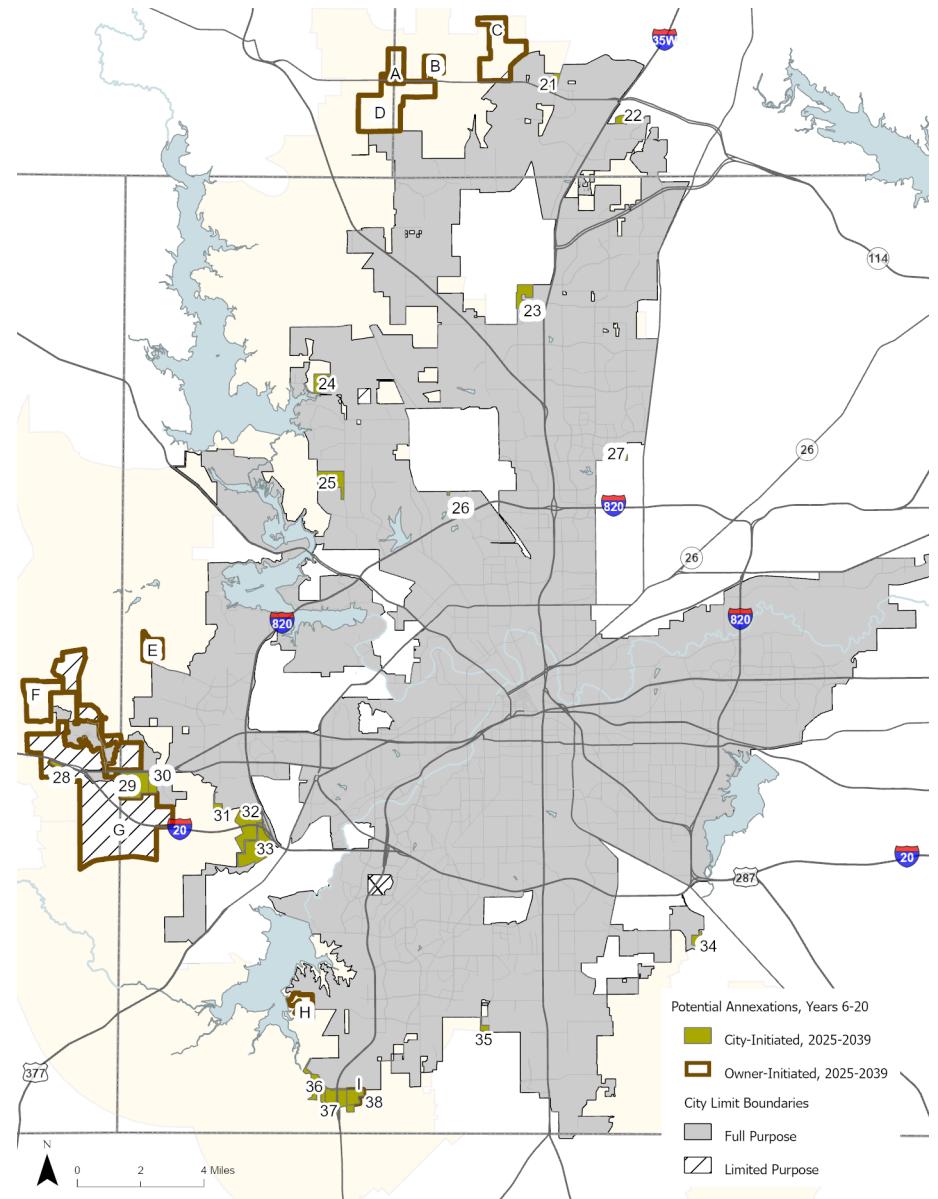
Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS									
		Fire Station	Fire Services:		Roadway Improvements:				Adjacant Impact Fee Area	CIP Planned	
			Within an Estimated 5-Minute Response Time	YES	NO	Transortation Comments				YES	NO
31	6	36 (Existing) 46 (Future)		X (Existing) X (Future)		Cleburne is built to county standards.			Y		X
32	6	36 (Existing) 46 (Future)		X (Existing) X (Future)		Summer Creek on MTP as NCO-L2-T0-NTMS-PO-BOP (110). Cleburne on MTP as NCO-L2-T0-TWTL-PO-BOP (110). ROW dedication and potential construction of the roads as a condition of development.			Y		X
33	6	36 (Existing) 46 (Future)		X (Existing) X (Future)		Hulen is on the MTP as an NCO-L1-T0-TWTL-PO-BOP (80).			Y		X
34	6	36 (Existing) 46 (Future)		X (Existing) X (Future)		McPherson is on the MTP as a CCO-L2-T0-NTMS-PO-BOP (110). Old Granbury road is built to county rural standards.			Y		X
35	7	34	X			Willow Spring is on the MTP as an NCO-L2-T0-TWTL-PO-BOP (110). 55ft. ROW dedication and potential construction required as a part of development.			B		X
36	3	32			X	Old Wetherford is on the MTP as an NCO-L2-T0-NTMS-PO-BOP (110).			S		X
37	3	32	X			Old Wetherford is on the MTP as an NCO-L2-T0-NTMS-PO-BOP (110).			S		X

POTENTIAL ANNEXATIONS: LONG TERM

The City has also evaluated enclaves, limited-purpose annexation areas, concept plans, and preliminary plats that may not be ready for annexation within the next five years, but may be considered long-term. For enclaves and preliminary plats, these areas may not be within the City's CCN or be able to be served with City water, wastewater, or fire services in the near future. Limited purpose annexation areas may be subject to development agreements with property owners, which require that portions of the areas be annexed for full purposes as they are platted.

Eighteen potential annexation areas are considered for long-term annexations. These areas consist of eight existing enclaves, eleven areas with anticipated urban development, one growth center, three potential enclaves, and one area of adverse impact. Additionally, nine areas of anticipated owner-initiated annexation are noted.

The Walsh Ranch limited-purpose annexation area, Area G, consisting of approximately 7,104 acres, is scheduled to be annexed for full purposes as sub-areas are platted with the full area to annexed by May 26, 2026. An enclave created by this limited-purpose annexation area may be considered for annexation through the City-initiated process at the same time.



Source: City of Fort Worth, Development Services Department, 2022.

POTENTIAL ANNEXATIONS: LONG TERM (CONT)

TABLE 2: ANNEXATION PROGRAM - POTENTIAL ANNEXATION: LONG TERM

Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Criteria to be Met	Comments
POTENTIAL CITY-INITIATED ANNEXATION									
21	Aqua Texas Inc	GC	134	1	1	0	32	Adverse Impact	Moved from five-year program after 2017 legislative session.
22	CFW	IGC	56	0	0	0	3	Urban Development	Moved from five-year program after 2017 legislative session.
23	CFW	SF, INST, NC, LI	243	9	6	4	32	Enclave, Urban Development	Moved from five-year program after 2017 legislative session.
24	CFW / Tarrant County MUD 1	SF	103	1	1	0	7	Urban Development	Annexed for limited purposes in 2002. Moved from five-year program after 2017 legislative session. Annexed for limited purposes in 2002. Moved from five-year program after 2017 legislative session.
25	CFW	SF, MDR, NC	302	0	0	0	1	Urban Development	Development Agreement for portion of area. Moved from five-year program after 2017 legislative session.
26	CFW	INFRA	6	0	0	0	1	Urban Development	Tarrant County facility, has been receiving water and wastewater service since 2010.
27	CFW	INST, INFRA, OPEN SPACE	12	0	0	0	3	Urban Development	Area is not receiving water or sewer service.
28	CFW / None	LI	29	0	0	0	1	Enclave	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
29	CFW	SF, NC, LI	421	2	2	0	14	Enclave	Part of area not currently in City's CCN.
30	None	SF, NC	106	225	149	76	13	Enclave	Part of area not currently in City's CCN.
31	CFW	RURAL, SF	59	0	0	0	4	Urban Development	Moved from five-year program after 2017 legislative session.
32	CFW	SF, IGC	450	0	0	0	3	Enclave	Moved from five-year program after 2017 legislative session.
33	CFW	IGC	513	0	0	0	11	Enclave	Moved from five-year program after 2017 legislative session.
34	City of Kennedale	INFRA, LI	75	5	5	0	13	Enclave, Urban Development	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
35	CFW	INFRA, LI	40	1	1	0	14	Enclave, Urban Development	Moved from five-year program after 2017 legislative session.

CFW: City of Fort Worth

Enclave: For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

Shading in Map ID# column indicates areas that were moved from 5-year program in 2018

POTENTIAL ANNEXATIONS: LONG TERM (CONT)

TABLE 2 (CONT): ANNEXATION PROGRAM - POTENTIAL ANNEXATION: LONG TERM

Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Criteria to be Met	Comments
36	CFW / None	SF, MU	237	0	0	0	0	Urban Development	Moved from five-year program after 2017 legislative session.
37	CFW / None	MU	292	7	3	3	12	Growth Center	Large portion of area has no CCN. Moved from five-year program after 2017 legislative session.
38	CFW / Johnson Co. SUD / None	MU	136	0	0	0	2	Urban Development	Area not currently in City's CCN. Populated Area. Moved from five-year program after 2017 legislative session.

POTENTIAL OWNER-INITIATED ANNEXATION

A	CFW / Aqua Texas, Inc.	SF, NC, OPEN SPACE	331	282	172	110	8	Urban Development	Shale Creek WCID - Area not entirely in City's CCN. Eligible for annexation on 2/17/2037.
B	Aqua Texas, Inc.	SF, NC, OPEN SPACE	232	821			17	Urban Development	Brookfield WCID - Area not currently in City's CCN. Eligible for annexation on 2/17/2037.
C	Aqua Texas, Inc./ None	SUB, SF, NC	1,137	1	0	0	23	Urban Development	Tradition / Inspiration MUD not currently in City's CCN. Small portion in Aqua Texas, Inc CCN. CFW to hold CCN in future.
D	CFW / Aqua Texas, Inc.	RURAL, SUB, SF, NC	1,483	3532			4	Urban Development	Alpha Ranch WCID - Area not entirely in City's CCN. Eligible for annexation on 2/17/2037.
E	CFW	SF, NC, OPEN SPACE, LAKES & PONDS	265	839	221	618	21	Urban Development	Haywire/Life Oak Ranch MUD - small section annexed for limited purposes.
F	CFW	SF, NC	739	2075	348	1727	48	Urban Development	Morningstar Eligible on 8/21/2035, unless the MUD dissolves.
G	CFW	SF, MDR, NC, GC, MU, LI, OPEN SPACE	7,104	0	0	0	41	N/A: Annexed for limited purposes in 2003.	Walsh Ranch limited-purpose annexation area subject to 5/6/03 contract with property owners and City decision by 5/26/26.
H	CFW	SF, LDR, INFRA	256	2	400	0	14	Urban Development	St. Francis Village - Emergency services concerns by property owner.
I	Johnson Co. SUD / None	MU	136	0	0	0	2	Urban Development	Portion of the area in Johnson County SUD.

CFW: City of Fort Worth

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Shading in Map ID# column indicates areas that were moved from 5-year program in 2018