



# DRAFT

# 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.

**Development Agreement** – The Texas Local Government Code allows a city to enter into a Development Agreement with a property owner for land located within the City's Extraterritorial Jurisdiction (ETJ). The scope of such agreement provides direction for how the land will develop and may address topics such as timing of annexation, land uses, building construction, development standards, subdivision, and infrastructure.

**Disannexation** – The legal process for a city to remove 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.

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.

**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.

**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.

## DEFINITIONS (CONT)

**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, 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.

**Pre-Annexation Agreement** – A property owner enters into an agreement with the City to be voluntarily annexed per state law.

**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 &amp; 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.
  - c. The City is subject to TLGC, Section 43.0115, which applies to municipal authority to annex enclaves. Enclaves are wholly surrounded by city limits, and within the City's extraterritorial jurisdiction, and have fewer than 100 dwelling units. Notwithstanding any other law, the governing body of a municipality by ordinance may annex an area without the consent of any of the residents of, voters of, or owners of the land in the area under the procedures described by state law. [TLGC, Subchapter C-1]
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

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.

4. Adverse Impact: The area meets 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 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]

## ANNEXATION CRITERIA &amp; PROCEDURE (CONT)

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 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 3 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 3 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 2022, page F-8), 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.

## DISANNEXATION

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. Planning & Data Analytics 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 a minimum of 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, Planning & Data Analytics shall conduct the fiscal impact analysis within 60 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

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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 2022, page F-8), 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.

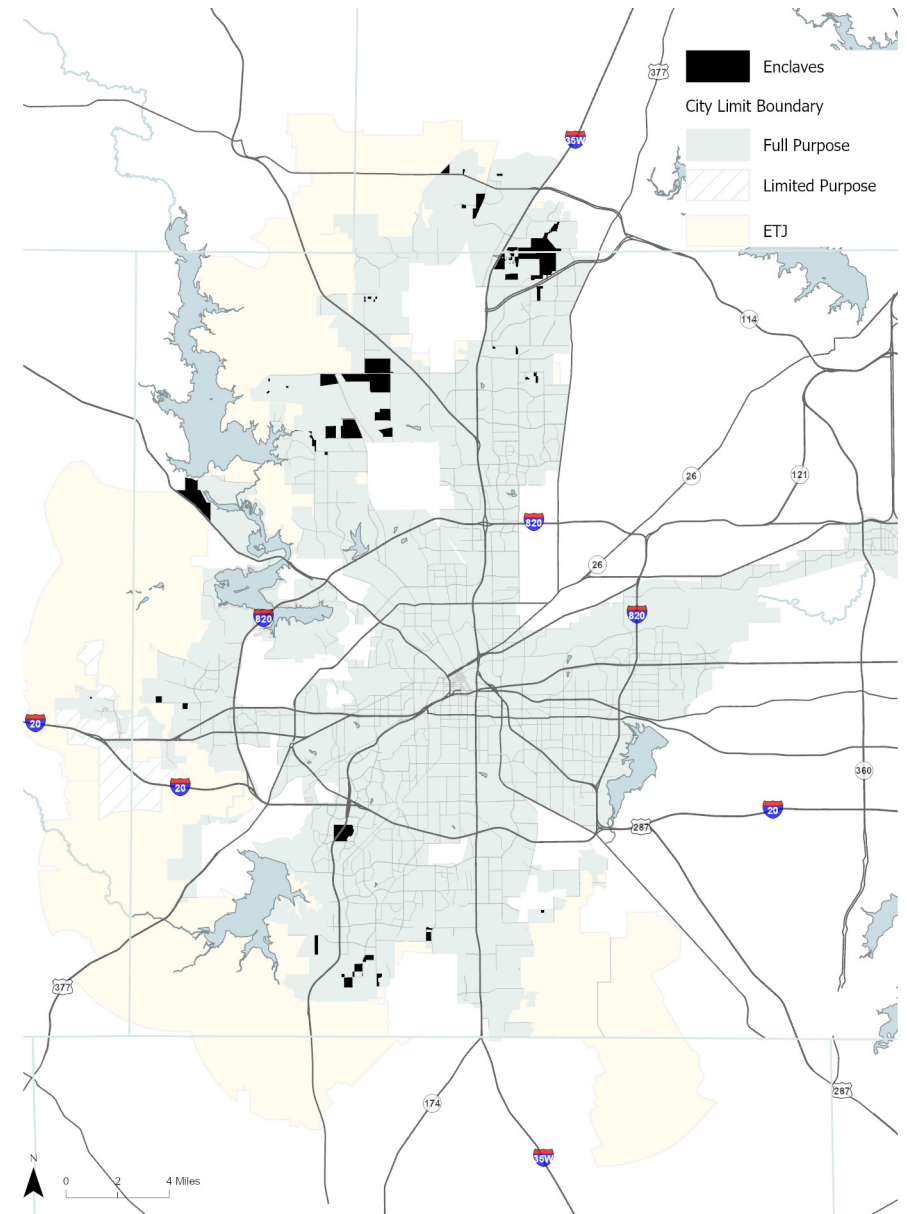
## EXTERNAL COMMUNICATION

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 2022



Source: City of Fort Worth, Development Services Department, 2023.

## 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,
- Areas deterring the City's option to expand.

In addition, staff reviewed the mapped Planned Service Areas (PSAs) contained in Appendix E for guidance on ETJ areas that could be served within the next 20-25 years.

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, 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 that the City may wish to consider for annexation during the short-term annexation program. Any of these areas may be subject to property owner-initiated annexation at any time regardless of inclusion or non-inclusion in the annexation program. Thirty-eight potential City-initiated annexation areas are identified here, consisting of approximately 2,151 acres of land.

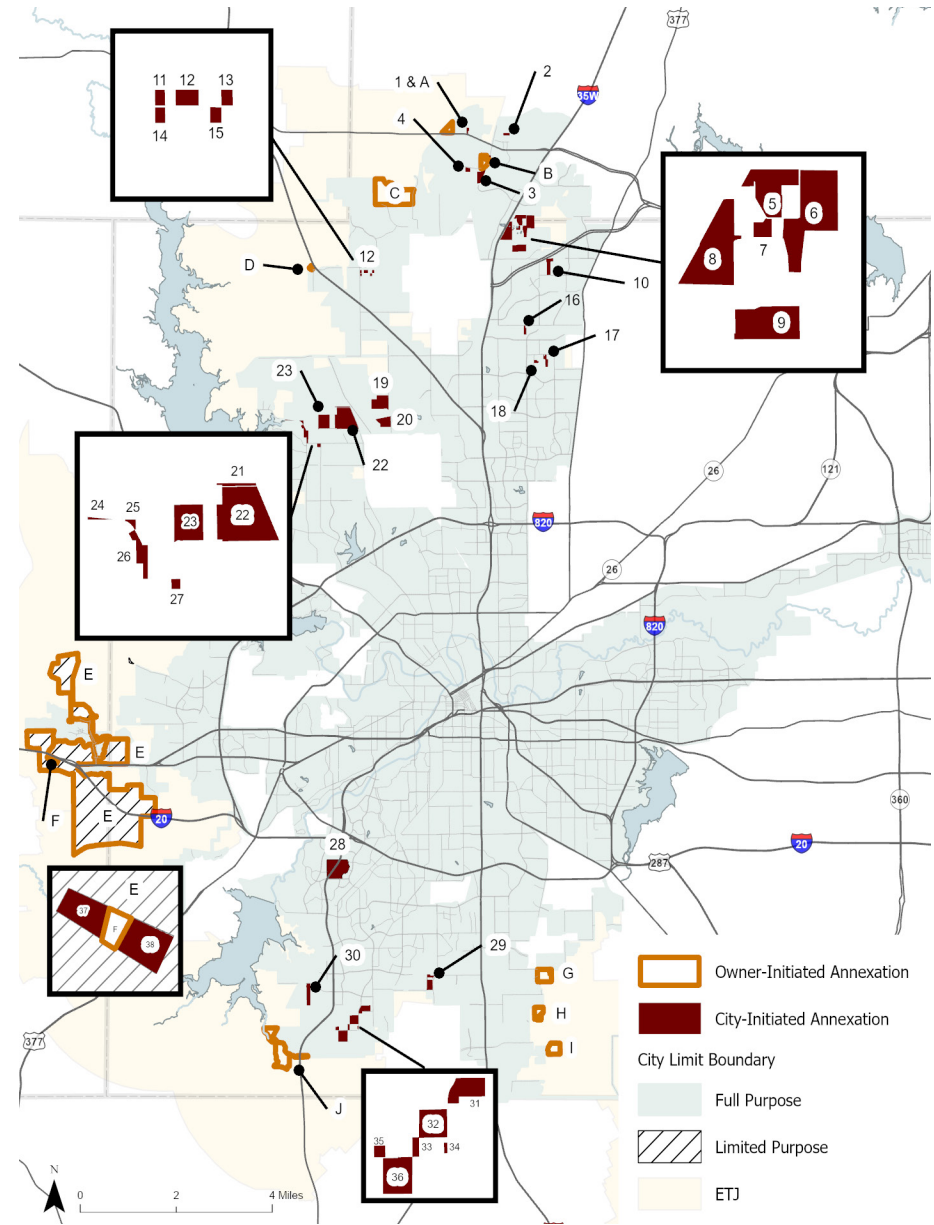
The City wishes to allocate sufficient transition time for proposed annexation areas from the ETJ into the city. This transitional period enables the City to arrange for the provision of adequate municipal services, and enables affected property owners to prepare for the impacts of annexation. Accordingly, 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, ten potential owner-initiated annexation areas have been identified.

The Walsh Ranch limited-purpose annexation area, Area E, consisting of approximately 6,522 acres, is scheduled to be annexed for full purposes in phases as sub-areas are platted. The entire area covered by Walsh Ranch is to be annexed by May 2026. An enclave created by this limited-purpose annexation area may be considered for annexation through the City-initiated process at the same time.

## POTENTIAL ANNEXATIONS: SHORT TERM



Source: City of Fort Worth, Development Services Department, 2023.

## 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
POTENTIAL CITY-INITIATED ANNEXATION								
1	CFW	7	SF	10	1	2	2	Enclave
2	CFW/ Town of Northlake	7	LI	13	0	1	1	Enclave
3	CFW	7	GC, LI, IGC	171	3	3	9	Enclave
4	CFW	7	IGC	16	0	0	1	Enclave
5	CFW	7	LI	58	5	5	0	Enclave
6	CFW	7	LI	115	2	0	1	Enclave
7	CFW	7	LI	11	1	1	1	Enclave
8	CFW	7	LI, IGC	105	0	0	6	Enclave
9	CFW	7	LI	75	0	0	2	Enclave
10	CFW	7	AG, RURAL, MU, INFRA, Lakes & Ponds	56	32	25	1	Enclave
11	CFW	7	RURAL	11	2	2	0	Enclave
12	CFW	7	RURAL	10	1	1	0	Enclave
13	CFW	7	RURAL	5	1	1	0	Enclave
14	CFW	7	RURAL	11	2	2	0	Enclave
15	CFW	7	RURAL	5	1	1	0	Enclave
16	CFW	7	SF	17	1	0	1	Enclave
17	CFW	4	SF	28	0	3	6	Enclave
18	CFW	4	SF	9	0	3	6	Enclave
19	Aqua Texas, Inc.	7	MH	164	109	109	0	Enclave
20	CFW	7	SF	92	20	23	4	Enclave
21	Aqua Texas, Inc.	7	SF, LI	12	1	0	1	Enclave
22	Aqua Texas, Inc.	7	RURAL	314	205	204	0	Enclave
23	CFW	7	RURAL, SF	123	10	10	3	Enclave
24	CFW/ Tarrant County MUD 1	7	SF	4	2	2	3	Enclave
25	CFW/ Tarrant County MUD 1	7	NC	6	0	0	1	Enclave

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
26	CFW/ Tarrant County MUD 1	7	AG, SF, GC, LI, INFRA	45	2	2	8	Enclave
27	CFW	7	SF	11	0	0	1	Enclave
28	CFW	6	INFRA, MU	283	0	0	11	Enclave
29	CFW	6	SF, LDR, LI, NC	61	4	20	22	Enclave
30	CFW	6	SF	66	8	9	6	Enclave
31	CFW	6	SF, INST	55	2	1	3	Enclave
32	CFW/ Johnson County SUD	6	INST, RURAL	62	0	0	5	Enclave
33	CFW/ Johnson County SUD	6	SF	10	1	1	1	Enclave
34	Johnson County SUD	6	SF	3	1	1	0	Enclave
35	Johnson County SUD	6	SF, NC	10	0	0	3	Enclave
36	Johnson County SUD	6	RURAL	83	37	37	0	Enclave
37	None	3	LI	11	1	0	3	Enclave, Urban Development
38	None	3	LI	13	0	0	2	Enclave, Urban Development
POTENTIAL OWNER-INITIATED ANNEXATION								
A	CFW	7	MU	47	0	0	6	Enclave
B	CFW	7	GC	61	0	0	2	Enclave
C	CFW	7	SUB, LI	574	0	0	1	Urban Development
D	CFW	7	NC	5	0	0	1	Owner-Initiated
E	CFW	3	SF, GC, OPEN SPACE, MU, INST, LI, IGC, Lakes & Ponds	6,522	5	5	55	Urban Development
F	CFW	3	LI	5	0	0	1	Owner-Initiated
G	CFW	8	SF, INFRA	134	0	0	3	Urban Development
H	Bethesda WSC	6	SF, SUB	72	0	0	6	Owner-Initiated
I	Bethesda WSC	6	SF	102	0	0	6	Owner-Initiated
J	CFW	6	RURAL, SF, MU	331	0	0	20	Owner-Initiated

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-INITATED ANNEXATIONS: SHORT TERM

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS						
		Fire Services:			Roadway Improvements:			
		Fire Station	Within an Estimated 5-Minute Response Time		Transportation Comments	Adjacent 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		Old FM RD 156 is on the MTP as a CCO-L2-TO-NTMS-PO-BOP (110).	AA		X
4	7	11	X		Served by FM 156.	AA	Any Improvements would be TXDOT led	
5	7	35		X	Beach north of Litsey is necessary to serve this development.	A		X
6	7	35		X	Construction of Beach north of Litsey required to serve this project.	A		X
7	7	35		X	Old Denton Road is constructed to rural standards.	A		X
8	7	35	X		Old Denton Road is constructed to rural standards.	A		X
9	7	38		X	Beach is on the MTP as a CCO-L2-TO-NTMS-PO-BOP (110).	A		X
10	7	38	X		Served by Keller Haslet.	A		X
11	7	34	X		Willow Springs Road is on the MTP as an NCO-L2-TO-NTMS-PO-BOP (110).	B		X
12	7	34	X		Willow Springs Road is on the MTP as an NCO-L2-TO-NTMS-PO-BOP (110).	B		X
13	7	34	X		Willow Springs Road is on the MTP as an NCO-L2-TO-NTMS-PO-BOP (110).	B		X
14	7	34	X		Willow Springs Road is on the MTP as an NCO-L2-TO-NTMS-PO-BOP (110).	B		X
15	7	34	X		Willow Springs Road is on the MTP as an NCO-L2-TO-NTMS-PO-BOP (110).	B		X
16	7	37	X		Keller Hicks is on the MTP as an NCO-L1-TO-TWLT-PO-BOP (80).	D		X
17	4	37	X		Served by Ray White Drive.	D		X
18	4	37	X		Alta Vista is a standard collector.	D		X
19	7	41		X	Heritage Trace is on the MTP as an CCO-L3-TO- NTMS-PO-BOP (130).	E		X
20	7	40		X	Wagley Robertson is on the MTP as an NCO-L1-TO-TWLT-PO-BOP (80).	C		X
21	7	40		X	Heritage Trace is on the MTP as an CCO-L3-TO- NTMS-PO-BOP (130).	E		X
22	7	40		X	Heritage Trace is on the MTP as an CCO-L3-TO- NTMS-PO-BOP (130).	E		X
23	7	40	X		Park Drive is narrow two lane undivided roadway.	E		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:			
		Fire Station	Within an Estimated 5-Minute Response Time		Transportation Comments	Adjacent Impact Fee Area	CIP Planned	
			YES	NO			YES	NO
24	7	40	X		Served by Boat Club Road (FM 1120).	E		X
25	7	40	X		Served by Boat Club (FM 1220).	E	Any Improvements would be TXDOT led	
26	7	40	X		Served by Boat Club (FM 1220).	E	Any Improvements would be TXDOT led	
27	7	40	X		Bailey Boswell is on the MTP as a NCO-L2-TO-NTMS-PO-BOP (110).	E		X
28	6	39		X	Served by Oakmont.	W		X
29	6	29		X	Served by Risinger Road.	Y		X
30	6	36		X	McPherson is on the MTP as a CCO-L2-TO-NTMS-PO-BOP (110). Old Granbury road is built to county rural standards.	Y		X
31	6	36		X	Hulen is on the MTP as an NCO-L1-TO-TWLT-PO-BOP (80).	Y		X
32	6	36		X	Hulen is on the MTP as an NCO-L1-TO-TWLT-PO-BOP (80).	Y		X
33	6	36		X	W Cleburne Road is constructed to county standards.	Y		X
34	6	36		X	Hulen is on the MTP as an NCO-L1-TO-TWLT-PO-BOP (80).	Y		X
35	6	36		X	Stewart Feltz is on the MTP as an NCO-L2-TO-TWLT-PO-BOP (110).	Y		X
36	6	36		X	W Cleburne is on the MTP as a NCO-L2-TO-NTMS-PO-BOP	U		X
37	3	43		X	No Comment.	U		X
38	3	43		X	No Comment.	AA		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.

Twenty-one potential annexation areas are considered for long-term annexations. These areas consist of eleven potential enclaves, three potential areas as enclave / urban development, six areas with anticipated urban development, and one growth center. Additionally, five areas of anticipated owner-initiated annexation are noted.

## POTENTIAL ANNEXATIONS: LONG TERM TABLE NOTES

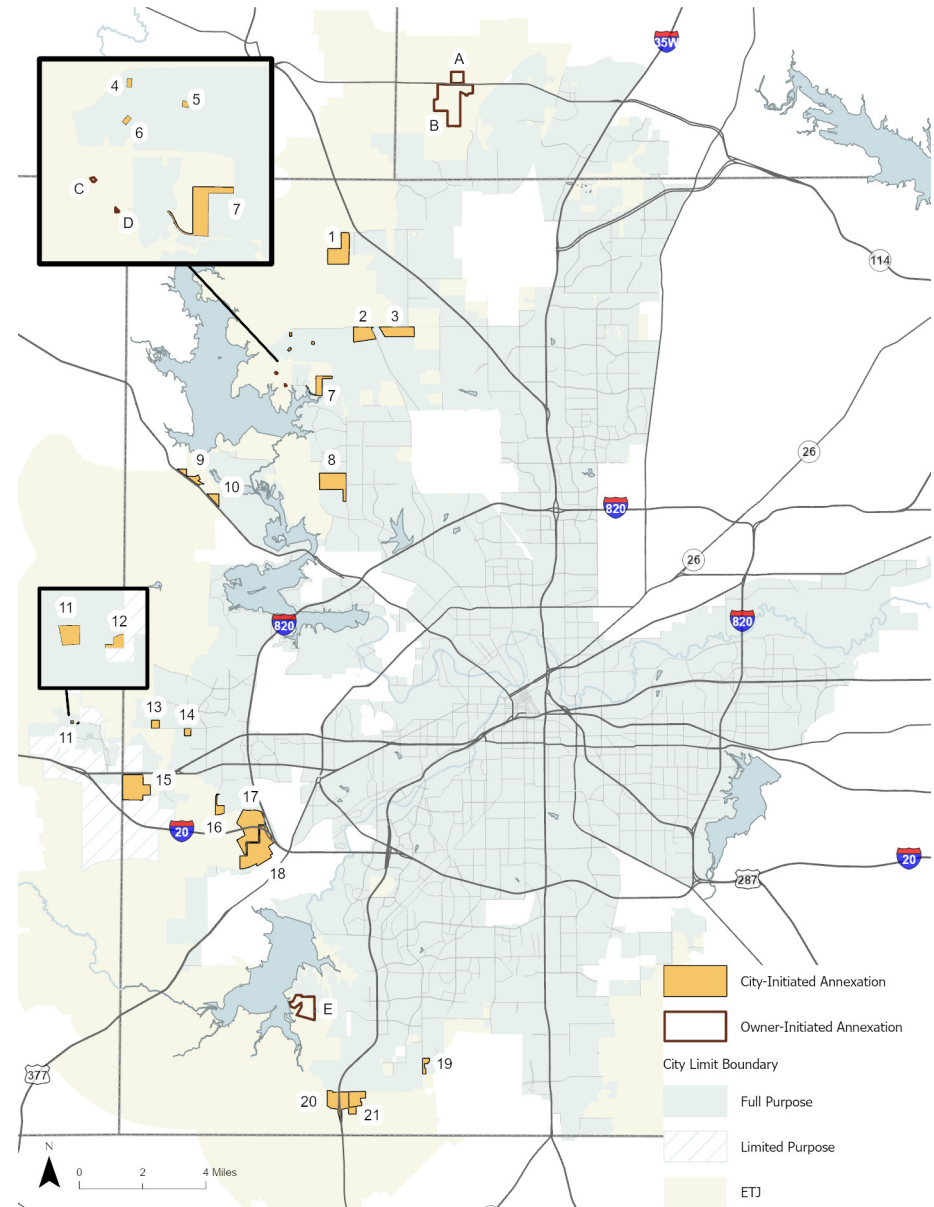
CFW: City of Fort Worth

MUD: Municipal Utility District

SUD: Special Utility District

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: LONG TERM



Source: City of Fort Worth, Development Services Department, 2023.

## POTENTIAL ANNEXATIONS: LONG TERM

TABLE 2: ANNEXATION PROGRAM - POTENTIAL LONG TERM ANNEXATION								
Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met
POTENTIAL CITY-INITIATED ANNEXATION								
1	CFW	7	SF	297	2	0	3	Urban Development
2	CFW	7	SF	175	1	1	6	Enclave
3	Aqua Texas, Inc. / CFW	7	RURAL, SF, NC, OPEN SPACE	200	0	0	3	Enclave
4	CFW	7	SF	5	0	0	2	Enclave
5	CFW	7	SF	5	0	0	1	Enclave
6	CFW	7	SF	5	0	0	1	Enclave
7	CFW / Tarrant County MUD 1	7	SF	103	1	1	7	Urban Development
8	CFW	7	SF, MDR, NC	302	0	0	1	Urban Development
9	CFW	7	RURAL, SUB, OPEN SPACE, INT, INFRA, NC, GC	68	2	1	9	Enclave
10	CFW	7	SUB	50	3	2	11	Enclave
11	None	3	SF	4	2	2	0	Enclave
12	None	3	SF	2	3	1	0	Urban Development
13	CFW	3	INFRA, NC, SF	40	0	0	3	Enclave
14	CFW	3	SF	31	1	0	3	Enclave
15	CFW	3	SF	374	2	2	0	Enclave, Urban Development
16	CFW	3	RURAL, SF	59	0	0	4	Urban Development
17	CFW	3	SF, IGC	450	0	0	3	Enclave, Urban Development
18	CFW	3	IFC	479	0	0	11	Enclave, Urban Development
19	CFW	6	SF	40	2	2	6	Enclave
20	CFW and None	6	MU	292	7	3	12	Growth Center
21	CFW / Johnson Co. SUD / None	6	MU	136	0	0	2	Urban Development
POTENTIAL OWNER-INITIATED ANNEXATION								
A	Aqua Texas, Inc.	7	SUB	90	0	0	1	Urban Development
B	CFW	7	SUB, NC	602	0	0	6	Urban Development
C	CFW	7	SF	2	1	0	0	Urban Development
D	CFW	7	SUB	1	0	0	1	Urban Development
E	CFW	6	LD, SF, INFRA	256	4	170	13	Urban Development