

Northwest Pipe Company Limited Purpose Annexation Report

PLANNING STUDY

Background

Northwest Pipe Company (NWP) is requesting that the City of Fort Worth annex an approximately 21.5-acre unincorporated tract located at 341 and 351 Longhorn Road, west of Main Street and north of Northwest Loop 820 for limited purposes. The property, which is surrounded by the City of Fort Worth, the City's extraterritorial jurisdiction and the City of Saginaw, is currently the site of a facility that manufactures welded steel pipe. Northwest Pipe Company has operated a large diameter pipe manufacturing facility at this location since 1999.

On December 2, 2014 Northwest Pipe Company submitted an application for limited purpose annexation of the property. On January 27, 2015, the Fort Worth City Council approved a timetable for the annexation. The City Council will hold public hearings on March 17 and 24, 2015 in accordance with state law, and will consider institution and approval of the annexation on April 21, 2015. City Council is expected to take final action on both the limited purpose annexation and zoning on April 21, 2015.

Cities may enforce planning, zoning, health and safety ordinances in areas annexed for limited purposes. Owners of property annexed for limited purposes do not pay property taxes, and the city is not required to provide full city services. Limited purpose annexation triggers a requirement that the city annex the area for full purposes within three years unless the date for full purpose annexation is postponed by written agreement between the municipality and a majority of the affected landowners.

Upon full purpose annexation, an area becomes part of the city for all purposes. City property and sales taxes are assessed, all city ordinances are enforced, and the city provides services as required by state law.

Area Description

The Property consists of approximately 21.5 acres and is entirely surrounded by the City of Fort Worth, its extraterritorial jurisdiction and the City of Saginaw. It is located in Tarrant County, along Longhorn Road, west of Main Street and north of Northwest Loop 820. The property is described in greater detail in the map attached as Exhibit "A" and the legal description attached as Exhibit "B". The property is currently being used for heavy industrial purposes by a commercial manufacturer of welded steel pipe.

Projected Ten Year Development With and Without Annexation

If the property is annexed for limited purposes and developed under an agreement, development consistent with the proposed "K" Heavy Industrial zoning is expected. Limited purpose annexation would allow NWP to better plan and prepare for full purpose annexation in the near future (3 years).

During this period, NWP would make an application to plat the subject property by the first anniversary of the limited purpose annexation. NWP will apply for certificates of occupancy for the existing structures prior to the second anniversary of the limited purpose annexation. Building permits for all new improvements and renovations will be required on the date of limited purpose annexation. Absent annexation, NWP expects minor development of the property.

Issues Supporting Limited Purpose Annexation and Public Benefit from the Limited Purpose Annexation

Limited purpose annexation allows NWP to seek zoning of the property concurrently with the limited purpose annexation and to agree to full purpose annexation as municipal services are needed. Limited purpose annexation benefits the public by enabling the City to regulate the type and character of development through the application of zoning, site development standards, building codes and other regulatory tools not available in unincorporated areas. In addition, the full purpose annexation of the Property gives the City the opportunity to plan for the orderly extension of full municipal services to the area.

Economic, Environmental and Other Impacts of Limited Purpose Annexation

The application of zoning, site development standards, building codes and other regulatory tools will help ensure quality development of the property, with a resulting increase in the City's tax base. Enforcement of the zoning ordinance will help prevent the intrusion of incompatible land uses. The Energy Code establishes energy-efficient construction requirements for new construction in order to improve air quality in Fort Worth and the North Central Texas non-attainment area. Enforcement of air quality and storm water regulations will reduce pollutant discharges into the air and the watershed.

Proposed Zoning for the Area

City Staff submitted a zoning application seeking "K" Heavy Industrial zoning for the property as part of annexation case AX-14-004. "K" zoning allows both light and medium industrial uses. The Zoning Commission held a public hearing on November 12, 2014, and recommended approval of the zoning request. The City Council is expected to consider the limited purpose annexation petition and the zoning request on April 21, 2015. Any comments regarding the proposed zoning will be considered at the public hearings for the proposed limited purpose annexation, as well as at the City Council zoning hearing scheduled for April 21, 2015.