

**Northwest Pipe Company**  
CITY OF FORT WORTH, TEXAS  
REGULATORY PLAN FOR LIMITED PURPOSE ANNEXATION

**Regulatory Ordinances To Be Enforced in Annexation Area**

The following planning, zoning, health and safety ordinances in effect on April 21, 2015, will be enforced in the area if the area is annexed for limited purposes:

Subdivision Ordinance (Ord. No. 17851) codified as Chapter 31 of the City Code, Plan Commission Rules and Regulations, Master Thoroughfare Plan, Community Facilities Policy, and related subdivision regulations and infrastructure standards [During the first 18 months of the three-year limited-purpose annexation period the City will only enforce the Subdivision Ordinance platting requirement for building permits associated with additions over 300 square feet. This would allow Northwest Pipe Company to obtain necessary building permits to maintain their facilities and operations without having to plat the existing structures. This waiver is limited to renovations to existing structures, additions of less than 300 square feet to an existing building for non-occupied space. No addition would be allowed external of the existing building envelope (no closer than the existing building face to an exterior property boundary)].

Zoning Ordinance (Ord. No. 13896) (Appendix A to City Code)

Building Code (Ord. No. 15948) (Sections 7-46 through 7-49 of the City Code)

Mechanical Code (Ord. No. 19603-03-2011) (Sections 7-166 through 7-169 of the City Code)

Plumbing Code (Ord. No. 19604-03-2011) (Sections 26-1 through 26-4 of the City Code)

Residential Code (Ord. No. 19602-03-2011) (Sections 7-61 through 7-64 of the City Code)

Electrical Code (Ord. No. 18358-11-2008) (Sections 11-1 through 11-4 of the City Code)

Energy Code (Ord. No. 19605-03-2011) (Sections 7-41 through 7-44 of the City Code)

Fire Code: The following chapters/sections of the 2000 Edition of the International Fire Code (adopted by Section 13-1 of Ord. No. 19607-03-2011) and local amendments to such chapters/sections (adopted by Section 13-2 of Ord. No. 19607-03-2011) and excluding all other chapters and sections:

- Chapter 1 (Administration), excluding Sections 104.10 (Fire Investigations), 104.10.1 (Assistance from Other Agencies), and 104.11 (Authority at Fires and Other Emergencies), Section 105.1.2, Item #1 (Operational Permits), and all sections related to Item #1, and Section 105.6 (Required Operational Permits);
- Chapter 2 (Definitions);
- Chapter 5 (Fire Service Features), excluding Sections 506 (Key Boxes), 508 (Fire Protection Water Supplies) and 509 (Fire Command Center);
- Chapter 6 (Building Services and Systems);

- Chapter 7 (Fire Resistance Rated Construction);
- Chapter 8 (Interior Finish, Decorative Materials and Furnishings), Section 806 only;
- Chapter 9 (Fire Protection System);
- Chapter 22 (Service Stations and Repair Garages), excluding Section 2205 (Operational Requirements);
- Chapter 23 (High- Piled Combustible Storage), excluding Section 2305 (Housekeeping and Maintenance);
- Chapter 45 (Referenced Standards); and
- Appendix I (Installation of Fire Service Features, Fire Protection Systems and Tanks)
- NWP desires to have annual fire inspections performed to the structures within the property

Gas Drilling and Production Code (Ord. No. 18499) (Sections 15-30 through 15-48 of the City Code).

Minimum Building Standards Code (Ord. No. 13743) (Sections 7-66 through 7-126 of the City Code)

Sign Code (Ord. No. 21189-04-2014) (Sections 29-1 through 29-3)

Environmental Protection and Compliance Code (Ord. No. 12274), Article 1, Divisions 1-3 (Administration and Enforcement, Sections 12.5-100 through 12.5-123 of the City Code), Article II (Air Quality, Sections 12.5-200 through 12.5-211 of the City Code) and Article III (Stormwater Protection) (Sections 12.5-300 through 12.5-321 of the City Code)

Health Code: The following sections of the City Code relating to review of construction plans for food establishments, day care centers and public swimming pools:

- Sections 16-114 (a), (b) and (c) and Section 16-115 (Food Establishments, Ord. No. 12553)
- Sections 16-421, 16-428 and 16-437 (Day Care Centers, Ord. 11209)
- Sections 16-456, 16-458, 16-460(b)(1) and (f)(3) and 16-462 (a), (b), (c) and (d) (Public Swimming Pools, Ord. 12156)

The City has used its best efforts to provide accurate references to the City Code sections in which the ordinances described above are codified. Any failure to list all relevant City Code references is inadvertent and will not affect enforcement of the ordinances by the City.

### **Future Full Purpose Annexation**

Section 43.123 of the Local Government Code requires the regulatory plan to state the date by which the city will annex the property for full purposes. Pursuant to Section 43.127 of the Code, the full purpose annexation must occur within three years after the area is annexed for limited purposes, unless the requirement is waived and the date for full-purpose annexation postponed by written agreement between the municipality and a majority of the affected landowners.

The City may annex the Property upon the earliest to occur of the following events: (i) submittal of an application for a preliminary plat; or (ii) no later than April 21, 2018 or some earlier date agreed upon by the parties, unless extended in writing by mutual agreement.

### **Availability of the Report**

The Annexation Report can be accessed on the City's web site, the Development Department's page, and clicking on the "Annexation Notices" link. The direct link is: <http://fortworthtexas.gov/planninganddevelopment/design.aspx?id=8660>. In addition, copies are available in the Development Department, Lower Level of City Hall, 1000 Throckmorton Street.