

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0827

LOG NAME: 06AX-24-009 VENTANA WEST – OWNER INITIATED

SUBJECT

(Future CD 3) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 261.17 Acres of Land in Tarrant County, Known as the Ventana West, Located South of the Aledo Road and Northwest of Benbrook Highway, in the Far Southwest Planning Sector, AX-24-009

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct public hearing for the proposed owner-initiated annexation of approximately 261.17 acres of land in Tarrant County, known as Ventana West, located south of Aledo Road and northwest of the Benbrook Highway, as shown on Exhibit A;
2. Authorize execution of municipal services agreement between the City of Fort Worth and property owners, TRT Land Investors, LLC., and PMB Veale Land Investors 1 GP LLC.; and
3. Adopt ordinance annexing AX-24-009 for full purposes.

DISCUSSION:

On June 4, 2024, representatives for the property owners, TRT Land Investors, LLC., and PMB Veale Land Investors 1 GP LLC (Collectively the "Owners"). The subject property is located entirely in that portion of the City's extraterritorial jurisdiction which is in Tarrant County and situated within Veale Ranch. Veale Ranch is subject to a development agreement approved by the City Council on December 13, 2022, (Mayor & Council Communication 22-1027) City Secretary Contract (CSC) No. 59003, "the Veale Ranch Development Agreement." In accordance with the Veale Ranch Development Agreement, upon submission of preliminary plat PP-24-030, Ventana West, request full purpose annexation into the corporate limits of the City.

The proposed land use of Mixed-Use, Institutional, and General Commercial to Single-Family Residential is inconsistent with the 2023 Comprehensive Plan future land use map. In accordance with Chapter, Section 2-70 of the City Code, the Plan Commission will make a recommendation to the City Council on proposals for voluntary annexation that are inconsistent with the Comprehensive Plan. The FWLab supports changes to the Future Land Use map for Ventana West based on the development site plan submitted with the annexation application. On July 10, 2024, the City Plan Commission voted to recommend for approval to City Council the annexation for Ventana West (AX-24-009)

The companion zoning case (ZC-24-071) was heard by the Zoning Commission August 14, 2024. The Zoning Commission recommended approval of the requested zoning of the unzoned area to "PD" Planned Development / "A-5" One-Family and "R2" with development standards to include up to 30% "R2" development and lot coverage not to exceed 60%. The companion zoning case is scheduled for a public hearing by the City Council on September 17, 2024.

The proposed site for annexation is located fully within the City of Fort Worth's Certificate of Convenience and Necessity (CCN), which grants the City exclusive rights to provide retail water and/or sewer utility service. This site is also located within the 20-Year Plan Service Area as identified in the 2023 Comprehensive Plan.

The City is annexing the property under the authority granted in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (TLGC) wherein it provides for the process of annexation of an area upon a request of an owner of land. Section 43.0672 of the TLGC requires a municipality that elects to annex an area upon the request of an owner to first negotiate and enter into a written agreement with the owners of land in the area for the provision of municipal services.

The agreement must include:

1. A list of each service the municipality will provide on the effective date of the annexation, and
2. 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.

The attached municipal services agreement includes these provisions in accordance with state law.

Emergency services, including Police and Fire will be provided by the City. Emergency medical services will be provided by the Fire Department and MedStar.

A fiscal impact analysis (FIA) was prepared by the FWLab Planning Division with the assistance of other City Departments. Based on the

operating costs projected from City Departments, the FWLab FIA has determined that the annexation will have a slightly negative effect to the General Fund for the first year but will have a positive impact, thereafter, following construction. Due to the ability of the area to meet the City's criteria for full-purpose annexation as stated in the 2023 Comprehensive Plan, staff recommends approval of the requested owner-initiated annexation, AX-24-009.

The City Council will conduct a public hearing on the proposed annexation to allow persons interested in the annexation an opportunity to be heard. Notice of the public hearing has been posted in accordance with section 43.0673 of the TLGC. Upon conclusion and closure of the required public hearing, the City Council may take final action on the ordinance annexing AX-24-009 for full purposes and the municipal services agreement.

Upon approval of the annexation request, this property will become part of COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that based upon approval of the above recommendations and adoption of the attached ordinance, the annexation will have a long-term positive impact to the General Fund.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact:

Expedited