

Mayor and Council Communication

DATE: 11/09/21

M&C FILE NUMBER: M&C 21-0836

LOG NAME: 06DEV AGREEMENT, ALLIANCE WEST & DENTON COUNTY LAND & CATTLE

SUBJECT

(ETJ Future CD 7) Authorize Execution of a Preannexation Development Agreement with Alliance West, LP and Denton County Land and Cattle, LP

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to execute a preannexation development agreement with Alliance West, LP and Denton County Land and Cattle, LP, property owners in unincorporated Denton County.

DISCUSSION:

Alliance West, LP, a Texas limited partnership, and Denton County Land and Cattle, LP, a Delaware limited partnership (collectively Owner), own approximately 606 acres of land in the extraterritorial jurisdiction (ETJ) of the City of Fort Worth (City), generally located south of State Highway 114 and west of FM 156 (the Property). Owner intends to develop the Property primarily as a business park, consisting of distribution warehouses and other industrial uses, with the option for commercial and multifamily development on Highway 114. Owner proposes to develop the Property in the City's ETJ and for the City to annex the developed Property in phases. The property is not adjacent to city limits so it cannot be annexed at this time.

The Property is in Fort Worth's water certificate of convenience and necessity (CCN), and proposed wastewater certificate of convenience and necessity (CCN). Owner has dedicated water and wastewater easements on the property to the City, at no cost to the City, for extension of the City's water and wastewater systems, and has contributed to the costs of oversizing City wastewater infrastructure, in consideration for the City's agreement to provide retail water and wastewater service to the Property. The proposed development meets the Urban Development and Industrial Districts criteria, as defined in the Annexation Policy and Program in the Comprehensive Plan.

The City Manager is authorized to execute a development agreement for the Property with Owner generally on the following terms and with such other terms as the City Manager deems to be advisable:

- The Property will be developed in accordance with the City's "D" High Density Multifamily, "G" Intensive Commercial and "K" Heavy Industrial uses and standards, or with a mixture of such uses, to be determined in Owner's sole discretion;
- The Property will be developed in phases in the City's ETJ. Each structure constructed on the Property will remain in the City's ETJ for a minimum of five years after completion of construction and connection to the City's water and wastewater systems. After such five-year period, the City will have the right, but not the obligation to annex the structure and the platted lots on which the structure and accessory improvements, including parking for the structure, are located; and
- Streets will be concrete throughout the development, and the width of the roadway pavement will be a minimum of 25 feet to ensure all areas will be accessible by a fire truck.

The property is located in the City's ETJ in Denton County and in FUTURE COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds. Any effect on expenditures and revenues will be budgeted in future fiscal years.

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Expedited