

Mayor and Council Communication

DATE: 12/13/22

M&C FILE NUMBER: M&C 22-1027

LOG NAME: 06VEALE RANCH DEVELOPMENT AGREEMENT

SUBJECT

(ETJ/Parker and Tarrant Counties) (CD 3) Authorize Execution of a Development Agreement with PMB Veale Land Investors I, LP and Other Entities for a 5,200-acre Development Project Encompassing Veale Ranch and Other Parcels in Far Southwest Fort Worth and Authorize a Waiver of the Neighborhood and Community Park Dedication Policy Relating to Method of Conveyance

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to execute a Development Agreement with PMB Veale Land Investors I, LP and Other Entities for a 5,200 acre development project encompassing Veale Ranch and other parcels in Far Southwest Fort Worth; and
2. Authorize a waiver of the Neighborhood and Community Park Dedication Policy to allow neighborhood parks to be conveyed to the City by a public access easement or similar easement instrument instead of a general warranty deed.

DISCUSSION:

PMB I20 Land LP, PMB Team Ranch Devco LLC, PB Ventana 1, LLC, PMB Ventana Developer LLC, PMB Ventana Developer South LLC, TRT Land Investors, LLC, PMB Veale Land Investors 1 LP, PMB SWFW Dev Co LLC, PMB Rolling V South Land LP and PMB RVS Dev Co LLC ("Developer") intend to develop approximately 4,500 acres of land, with proposed expansion to 5,200 acres, located primarily in Fort Worth's extraterritorial jurisdiction ("ETJ") in Parker County and Tarrant County. The 5,200 acres consists of parcels known as the Veale Ranch, Rockbrook/Team Ranch, Rolling V South and Ventana South (phases 6-8), collectively depicted in Exhibit A ("PMB Development"). The conceptual land use plan in Exhibit A includes industrial, commercial, mixed-use, institutional and residential uses.

The Developer and City desire to work together to facilitate and support the PMB Development on the terms set forth below. Generally:

- The Development Agreement shall cover the entirety of the PMB Development, which will be annexed and developed in phases over 40 to 50 years. The Development Agreement includes land use regulations and infrastructure requirements consistent with City codes. Applications for annexation will be submitted concurrent with preliminary plats.
- The Development Agreement shall be pursuant to the City's general contracting authority and Chapter 212.172 of the Texas Local Government Code with respect to the land in the ETJ.
- The Development Agreement will include a conceptual land use plan consistent with Exhibit A, and City staff will support the adoption of zoning in accordance with the plan, with zoning subject to City Council approval. City will not agree to any moratoriums.
- The Development Agreement recommends that the City Council create a Capital Public Improvement District ("C-PID") and an overlapping Tax Increment Reinvestment Zone ("TIF") over the entirety of PMB Development, with specific policy waivers and phased implementation. The C-PID and TIF terms are 30 years for each phase, with City TIF participation at 65%. TIF participation of Tarrant and Parker counties is to be determined.
- Funding from the C-PID and TIF will be prioritized for infrastructure improvements necessary or beneficial to the development of the industrial and commercial portions of the PMB Development. C-PID and TIF eligible infrastructure will exclude local residential streets and 8-inch water and sewer lines.
- City management will recommend to City Council that the City provide economic development incentives consistent with the City's policies to eligible commercial and industrial development opportunities within the PMB Development. Available TIF revenue may be used for incentives.
- City will cooperate with Developer to plan for all regional stakeholders to participate in the design and funding of regionally important major infrastructure such as bridges, tunnels, major water crossings, and TxDOT connections, among other items.
- All infrastructure, parks, sites for City community facilities, and open space and trails needed to serve the PMB Development will be provided by Developer at no cost to the City.
 - The Bentley Road Bridge over UPRR, the Markum Ranch Bridge over UPRR, the adjacent Bear Creek Parkway, and all arterials and bridges within the PMB Development as depicted in the Master Thoroughfare Plan and as amended from time to time, will be fully built by Developer, therefore no transportation impact fees will be assessed and payment of transportation impact fees in lieu of construction of arterials will be prohibited.
 - All public community parks will be provided in accordance with the Park Dedication Policy. Neighborhood parks will be provided in accordance with the Park Dedication Policy, however, authorization of a waiver to the policy pursuant to this M&C will allow dedication of neighborhood parks by perpetual public access easement rather than general warranty deed as determined by Park and Recreation staff.
 - Platted lots totaling 25 acres shall be dedicated to the City for community facilities, such as fire station, library and community center.
 - Property in the FEMA 100-year floodplain will be preserved for open space.
 - Developer shall prepare and implement a conceptual trail plan.
 - Developer will coordinate with school districts concerning school sites, including donation of certain sites.

- The Parker County portion of PMB Development shall be added to Fort Worth's water service area, which already includes the Tarrant County portion.
 - City shall begin construction of the Westside IV elevated storage tank and 36" transmission main upon execution of Development Agreement.
 - City will provide retail water and sewer service to the PMB Development.

Additional details and conditions of the Development Agreement, PID, and TIF will be subject to further refinement and negotiations between the Developer and City staff.

The PMB Development is located in the ETJ of Parker and Tarrant Counties and in CURRENT AND FUTURE COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no effect on City funds

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Expedited