

Mayor and Council Communication

DATE: 09/12/23

M&C FILE NUMBER: M&C 23-0741

LOG NAME: 06ALPHA RANCH - SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

SUBJECT

(ETJ-Wise County & CD 10) Authorize Execution of Second Amendment to Alpha Ranch Development Agreement (City Secretary Contract No. 48650), Authorizing a Swap of the Areas Designated for Multifamily and Industrial Land Uses

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to execute the Second Amendment to the Alpha Ranch Development Agreement (City Secretary Contract No. 48650), to authorize a swap of the areas designated for multifamily and industrial land uses.

DISCUSSION:

The City of Fort Worth entered into agreements with CTMGT Alpha Ranch, LLC ("Alpha Ranch LLC"), CTMGT AR II, LLC ("AR II LLC"), Ryan Dynasty Trust ("Ryan Trust"), and the Alpha Ranch Water Supply District No. 1 of Denton and Wise Counties effective February 15, 2017, with respect to development of approximately 1,467 acres of land in Denton County south of U.S. Highway 114 and west of John Day Road in the City's extraterritorial jurisdiction. Such property is encompassed by the Alpha Ranch Water Supply District No. 1 of Denton and Wise Counties. The agreements included the Alpha Ranch Development Agreement (City Secretary Contract (CSC) No. 48650), Agreement for Construction of Sendera Ranch Blvd. (CSC No. 48648) and Agreement Concerning Creation and Operation of Alpha Ranch Water Supply District No. 1 of Denton and Wise Counties (CSC No. 48647).

On June 22, 2021, the City Council approved Resolution No. 5426-06-2021 consenting to the addition of approximately 522.653 acres of land to the District (the "Additional Property"). The City Council's consent to annexation of the Additional Property was contingent on negotiation and execution of a development agreement and other agreements with the City, including creation and operation agreement and utility agreement. The Additional Property is owned by CTMGT AR III, LLC ("AR III LLC").

On November 29, 2022, the City Council approved Mayor and Council Communication (M&C) 22-0936 authorizing amendments to the agreements relating to incorporation of the additional property. The first amendment to the Development Agreement (CSC No. 48650), established the land uses and development standards for the additional property, including the designation of approximately 63.9 acres for multifamily uses and 45.1 acres for light industrial uses.

This second Amendment to Alpha Ranch Development Agreement (CSC No. 48650) will authorize adjustments to the multifamily and industrial land uses by swapping the multifamily and industrial land uses. This will result in approximately 45.1 acres being designated for multifamily uses and 63.9 acres being designated for light industrial uses. Swapping the land uses will avoid problems caused by having multifamily uses in close proximity to gas wells. This swap between land uses would make it easier to move forward on this development. Infrastructure studies that were already completed will be updated to reflect this swap in land uses.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this Mayor and Council Communication and the agreement described herein will have no immediate material effect on City funds. Any effect on expenditures and revenues will be budgeted in future fiscal years.

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Expedited