

Mayor and Council Communication

DATE: 10/15/19

M&C FILE NUMBER: M&C 19-0225

LOG NAME: 06AX-18-012, NORTHSTAR RANCH COMMERCIAL TRACT, LPA

SUBJECT

Adoption of an Ordinance Annexing for Limited Purposes 19.384 Acres of Land Located in the Far North Municipal Utility District, East of U.S. Highway 81/287 and West of Sendera Ranch Boulevard, Situated in Wise County (AX-18-012) (FUTURE COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council adopt an ordinance annexing for limited purposes 19.384 acres of land, located in the Far North Municipal Utility District, east of U.S. Highway 81/287 and west of Sendera Ranch Boulevard, in Wise County.

DISCUSSION:

On August 14, 2018, M&C L-16135 authorized the execution of a Strategic Partnership Agreement (SPA) with Northstar Ranch, LLC. The Strategic Partnership Agreement set terms and conditions where the District is willing to allow the City to annex commercial use areas of the development for the sole and exclusive purpose of imposing and collecting sales and use taxes within such areas. Adoption of this ordinance will complete the limited purpose annexation of the property within the Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties intended for commercial development.

The City of Fort Worth conducted two public hearings concerning the agreement. Hearings were held on August 7 and 14, 2018. At the public hearings opportunity was given for public testimony regarding the Strategic Partnership Agreement between the City of Fort Worth, Texas and Northstar Ranch, LLC for the Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties.

On August 28, 2019, City Plan Commission voted to recommend approval of the annexation request to City Council.

The City Council held public hearings on the proposed annexation for limited purposes on September 17 and 24, 2019. At the public hearings opportunity was given for public testimony regarding the proposed limited-purpose annexation.

There will not be a zoning request since this land will remain in the ETJ until the infrastructure is built in accordance with the development agreement. The land that is proposed for limited purpose annexation is currently undeveloped but is designated for commercial uses pursuant to the development agreement.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that the impact of this annexation will be built into the City's long-term financial forecast of the General Fund.

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

Originating Business Unit Head: Randle Harwood 6101

Additional Information Contact: Leo Valencia 2497