

Mayor and Council Communication

DATE: 12/14/21

M&C FILE NUMBER: M&C 21-0943

LOG NAME: 06AX-21-014 TRADITION MUD NO. 1, LPA

SUBJECT

(ETJ Future CD 7) Conduct Public Hearing and Consider Adopting Ordinance for the Owner-Initiated Limited Purpose Annexation of Approximately 47.26 Acres of Land Located in the 11600-12000 Blocks of Highway 114 and Approving Regulatory Plan (Annexation Case No. AX-21-014) (Continued from a Previous Meeting)

(PUBLIC HEARING - a. Report of City Staff: Jennifer Roberts; 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 limited purpose annexation of approximately 47.26 acres of land in Denton County located in the 11600-12000 Blocks of Highway 114, as shown on Exhibit A and described in Exhibit B (the "Property"); and
2. Adopt ordinance annexing the Property for limited purposes and approving regulatory plan.

DISCUSSION:

The Property is located in the City of Fort Worth's extraterritorial jurisdiction and is within Tradition Municipal Utility District No. 1 of Denton County (the "District"), which encompasses approximately 431 acres of land. Land within the District, including the Property, is subject to a Development Agreement dated January 12, 2016 (City Secretary Contract No. 47477-A1) and Second Amendment to Development Agreement approved by the City Council on December 15, 2020 (City Secretary Contract No. 47477-A2) (collectively, the "Development Agreement"). The Development Agreement sets out the uses permitted on the Property and standards for developing the Property.

The future land use map in the Comprehensive Plan designates the Property for mixed-uses, and the proposed zoning complies with the future land use map. The associated zoning case (ZC-21-190) was recommended for approval by the Zoning Commission on November 10, 2021. The proposed zoning is "PD/D" Planned Development for all uses in "D" High-Density Multifamily with development standards for setbacks, fencing, open space, signage and a waiver to the MFD submittal; "PD/MU-2" Planned Development for all uses in High Intensity Mixed-Use plus mini-warehouse with development standards for fenestration, facade on primary street frontage and height; and, "PD/E" Planned Development for "E" Neighborhood Commercial, site plan required.

On December 15, 2020 (M&C 20-0929) the City Council authorized the City Manager to execute the Second Amendment to the Development Agreement with the owner of the Property, Traditions Investors, LLC, which provides for the City to annex the Property for limited purposes. Limited purpose annexation authorizes the City to zone the Property, in lieu of regulating uses and development standards for the Property pursuant to the Development Agreement. Traditions Investors, LLC, submitted a zoning application for the Property, ZC-21-190, which was recommended for approval by the Zoning Commission and is on the City Council's December 14, 2021 agenda for consideration.

The City Council will conduct a public hearing on the proposed limited purpose annexation. Once the City Council has conducted the required public hearing, the City Council may close the hearing and vote on annexing the Property for limited purposes. The limited purpose annexation ordinance includes a regulatory plan providing that the Property will be subject to the zoning ordinance approved by the City Council for zoning case ZC-21-190. The regulatory plan also provides that the Property will be annexed by the City for full-purposes when the City annexes the remainder of the land in the District, in accordance with the Development Agreement and state law.

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 this action will have no material effect on City funds.

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

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Expedited