

Mayor and Council Communication

DATE: 08/13/24

M&C FILE NUMBER: M&C 24-0616

LOG NAME: 06AX-24-003 VENTANA PHASE 8, OWNER-INITIATED

SUBJECT

(Future CD 3) Conduct Public Hearing, Authorize Execution of Municipal Services Agreement and Consider Adopting Ordinance for the Proposed Owner-Initiated Annexation of Approximately 3.36 Acres of Land in Tarrant County Known as Ventana Phase 8, Located within Veale Ranch, South of Interstate 20, and Northwest of Highway 377, in the Far West Planning Sector, AX-24-003

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; 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 annexation of approximately 3.36 acres of land in Tarrant County located within Veale Ranch, south of Interstate Highway 20 and northwest of Highway 377, as shown on Exhibit A;
2. Authorize execution of Municipal Services Agreement between the City and TRT Land Investors, LLC; and
3. Adopt an ordinance annexing approximately 3.36 acres (AX-24-003) for full purposes.

DISCUSSION:

On April 26, 2024, representatives for the property owners, TRT Land Investors, LLC ("Owners") submitted a request for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth. The subject property is located entirely in that portion of the City's extraterritorial jurisdiction which is in Tarrant County and situated within Veale Ranch, south of Interstate Highway 20 and northwest of Highway 377. Veale Ranch is subject to a development agreement, City Secretary Contract No. 59003, "the Veale Ranch Development Agreement." The owner-initiated annexation consisting of approximately 3.36 acres, is consistent with the urban development annexation criteria as established by the City's Annexation Policy. The subject area is currently agricultural land. This 3.36-acre site is also part of the larger Ventana 8 development which is already within Fort Worth city limits and will be developed for residential uses.

The proposed land use of residential development is inconsistent with the 2023 Comprehensive Plan future land use map. In accordance with Chapter 2, Section 2-70 of the City Code, the City Plan Commission will make a recommendation to the City Council on proposals for voluntary annexation that are inconsistent with the comprehensive plan. On May 22, 2024, the City Plan Commission voted to recommend approval of the inconsistent land uses proposed in annexation case AX-24-003. The 2023 Comprehensive Plan identifies the future land use for this site as Open Space and Infrastructure. While the proposed residential development is inconsistent with the 2023 Comprehensive Plan, the development is compatible with the current surrounding uses and is consistent with the Concept Plan approved by the City Council as part of the Veale Ranch Development Agreement.

In accordance with the Veale Ranch Development Agreement, the Owner, upon submission of preliminary plat PP-24-002, requests for full purpose annexation. The Plan Commission approved preliminary plat PP-24-022 on May 24, 2024.

The companion zoning case (ZC-24-045) was heard by Zoning Commission on June 12, 2024. The Zoning Commission recommended approval to the City Council of the requested zoning of the unzoned area to "PD 1169" Planned Development/"A-5" One-Family and "R1" Zero Lot line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; plan waived. The companion zoning case is scheduled for public hearing by the City Council on August 13, 2024.

The City is annexing the property under the authority granted in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (TLGC) wherein it provides for the process of annexation of an area upon a request of an owner of land. Section 43.0672 of the TLGC requires a municipality that elects to annex an area upon the request of an owner to first negotiate and enter into a written agreement with the owners of land in the area for the provision of municipal services.

The agreement must include:

1. A list of each service the municipality will provide on the effective date of the annexation; and
2. A schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.

The attached municipal services agreement includes these provisions in accordance with state law.

The site proposed for annexation is located fully within the City of Fort Worth's Certificate of Convenience and Necessity (CCN) which grants the City exclusive rights to provide retail water and/or sewer utility service. The site is also within the 20-Year Planned Service area as identified in the 2023 Comprehensive Plan.

The proposed uses were considered while assessing the financial impact to the General Fund. A fiscal impact analysis was prepared by the FWLab Planning Division with the assistance of other City Departments. Annual impacts on the General Fund are expected to be positive following construction, based on the information provided by City departments and the developer. Due to the ability of the area to meet the City's criteria for full-purpose annexation, staff recommends that the Ventana Phase 8 (AX-24-003) be considered for annexation.

The City Council will conduct a public hearing on the proposed annexation to allow person interested in the annexation an opportunity to be heard. Notice of the public hearing has been posted in accordance with section 43.0673 of the TLGC. Upon conclusion and closure of the required public hearing, the City Council may take final action on the ordinance annexing AX-24-003 for full purposes and the municipal services agreement.

If annexed, this property will become part of COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that based upon approval of the above recommendations and adoption of the attached ordinance, the annexation will have a long-term negative impact to the General Fund.

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

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact:

Expedited