



CITY COUNCIL COMMUNICATION

November 22, 2011

SUBJECT: Development Agreement Between the City of Euless and Texas Star Cove, L.P.

SUBMITTED BY: Mike Collins, Director of Planning & Economic Development

REFERENCE NO: 11-10-CC

ACTION REQUESTED:

Consider authorizing the City Manager to negotiate and execute a Development Agreement with Texas Star Cove, L.P. regarding the Texstar Cove Addition single-family detached residential development.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The Developer, Texas Star Cove, L.P., owns 17.70 acres of land located along Trinity Blvd. in Fort Worth, Texas that abuts the Texas Star Golf Course on the east side of Hole #8 and the north side of Hole #7. The Developer has received a zone change approval from the City of Fort Worth to construct an 89-lot single-family detached residential development on this property. The City and the Developer have worked together to negotiate a Development Agreement related to the property and to provide for a Sanitary Sewer Easement across the Texas Star Golf Course connecting into a Trinity River Authority (TRA) sanitary sewer manhole located in the vicinity of the Hole #2 tee box.

The sanitary sewer easement will be provided by the City of Euless to the City of Fort Worth for the installation and maintenance of a sewer line. Additionally, the Developer has agreed to certain conditions related to the installation of such line and additional requirements as detailed in the Development Agreement between the City of Euless and Texas Star Cove L.P.

The Development Agreement addresses the required square footage of the homes to be built, the type of fencing to be constructed on the property line adjoining the Texas Star Golf Course and various other conditions related to the Open Spaces and preservation of native areas. It further addresses the conditions under which access will be granted across the Texas Star Golf Course for purposes of installing the required sanitary sewer line and making the connection to the TRA manhole.

Staff recommends that City Council authorize the City Manager to negotiate and execute the Development Agreement with Texas Star Cove, L.P. Staff believes that this agreement will provide adequate safeguards to protect against potential damage to the Texas Star Golf Course.

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office