



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: May 19, 2014

AGENDA ITEM: Consider the Morningstar Developer Agreement with the City of Fort Worth.

PRESENTER: Derek Citty, Superintendent

ALIGNS TO BOARD GOAL(S): #5 -The District shall exhibit excellence in financial and facility planning, management, and stewardship.

BACKGROUND INFORMATION: The Morningstar subdivision is a development in the final planning stages located northeast of the intersection of Old Weatherford Road and FM 3325. This development in total is 737.226 acres. Of this total, the plan calls for 2117 homes on 509.092 acres. A copy of the proposed plat dated April 9, 2014 is included for the Board's information.

The City of Fort Worth is the approval entity for this development as it lies in an extraterritorial jurisdiction (ETJ). The preliminary plat was approved by the Fort Worth Planning Commission on April 23, 2014 with final approval in the hands of the Fort Worth City Council in the form of a developer's agreement and concurrent approval of the final plat.

Administration appeared before the Planning Commission on the aforementioned date and requested that the commission table the item until such time the district was allowed feedback related to the draft developer's agreement.

The administrative points when asking for the tabling of the item shared with the commission were:

1. The developer demonstrates to the City they have worked in good faith with Aledo ISD to work out providing adequate school sites that can support the density that is proposed. Since 2006 the District has expressed each time this development has come up for approval, that the developer be required to provide adequate number of school sites of the size required to support this development. This development forces the District to provide schools and creates a hardship that does not support the number of school sites needed.
2. The developer be required to work with the District and their demographer on locations that are best suited to serve the community. The developer cannot expect adjacent developments to provide school sites to support this development.

3. The City provide the District a copy of the Developer's Agreement and allow adequate time for the District to review this document to assure that the type of services being provided will support new schools. Since this development is indirectly requiring the District to develop and construct new schools, the District has every right to be able to review and comment on agreements that will ultimately impact the District.
4. The City and/or developer provide a written plan that demonstrates how fire protection and police services will be provided in an area that is not being annexed into the City and is in the far west end of the City. This may require these services be provided by the County but the District should have every expectation that if the City approves the development it can do more than just meet the zoning but be supported by emergency services in a timely manner, especially when there are hundreds of students involved.

ADMINISTRATIVE CONSIDERATION(S): Administration has great concerns related to overall development density, inclusion of traffic control measures on FM 3325, needed upgrades to Old Weatherford Road, lack of safety and security facilities and the need for two school sites of adequate size and topography.

Lack of these important pieces of infrastructure will most surely lead to hardship on Aledo ISD and the community if not addressed in the developer's agreement.

FISCAL NOTE: There is no immediate impact to the 2013-14 AISD budget.

ADMINISTRATIVE RECOMENDATION: Administration recommends the aforementioned points above be included in a letter to the Fort Worth City Council asking that consideration be given to these areas of concern in the final developer's agreement. Also, proposed to be included would be reference to traffic concerns related to FM 3325 and Old Weatherford Road.