WATER AND SEWER INFRASTRUCTURE

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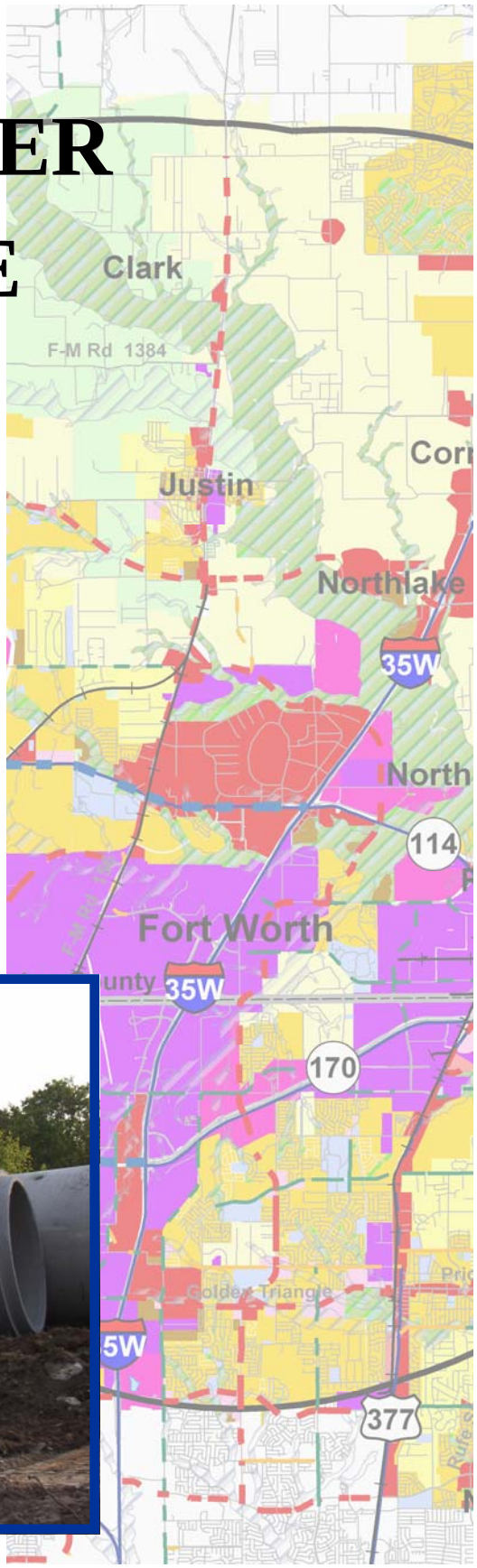

Water and Sewer Infrastructure in the TMS Study Area

Figure 7.1 Fort Worth provides water and sewer services to TMS.

Streets and other transportation infrastructure are addressed in Chapter 6 of this plan. Non-transportation infrastructure is also a necessary component for development to occur in a given area.

The City of Fort Worth's 2008 Comprehensive Plan contains the following goals, objectives, and policies regarding water and sewer infrastructure:

- Provide potable water in the service area as required by the projected growth.
- Assure adequate raw water resources to meet projected demand.
- Provide water service in an effective manner while meeting all federal and state water quality standards.

Large portions of the TMS study area currently do not have adequate access to potable water and sanitary sewer services to develop at suburban or urban densities. Due to the topographic and floodplain constraints in the area, as well as the high cost of constructing water and sewer infrastructure, much of the area is anticipated to remain underserved for the foreseeable future.

Much of the current development in the area uses individual fresh water wells and septic systems. These methods will continue to be used in the TMS study area to support new development at rural densities. However, the large-scale, higher intensity developments contemplated in the comprehensive plans of surrounding cities like Northlake will require water and sewer service provided by the municipality, district, or private utility with rights to serve the development site. Water and sewer service provider boundaries do not necessarily follow municipal boundaries. Certificates of Convenience and Necessity (CCNs) designate areas within which private or municipal suppliers are authorized by the state of Texas to supply water or sewer service. Because the service boundaries are independent of local political boundaries, opportunities for misunderstanding and miscommunication between service suppliers and developers exist. Prior to purchasing property in the TMS area for development purposes, the appropriate water and sewer providers should be consulted to identify potential service constraints and requirements.

Figure 7.2 Adequate water and sewer infrastructure is necessary before significant development occurs in the TMS study area.

Fort Worth Water and Sewer Infrastructure

Currently, the City of Fort Worth provides water and sewer services to Texas Motor Speedway and the residential subdivisions in the TMS area. The northern boundary of Fort Worth's Certificate of Convenience and Necessity, which indicates the exclusive right to supply water service to a specified area, currently ends at TMS and the Harriet Creek Ranch subdivision (See CCN maps, Figures 7.5 and 7.6).

Figure 7.3 Sewer construction in Fort Worth

Several urban developments in the TMS study area have been approved outside the City of Fort Worth's CCN. These new communities are served by urban water systems authorized under state law as special infrastructure districts. Municipal utility districts, water control and improvement districts, and fresh water supply districts operate outside the control of adjacent municipalities. These districts can be used to promote high quality development, but they may also facilitate development that bypasses undeveloped areas more economically served by public facilities and services.

The City has successfully negotiated development agreements with several special infrastructure districts to ensure compliance with urban standards and long-term transfer of the CCN to the city for orderly provision of services. This has allowed the City to impose greater authority in the ETJ than is normally possible. In addition, the City successfully pursued State legislation during

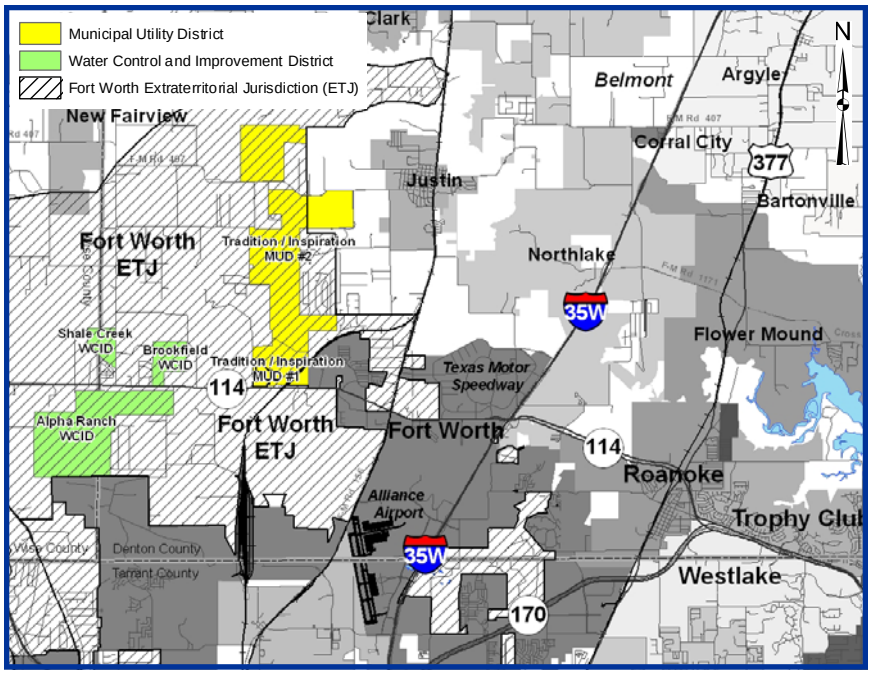

Figure 7.4 Special Infrastructure Districts in Fort Worth's ETJ near TMS.

the 2007 session to require adequate water for fire flow in these districts which will encourage the districts to develop adequate urban water systems rather than groundwater sources.

Northlake Water and Sewer Infrastructure

The 2004 Northlake Comprehensive Plan includes a plan for the future implementation of water and sewer services. As development occurs in Northlake, it is critical that adequate water and sewer infrastructure be constructed. Previously, Northlake had been operating on a totally rural basis, being served by rural water companies (such as AquaSource) and individual septic treatment systems. This service may remain satisfactory for situations that do not require higher residential density or higher intensity commercial uses. However, Northlake currently anticipates the need to serve even large-lot development with a centralized collection system for wastewater, and a distribution system for water, due to environmental constraints.

Figure 7.5 Fort Worth has agreed to provide water to the southern portion of Northlake.

Northlake recently entered into an agreement with the City of Fort Worth to supply water to the southern portion of Northlake. Currently, the town is investigating possibilities for improving its water and sewer systems by adding the additional capacity and pressure needed for commercial development.

In June 2008, Northlake, Argyle, Flower Mound, and the Trinity River Authority entered into an agreement to construct a regional sewer system along the I-35W corridor. This agreement, which includes funding by the developers of the Belmont and Canyon Falls master planned communities, will have the potential to facilitate increased development activity in the TMS study area.

Infrastructure Recommendations

- Before significant development occurs within Northlake, adequate water and sewer services need to be provided.
- Communities should continue to work cooperatively to establish an adequate regional water and sanitary sewer system.
- Seek authority to enact an Adequate Public Facilities Ordinance (APFO). APFOs require that public facilities–such as water and sewer lines, roadways, fire stations, schools, and parks–be available concurrently with new development to more efficiently and cost-effectively accommodate growth.
- In order to ensure long term compatibility of uses and development patterns, seek greater municipal control over special infrastructure districts in the Extraterritorial Jurisdiction (ETJ).

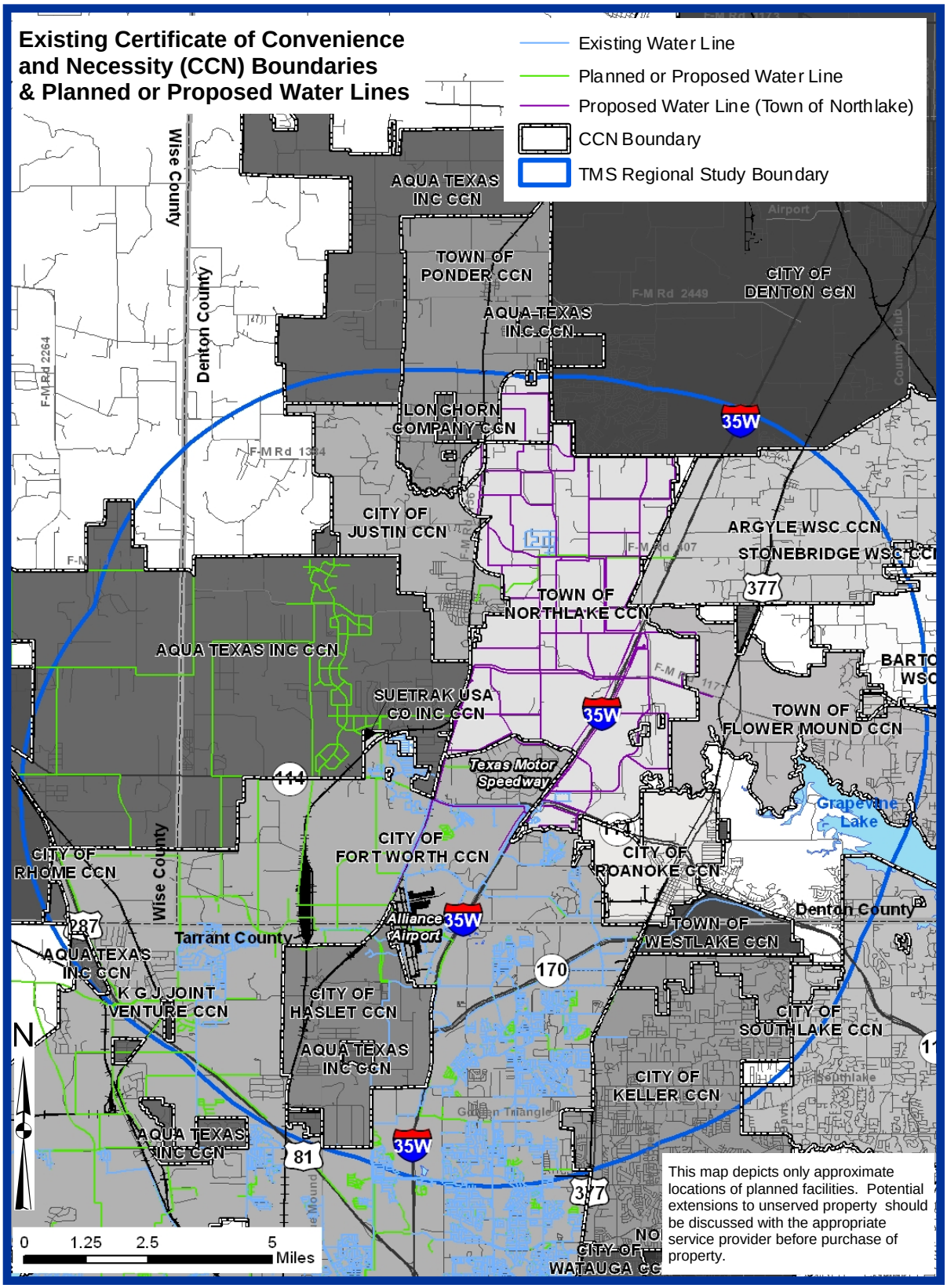

Figure 7.6 City of Fort Worth and Town of Northlake Water Infrastructure in the TMS Area by CCN. Sources: City of Fort Worth 2007 Water Plan, Town of Northlake 2004 Comprehensive Plan.

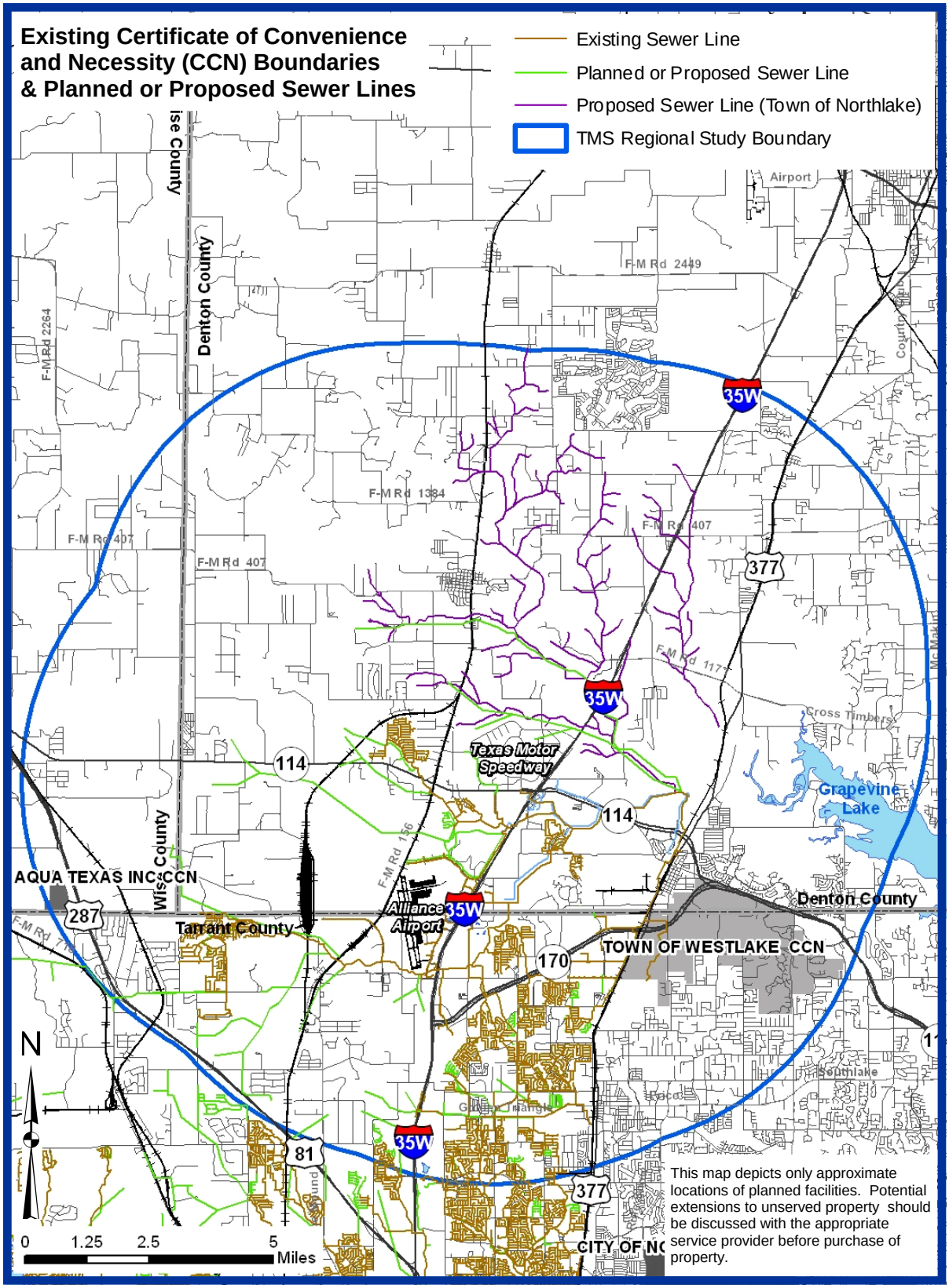

Figure 7.7 City of Fort Worth and Town of Northlake Sewer Infrastructure in the TMS Area by CCN. Sources: City of Fort Worth 1998 Sewer Plan, Town of Northlake 2004 Comprehensive Plan.

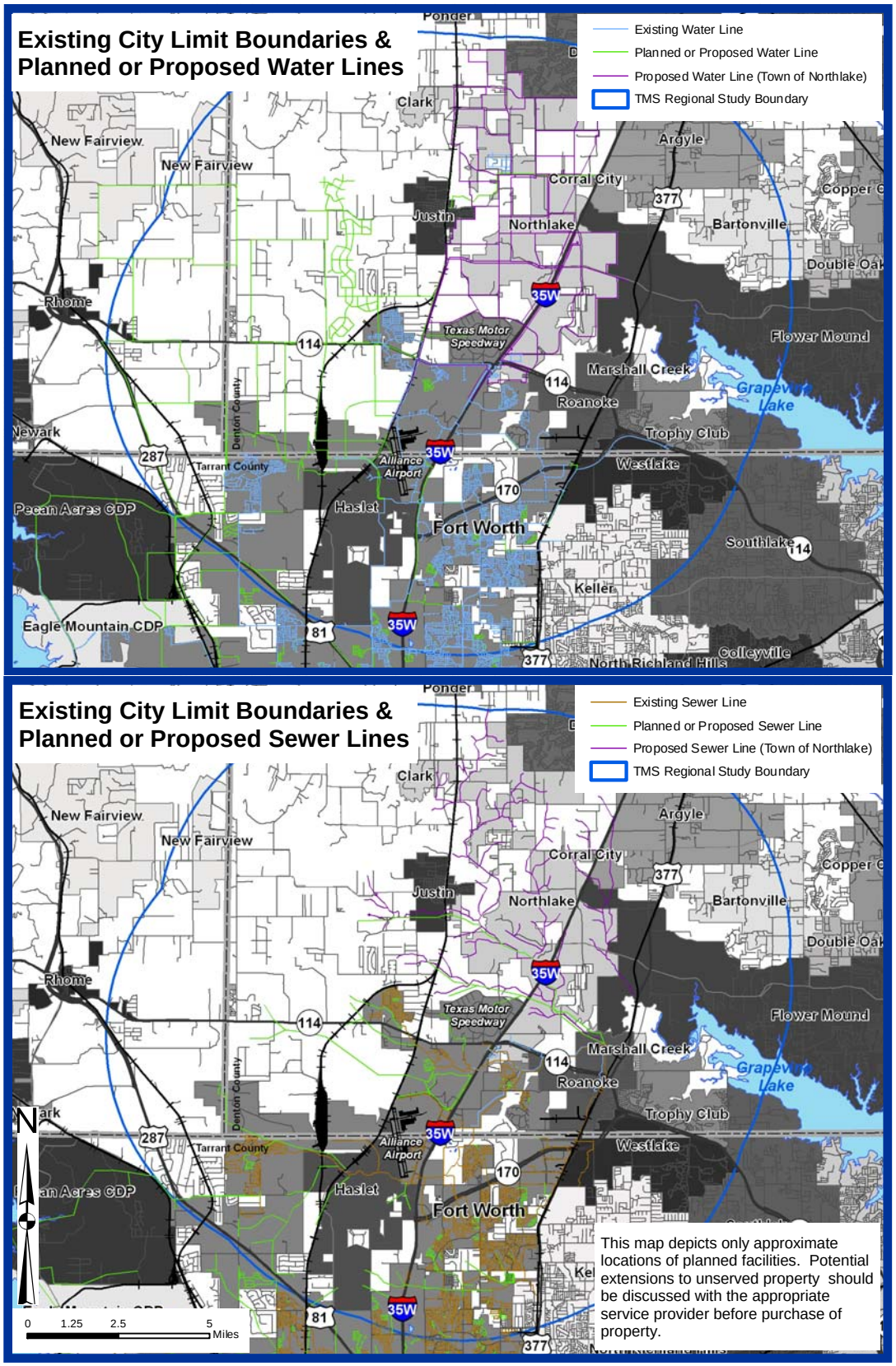

Figure 7.7 City of Fort Worth and Town of Northlake Water Infrastructure in the TMS Area by City Limit.
Sources: City of Fort Worth 2007 Water Plan &1998 Sewer Plan, Town of Northlake 2004 Comprehensive Plan.