

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 12/09/25M&C FILE NUMBER: M&C 25-1166

LOG NAME: 60LONE STAR LIBERTY TRAILS CFA AMENDMENT

SUBJECT

(ETJ Near CD 10) Authorize Execution of First Amendment to a Community Facilities Agreement with D.R. HORTON - TEXAS, LTD., Increasing City Participation in an Amount Up to \$374,363.01 and Decreasing Developer Participation by \$325,446.56 for the Community Facilities Agreement-Lone Star at Liberty Trail Project, Authorize a Waiver of the Community Facilities Agreement Amendment Fee, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of the First Amendment to a Community Facilities Agreement with D.R. HORTON - TEXAS, LTD., increasing City participation in an amount up to \$374,363.01 and decreasing developer participation by \$325,446.56 for the Community Facilities Agreement-Lone Star at Liberty Trail project (City Project No. 105846);
2. Authorize a waiver of the Community Facilities Agreement amendment fee; and
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Revenue Bond Series 2022 Fund by increasing appropriations in the Community Facilities Agreement Bucket project (City Project No. P00001) in the amount of \$374,364.00 and decreasing estimated receipts and appropriations in the Unspecified All-Funds project (City Project No. UNSPEC) by the same amount for the purpose of funding the Community Facilities Agreement-Lone Star at Liberty Trail project (City Project No. 105846) and to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

DISCUSSION:

On October 21, 2025, Mayor and Council Communication (M&C) 25-0970, the City Council authorized the execution of a Community Facilities Agreement (CFA) with D.R. HORTON - TEXAS, LTD., with City participation in the amount up to \$1,081,855.97 for the Lone Star at Liberty Trail project and appropriated funds for the project. The percentages calculated in the cost share table were incorrect. The Water Department is requesting to amend the CFA to increase the City's participation in an amount up to \$374,363.01 to the City's share for the water improvements and associated construction inspection service fees, administrative material testing service fees, and water testing lab fees. The City's contingency will also increase by \$43,161.56.

The following table shows the cost sharing breakdown for the project between all parties:

Public Improvements	Developer Cost	City Cost	Total Cost
Water	\$467,998.02	\$1,227,646.98	\$1,695,645.00
Contingency	\$0.00	\$184,147.05	\$184,147.05
A. Construction Inspection Fee	\$11,643.75	\$30,543.75	\$42,187.50
B. Admin Material Testing Fee	\$1,331.15	\$3,491.85	\$4,823.00
C. Water Lab Testing Fees	\$279.45	\$733.05	\$1,012.50
D. Material Testing Contingency Cost	\$0.00	\$24,552.94	\$24,552.94
1. Design Services	\$44,160.00	\$115,840.00	\$160,000.00
2. Public Bid Advertisement	\$2,344.91	\$6,151.14	\$8,496.05
3. IPRC Fees	\$1,562.11	\$4,097.70	\$5,659.81
Total Costs	\$529,319.39	\$1,597,204.46	\$2,126,523.85

* Numbers rounded for presentation purposes.

Funding is budgeted in the Unspecified All-Funds Project within the Water & Sewer Revenue Bond Series 2022 Fund for the purpose of funding the CFA-Lone Star at Liberty Trl project.

Fund	Existing Appropriations	Additional Appropriations	Project Total*
W & S Rev Bonds Series 2024-56022	\$1,222,842.00	\$0.00	\$1,222,842.00
W & S Rev Bonds Series 2022 - Fund 56020	\$0.00	\$374,364.00	\$374,364.00
Project Total	\$1,222,842.00	\$374,364.00	\$1,597,206.00

By approval of this M&C, the City Council finds that the waiver of the community facilities agreement amendment fee serves a public purpose

This project is in the ETJ near CD 10.