

# A Resolution

NO.

**EXPRESSING SUPPORT FOR THE CREATION OF A CAPITAL PUBLIC IMPROVEMENT DISTRICT FOR A PORTION OF THE DEAN RANCH PROPERTY IN A MANNER THAT IS FULLY CONSISTENT WITH THE CITY'S ADOPTED CAPITAL PUBLIC IMPROVEMENT DISTRICT POLICY AND AUTHORIZING CITY STAFF TO COORDINATE WITH DEVELOPERS IN THE PREPARATION OF A FORMAL APPLICATION TO CREATE THE DISTRICT**

**WHEREAS**, on March 21, 2017, the Fort Worth City Council approved a policy establishing the criteria that must be met in order for the City to consider creating a capital public improvement district (M&C G-18973) (the "Policy"); and

**WHEREAS**, among its requirements, the Policy provides that a C-PID must be located entirely within City limits; must be owned by a single entity or entities under Common Ownership (as defined in the Policy); must be supported by 100% of property owners; may not have an assessment period in excess of 20 years; may only be used to fund Major Infrastructure, which is defined to consist of streets that would be classified as arterial under the City's Master Thoroughfare Plan, sewer mains that are 18-inches or greater in diameter, and water mains that are at least 16-inches in diameter; and must provide "an extraordinary benefit and public purpose"; and

**WHEREAS**, the historic Dean Ranch property consists of a substantial area located in the extraterritorial jurisdiction ("ETJ") of the City of Fort Worth adjacent to the City's corporate boundary; and

**WHEREAS**, Dean Ranch is located generally to the south and west of the confluence of Interstates 20 and 30 and is intersected by Farm to Market Road 1187; and

**WHEREAS**, D.R. Horton and Robert Beall (collectively the "Developers") have entered into agreements to acquire approximately 1,817 acres of the Dean Ranch property and contacted City staff to discuss their plans to develop the land for a combination of residential and commercial uses; and

**WHEREAS**, the Developers requested that the City consider releasing 228 acres of its ETJ to the City of Aledo, which the City of Aledo supports; and

**WHEREAS**, on its June 22, 2021 agenda, the Fort Worth City Council is scheduled to consider release of the ETJ as requested; and

**WHEREAS**, Developers also proposed creating a capital public improvement district ("C-PID" or "District") across the remaining 1,589 acres (the "Property"); and

**WHEREAS**, discussions between Developers and staff have identified potential improvements to be funded in whole or in part by the C-PID to include two (2) major arterials to connect the Property to the interstate frontage road and water and sewer facilities that meet the definition of Major Infrastructure; and

**WHEREAS**, the Developers and staff have also discussed the donation of land for school use as required by the Policy and enacting zoning and other restrictions in an effort to ensure that a substantial portion of the C-PID property would be developed for commercial/non-residential purpose; and

**WHEREAS**, in order to provide an extraordinary benefit and public purpose, Developers have agreed to donate platted property to the City for use as a fire station or other City facility, and to participate in the proportionate costs of developing the facility to serve the needs of the Property; and

**WHEREAS**, continuing to move forward with the process of preparing a formal C-PID application will involve notable expenditure on the part of the Developers; and

**WHEREAS**, the Fort Worth City Council wishes to provide assurance to the Developers of the City's intention to entertain creation of a C-PID for the Property and imposition of assessments thereon, provided that the application fully complies with the Policy and meets the strategic goals of the City;

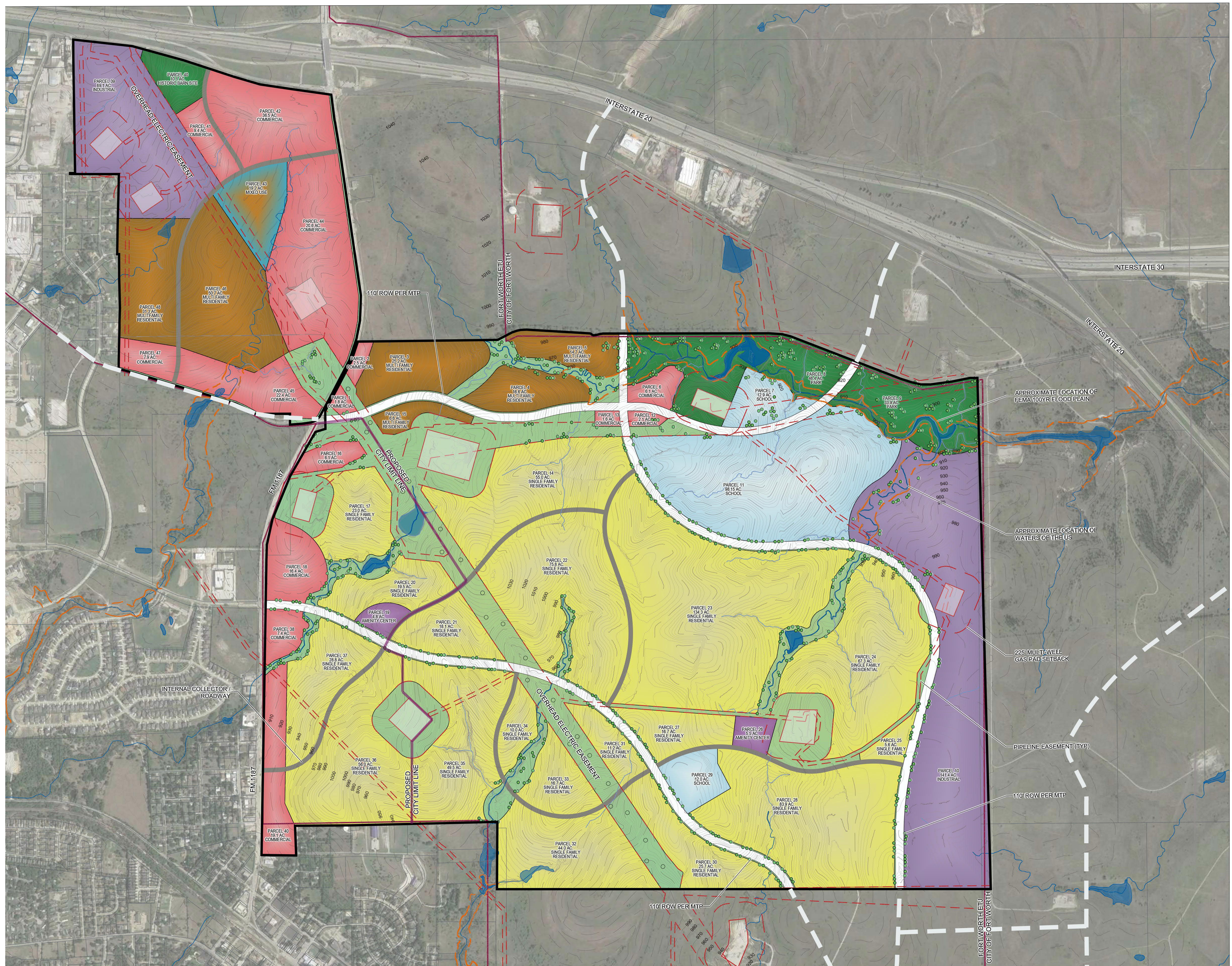
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:**

1. The City Council hereby expresses its support for the creation of a C-PID for the Property, provided that Developers' application and proposal for a District fully complies with the Policy, and further expresses its intent to give due consideration to such petition, proposed C-PID, and assessments in support of Major Infrastructure, including, but not limited to, the construction of two (2) arterials connecting the Property to the frontage of the interstate highway and required water and sewer Major Infrastructure; and
2. City staff is authorized to coordinate with the Developers in the preparation of a formal C-PID application that fully complies with the terms of the Policy and of this resolution for consideration by the City Council.

ATTEST:

By: \_\_\_\_\_

Mary Kayser, City Secretary



**EXHIBIT A**

DEAN RANCH  
FORT WORTH ETJ, PARKER COUNTY

