## City of Fort Worth, Texas

# Mayor and Council Communication

**DATE**: 05/13/25 **M&C FILE NUMBER**: M&C 25-0396

LOG NAME: 06BOND RANCH NORTH DEVELOPMENT AGREEMENT

### **SUBJECT**

(ETJ) Authorize Execution of a Development Agreement with BRN Piedmont, LLC, for Approximately 335 Acres of Land Located in Fort Worth's Extraterritorial Jurisdiction in Tarrant County

#### **RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a Development Agreement with BRN Piedmont, LLC, for approximately 335 acres of land in the City of Fort Worth's extraterritorial jurisdiction in Tarrant County.

#### **DISCUSSION:**

On January 28, 2025, at the request of BRN Piedmont, LLC (Developer), the City Council adopted Resolution No. 6051-01-2025 granting conditional consent to the creation of a Fresh Water Supply District pursuant to Article XVI, Section 59 of the Texas Constitution, encompassing 335 acres of land in Tarrant County, Texas (Land). The Land is located north of Bonds Ranch Road, east of Morris Dido Newark Road, South of Peden Road and west of Business Highway 287.

On March 18, 2025, the Tarrant County Commissioner's Court, through Court Order No. 144907, approved the creation of the Tarrant County Fresh Water Supply District No. 2 (District).

Pursuant to the Development Agreement, the Developer will develop the Land as a mixed-use, master-planned community in accordance with the terms of the Development Agreement. The City will be the retail provider of water and sewer service to the Land. Except for the commercial property, annexation of the Land may not occur until 100% of the Land has been substantially developed and the Developer has been fully reimbursed by the District for eligible project and construction costs. The City will have the option to annex the commercial property once a final plat for the commercial property has been recorded. The Development Agreement is being entered into pursuant to Section 212.172 of the Texas Local Government Code.

A Strategic Partnership Agreement and Utility Agreement with the District will be presented to the City Council for consideration at a later date. The Strategic Partnership Agreement will establish the District's tax rate and set the terms and conditions to allow the City to limit purpose annex commercial areas of the development for the sole purpose to impose and collect sales and use taxes. The Utility Agreement will address easements, roadway repair standards, and provisions relating to water conservation and pretreatment standards.

The property is in the extraterritorial jurisdiction adjacent to COUNCIL DISTRICT 7.

#### FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

Submitted for City Manager's Office by: Jesica McEachern 5804

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact: LaShondra Stringfellow

Derek Hull 2412

Expedited