

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/24/25 M&C FILE NUMBER: M&C 25-0566

LOG NAME: 06GREENBRICK FWSD DEVELOPMENT AGREEMENT

SUBJECT

(ETJ Adjacent to CD 7) Authorize Execution of a Development Agreement with GRBK Edgewood, LLC, for Approximately 322 Acres of Land Located in Fort Worth's Extraterritorial Jurisdiction in Tarrant County

RECOMMENDATION:

It is recommended that City Council authorize the City Manager or a designee to execute a Development Agreement and take actions to carry out such agreement with GRBK Edgewood, LLC for approximately 322 acres of land, commonly referred to as Greenbrick, located within Fort Worth's Extraterritorial Jurisdiction Area in Tarrant County.

DISCUSSION:

On May 13, 2025, at the request of GRBK Edgewood, LLC (Developer), the City Council adopted Resolution No. 5092-05-2025 granting conditional consent to the creation of a Fresh Water Supply District pursuant to Article XVI, Section 59 of the Texas Constitution, encompassing approximately 322 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 July 15, 2025, the Tarrant County Commissioner's Court is scheduled to consider the creation of the Tarrant County Fresh Water Supply District No. 2 (District). The City would execute the Development Agreement after creation of the 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.

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Expedited