

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0335

LOG NAME: 21104490 P2 BONDS RANCH LS A FM_ MM RIO CLARO

SUBJECT

(CD 7) Authorize Acceptance of 0.997 Acres in Fee Simple Interest of Real Property Owned by MM Rio Claro 620 LLC, Located at West Bonds Ranch Road, in the R. Ganzara Survey, Abstract Number 563, City of Fort Worth, Tarrant County, Texas, for the Bonds Ranch Lift Station, Force Main, and Gravity Main Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acceptance of a 0.997 acre fee simple conveyance of real property from MM Rio 620 LLC, located on W. Bonds Ranch Road, in the R. Ganzara Survey, Abstract Number 563, City of Fort Worth, Tarrant County, Texas, for the Bonds Ranch Lift Station, Force Main, and Gravity Main project, pursuant to the Developers Agreement between MMR Rio Claro 620, LLC and the City of Fort Worth, August 15, 2025;
2. Authorize the City Manager or designee to accept the conveyance and to execute and record the appropriate instruments

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize acceptance of 0.997 acres in Fee Simple Interest of Real Property owned by MM Rio Claro 620 LLC, located at W. Bonds Ranch Road, in the R. Ganzara Survey, Abstract No. 563, City of Fort Worth, Tarrant County, Texas, for the Bonds Ranch Lift Station, Force Main, and Gravity Main project.

MM Rio Claro 620, LLC, (Developer) has entered into a Development Agreement with the City of Fort Worth (Agreement) that covers the development of approximately 630 acres of real property (Property) located within the corporate limits of the City of Fort Worth in Tarrant County. The site is south of Bonds Ranch Road, east of Morris Dido Newark Road, and north of Eagle Mountain Parkway.

Pursuant to the Agreement, the Developer will develop the Property as a master planned community consisting of single-family uses including open space, and other public and private amenities. The City will serve as the retail provider of water and sewer services to the area. However, water, sewer, drainage, roadway, and other public infrastructure are not currently available to serve the intended development of the property. The Developer intends to design, construct, install, and/or make financial contributions to certain on-site and/or off-site public improvements to serve the Property and adjacent properties.

The Agreement establishes that the Developer will provide certain property interests to the City to accommodate the necessary public improvements for the development. The Lift Station is one of those necessary public improvements and therefore, the City requests acceptance of 0.997 acres in Fee Simple Interest of Real Property that is currently owned by the Developer.

In consideration of the Developer's agreement to provide financing for the authorized improvements, the City intends to consider creation of a Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code. The PID is intended to provide alternative financing arrangements that will enable the Developer to fund specified portions of the cost of the authorized improvements. The installation of the authorized improvements will provide a benefit to the City as a whole and to the area adjacent to the Property by improving mobility, drainage and water and sewer supply.

This project is located in COUNCIL DISTRICT 7.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds. Any assets acquired as a result of this agreement will be recorded in the City's financial records as appropriate.

Submitted for City Manager's Office by: Valerie Washington 6199

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Additional Information Contact:

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