City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/28/25 **M&C FILE NUMBER:** M&C 25-0998

LOG NAME: 06GRBK EDGEWOOD - SHELTON

SUBJECT

(ETJ Near CD 7) Authorize Execution of a Development Agreement with GRBK Edgewood LLC, for Approximately 858 Acres of Land within the City's Extraterritorial Jurisdiction in Tarrant County known as Shelton Ranch

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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 858 acres of land, commonly referred to as Shelton Ranch, generally located north of Peden Road, east of Morris Dido Newark Road, west of Business 287, and south of Tinsley Lane within Fort Worth's extraterritorial jurisdiction in Tarrant County.

DISCUSSION:

GRBK Edgewood LLC (Developer) has expressed interest in entering into a Development Agreement with the City of Fort Worth for approximately 858 acres of real property located within the extraterritorial jurisdiction of the City of Fort Worth in Tarrant County. The site is north of Peden Road, east of Morris Dido Newark Road, west of Business 287, and south of Tinsley Lane.

Pursuant to the Development Agreement, the Developer will develop the Property as a multi-use master planned community consisting of single-family, multi-family, and commercial 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. 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 off-site public improvements to serve the Property and adjacent properties. The Development Agreement is being entered into pursuant to Section 212.172 of the Texas Local Government Code.

The Developer intends to apply to the Texas Commission on Environmental Quality to create a municipal utility district in accordance with Article XVI, Section 59, of the Texas Constitution, to be operated pursuant to Chapters 49 and 54 of the Texas Water Code (District). The Developer intends to include the Property within the boundaries of the District for the purpose of financing water, sewer, drainage, roadways, and other public infrastructure necessary for the development.

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 do limited purpose annexation of 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 City's extraterritorial jurisdiction near 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
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Expedited