



CITY OF GRAND PRAIRIE
RESOLUTION

MEETING DATE: 07/14/2025
PRESENTER: Lee Harriss, Special District Administrator, Finance
TITLE: Public Hearing and Resolution to expand Public Improvement District No. 5, Forum Estates through the addition of The Preserve at Forum
REVIEWING COMMITTEE: (Reviewed by the Forum Estates PID Advisory Board on 04/23/2025 and the Finance and Government Committee on 05/06/2025)

SUMMARY:

The DR Horton-Texas, Ltd. development known as The Preserve at Forum has formally submitted a request for addition into the Forum Estates Public Improvement District (the "PID").

HISTORY:

At its meeting on December 12, 2023, the City Council approved Planned Development No. 442A. The single family portion of the development is platted as "The Preserve at Forum." The Tarrant County portion of the Preserve at Forum is currently located within Forum Estates PID, and the remainder of the development is located outside of the boundaries of the PID. The Developer has submitted a petition to include the remainder of The Preserve at Forum in the PID. The developer will maintain all landscaping, irrigation, and fencing improvements located in the common areas of The Preserve at Forum for the first two years.

The land being added does not include Ascend at Forum, which is the multi-family portion of Planned Development No. 442A. Additionally, the small portion of the multi-family development already in the PID will not be assessed in the future as the landscaping which benefits the multi-family development will be maintained by the multi-family property owner.

The Public Improvement District Policy, as adopted by the City Council on July 17, 2018, provides that it will not unilaterally expand a PID without obtaining the PID board's input. At its meeting on April 23, 2025, the Forum Estates PID Advisory Board met to discuss the requested expansion and provide input (Exhibit B).

If the addition of land is approved, a public hearing will be held on September 16, 2025 on a 2026-27 budget, a five-year service plan, an assessment levy, and PID board membership.

FINANCIAL CONSIDERATION:

Table with 2 columns: Budgeted? (checkbox) and Fund Name: Forum Estates PID Fund

Construction of the residential development is underway, and the property's first assessment will occur in October 2025. The City of Grand Prairie will provide administrative support to the PID and will prepare and mail assessment notices.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Resolution
- 2- Exhibit "A" - Map
- 3- Exhibit "A-1" - Budget
- 4- Exhibit "B" - Comments

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING THE ADDITION OF THE PRESERVE AT FORUM INTO GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 5 (FORUM ESTATES)

WHEREAS, the single-family portion of Planned Development No. 442A is known as "The Preserve at Forum"; and

WHEREAS, on July 14, 2025, a petition for addition of The Preserve at Forum into Grand Prairie Public Improvement District No. 5 (PID) which was filed with the City of Grand Prairie was presented to the City Council of the City of Grand Prairie; and

WHEREAS, the City of Grand Prairie City Council is supportive of this land being added into the PID; and

WHEREAS, the City of Grand Prairie City Council has found and determined that such petition included sufficient signatures and met other requirements of Sections 372.002 and 372.005 of the Public Improvement District Assessment Act (V.T.C.A., Local Government Code, Section 372.001, et seq., (the "Act")); and

WHEREAS, The City Council voted in favor of adopting this Resolution, which authorizes expansion of the PID, exercises powers granted by the Act, makes findings concerning improvements and/or services to be provided by the district, and authorizes the City Secretary to publish notice of establishment of the district; and

WHEREAS, prior to voting in favor of this resolution, a public hearing, notice of which was published in accordance with applicable law, was held.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Council, after duly considering the petition for addition into the PID, hereby makes the following findings:

SECTION 2. The Preserve at Forum, as reflected in Exhibit "A", is hereby added into the boundaries of Grand Prairie Public Improvement District No. 5 (Forum Estates).

SECTION 3. Actions taken by this City Council and by City officials at the direction of this City Council in connection with the improvement project are hereby ratified and confirmed.

SECTION 4. The City Secretary is hereby directed to give notice of authorization for establishment of the district by filing a copy of the resolution with the county clerk of each county in which all or part of the improvement district is located not later than the seventh day after the date of the adoption of this resolution. Such authorization shall take effect and the district shall be deemed to be established effective upon the filing of such notice.

SECTION 5. This resolution shall be and is hereby declared to be cumulative of all other resolutions of the City of Grand Prairie, Texas, and this resolution shall not operate to repeal or affect any other resolution except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this resolution.

SECTION 7. All of the regulations provided in this resolution are hereby declared to be governmental and for the health, safety, and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this resolution, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, ON THIS THE 14th DAY OF JULY 2025.**