

Q. What is Dean Ranch?

A. Dean Ranch is a 1,825-acre, mixed-use, master-planned development to be located along the Fort Worth/Aledo border at Bailey Ranch Road and FM 1187. About 238 acres of that development will soon be voluntarily annexed into Aledo, enabling it to serve as an appropriately designed eastern gateway to Aledo. The Aledo portion of the project will contain approximately 325 high-quality, single-family homes, as well as up to 35 acres of commercial development, buffered from the single-family homes by up to 100 townhomes.

Q. Isn't this entire Dean Ranch area outside Aledo?

A. Not for long. The plan is to annex 238 acres in the southwestern portion of the development in the fall of 2022, to ensure Aledo has more control over the portion of this project right at the city's eastern gateway. The City of Aledo and City of Fort Worth previously announced, in June 2021, a Joint Resolution and Boundary Agreement through which a portion of the subject property was released from Fort Worth's ETJ (Extraterritorial Jurisdiction) into Aledo's ETJ – making it subject to annexation by Aledo. This 238-acre parcel is located along the eastern side of FM 1187, just north and south of the intersection with Bailey Ranch Road.

Q. Is this part of the larger development on the Fort Worth side of the boundary?

A. It is, and while the Aledo side of Dean Ranch will be much smaller than the Fort Worth side, our ability to set appropriate design and development standards is critical in making sure this project serves as a distinctive, high-quality gateway to the city, consistent with Aledo's unique identity. This entire project would be developed at our doorstep one way or the other. That is why it is important to annex those 238 acres, bring them into Aledo and ensure the Aledo-facing portion of the project is designed to reflect Aledo's values and unique community.

Q. Will the Dean Ranch homes be addressed in Fort Worth or Aledo?

A. Aledo.

Q. Who is developing Dean Ranch?

A. Dean Ranch will feature homes by D.R. Horton and other homebuilders. The master project developer is Levens Capital Partners LLC.

Q. Who will pay for the infrastructure needed to support this project?

A. New infrastructure to serve Dean Ranch, estimated to be about \$41 million, will in large part be financed by a Public Improvement District (PID), through which improvements like streets, sidewalks, drainage and utilities are paid for by the developer. It is important to note that a PID is not a political subdivision. It has no powers. It is simply a financing tool that is frequently and commonly used by Texas cities to provide specific types of improvements or maintenance within a designated area, in order to prevent burdening current taxpayers with new infrastructure costs while still promoting quality development. This is the first PID ever created in the City of Aledo.

Q. What will Dean Ranch do for the Aledo tax base?

A. With the total of more than 400 new homes as well as substantial commercial development,

the increase in property and sales taxes will help the Aledo tax base, yielding more revenue for the City. In this way, the new project will benefit the entire community, supporting the City's provision of infrastructure maintenance and public services to all residents.

Q. Are the single-family homes going to be stacked against each other like so many other developments in DFW?

A. While many new homes that have been built recently in Aledo have been on 50- or 60-foot lots, the new single-family homes in the Aledo portion of Dean Ranch will be on 60- or 70-foot lots.

Q. What amenities will there be in the new development?

A. There will be a private amenity center that serves the subdivision, at least 5 acres in size, to be constructed before or immediately following construction of the first 100 residential units. The clubhouse and swimming pool as well as some pocket parks will be owned and maintained by the homeowners association. In addition to the private amenities, at least 10% of the total development area is dedicated to public parks and open space for picnic pavilions, pedestrian connections to community park amenities, benches, trash receptacles, pet waste stations, playgrounds and more.

It is desired that ultimately in the future, the Dean Ranch internal trail system would be connected to Aledo's larger trail system, creating more pedestrian and bike connectivity for our community. These options will be part of future Parks and Trail System master planning by the City of Aledo and have not been formally decided yet.

Q. What design standards and other requirements are included in the development agreement?

A. There are numerous detailed requirements and guidelines in the development agreement. Among them are provisions calling for wider sidewalks, extensive landscaping, dedicated areas for public parks and open space, trails, appropriate lighting and more. There are also detailed provisions related to the building products, materials and methods to be used in construction of the single-family homes, townhomes and commercial buildings within the Aledo portion of the project as well as design standards for roadways.

Q. What does this project mean for traffic congestion along Bailey Ranch Road and FM 1187? What is the City's plan to address the increased traffic?

A. The entire Dean Ranch area was subject to a traffic impact study by engineering firm Burns & McDonnell earlier this year. Its conclusions and recommendations have been reviewed by the City of Aledo, as well as the City of Fort Worth, and along with TxDOT both communities are incorporating that study into their future infrastructure plans. It is important to note that this large development was coming anyway in the City's ETJ (Extraterritorial Jurisdiction), where the City has very limited control. Whether or not the 238-acre parcel was brought within Aledo's control, Aledo would have had to deal with the traffic impacts. At least with the annexation, the City has the ability to enforce roadway design standards consistent with the traffic impact analysis, and will derive significant tax revenues from the project.

Q. What will be happening on the Fort Worth side of the development and when? I heard there were plans for a Buc-ee's, a movie theater, a hotel, a grocery store and more. What can you tell us about those plans?

A. This portion of the project is subject to the City of Fort Worth's regulations and approval processes.

Q. Where can I get more information?

A. Please visit www.aledotx.gov for more details and future updates.

Development Map (Aledo portion only)

BAILEY RANCH RD



ALEDO FRAMEWORK PLAN

ALTERNATIVE K

DEAR RANCH
PARKER COUNTY

D R HOBBS
Architectural Services

MESA

300 West 10th Street, Suite 1100
Aledo, TX 79412
www.drhobbs.com

Scale: 1" = 100'
Date: 11/11/2014
Project: Aledo Framework Plan