

Mayor and Council Communication

DATE: 10/21/25

M&C FILE NUMBER: M&C 25-0955

LOG NAME: 06AX-25-004 DOUBLE EAGLE TH, LLC – OWNER INITIATED

SUBJECT

(Future CD 10) Conduct a Public Hearing, Authorize Execution of a Municipal Services Agreement and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 50.3121 Acres of Land, Approximately 13.3960 Acres of Blue Mound Road (Farm-to-Market Road 156), and Approximately 3.5542 Acres of BNSF Railway in Denton County, Known as Double Eagle TH, LLC., Located West of Blue Mound Road and South of Highway 114, in the Far North Planning Sector, AX-25-004

(PUBLIC HEARING - a. Staff Available for Questions: LaShondra Stringfellow b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing for the proposed owner-initiated annexation of approximately 50.3121 acres of land, approximately 13.3960 acres of Blue Mound Road (Farm-to-Market Road 156), and approximately 3.5542 acres of BNSF Railway in Denton County, known as Double Eagle TH, LLC., located west of Blue Mound Road and south of Highway 114, as shown on Exhibit A;
2. Authorize execution of a municipal services agreement between the City of Fort Worth and property owner, Double Eagle TH, LLC; and
3. Adopt an ordinance annexing AX-25-004 for full purposes.

DISCUSSION:

On July 29, 2025, representatives for the property owner for Double Eagle TH, LLC, submitted a request for full-purpose annexation of the property shown on Exhibit A into the City of Fort Worth (City). The subject property is located entirely in that portion of the City's extraterritorial jurisdiction, which is in Denton County. The site is located west of Blue Mound Road and south of Highway 114. The owner-initiated annexation, which is approximately 50.3121 acres of land, approximately 13.3960 acres of Blue Mound Road (Farm-to-Market Road 156), and approximately 3.5542 acres of BNSF Railway is consistent with the urban development annexation criteria as established by the City's Annexation Policy.

The subject area is currently agricultural and vacant land. The property owner proposes the land use for the site to be industrial development. The future land use map in the 2023 Comprehensive Plan designates the property as "General Commercial". Per Subdivision Ordinance, Section 31-2(b)(1), the City Plan Commission is required to study and make a recommendation on proposals for voluntary annexations that are inconsistent with the Comprehensive Plan. On September 3, 2025, the City Plan Commission voted unanimously to recommend changing the future land use designation from "General Commercial" to "Light Industrial" to be consistent with the proposed use.

On September 10, 2025, the related zoning case (ZC-25-148) was heard by the Zoning Commission, and the commission voted to recommend approval of the requested "I/AO" Light Industrial with Airport Overlay zoning to the City Council. This related zoning case requesting "I/AO" Light Industrial with Airport Overlay as the base zoning district for the property is on the October 21, 2025, City Council agenda for consideration.

The site is currently in the City's Certificate of Convenience and Necessity (CCN). This site is included in the City's 20-year Planned Service Area.

Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC) provides for the process of annexation of an area upon the request of an owner of land. Section 43.0672 of the LGC requires a municipality that elects to annex an area upon the request of an owner first negotiate and enter into a written agreement with the owners of land in the area for the provision of municipal services.

The agreement must include:

1. A list of each service the municipality will provide on the effective date of the annexation; and
2. A schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.

The municipal services agreement includes these provisions in accordance with state law. Emergency services will be provided through the City of Fort Worth. The City's Fire Department will provide emergency and fire protection services comparable with the provision of services available in other parts of the municipality with topography, land use and population density similar to the level of service contemplated or projected in the area. The City will also provide operation and maintenance of water and wastewater facilities; roads and streets, including road and street lighting; and of any other publicly owned facility, building, or service in the annexed area.

The proposed uses were considered while assessing the financial impact on the General Fund. The city tax revenue is expected to have a positive fiscal impact over the next 10 years after the proposed development has been built. Based on the operating costs projected by the Police, Code Compliance and Transportation and Public Works Departments, the fiscal impact shows that the City is expected to make a return on public investment by the first year and a positive impact will continue thereafter. Due to the area meeting the City's annexation criteria and the positive

Section 43.0673 in Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC), requires a municipality that elects to annex an area upon the request of an owner to provide notice of public hearings on the proposed annexation. Notice was posted on the City of Fort Worth Annexation webpage on Wednesday, October 1, 2025, and was published in the Fort Worth Star-Telegram on Friday, October 10, 2025. Additional notices were sent certified mail to public entities to include Denton and Tarrant Appraisal Districts, Emergency Services District No. 1, Denton County Administrator, Northwest Independent School District and public utilities.

The City Council will conduct a public hearing on the proposed annexation. The public hearing provides for persons interested in the annexation the opportunity to be heard. After the City Council has conducted the one required public hearing, the Council may close the hearing and vote on authorizing the City Manager to execute the Municipal Services Agreement between the City and property owner and to adopt an ordinance annexing this property.

Upon approval of the annexation request, the property will become part of COUNCIL DISTRICT 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached ordinance, the annexation will have a long-term positive impact on the General Fund.

Submitted for City Manager's Office by: Jesica McEachern 5804

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact: LaShondra Stringfellow 6214
Leo Valencia 2497

Expedited