

City of Fort Worth, Texas

# Mayor and Council Communication

**DATE:** 06/10/25 **M&C FILE NUMBER:** M&C 25-0551

**LOG NAME:** 06ESTATES AT EAGLE MOUNTAIN LAKE DEVELOPMENT AGREEMENT

**SUBJECT**

(ETJ, Future CD 7) Authorize Execution of a Development Agreement with MM Bonds 836, LLC and Beaten Path Development-MD Commercial LLC, for Approximately 836 Acres of Land Commonly Referred to as Estates at Eagle Mountain Lake, Located in Fort Worth's Extraterritorial Jurisdiction in Tarrant County

**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 MM Bonds 836, LLC, and Beaten Path Development-MD Commercial LLC, or approximately 836 acres of land commonly referred to as Estates at Eagle Mountain Lake, located in Fort Worth's extraterritorial jurisdiction in Tarrant County.

**DISCUSSION:**

MM Bonds 836, LLC and Beaten Path Development-MD Commercial, LLC, (collectively the Developer) has expressed interest to enter into a Development Agreement with the City of Fort Worth for approximately 836 acres of real property located within the extraterritorial jurisdiction of the City in Tarrant County. The site is south of Peden Road, east of Morris Dido Newark Road and north of Bonds Ranch Road.

Pursuant to the agreement, the Developer will develop the project site as a mixed-use development consisting of residential 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.

Tarrant County has created the Bond Ranch Public Improvement District (PID) and the Bond Ranch Operations and Maintenance Public Improvement District (O&M PID) to fund infrastructure costs and associated costs for residential uses of the property.

The City will have the option to annex the commercial property upon issuance of the first series of PID Bonds. The Development Agreement is being entered into pursuant to Section 212.172 of the Texas Local Government Code.

The property is in the extraterritorial jurisdiction adjacent to 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:**    Jessica McEachern    5804

**Originating Business Unit Head:**                    D.J. Harrell                    8032

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Expedited