

Mayor and Council Communication

DATE: 03/31/26

M&C FILE NUMBER: M&C 26-0211

LOG NAME: 06TEXAS A&M UNIVERSITY DEVELOPMENT RELATED FEE WAIVERS PH 2-3

SUBJECT

(CD 9) Authorize Waiver of Development Related Fees for the Development of All Three Phases of the Texas A&M University Campus in Downtown Fort Worth, Authorize Waiver of License Fees for Turner Construction Company's Use of City-Owned Property Along Lancaster Avenue for the Staging of Construction Equipment, and Find that the Waiver of Development Related Fees and the Waiver of the License Fees Serve a Public Purpose and Adequate Controls are in Place to Ensure the Public Purpose is Met

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize a waiver of development related fees for the development of all three phases of the Texas A&M University Campus in Downtown Fort Worth;
2. Authorize a waiver of license fees for Turner Construction Company's the use of City-owned property along Lancaster Avenue for the staging of construction equipment; and
3. Find that the waiver of development related fees and the waiver of license fees serves a public purpose and adequate controls are in place to ensure the public purpose is met.

DISCUSSION:

The purpose of this Mayor & Council Communication (M&C) is to authorize waivers of development related fees for the development of all three phases of the Texas A&M University Campus in Downtown Fort Worth, to authorize a waiver of license fees with Turner Construction Company, Texas A&M's contractor for the construction of the Texas A&M Law School, for use of City-owned property along Lancaster Avenue for staging of construction equipment, and to find that the waivers serve a public purpose and adequate controls are in place to ensure the public purpose is met.

The 3.5-acre Texas A&M University campus is planned to feature five distinct buildings, public infrastructure and campus greenspace through three phases. This four-block complex will include classrooms, laboratories, event spaces, and flexible research and makerspaces that can be used by the public and private sectors to create, problem-solve, mentor and develop workforce skills.

The campus is planned to accommodate the Texas A&M University School of Law along with other Texas A&M University System (TAMUS) operations and select private-sector tenants, creating an urban environment designed to foster innovation, research, and entrepreneurship. Development is being led by TAMUS using its standard construction procurement process. Building 1 (Phase 1), the Law and Education Building, is currently under construction and is expected to be completed in 2026. TAMUS hired Turner Construction Company for the construction of the Law and Education Building and had initially requested, back in 2023, that their contractor be able to utilize a parcel of property owned by the City off of Lancaster Avenue for the staging of equipment and general construction purposes. The License Agreement was executed on December 9, 2025. The building will be owned and utilized in downtown Fort Worth by a public institution of higher education.

Further, design and pre-construction services for Building 2 (Phase 2), the Research and Innovation Building (RIB), have been completed. Construction is anticipated to begin in June 2026 following contractor procurement by TAMUS.

The RIB will house a variety of TAMUS entities, including the Texas A&M Engineering Experiment Station, the Texas Division of Emergency Management (TDEM), Texas A&M AgriLife Research, and other related agencies, along with complementary research facilities. The building will feature a mix of traditional office space, academic classrooms, wet laboratories, computational dry labs, and other specialized spaces as needed. In addition, the RIB will include a public parking garage to address increasing parking demand in the southeast quadrant of downtown. Current campus plans also contemplate three future buildings, including the Performance, Visualization and Fine Arts Building and the Gateway Building.

On December 10, 2024, through M&C 24-1150, City Council approved a waiver of development-related fees in an amount not to exceed \$800,000.00 for the Texas A&M University Law and Education Building and the Texas A&M University Research and Innovation Building and determined that the fee waiver served a public purpose.

Since that time, the accumulated and anticipated development fees for the campus project have exceeded the original \$800,000.00 estimate. As a result, the Texas A&M University System has requested that all eligible development-related fees associated with the Texas A&M Fort Worth Campus project be waived

The following table shows the categories of fees being waived. Development related fees that are not listed in the table may be waived pursuant to this M&C. Due to the future buildings not being fully designed, it is unknown at this time what fees will need to be waived. The authority granted by this M&C does not waive water and sewer impact fees. This M&C does not authorize the City to reimburse any fees that have already been paid.

Expedited