City of Fort Worth, Texas

## Mayor and Council Communication

**DATE**: 04/22/25 **M&C FILE NUMBER**: M&C 25-0316

LOG NAME: 06AX-23-011 ROCKBROOK P2 - OWNER INITITATED

**SUBJECT** 

(Future CD 3) Conduct a Public Hearing, Authorize Execution of a Municipal Services Agreement, and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 169.243 Acres of Land, 7.773 Acres of Chapin School Road and 12.991 Acres of Union Pacific Railroad Right-of-Way in Tarrant County, Known as Rockbrook P2, Located Northeast of the Aledo Road and Chapin School Road Intersection, in the Far West Planning Sector, AX-23-011

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; b. Public Comment; c. Council Action: Close Public Hearing and Act on the M&C)

## **RECOMMENDATION:**

It is recommended that the City Council:

- 1. Conduct a public hearing for the proposed owner-initiated annexation of approximately 169.243 acres of land, 7.773 acres of Chapin School Road and 12.991 acres of Union Pacific Railroad right-of-way in Tarrant County, known as Rockbrook P2, located northeast of the Aledo Road and Chapin School Road intersection, as shown on Exhibit A;
- 2. Authorize execution of a Municipal Services Agreement between the City of Fort Worth and property owners, PMB 120 Land LP, a Texas Limited Partnership; PMB Team Ranch Devco LLC, a Texas Limited Liability Company; Wal-Mart Stores East, LP, a Delaware Limited Partnership; Rockbrook 120 TIC LLC, a Texas Limited Liability Company; MHRE 120 TIC LLC, a Texas Limited Liability Company; Maple 120 TIC LLC, a Texas Limited Liability Company; TM Baird 120 TIC LLC, a Texas Limited Liability Company; Tres M 120 TIC LLC, a Texas Limited Liability Company; MGM 120 TIC LLC, a Texas Limited Liability Company; Baird 120 TIC LLC, a Texas Limited Liability Company; Pincoffs 120 TIC LLC, a Texas Limited Liability Company; and PMB 120 Land GP LLC, a Texas Limited Liability Company; and
- 3. Adopt an ordinance annexing AX-23-011 for full purposes.

## **DISCUSSION:**

On December 1, 2023, representatives for the property owners, PMB 120 Land LP, a Texas limited partnership; PMB Team Ranch Devco LLC, a Texas Limited Liability Company; Wal-Mart Stores East, LP, a Delaware Limited Partnership; Rockbrook 120 TIC LLC, a Texas Limited Liability Company; MHRE 120 TIC LLC, a Texas Limited Liability Company; Maple 120 TIC LLC, a Texas Limited Liability Company; Tres M 120 TIC LLC, a Texas Limited Liability Company; P6 Family 120 TIC LLC, a Texas Limited Liability Company; MGM 120 TIC LLC, a Texas Limited Liability Company; Baird 120 TIC LLC, a Texas Limited Liability Company; Pincoffs 120 TIC LLC, a Texas Limited Liability Company; and PMB 120 Land GP LLC, a Texas Limited Liability Company (collectively, "Owner"), 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 Tarrant County. The site is located northeast of the Aledo Road and Chapin School Road intersection. The owner-initiated annexation, which is approximately 190.007 acres, is consistent with the urban development annexation criteria as established by the City's Annexation Policy.

Under Section 43.1056, of The Texas Local Government Code, the municipality that is annexing an area under Subchapter C-3, C-4, C-5, or D may also annex with the area the right-of-way of a street, highway, alley, or other public way or of a railway line, spur, or roadbed, that is: (1) contiguous and runs parallel to the municipality's boundaries; and (2) contiguous to the area being annexed under Subchapter C-3, C-4, C-5, or D. In order to annex, the municipality must provide written notice of the annexation, through the owner's registered agent not later than the 61st day before the date of the proposed annexation. Notice of this pending annexation was sent by certified mail on January 14, 2025.

The area identified in this annexation request is included in the Veale Ranch Development Agreement, City Secretary Office (CSO) Contract 59003. City Council approved the agreement on March 8, 2023. The 5,200 acres described as Veale Ranch consists of parcels known as the Veale Ranch, Rockbrook/Team Ranch, Rolling V South and Ventana South (phases 6-8), collectively. In accordance with Section 6.1 of the Development Agreement, "At such time as an Owner submits to the City a Preliminary plat for a portion of the ETJ Property, it shall submit a petition to the City to voluntarily annex its land located within the preliminary plat into the corporate limits of the City." Preliminary plat PP-23-056 was submitted on December 4, 2023 and approved on June 17, 2024.

The subject area is currently agricultural and vacant land. The property owner proposes the site for industrial development. The 2023 Comprehensive Plan identifies the future land use for this site as Industrial Growth Center. The proposed development is compatible with current surrounding land uses and is consistent with the future land use. Per Subdivision Ordinance, Section 31-2(b)(1), the City Plan Commission is required to study and make a recommendation only on proposals for voluntary annexations that are inconsistent with the Comprehensive Plan. As such, this proposal was not heard by the City Plan Commission.

There is no companion zoning case to this request for annexation. The property will default to "AG" Agricultural zoning. The property owner plans to submit for a rezoning post-annexation.

Subchapter C-3 of Chapter 43 of the Texas Local Government Code (LGC) provides for the process of annexation of an area upon a 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 be the level of service contemplated or projected in the area. Emergency medical services will be provided by City's Fire Department and MedStar or other entity engaged by the City. The City's Police Department will provide protection and law enforcement services.

The proposed uses were considered while assessing the financial impact to the General Fund. A fiscal impact analysis was prepared by the Fort Worth Lab (FWLab) with the assistance of other City Departments. The FWLab has calculated that annual impacts on the General Fund are expected to be positive following construction, based on the information provided by departments and the developer. Due to the ability of the area to meet the City's criteria for full-purpose annexation, staff recommends that the Rockbrook P2 site be considered for annexation at this time.

The City Council will conduct a public hearing on the proposed annexation. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, Council may close the hearing and vote on annexing AX-23-011 for full purposes.

If annexed, this property will become part of COUNCIL DISTRICT 3.

## **FISCAL INFORMATION / CERTIFICATION:**

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

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

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Additional Information Contact: Derek Hull 2412

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