

# Mayor and Council Communication

**DATE:** 04/22/25

**M&C FILE NUMBER:** M&C 25-0316

**LOG NAME:** 06AX-23-011 ROCKBROOK P2 – OWNER INITIATED

## **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)

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## **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; 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; and
3. Adopt an ordinance annexing AX-23-011 for full purposes.

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## **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; TM Baird 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.

**Additional Information Contact:**

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