

Mayor and Council Communication

DATE: 04/22/25

M&C FILE NUMBER: M&C 25-0320

LOG NAME: 06AX-24-017 ROCKBROOK P3 – 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 186.090 Acres of Land and 69.067 Acres of Farm-to-Market Road 2871 and Interstate Highway 20, in Tarrant County, Known as the Rockbrook P3, Located Southeast of Interstate Highway 20 and Farm-to-Market Road 2871 Intersection, in the Far West Planning Sector, AX-24-017

(PUBLIC HEARING - a. Report of City Staff: Derek Hull; 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 186.090 acres of land and 69.067 acres of Farm-to-Market Road 2871 and Interstate Highway 20, in Tarrant County, known as Rockbrook P3, located southeast of the I-20 and FM 2871 intersection, as shown on Exhibit A;
2. Authorize execution of a municipal services agreement between the City of Fort Worth and Rockbrook I20 TIC LLC, a Texas Limited Liability Company; MHRE I20 TIC LLC, a Texas Limited Liability Company; Maple I20 TIC LLC, a Texas Limited Liability Company; TM Baird I20 TIC LLC, a Texas Limited Liability Company; Tres M I20 TIC LLC, a Texas Limited Liability Company; P6 Family I20 TIC LLC, a Texas Limited Liability Company; MGM I20 TIC LLC, a Texas Limited Liability Company; Baird I20 TIC LLC, a Texas Limited Liability Company; Pincoffs I20 TIC LLC, a Texas Limited Liability Company; and PMB I20 Land GP LLC, a Texas Limited Liability Company (collectively, "Owner"); and
3. Adopt an ordinance annexing AX-24-017 for full purposes.

DISCUSSION:

On December 6, 2024, property owners Rockbrook I20 TIC LLC, a Texas Limited Liability Company; MHRE I20 TIC LLC, a Texas Limited Liability Company; Maple I20 TIC LLC, a Texas Limited Liability Company; TM Baird I20 TIC LLC, a Texas Limited Liability Company; Tres M I20 TIC LLC, a Texas Limited Liability Company; P6 Family I20 TIC LLC, a Texas Limited Liability Company; MGM I20 TIC LLC, a Texas Limited Liability Company; Baird I20 TIC LLC, a Texas Limited Liability Company; Pincoffs I20 TIC LLC, a Texas Limited Liability Company; and PMB I20 Land GP LLC, a Texas Limited Liability Company 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 and situated within Veale Ranch. The owner-initiated annexation, which is approximately 255.157 acres, is consistent with the urban development annexation criteria as established by the City's Annexation Policy.

Veale Ranch is subject to a development agreement approved by the City Council on December 13, 2022, (Mayor & Council Communication 22-1027) City Secretary Contract (CSC) No. 59003, "the Veale Ranch Development Agreement." According to the development agreement, the Owner shall request full purpose annexation upon submitting preliminary subdivision plats pursuant to the procedure for development of the property. Preliminary Plat PP-23-056 was submitted December of 2023.

The subject area is currently agricultural and vacant land. The property owner proposes the site for industrial development as a data center. 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.

The related zoning case (ZC-24-162) was heard by the Zoning Commission on March 12, 2025. The Commission voted unanimously, 11-0, to recommend approval of the requested zoning district of "K" Heavy Industrial. This related zoning case is on this April 22, 2025, City Council agenda for consideration. The Commission considered its recommendation to City Council so that the annexation and zoning could be considered concurrently at the same City Council meeting.

The site is currently in the City's Certificate of Convenience and Necessity (CCN). However, this site is not 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 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:

Additional Information Contact:

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