City of Fort Worth, Texas

Mayor and Council Communication

DATE: 04/22/25 **M&C FILE NUMBER:** M&C 25-0320

LOG NAME: 06AX-24-017 ROCKBROOK P3 – 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 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 (Continued from a Previous Meeting)

(PUBLIC HEARING - a. Staff Available for Questions: 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:

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 P3 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-24-017 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.

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