



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: June 20, 2017

SUBJECT

Conduct the second of two readings and consider adoption of an ordinance to annex approximately 16 acres generally located on the north side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road, more specifically described in Exhibit "A" and illustrated in Exhibit "B", which area abuts and is adjacent to the city limits so as to include the property within the city limits; granting to all the inhabitants of the property all the rights and privileges of other citizens, and binding the inhabitants to all of the ordinances, resolutions, acts, and regulations of the City; providing for a correction to the City Map to include the annexed lands; providing for a severability clause; and providing an effective date. (A17-0002).

BACKGROUND

On February 21, 2017, the City Council approved a rezoning request by Blue Beacon Truck Wash for approximately 5.3 acres located at the northwest corner of I-35 and Barthold Road. According to the applicant, the intent of the rezoning was to facilitate development of the site with a triple-bay truck wash. As conceptual designs of the development have progressed, it has been determined that the proposal must expand into the adjacent 16 acres to the west in order to provide adequate access along Barthold Road. This adjacent 16 acres is located in the City of Denton's Extraterritorial Jurisdiction (ETJ) which is subject to a Non-Annexation Agreement (NAA), executed on March 16, 2016.

In order to comply with the NAA, the property owner must maintain farm, ranch, and single-family uses on the property. Any development inconsistent with these uses would terminate the NAA, and the property would be subject to annexation. Since platting and development of the 16 acre site is contemplated, the owner of the property, Joseph O'Brion, President of H3H, L.L.C., submitted a voluntary petition for annexation of the subject property in writing on March 9, 2017.

The tentative schedule for annexation is as follows:

April 18, 2017 - City Council considers institution of annexation proceedings and holds the First Reading of the Annexation Ordinance. -- **Complete**

June 20, 2017 - Second Reading and adoption of the Annexation Ordinance.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

A public hearing for the voluntary annexation petition and public comment of the subject property was held at the April 4, 2017 City Council Meeting.

On April 18, 2017, the City Council instituted of annexation proceedings and held the First Reading of the Annexation Ordinance.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

2. Site Location/Aerial Map
3. Annexation Petition
4. Presentation
5. Draft Ordinance

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Julie Wyatt
Senior Planner