



Legislation Details (With Text)

**File #:** A17-0002    **Version:** 1    **Name:**  
**Type:** Planning Case  
**File created:** 3/20/2017    **In control:** City Council  
**On agenda:** 4/4/2017    **Final action:**  
**Title:** Hold a public hearing on the petition for voluntary annexation into the corporate limits of the City under Texas Local Government Code Sec. 43.028(d) filed by H3H, L.L.C. concerning approximately 16 acres generally located on the north side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road (A17-0002; Blue Beacon).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 - Site Location\_Aerial Map, 2. Exhibit 2 - Annexation Petition, 3. Exhibit 3 - Presentation, 4. Exhibit 4 - Draft Ordinance

Date	Ver.	Action By	Action	Result
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AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM/ACM:** Todd Hileman

**DATE:** April 4, 2017

**SUBJECT**

Hold a public hearing on the petition for voluntary annexation into the corporate limits of the City under Texas Local Government Code Sec. 43.028(d) filed by H3H, L.L.C. concerning approximately 16 acres generally located on the north side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road (A17-0002; Blue Beacon).

**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.

**June 6, 2017** - Second Reading of the Annexation Ordinance.

No action is required on this item at this time.

### **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**

1. Site Location - Aerial Map
2. Annexation Petition
3. Presentation
4. Draft Ordinance

Respectfully submitted:  
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Director of Development Services

Prepared by:  
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