
NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 24, 2022

REF. DOC.: TEXAS LOCAL GOVERNMENT CODE, SECTION 43.0671 AUTHORITY TO ANNEX AREA ON REQUEST OF OWNERS

SUBJECT: PETITION TO VOLUNTARY ANNEX BOB SMITH MANAGEMENT CO. LTD PROPERTY



GOALS/OBJECTIVES:

- Advance Northlake's Interests/Capture and incorporate ETJ as opportunities develop

BACKGROUND INFORMATION:

- Bob Smith Management Co. LTD owns a 237-acre tract south of Northwest Regional Airport
 - Most of property within Northlake Town limits
 - Approximately 37-acre portion not yet annexed
 - Unannexed portion of property within Northlake ETJ
- Owner submitted petition to annex property currently in ETJ
- Increased development interest in property due to planned improvements in area
 - Cleveland-Gibbs Realignment
 - Proposed development of Henry property
- Hayden Family Capital purchasing property with plans to develop as industrial park
- Zoning change application submitted
 - Current zoning is RR – Rural Residential
 - Proposed zoning is I – Industrial

NEXT STEPS:

- Call public hearing for voluntary annexation
- Advertise notice and post on Town website
- Approve service agreement, hold public hearing, and annex property
- Consider zoning change
 - April 5th P&Z meeting – Public hearing and consider recommendation
 - April 14th Town Council meeting – Public hearing and consider for approval

COUNCIL ACTIONS:

- Call public hearing for April 14, 2022, to receive comments on the annexation request

TOWN OF NORTHLAKE

BOB SMITH MGMT ANNEXATION PROCESS

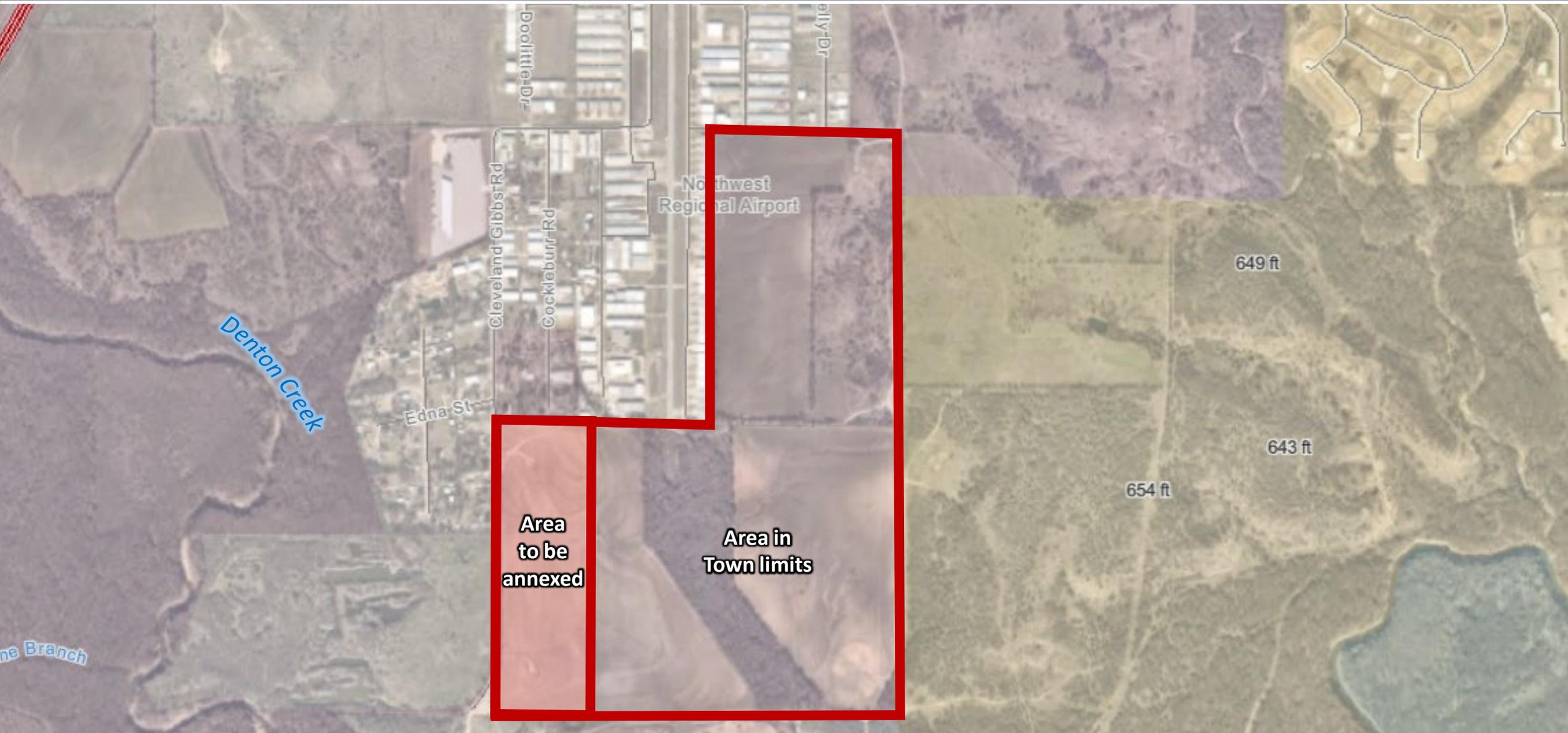
MARCH 24, 2022



BACKGROUND

- Bob Smith Management Co. owns 237-acre tract south of airport
 - Most of property within Town limits
 - Approx. 37 acres not yet annexed but within Northlake ETJ
- Owner submitted petition to annex property currently in ETJ
- Increased development interest in property
- Hayden Family Capital plans to develop industrial park on property
- Zoning change requested from RR – Rural Residential to I - Industrial

BOB SMITH MANAGEMENT CO. PROPERTY



ANNEXATION PROCESS

Timeline for Annexation:

- **March 24:** Call public hearing for April 14th Council Meeting
- **April 3:** Advertise notice of public hearing and post on Town website
- **April 14:** Hold public hearing; adopt service agreement; annex property