

# Memorandum



CITY OF DALLAS

DATE June 17, 2024

TO Honorable Committee Chair Bazaldua and Members of the Quality of Life, Arts and Culture Committee

SUBJECT **Consideration of a Boundary Adjustment for the City of University Park; Property containing Michael M. Boone Elementary (HPISD) and Adjacent Church**

## Summary

The purpose of this memorandum is to brief the City Council Quality of Life, Arts & Culture Committee on a request for a boundary adjustment to remove 12.3671 acres of land from the Dallas city limits, plus adjacent rights-of-way. The Highland Park Independent School District submitted a completed application for a boundary adjustment from the City of Dallas to join the City of University Park in conjunction with the adjacent Northway Christian Church in June 2023. City staff have responded with supplemental service delivery information for consideration of the Committee in formulating a recommendation on whether to proceed to City Council to permit negotiations to occur.

## Background

On July 1, 2022, the City of University Park submitted an application and payment for a boundary adjustment to remove the Michael M. Boone Elementary School property (4.6308 acres) from City of Dallas jurisdiction. Once staff reviewed the request, it was noted that state law requires the boundary adjustment to be contiguous to the existing city. The applicant was informed of the requirement and the decision was made to expand the area of request to include the intermediary property containing Northway Christian Church (7.7363 acres), west of the school. On June 12, 2023, the completed application was submitted with all required information and authorizations from the church and school district. The application notes the purpose of the request is to provide continuity of services between the City of University Park and HPISD schools, noting that 80 percent of students are UP residents. In all, the two properties and surrounding rights-of-way contain a total of over 18 acres of land.

Staff does not make a recommendation on boundary adjustments. However, service delivery within the past five years and a foregone analysis of potential tax base loss is provided for consideration of the Committee in deciding a recommendation for the request.

The area is serviced by Dallas Water Utilities for water and wastewater running along the adjacent streets surrounding the property. Dallas Police reported 23 calls including four major disturbances related to violence, two each: minor accidents, unauthorized use of a motor vehicle, burglary of a motor vehicle, business hold up, major accidents, other; and, one each: burglary of a business, business alarm, assist officer, suspicious person, street

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blockage, CIT right care, and random gun fire. Dallas Fire Department reported 10 runs in five years with an average response time of 05:53. Calls for assistance included a person locked in a vehicle, automatic fire alarm, allergic reaction, welfare check, syncope, breathing difficulty, medical emergency, and injured person. DFD also provided the Automatic Assistance Agreement which authorizes the two cities to service the area and share resources at no cost. Code Compliance noted three calls were made for prohibited watering (two) and a banner sign violation (one).

The current land uses of a public school and church do not produce a tax base. The foregone analysis completed by the Budget Management Services Department identified the development area (not streets/alleys), with existing zoning for single-family residential uses, with the potential for future redevelopment at the current tax base compared to over 300 adjacent single-family lots tax value. The total revenue foregone if the land area is redeveloped with taxable single-family uses is an average of \$2,939,402.28 and a median of \$2,711,449.77 annually.

### Next Steps

If the Committee recommends approval of the boundary adjustment, the request will be forwarded to City Council to authorize the City Manager to negotiate with the applicant on terms of the boundary adjustment, including potential lost revenue. Once a resolution authorizes the negotiation and terms are met between the two parties, an ordinance with negotiated terms will return to City Council, including a service plan from the City of University Park, and the approved legal descriptions identifying the property and surrounding rights-of-way. Finally, the City of University Park will be required to adopt the area and perform the public safety and works services necessary for the adjusted area. The case is completed when staff sends a letter to the state notating the amended municipal boundaries.

Please contact Emily Liu, FAICP, Director of Planning and Urban Design, at (214) 670-5404 or [yu.liu@dallas.gov](mailto:yu.liu@dallas.gov) if you have any questions or concerns.



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**City of Dallas**

# **Proposed University Park Boundary Adjustment**

**Council Committee  
Quality of Life, Arts, and Culture  
June 25, 2024**

Andrea R. Gilles, AICP  
Assistant Director  
Planning & Urban Design  
City of Dallas

# Presentation Overview



- Background
- Process
- Next Steps



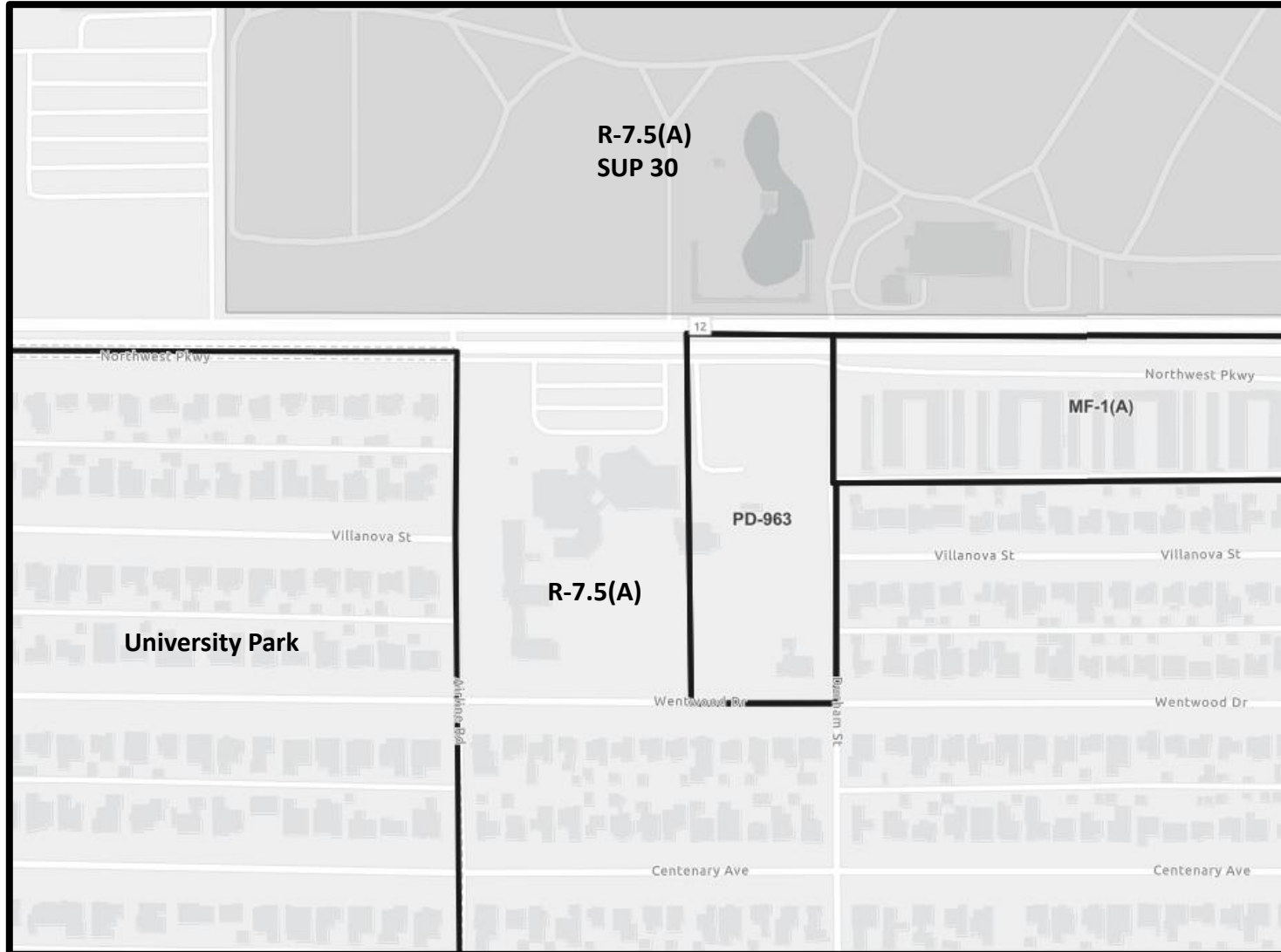
# Background



- Zoned R-7.5(A) and PD No. 963 for a public school by right and R-7.5(A) District uses.
- On the south side of West Northwest Highway (12), west of North Central Expressway (75).



# Zoning Map



# Background



- Application to consider a boundary adjustment to remove Boone Elementary (HPISD) and adjacent church from the City of Dallas.
- Michael M. Boone Elementary School property (4.6308 acres)
- Northway Christian Church (7.7363 acres)
- Added surrounding rights-of-way for a total area of request over 18 acres.



# Background



- Staff does not make a recommendation on boundary adjustments.
- Service delivery within the past five years and a foregone analysis of potential tax base loss is provided for consideration of the Committee in deciding a recommendation for the request.





# Boundary Adjustment Process



- Texas Local Government Code Sec. 43.015 Authority of Adjacent Municipalities to Change Boundaries by Agreement:
  - Adjacent municipalities may make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.
  - The boundary adjustment process usually includes two steps. Council authorizes the City Manager to enter discussions regarding a potential boundary adjustment.
    1. Council authorizes the City Manager to execute a boundary adjustment agreement.
    2. Council and University Park adopt ordinances agreeing to the boundary adjustment after successful negotiations.



# Next Steps



- If QOLAC recommends to send the request to City Council:
  1. City Council will consider a resolution allowing the city manager to start negotiating potential terms of the boundary adjustment.
  2. Once terms are agreed upon, the ordinance is presented to City Council for approval or denial.
  3. University Park passes an ordinance accepting the land and service agreement.
- If QOLAC does NOT send the request to City Council:
  - The paid application is closed/denied.





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