



Legislation Details (With Text)

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On agenda:	10/23/2019			Final action:	
Title:	An ordinance adopting a boundary adjustment agreement with the City of Irving on properties located (1) on the northeast corner of South Northlake Road and Bluegill Bay Road; and (2) east of South Northlake Road, south of Belt Line Road - Financing: No cost consideration to the City				
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Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	October 23, 2019
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Department of Sustainable Development and Construction
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Irving on properties located **(1)** on the northeast corner of South Northlake Road and Bluegill Bay Road; and **(2)** east of South Northlake Road, south of Belt Line Road - Financing: No cost consideration to the City

BACKGROUND

On August 10, 2016, City Council authorized a boundary adjustment agreement with the City of Irving. In addition, City Council authorized the City Manager to enter into a treated water service contract and wastewater service contract with the City of Irving to facilitate development and allow for efficient delivery of city services in the West Cell area of the Cypress Waters Development. The boundary adjustment in 2016 included adjusting an approximate 6.5 acres then located in the city of Dallas into the city of Irving. In exchange for the boundary adjustment, the City of Irving agreed to serve wholesale treated water, storm water, and wastewater needs of an approximately 22 acres, 96-lot single family development within the city of Dallas. A map is attached to show the properties in the 2016 adjustment as well as the parcels in the current request.

In August 2017, a request was submitted by GRBK Edgewood, LLC for consideration of a boundary adjustment of approximately 1.322 acres from the city of Dallas to the city of Irving located on the northeast corner of South Northlake Road and Bluegill Bay Road. The current request is north of the boundary adjustment done in 2016.

The initial request in 2017 consisted of adjusting the mutual boundary between the two cities to allow the proposed seven single-family lots be located within the city of Irving to provide consistent services within the subdivision. The proposal only included the property within the proposed lots and did not connect to South Northlake Road.

The applicant indicated the request was made due to a design change in the Irving portion of the West Cell Development. The change provided an additional ingress and egress to the South Haven subdivision with seven additional lots being created within the subdivision that lie within the city of Dallas corporate limits. Given this design change, the existing municipal boundary does not allow for efficient development or delivery of city services for the lots.

Upon receipt of the request, staff discussed options that included an exchange similar to the one made for the boundary adjustment in 2016 as well as identifying a similarly-situated parcel to exchange. Dallas Water Utilities worked with the developer and City of Irving staff to locate a parcel to exchange as well as modifying the size of property to move into the city of Irving.

The proposed boundary adjustment is to exchange approximately 2.0 acres currently within the city of Dallas for an approximate 3.7-acre parcel currently within the city of Irving. The property to move into the city of Dallas is owned by Crow-Billingsley Belt Line, Ltd. There are no current plans for the 3.7-acre parcel.

If approved, these two boundary adjustments will consolidate properties north of the Texas Utilities/Oncor Electric transmission corridor within the city of Dallas and consolidate properties south of this corridor within the city of Irving. This consolidation will allow for more efficient development and delivery of City services.

Both properties are less than 1,000 feet in width and qualify under Section 43.031 of the Texas Local Government Code as candidates for the mutually agreeable municipal boundary adjustments. On April 10, 2019, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 19-0513. Once the boundary adjustment agreement is executed, both Dallas and Irving City Councils need to ratify and adopt the agreement by ordinance. The Irving City Council approved the agreement on September 5, 2019.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 10, 2019, City Council authorized two boundary adjustment agreements with the City of Irving on behalf of the City by Resolution No. 19-0513.

City Council will be briefed by memorandum regarding this matter on October 18, 2019.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached