



## Legislation Text

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**File #:** 20-2266, **Version:** 1

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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** December 9, 2020

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Department of Sustainable Development and Construction

**EXECUTIVE:** Dr. Eric A. Johnson

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### **SUBJECT**

Authorize an addition to Kaufman County Municipal Utility District No. 3 within the City of Dallas' extraterritorial jurisdiction that would include approximately 14.997 acres on property located in Kaufman County, southeast of University Drive and FM 548 - Financing: No cost consideration to the City

### **BACKGROUND**

The City of Dallas has been petitioned by Clay Shipman and Marilee Shipman, represented by Joshua A. Bethke with Coats Rose PLLC, owners of approximately 14.997 acres in Kaufman County, southeast of University Drive and FM 548, for the annexation of the 14.997 acres into the Kaufman County Municipal Utility District (MUD) No. 3. (See the attached request.) The property lies within the City of Dallas' extraterritorial jurisdiction (ETJ). MUD No. 3 was originally consented to on October 8, 2003, by Resolution No. 03-2751. An expansion of MUD No. 3 was consented to on December 12, 2018, by Resolution No. 18-1786. A second expansion of MUD No. 3 was consented to on August 14, 2019, by Resolution No. 19-1098.

City of Dallas consent for an addition to the MUD is required in accordance with Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code, because the land to be located within the expanded MUD would have the ability to issue tax exempt bonds to finance public water supply and conveyance, wastewater collection and treatment, and storm drainage facilities in accordance with the rules of the Texas Commission on Environmental Quality. The expansion area is contiguous to Tract 3 within Kaufman County MUD No. 3 and Kaufman County MUD No. 2. The representative indicates intended compliance with all applicable development regulations of the City of Dallas for all portions of the property within Dallas' ETJ. The applicants are not requesting the City of Dallas to pay for or provide any utility services to the property.

After the addition of the 14.997 acres, there will be approximately 2,705 single family homes in the MUD. The expansion area will have approximately 60 single family homes. The expansion of the MUD will provide financing to allow for the development of the necessary infrastructure and the construction of homes. The estimated development costs for utilities, paving and grading are \$2,500,000.00 for the expansion area. The implementation of the MUD expansion allows the property to be developed without cost consideration to the City of Dallas.

#### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 8, 2003, City Council consented to the Kaufman County Municipal Utility District No. 3 by Resolution No. 03-2751.

On December 12, 2018, City Council consented to the addition of approximately 337 acres to the Kaufman County Municipal Utility District No. 3 by Resolution No. 18-1786.

On August 14, 2019, City Council consented to the addition of approximately 77.978 acres to the Kaufman County Municipal Utility District No. 3 by Resolution No. 19-1098.

#### **FISCAL INFORMATION**

No cost consideration to the City.

#### **OWNERS**

Clay Shipman

Marilee Shipman

#### **MAP**

Attached