



Legislation Text

File #: 21-56, **Version:** 1

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: February 10, 2021

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize an addition to the Walden Pond Fresh Water Supply District of Kaufman County within the City of Dallas' extraterritorial jurisdiction that would include approximately 93.15 acres on property located in Kaufman County northeast of the City of Forney - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas has been petitioned by Mehrdad Moayedi, manager of MM Forney 92, LLC, represented by Ross Martin with Winstead, owners of approximately 93.15 acres on the northeast side of the City of Forney, for the annexation of the 93.15 acres into the Walden Pond Fresh Water Supply District of Kaufman County. The property lies within the City of Dallas' extraterritorial jurisdiction (ETJ). The Walden Pond Fresh Water Supply District was originally consented to on June 27, 2018, by Resolution No. 18-0907.

City of Dallas consent for an addition to the Walden Pond Fresh Water Supply District of Kaufman County is required in accordance with Section 54.0165 of the Texas Water Code and Section 42.0425 of the Texas Local Government Code, because the land to be located within the expanded district would issue tax exempt bonds to finance the public water supply and conveyance, wastewater collection and treatment, storm drainage, and roadway facilities in accordance with the rules of the Texas Commission on Environmental Quality. 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 93.15 acres, there will be approximately 2,435 single family lots and 450 multifamily dwelling units. The expansion area will have approximately 400 single family lots. The expansion of the district 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 \$18,596,480.00 for the expansion area. The creation of the district allows the property to be developed without cost consideration to the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2018, City Council consented to the Walden Pond Fresh Water Supply District of Kaufman County by Resolution No. 18-0907.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

MM Forney 92, LLC

Mehrdad Moayedi, Manager

MAP

Attached