



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 07/14/2025

PRESENTER: Tiffany Bull, Deputy City Attorney

TITLE: Public Hearing Concerning an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being Five Tracts Totaling Approximately 718.154 Acres of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit “A”, Generally Located North of U.S. Highway 287 Including a 558.2 Acre Tract of Land Situated in the R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract No. 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, a 56.26 Acre Tract of Land Situated in the J. Thompson Survey, Abstract No. 1086, and the J. Jones Survey, Abstract No. 583, a 59.21 Acre Tract out of the S.A. & M.G.R.R. Co Survey, Abstract No. 1056, a 23.74 Acre Tract situated in the D. Morgan Survey, Abstract No. 1224 and the J. Jones Survey, Abstract No. 583, a 22.16 Acre Tract Situated in the J. Jones Survey, Abstract No. 583, and All Adjacent Rights-of-way into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

**REVIEWING
COMMITTEE:**

PURPOSE OF REQUEST:

On September 19, 2023, the City Council approved a Development Agreement with various Huffines entities for the Lakesong Planned Development. The Developer, through HC Lakesong, LLC, Lakesong GP North POD 2, LLC, and Lakesong North POD 3, LLC, subsequently purchased approximately 719

acres of additional land in the area. A small portion of the new land is in the City of Grand Prairie, and the remainder is in the City of Grand Prairie's Extra-Territorial Jurisdiction. The Developer desires to amend the Development Agreement with the City to add the new land and annex the land into the City of Grand Prairie.

On June 3, 2025, the City Council approved first reading of the annexation ordinance and scheduled the matter for public hearing. The City approved an amended development agreement which incorporated the newly acquired land on June 17, 2025. A small portion of the land is currently located in, but being removed from an existing fresh water supply district. The final reading of the annexation ordinance will be on August 5, 2025, after the fresh water supply district has removed the property from its boundaries.

Attachments

- 1- Annexation Ordinance with Exhibits