



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, authorizing the City Manager to sign an Annexation Services Agreement pending Annexation, between the City of Wylie and Wylie 33, LLC for the development of a manufactured home community generally located on the east side of East FM 544 at Alanis Drive.

Recommendation

Motion to deny the Item as presented.

Discussion

The owner of the properties generally located on the east side of East FM 544 at Alanis Drive has voluntarily requested Annexation under Section 43, Subchapter C-3 of the Texas Local Government Code (LGC). A requirement of LGC 43.0672 for voluntary Annexation is the approval of an Annexation Services Agreement prior to the adoption of the Annexation Ordinance. This item is the consideration of said Services Agreement and the proposed Agreement is attached.

The Services Agreement covers the extent and timeframe of City services that will be provided should the requested Annexation be approved. The Services covered include:

- Police and Fire services
- Planning, Building, and Code Enforcement services
- Parks
- Solid Waste Collection
- Streets
- Water and Sanitary Sewer

Under the terms of the Agreement and current Wylie regulations and ordinances, Police, Fire, Solid Waste Collection, and Planning services are available on the effective date of the Annexation Ordinance. Building Inspections and Code Enforcement are available 60 days from Annexation. Streets will be designed and constructed, at the developer's expense, to City standards. Water and Sewer require the landowner to extend said utilities, at the developer's expense, in accordance with City design standards, starting within 2-½ years and completing within 4-½ years. The Agreement calls for a lift station that will be built at owner expense and then owned and maintained by the City.

In accordance with the Local Government Code, the City is under no obligation to provide any service not listed within this Services Agreement. Should the City not provide services within the required time frame, the City must disannex the property if requested.

The Annexation request and associated Ordinance are on this agenda for consideration. The applicant is requesting Annexation of the property with the intent of rezoning the property for inclusion in the Vecina Manufactured Home Planned Development. A Development Agreement addressing the potential rezoning is also on the current agenda.