



Wylie City Council

AGENDA REPORT

Department: Planning
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Account Code: _____

Subject

Discuss property surrounding the northern peninsula of Lavon Lake.

Recommendation

Direction.

Discussion

Wylie city limits contain approximately 37 square miles of which nearly half of that is Lavon Lake. The Extraterritorial Jurisdiction (ETJ) consists of nearly 6,100 acres (10 square miles).

The city of Princeton approached staff in 2020 to discuss land surrounding the northern peninsula of Lavon Lake. Princeton began working with the U.S. Army Corps of Engineers (USACE) to garner interest in annexation/de-annexation of certain properties. Staff worked with Princeton engineers to verify parcels of land situated within Wylie city limits.

The subject area is approximately 3,535 unimproved and nontaxable acres solely owned by USACE. Of the total acres, 80% is water and 20% is land. Although owned by USACOE, approximately 17 acres are outside of Wylie city limits, and not included in the calculations. No portion of the subject area falls within Wylie's CCN.

In accordance with Texas Local Government Code Chapter 43, Subchapter G TLGC: Sec. 43.142. DISANNEXATION ACCORDING TO MUNICIPAL CHARTER IN HOME-RULE MUNICIPALITY. A home-rule municipality may disannex an area in the municipality according to rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter.

Article I of the City Charter, Section 4. - Contraction of Boundaries. The city council may, when it deems appropriate or in the best interest of the city, de-annex territory which has previously been a part of the incorporated city limits of the City of Wylie. The city council is empowered to act in this regard in any manner which is provided by state law or by individual ordinances or resolutions of the City of Wylie.

CONSIDERATIONS:

- Sewer being provided by Princeton
- Princeton has taken over Branch Fire Services
- The subject tracts are not within Wylie's CCN Service Areas
- Owned by the USACE, therefore no impact on property taxes.
- Sewer CCN is within the jurisdiction of Princeton
- Water CCN is within Culleoka
- 2022 Comp Plan indicates Lakefront Overlay for this area
- Clear Lake Park De-annexed by Ordinance 1999-16 (88.965 acres)
- Public safety concerns for police coverage and response time
- Harvest Point which is within the corporate limits of Princeton is contiguous to the Corps' property.