



TITLE: Consider/Discuss/Act on a Development Agreement with Clark Partners L.P., Being Fewer than 67 Acres, Located at the Southeast Corner of Custer Road and Bloomdale Road (C.R. 123)

MEETING DATE: February 5, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Senior Planner

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the development agreement.

ITEM SUMMARY:

- The proposed development agreement is intended to deal with the provision of services and mitigate anticipated possible costs to the City associated with the annexation request (12-067A) for the subject property.
- The proposed development agreement is being considered concurrently by the City Council with the associated zoning request (12-068Z) and annexation request (12-067A) for the subject property located within the City of McKinney's Extraterritorial Jurisdiction (ETJ) (approximately 66.61 acres).
- Because the requested annexation is at the request of the property owner, the developer of the subject property will be responsible for extending adequate infrastructure to the subject property as the property is developed, in accordance with the City's Subdivision Ordinance. All necessary public improvements will be required at time of platting, unless specified in a separate approved facilities agreement.
- Upon development of the property, public improvements, including but not limited to, roadways, utilities, and hike and bike trails will be required to be provided by the owner which are covered in greater detail within the agreement. Other items such as park land dedication and pro rata reimbursements/payments are also included within the agreement.
- A proportionality fee is also stipulated within the proposed agreement, because the subject property is located within the ETJ, which will allow the City to collect fees for capital improvements or facility expansions necessitated by and

attributable to the development. This fee will be the same amount as the roadway impact fee assessed in the adjacent roadway impact fee service area.

BACKGROUND INFORMATION:

- The associated zoning request (12-068Z) for the subject property proposes a mixture of low density single family residential (approximately 38.10 acres) and general business uses (approximately 18.60 acres).

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A