

AFTER RECORDING, RETURN TO:

City Secretary  
City of McKinney  
P.O. Box 517  
222 N. Tennessee Street  
McKinney, Texas 75069

**City of McKinney, Texas**  
**FACILITIES AGREEMENT**  
*(Rough Proportionality of Required Improvements)*

***Robnett Addition, Lot 1, Block A***

THIS AGREEMENT, entered into effective the \_\_\_ day of \_\_\_\_\_, 2019, by and between **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("CITY"), and **RICHARD ROBNETT and MAB COMPANIES, LLC**, a Texas limited liability company, whose mailing addresses is 4111 Texoma Parkway, Sherman, Texas 75090, (collectively "LANDOWNER") witnesseth that:

WHEREAS, the Subdivision Regulations of the City of McKinney, Texas contained in Chapter 142 of the Code of the City of McKinney, Texas (the "Subdivision Regulations") establish procedures and standards for the development and subdivision of real estate and for the surveying and platting thereof, requiring the installation of adequate public facilities to serve the subject property and providing penalties for violations, among other things; and

WHEREAS, Section 142-4(b) of the Subdivision Regulations extends the application of the Subdivision Regulations to all of the area outside of the corporate limits of the CITY, but within the extra-territorial jurisdiction of the CITY ("ETJ"); and

WHEREAS, Section 142-76(b)(10) of the Subdivision Regulations requires the execution of a Facilities Agreement prior to the issuance of a Development Permit for the clearing, grading, filling, dredging, or construction of public streets, utilities, or drainage, or other improvements which may affect adjacent or surrounding properties in certain circumstances described in Section 142-37 of the Subdivision Regulations, as amended; and

WHEREAS, the development of the subdivision to be known as ***Robnett Addition, Lot 1, Block A***, which subdivision is situated in the ETJ of the City of McKinney, involves certain pro rata payments, city participation in cost, escrow deposits or other future considerations, and/or other nonstandard development regulations, that trigger the requirement for a Facilities Agreement by and between the CITY and the LANDOWNER in accordance with Section 142-37 of the Subdivision Regulations, as amended; and

WHEREAS, the Subdivision Regulations also prohibit recording the Record Plat of a subdivision within the incorporated area of the City until the LANDOWNER has completed all of the public facilities required to serve the property being developed that must be dedicated to the City ("Public Improvements") or has entered into a Facilities Agreement and guaranteed to the satisfaction of the CITY such improvements will be installed; and

WHEREAS, LANDOWNER has appealed, or requested a waiver or variance, from the requirements that the Public Improvements identified in Paragraph D, below, (the "Appealed Improvements") must be designed and constructed before the recording of the Record Plat of the subdivision in the ETJ, to be known as **Robnett Addition, Lot 1, Block A**, (the "Plat") because the required design and construction of those Appealed Improvements is not roughly proportionate to the impact generated by the development proposed to be constructed on the "Property," defined below, as required by Texas Local Government Code § 212.904; and

WHEREAS, CITY concurs that the construction of a contractor's yard together with a contractor's office, rental office, and warehouse building consisting of a 3,500 square foot office with an attached 7,000 square foot warehouse on the Property that is being platted as **Robnett Addition, Lot 1, Block A**, does not generate impacts roughly proportionate to require the design and construction of the Appealed Improvements but cannot unilaterally enforce the City's zoning ordinance in the ETJ to restrict the use of the Property to a contractor's yard together with a contractor's office and warehouse building consisting of a 3,500 square foot office with an attached 7,000 square foot warehouse; and

WHEREAS, CITY and LANDOWNER desire to enter into a Facilities Agreement through a Development Agreement authorized by Section 212.172 of the Texas Local Government Code that will allow for the conditional deferral of the design and construction of the Appealed Improvements, specify the uses that can be made of the Property, and require that the Appealed Improvements be designed and constructed prior to any change or modification in the use presently proposed for the Property all as provided hereinafter below.

NOW THEREFORE, in consideration of the intent and desire of the LANDOWNER, as set forth herein, and to gain approval of the CITY to record said Plat, the LANDOWNER and CITY agree as follows:

#### A. PROPERTY

This Agreement is for property located in the ETJ of the City of McKinney, that is situated along the south side of the access road of State Highway 121 and on the east side of Interstate Highway 75, more commonly known as 822 Central Expressway, Melissa, TX 75454, containing approximately 3.646 acres of land,

more or less, more fully described and depicted in the Preliminary-Final Plat of the Property attached hereto as Exhibit A and fully incorporated herein by reference for all purposes allowed by law (the "Property").

## B. USES ALLOWED ON PROPERTY

The use of the Property shall be limited to a contractor's yard together with a contractor's office, rental office, and warehouse building consisting of a 3,500 square foot office with an attached 7,000 square foot warehouse on Lot 1, Block A of the Robnett Addition, containing approximately 3.646 acres of land, more or less. LANDOWNER agrees that the use of the Property shall generally conform to the requirements of the Light Industrial (LI) District as set out in Section 146-114 of the Code of Ordinances, City of McKinney, Texas, as codified through Ordinance No. 2014-03-018, enacted on March 4, 2014, subject to the limitations on certain primary uses as set forth in this Agreement. Accessory uses to the allowed primary uses described above are allowed and include those uses that are: a) subordinate to and serve the principal building or use, b) subordinate in area, extent, or purpose to the principal building or principal use served, c) contributing to the comfort, convenience and necessity of occupants of the principal building or principal use served, d) located on the same building lot as the principal use served, and e) otherwise in compliance with all building and fire codes. The following accessory uses are permitted, so long as they meet the requirements above:

1. Heavy machinery repairs, sales, and storage
2. Open storage
3. Truck sales, storage, or repair
4. Truck Fueling Station
5. Parking lot (truck)
6. Auto painting or body shop
7. Automobile, trailer, light truck, tool rental

However, due to the fact that the Public Improvements required to serve the full development potential of the Property are not being designed and constructed by LANDOWNER, the following permitted uses or uses requiring a special use permit under the Light Industrial District as identified in the Schedule of Uses shall not be allowed as a primary use of the Property, and as such are prohibited:

1. Boardinghouse or rooming house;
2. Dormitories
3. Watchman or caretaker quarters;
4. Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools;
5. College or university;
6. Fraternal organization, lodge, civic club;
7. Halfway house;
8. Hospital;

9. Museum, library, art gallery (public);
10. School, business or trade;
11. School, public, private or parochial;
12. Electrical generating plant;
13. Public building (shop or yard);
14. Utility substation or regulating station;
15. Water storage tank;
16. Water treatment plant;
17. Amusement, commercial (indoor);
18. Amusement, commercial (outdoor);
19. Carnival or circus (temporary);
20. Country club;
21. Fitness club, gymnasium, exercise area or similar use;
22. Golf course (public);
23. Golf course (private);
24. Private club (See Ch. 138, Art. II; Sec. 146-41);
25. Recreation area (private);
26. Swim or tennis club;
27. Swimming pool (public);
28. Swimming pool (private);
29. Theater (indoor);
30. Theater (outdoor);
31. Auto painting or body shop except as an accessory use;
32. Auto parts sales (indoor);
33. Automobile, trailer, light truck, tool rental except as an accessory use;
34. Automobile, motorcycle, boat (sales, repair, or storage);
35. Bus station;
36. Car Wash (See Sec. 146-41(11a));
37. Garage, auto repair;
38. Heliport or helistop;
39. Motor freight terminal;
40. Parking lot (truck) except as an accessory use;
41. Railroad freight station;
42. Railroad steam truck;
43. Recreational vehicle sales;
44. Service station or motor vehicle fuel sales (subject to section 146-84);
45. Taxi or shuttle service;
46. Tire recapping;
47. Truck Fueling Station except as an accessory use;
48. Truck sales, storage, or repair except as an accessory use;
49. Bait shop;
50. Bakery or confectionary (retail);
51. Bakeries (wholesale);
52. Banks and financial institutions;
53. Barber or beauty shops;
54. Building materials sales or monument sales;

55. Carpentry or sign shop;
56. Cleaning plant (laundry);
57. Cleaning shop and pressing (small shop and pickup);
58. Department or discount store;
59. Drug-store or pharmacy;
60. Exterminator;
61. Farmers market;
62. Field office or real estate sales office;
63. Florist or garden shop;
64. Food stores, groceries;
65. Frozen food lockers;
66. Funeral homes and mortuaries;
67. Furniture sales;
68. Greenhouse or plant nursery;
69. Hardware store (paint, plumbing, and related sales)
70. Heavy machinery repairs, sales and storage except as an accessory use;
71. Hotel or motel;
72. Household appliance sales;
73. Laboratories (medical, dental, science)
74. Mimeograph or letter shop;
75. Mobile home display and sales;
76. Office supplies;
77. Paint and related sales;
78. Pawnshops;
79. Personal service;
80. Pet store, kennel, animal boarding (no outside runs);
81. Pet store, kennel, animal boarding (outside runs)
82. Psychic/paranormal readings;
83. Radio or TV broadcast studio;
84. Restaurant or cafeteria (carry-out only);
85. Restaurant or cafeteria (indoor service);
86. Restaurant or cafeteria (drive-in service);
87. Studios, photo, music, art, health, etc.;
88. Tattoo parlor;
89. Travel agent;
90. Upholstery shop;
91. Veterinarian (no outside runs);
92. Veterinarian (with outside runs);
93. Wholesale establishments;
94. Dirt or topsoil extraction; sand and gravel mining;
95. Food processing;
96. Forestry, mining and oil/gas drilling uses;
97. Indoor Gun Range;
98. Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)
99. Mini-warehouse (See Sec. 146-41);

100. Open storage except as an accessory use;
101. Printing plant;
102. Sanitary landfill;
103. Soft drink bottling plant;
104. Agricultural and ranching uses;
105. Community Garden;
106. Creamery (dairy products);
107. Fairgrounds or rodeo;
108. Farm implement sales and service;
109. Farm, orchard or truck garden;
110. Hatchery (poultry), egg farm, feed lot
111. Livestock auction; and
112. Stable, commercial.

### C. DEDICATIONS FOR PUBLIC IMPROVEMENTS

LANDOWNER hereby agrees to dedicate the following easements and rights-of-way at no cost to CITY, in accordance with the CITY's Subdivision Ordinance and as approved by CITY Engineer.

#### UTILITIES

LANDOWNER shall dedicate all easements, at no cost to CITY, specifically including, but not limited to, easements for water, sanitary sewer and storm water drainage to provide service to the Property in accordance with CITY standards, at such time as at such time as the Property is platted. If platting of the Property is delayed and the easements described herein have not previously been dedicated, LANDOWNER shall dedicate the easements as required herein upon receipt of the written request of the CITY's Engineer. Such easement dedications shall include:

- a. A fifteen foot (15') wide water line easement along and adjacent to the northern and western boundaries of the Property; and
- b. a twenty foot (20') wide drainage easement along and adjacent to the southern boundary of the Property.

The location of the foregoing described easements is more particularly depicted in the proposed Plat attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes allowed by law.

### D. CONDITIONAL DEFERRAL OF CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS UNTIL FURTHER DEVELOPMENT OCCURS

1. LANDOWNER has appealed, or requested a waiver or variance, from the requirements of Section 142-105 of the Subdivision Ordinance that the

LANDOWNER shall design and construct certain Public Improvements because the LANDOWNER's portion of the costs required for such Public Improvements exceed the amount that is roughly proportionate to the proposed development to be constructed on the Property as set forth in Paragraph B, above, and that such exactions exceed the limits allowed by Texas Local Government Code § 212.904.

2. CITY agrees that the required exactions exceed the impacts of a contractor's yard together with a contractor's office, rental office, and warehouse building consisting of a 3,500 square foot office with an attached 7,000 square foot warehouse and hereby determines that LANDOWNER is hereby conditionally relieved of the obligation to design and construct the following Public Improvements, at no cost to CITY, as required by Section 142-105 of the Subdivision Ordinance:
  - a. The requirement to construct a minimum 12-inch diameter water line to and through the property and approximately one mile of offsite water lines capable of supplying adequate domestic and fire flow to the Property from the nearest City of McKinney water line; and
  - b. The requirement to construct a minimum 8-inch to 10-inch diameter sanitary sewer line through the property together with approximately one mile of offsite sanitary sewer lines capable of serving the Property, in light of the fact the Property is adequately sized to be served by on-site septic facilities.
3. Notwithstanding the foregoing, at such time as the Property is further subdivided or replatted or the use of the Property is altered, changed, increased, expanded or enlarged from the uses identified in Paragraph B above, ("Change in Conditions") the conditional relief or deferral afforded to the LANDOWNER from the requirements of Section 142-105 of the Subdivision Ordinance as enunciated in Paragraph No. 2 of this Paragraph D shall terminate and the LANDOWNER shall be required to promptly, and no later than sixty (60) days after such Change in Conditions occurs to, conform to all CITY development ordinances then applicable to the Property. However, the Property could be replatted to incorporate additional adjacent raw undeveloped land into the Property without terminating the conditional relief or deferral afforded to the LANDOWNER by and through Paragraph No. 2 of this Paragraph D provided that there is no other Change in Condition associated with the Property or the additional adjacent raw undeveloped land incorporated into the Property by such replat. In addition, LANDOWNER reserves the right to seek a modification of, or an amendment to, this Agreement in advance of any Change in Conditions proposed by LANDOWNER to avoid the termination of the conditional relief or deferral afforded to the LANDOWNER by and through this Agreement.

4. At such time as the Property or any part or portion of the Property is connected to the City's potable water system and/or sanitary sewer system, LANDOWNER shall pay all then applicable tap fees, connection fees, meter fees, impact fees, pro rata fees and/or service fees as may be required by CITY regardless of the name by which such fees and charges may be called subject to the requirements of state law.

E. CONDITIONAL VARIANCES ALLOWED UNTIL FURTHER DEVELOPMENT OCCURS

1. For so long a period of time as the conditional deferral of designing and constructing the Public Improvements identified in Paragraph D is in effect and allowed, the following conditional variances to the then currently adopted editions of the *International Building Code*, *International Residential Code* and/or *International Fire Code*, and the Subdivision Ordinance are permitted **provided that the LANDOWNER indemnifies and holds the CITY harmless from and against any and all claims arising out of or in any way related to the following conditional variances requested by LANDOWNER:**
  - a. The LANDOWNER will not be required to escrow the funds necessary to design and construct the Public Improvements identified in Paragraph D that are being conditionally deferred.
  - b. The LANDOWNER will be permitted to use a properly permitted on-site septic system that conforms to all requirements of the Texas Commission on Environmental Quality and the CITY.
  - c. The LANDOWNER will not be required to collect drainage in an underground storm water system.
  - e. The LANDOWNER will not be required to prohibit lot to lot drainage.
  - f. The LANDOWNER will not be required to install a water system that is capable of furnishing the fire flow and pressures required by the City of McKinney Fire Department (1000 gallons per minute and 20 pounds per square inch residual pressure) intended to provide sufficient fire protection for the safe, efficient and orderly development of the City to all or any part of the Property.
2. Notwithstanding the foregoing, at such time as the Property is further subdivided or replatted or the use of the Property is altered, changed, increased, expanded or enlarged from the uses identified in Paragraph B above, or the zoning on that portion of the Property which is situated within the City's corporate limits is changed to a more intense use, the conditional variances afforded to the LANDOWNER as enunciated in Paragraph No. 1 of this Paragraph E shall terminate and the LANDOWNER shall be required to



promptly, and no later than sixty (60) days after such Change in Conditions occurs to, conform to all CITY development ordinances then applicable to the Property. However, the Property could be replatted to incorporate additional adjacent raw undeveloped land into the Property without terminating the conditional relief or deferral afforded to the LANDOWNER by and through Paragraph No. 2 of Paragraph D of this Agreement provided that there is no other Change in Condition associated with the Property or the additional adjacent raw undeveloped land incorporated into the Property by such replat. In addition, LANDOWNER reserves the right to seek a modification of, or an amendment to, this Agreement in advance of any Change in Conditions proposed by LANDOWNER to avoid the termination of the conditional relief or deferral afforded to the LANDOWNER by and through this Agreement.

F. CITY DEVELOPMENT ORDINANCES

If LANDOWNER decides to develop the Property, LANDOWNER shall develop the Property in accordance with the standards as set forth in the City of McKinney zoning, subdivision and land development ordinances that are applicable in the ETJ or pursuant to this Agreement, including but not limited to provisions as to drainage, erosion control, pro rata payments, storm water, tree preservation, impact fees, Street Design Standards, Public Improvements Policy and construction standards except as herein specifically agreed to the contrary.

G. NO WAIVER

LANDOWNER expressly acknowledges that by entering into this Agreement, LANDOWNER, its successors, assigns, vendors, grantees, and/or trustees, shall not construe any language contained herein or in any Exhibits as waiving any of the requirements of the Subdivision Ordinance or any other ordinance of the CITY except as herein specifically agreed.

H. VARIANCES

It is expressly acknowledged that only those variances to the Subdivision Ordinance or other applicable CITY ordinances specifically stipulated in this Agreement are granted by CITY for this subdivision and/or development.

I. INDEMNITY AND HOLD HARMLESS AGREEMENT

**LANDOWNER, its successors, assigns, vendors, grantees, and/or trustees do hereby agree to fully indemnify, protect and hold CITY harmless from all third-party claims, suits, judgments, and demands, including its reasonable attorney's fees, arising out of the sole or concurrent negligence of LANDOWNER, and only to the extent or percentage attributable to LANDOWNER, in the subdividing, development, or construction of public improvements, including the negligent maintenance thereof. LANDOWNER**

shall not be responsible for or be required to indemnify CITY from CITY'S own negligence. LANDOWNER, its successors, assigns, vendors, grantees, and/or trustees do hereby further agree to fully indemnify, protect and hold CITY harmless from and against any and all claims arising out of or in any way related to the CITY'S approval and granting and/or termination of the conditional deferrals and conditional variances requested by LANDOWNER and set out in Paragraphs D and E, above. The indemnity contained in this Paragraph shall expire five (5) years from the date of termination of this Agreement.

J. WITHHOLDING APPROVALS AND PERMITS

In the event LANDOWNER fails to comply with any of the provisions of this Agreement, CITY shall be authorized to withhold any plat approvals and/or requests for permits associated with any development on the Property that conflict with the provisions of Paragraph B of this Agreement or which requires compliance to Paragraphs D.3, D.4, or E.2 of this Agreement.

K. ROUGH PROPORTIONALITY AND WAIVER OF CLAIMS.

LANDOWNER has been represented by legal counsel in the negotiation of this Agreement and been advised, or has had the opportunity to have legal counsel review this Agreement and advise LANDOWNER, regarding LANDOWNER'S rights under Texas and federal law. LANDOWNER hereby waives any requirement that the CITY retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the CITY as a condition of approval for the development of this Property are roughly proportional or roughly proportionate to the proposed development's anticipated impact. (These exactions may include but are not limited to the making of dedications or reservations of land, the payment of fees, the construction of facilities, and the payment of construction costs for public facilities.) LANDOWNER specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with Tex. Loc. Gov't Code § 212.904. **However, notwithstanding the foregoing, LANDOWNER hereby releases the City from any and all liability under Tex. Loc. Gov't Code § 212.904 regarding or related to the cost of those municipal infrastructure improvements required for the development of the Property.**

It is the intent of this Agreement that the provision for roadway and utility improvements made herein constitutes a proportional allocation of LANDOWNER'S responsibility for roadway and utility improvements for the Property. LANDOWNER hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Tex. Loc. Gov't. Code. LANDOWNER further releases CITY from any and all claims based on excessive or illegal exactions; it being agreed that OWNERS' infrastructure contribution(s) (after receiving all contractual offsets,

credits and reimbursements as well as the conditional deferrals and conditional variances granted herein) is roughly proportional or roughly proportionate to the demand that is placed on the roadway and utility systems by LANDOWNER's Property. LANDOWNER further acknowledges that the benefits of platting have been accepted with full knowledge of potential claims and causes of action which may be raised now and in the future, and LANDOWNER acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. **LANDOWNER shall indemnify and hold harmless CITY from any claims and suits of third parties, including but not limited to LANDOWNER's successors, assigns, grantees, vendors, trustees or representatives, brought pursuant to this Agreement or the claims or types of claims described in this paragraph.**

L. CONTINUITY

This Agreement shall be a covenant running with the land, and be binding upon LANDOWNER, its successors, heirs, assigns, grantees, vendors, trustees, representatives, and all others holding any interest now or in the future.

M. ASSIGNABILITY

This Agreement shall not be assignable by LANDOWNER without the prior written consent of the CITY, and such consent shall not be unreasonably withheld, conditioned or delayed by CITY.

N. TERM

Pursuant to Section 212.172 of the Texas Local Government Code this Agreement may be valid for a term of up to forty-five (45) years unless earlier terminated by breach or pursuant to the specific provisions of Paragraphs D or E of this Agreement.

O. GENERAL PROVISIONS

1. LANDOWNER agrees that construction shall not begin on any proposed building improvements prior to City Council approval of this Agreement.
2. LANDOWNER agrees that all coordination required with public and/or private utility agencies to eliminate conflicts with proposed street grades or underground improvements shall be the responsibility of LANDOWNER. Likewise, coordination with agencies requiring special conditions (i.e., railroads and the Texas Department of Transportation) shall be the responsibility of LANDOWNER.

3. CITY agrees to record said Plat at such time as the Plat complies with the requirements set forth by the Subdivision Ordinance of CITY, and has been approved in the manner described therein.

*[Signatures begin on following page.]*

IN WITNESS WHEREOF, LANDOWNER and CITY have executed this Agreement as of the Effective Date.

**CITY OF MCKINNEY**

By: \_\_\_\_\_  
PAUL G. GRIMES  
City Manager

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
EMPRESS DRANE  
City Secretary  
LISA SEWELL  
Deputy City Secretary

**MAB COMPANIES, LLC**, a Texas  
limited liability company

By: \_\_\_\_\_  
  
RICHARD ROBNETT  
Director

Date Signed: October 15, 2019

THE STATE OF TEXAS,  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared PAUL G. GRIMES, City Manager of the **CITY OF MCKINNEY**, a Texas Municipal Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

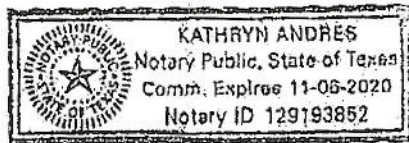
Notary Public \_\_\_\_\_ County, Texas  
My commission expires \_\_\_\_\_

THE STATE OF TEXAS,  
COUNTY OF Dallas

This instrument was acknowledged before me on the 15th day of October, 2019, by RICHARD ROBNETT in his capacity as Director of **MAB COMPANIES, LLC**, a Texas limited liability company, as the Landowner of the Property containing approximately 3.646 acres of land, more or less, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF October, 2019.

Kathryn Andres  
Notary Public Dallas County, Texas  
My commission expires 11/2020



PREPARED IN THE OFFICES OF:

**BROWN & HOFMEISTER, L.L.P.**  
740 East Campbell Road, Suite 800  
Richardson, Texas 75081  
214/747-6100  
214/747-6111 Fax

