



TITLE: Consider/Discuss/Act on an Annexation Agreement with Jon W. and Rebecca L. Bayless, Being Fewer than 2 Acres, Located on the North Side of Country Club Road and Approximately 600 Feet East of Nature Place

MEETING DATE: June 18, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the annexation 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 (12-204A) for the subject property.
- The associated annexation request is comprised of 2 different tracts of land, therefore, a separate annexation agreement has been executed for each of the tracts (totaling 1.44 acres).
- The attached annexation agreement for 1.365 acres of the subject property is being considered concurrently by the City Council with the associated zoning request (12-199Z) and annexation request (12-204A) for the subject property located within the City of McKinney's Extraterritorial Jurisdiction (ETJ).
- 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/rezoning request (12-199Z) for the subject property proposes low density single family residential on approximately 5.95 acres.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A