

# Trinity Falls

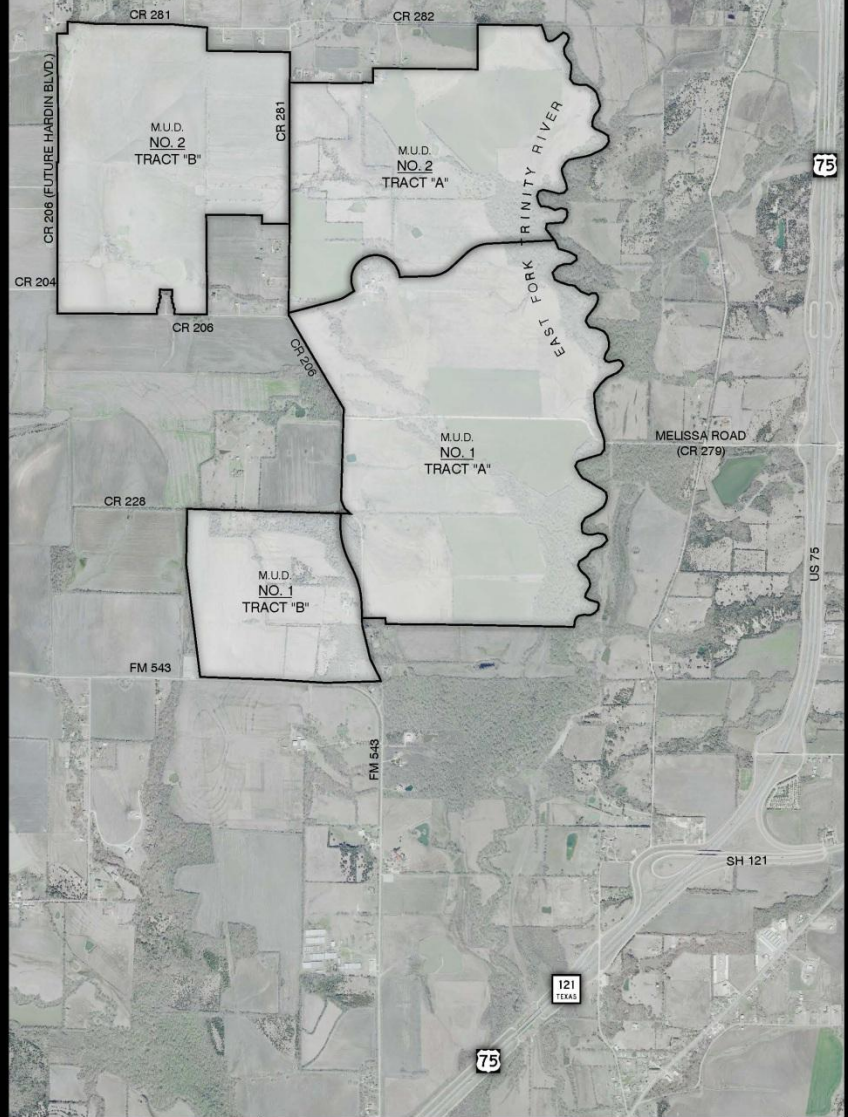
City Council  
12/04/12



# History

- On December 5, 2006 the City of McKinney approved a Consent Ordinance and interrelated agreements with Marlin Atlantis allowing the creation of two Municipal Utility Districts (MUDs).

# Property



Trinity Falls  
McKinney E.T.J.  
Collin County, Texas

Exhibit A District M.U.D. Map



DATE: 11-28-2012



# History

- The original Trinity Falls development agreement sets out the governing regulations for:
  - Land development,
  - Infrastructure construction,
  - Public safety,
  - Parks and
  - Schools.
- Since the property is not subject to city zoning ordinances, the Development Agreement acts as a binding land use agreement for all subsequent owners.

# History

- CH-B Trinity Falls, LP, has purchased the property and is requesting approval of renegotiated agreements that would continue to provide the governing regulations for the property but would allow for an alternate development pattern and flexibility to respond to market forces over the life of the project.

# Items for approval

- **Consent Agreements (2)** - embody terms of the City's consent particularly in the areas of debt issuance, debt limits, expenditures and limitations on City annexation
- **Strategic Partnership Agreements (2)** - contain terms which allow the City to receive sales and use taxes from the sale of goods within the districts, even though the sales occur outside of the city limits

# Items for approval

- **Development Agreement** - sets out the governing regulations for land development, infrastructure construction, public safety, parks and schools
- **Park Development and Disbursement Agreement** - contains terms for the use and disbursement of funds donated by the BB Owen Trust for the design, engineering and construction of the approximately 220 acre privately-owned and maintained park.

# Proposed Amendments

- **Collin County Outer Loop ROW** – The property owner will dedicate approximately 85 acres of right-of-way at such time that it is needed for construction of the outer loop road.
- **Full annexation** – The City of McKinney will have the right to annex the outer loop and the associated commercial properties.
- **Development pattern** – The agreement will allow a south-to-north pattern, taking initial access off of FM 543 rather than Melissa Road.
- **Reduction in average lot size** – In response to the dedication of the outer loop ROW, the minimum average lot size has been reduced to keep the same number of single family lots on reduced acreage.



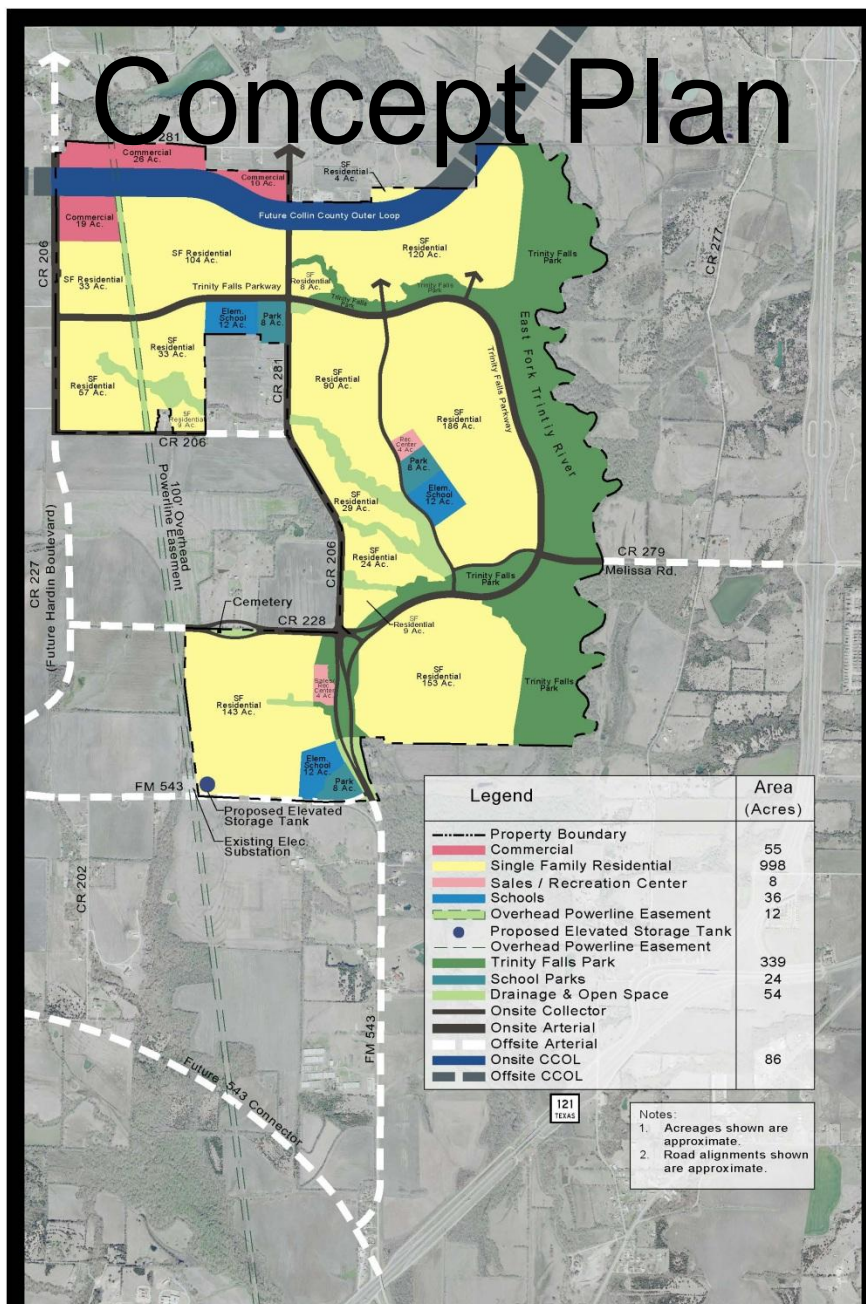
# Proposed Amendments

- **Flexibility** – The proposed agreement sets lot standards with maximums for various lot types, but does not dictate where those lots can be located within the project.
- **Development Standards** – Increased development standards for subdivision design and architectural standards for single family residential have been incorporated into the proposed agreement.
- **Fire/EMS Funding** – Under the proposed agreement, the City of McKinney Fire Department will provide coverage to the development. The district will pay an annual fee based on the number of permitted homes to offset the cost of service.

# Proposed Amendments

- **Park Development Standards** – Standards have been included to specify the amenities required in the neighborhood parks. These parks are to be constructed by the owner and dedicated to the city.
- **BB Owen Park** – The proposed agreement alters the phasing, but maintains the quality and amenities of the approximately 220 acre privately owned and maintained park.

# Concept Plan



Notes:  
 1. Acreages shown are approximate.  
 2. Road alignments shown are approximate.

**Trinity Falls**  
 McKinney E.T.J.  
 Collin County, Texas

Exhibit C-1 Concept Plan- Land Use  
 GRAPHIC SCALE 1500'



DATE: 11-28-2012







# Questions?

