CITY OF McKINNEY, TEXAS

Legislation Details (With Text)

File #:	19-0774	**Name:**	Oquist Addition Facilities Agreement
Type:	Facilities Agreement	**Status:**	Consent Item
		In control:	City Council Regular Meeting
On agenda:	9/17/2019	**Final action:**	9/17/2019
Title:	Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Oquist Addition, Located on the North Side of County Road 407 and Approximately 250 Feet East of Songbird Lane		
Indexes:			
Attachments:	1. Location Map and Aerial Exhibit, 2. Proposed Facilities Agreement, 3. Proposed Preliminary-Final Plat		

Date	Ver.	Action By	Action	Result
9/17/2019	1	City Council Regular Meeting	Approved	Pass

Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Oquist Addition, Located on the North Side of County Road 407 and Approximately 250 Feet East of Songbird Lane

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: September 17, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Derrick Rhys Wilson, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the proposed facilities agreement.

ITEM SUMMARY:

- The applicant is proposing to plat one lot (approximately 2.88 acres) for development in the City of McKinney's ETJ (extraterritorial jurisdiction). The applicant has indicated that lot will be used for a single family residence and a commercial cell phone antenna support structure. Under State Law, before a property can be subdivided in the City of McKinney ETJ, it must be platted and filed for record with the Collin County Clerk, in accordance with the City of McKinney's subdivision regulations. The applicant has indicated to Staff the desire to not construct or escrow for the typical required improvements; however, the applicant has agreed to provide the appropriate easements for infrastructure, and to enter into a facilities agreement with the City of McKinney. As such, the applicant is requesting multiple variances from the City

Council. The proposed facilities agreement limits the use on the property to a single family residence with the additional use of a commercial cell phone antenna support structure. Additionally, the agreement would relieve or defer the public improvements that exceed the amount that is roughly proportional to the proposed development on the subject property, including:

- Construction of a 24-foot wide concrete curb and gutter pavement section of County Road 407, including the associated street lighting, sidewalks, underground drainage systems, and other appurtenances, along with dedication of approximately 900 feet of off-site roadway from the nearest major roadway of servicing the subject property;

- Construction of a minimum 8-inch diameter water line to and through the subject tract and approximately 14,000 linear feet of off-site water lines capable of supplying adequate domestic and fire flow to the property from the nearest City of McKinney water line;

- Construction of a minimum 8-inch City of McKinney sewer line through their site, with approximately 8,500 feet of off-site 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.

- The requirement to comply with the provisions of the International Fire Code regarding fire flow water supply, fire hydrants, and fire access lanes.

- If in the future, the property is further subdivided or replatted, or the use changes or enlarges from the allowed uses listed in the agreement, the agreement shall be terminated.

BACKGROUND INFORMATION:

- Please see associated agenda item, 19-0063PF

FINANCIAL SUMMARY: N/A

BOARD OR COMMISSION RECOMMENDATION: N/A