



17-391

**TITLE:** Consider/Discuss/Act on a Facilities Agreement for Lots 1-3, Block A, of the Tallent Addition, Located Approximately 200 Feet East of County Road 410 and on the South Side of F.M. 2933

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** April 18, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Brian Lockley, AICP, Director of Planning

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the proposed facilities agreement.

**ITEM SUMMARY:**

- The applicant is proposing to subdivide approximately 4.984 acres of land, located approximately 200 feet east of County Road 410 and on the south side of F.M. 2933 within the City of McKinney's Extraterritorial Jurisdiction (ETJ).
- 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, such as water, sanitary sewer, and roads; however, the applicant has agreed to provide the easements for said infrastructure, and to enter into a facilities agreement with the City of McKinney. As such, the applicant is requesting multiple variances from the City.
- The proposed facilities agreement limits the use on the properties to one single family detached home on each lot, with lot 2 allowing a personal workshop to be constructed.

- 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 public streets, sidewalks, and lighting.
  - Construction of master-planned 8-inch and 12-inch sewer lines across the north and central portions of the property and offsite lines capable of serving the properties.
  - Construction of offsite water lines capable of supplying adequate fire flow to the properties.
- 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, 17-002PF.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Location Map & Aerial Exhibit](#)  
[Proposed Facilities Agreement](#)