



15-163

TITLE: Consider/Discuss/Act of a Facilities Agreement Waiving the Requirement for Beazer Homes Texas, L.P. to Construct Two Lanes of Silverado Trail from Custer Road to Rowlett Creek as Required by Chapter 142 (Subdivision Regulations) of the Code of Ordinances

MEETING DATE: February 17, 2015

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Barry Shelton, AICP, Interim Assistant City Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approve the proposed facilities agreement.

ITEM SUMMARY:

- Beazer Homes Texas, L.P. is requesting the City Council's approval of a facilities agreement waiving the Subdivision Ordinance's requirement to build an adjacent system roadway, or a roadway shown on the City's Master Thoroughfare Plan.
- Beazer Homes is developing a detached single family residential development generally located south of Silverado Trail and east of Custer Road (see attached record plat).
- Section 142-6 (Improvements Required) of the Subdivision Regulations states that all of the improvements required under its regulations, or improvements specified in the Comprehensive Plan, shall be constructed at the sole expense of the developer.
- Typically, the construction of the southern two lanes of Silverado Trail adjacent to the Beazer Homes' community must be constructed and accepted prior to filing a record plat for the adjacent community. However, in this case, the City of McKinney has already entered into a Chapter 380 Agreement (see attached) with McKinney Seven Stacy, L.P. to ensure that Silverado Trail is constructed.
- Given these facts and that Silverado Trail will be built by another development

entity, it is reasonable and appropriate to release Beazer Homes from their Subdivision Ordinance obligations thereby allowing them to move forward with selling lots and developing homes before the formal acceptance of Silverado Trail.

BACKGROUND INFORMATION:

- The City executed an agreement to ensure the construction of Silverado Trail in August of 2014 and the agreement was amended in September of 2014.

FINANCIAL SUMMARY:

- N/A

SUPPORTING MATERIALS:

[McKinney Seven Stacy Agreement](#)

[McKinney Seven Stacy Agreement Amendment](#)

[Creekside Record Plat \(14-077RP\)](#)

[Proposed Facilities Agreement](#)