



16-1055

TITLE: Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Holder Hill Addition, Located at 4025 County Road 405

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 18, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning
Samantha Pickett, Planning Manager
Eleana Galicia, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the proposed facilities agreement.

ITEM SUMMARY:

- The applicant is proposing to subdivide approximately 10 acres of land, located at 4025 County Road 405 McKinney, Texas within the City of McKinney's Extraterritorial Jurisdiction (ETJ) to construct a single family residence.
- 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. As such, the applicant is requesting multiple variances from the City Council.
- The proposed facilities agreement limits the use on the property to one single family detached home.
- 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 offsite sewer lines capable of serving the site. The subject property is located approximately 2 ½ miles from the nearest City of McKinney sewer line; and
 - Construction of a master-planned 12-inch water line and 3 ½ miles of offsite water lines to serve the subject property.
- 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, 16-271PF.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

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