



17-223M

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending Chapter 142 of the Code of Ordinances Pertaining to the Platting of Single Family Residential Properties in the Extraterritorial Jurisdiction (ETJ)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 5, 2017

DEPARTMENT: Development Services

CONTACT: Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed ordinance.

ITEM SUMMARY:

- With direction from the City Council, Staff is proposing to modify Section 142-5 of the Code of Ordinances to create a platting exemption for specific single family residential construction located within the City's extraterritorial jurisdiction (ETJ).
- Platting and permitting in the ETJ has been discussed at several City Council work sessions including the meetings held on April 17, 2017, July 17, 2017 and August 14, 2017. Based on feedback from those discussions, Staff drafted amendments modifying platting in the ETJ.
- Additionally, the City Council approved amendments to the Code of Ordinances addressing permitting exemptions for specific single family residential construction located within the City's extraterritorial jurisdiction (ETJ) on August 15, 2017.
- The proposed amendments will no longer require a plat, plan or replat prior to the constructing, repair, renovating or remodeling of one (1) existing or new single family residential dwelling unit, private utility service lines, or any accessory residential structures, such as a barn, residential storage shed, arbor, gazebo, or swimming pool on a single, undivided tract of land in the ETJ that is

not being conveyed or created from a larger tract.

- A redline version of Section 142-5 of the Code of Ordinances is attached hereto so that the proposed modifications are clearly indicated.

BACKGROUND INFORMATION:

- **1968** (*Ordinance no. 691*): McKinney adopted Subdivision Regulations applying to the City and its Extraterritorial Jurisdiction (ETJ).
- **1982** (*Ordinance no. 1290*): McKinney updated its Subdivision Regulations to include a provision requiring platting prior to constructing streets, utilities, buildings, etc.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Ordinance No. 691](#)

[Ordinance No. 1290](#)

[Proposed Changes to Sec 142-5](#)

[Proposed Ordinance for Adoption](#)