



17-882

**TITLE:** Consider/Discuss/Act on a Facilities Agreement for Lots 1-3, Block A, of the Easterling Addition, Located Approximately 1,070 Feet South of County Road 339 and Approximately 1,050 Feet East of County Road 338

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

**MEETING DATE:** September 5, 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 15.387 acres of land into three lots, located approximately 1,070 feet south of County Road 339 and approximately 1,050 feet east of County Road 338 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 Council.
- The proposed facilities agreement limits the use on the properties to one single family detached home on each lot.
- 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 an 8-inch water line capable of supplying adequate fire flow to the property from the nearest City of McKinney water line.
- Construction of an 8-inch sewer line through their property with approximately 2,000 linear feet offsite sewer lines capable of serving the 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, 17-184PF

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

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