



18-421

TITLE: Consider/Discuss/Act on a Facilities Agreement for Lots 1 and 2, Block A of the Perez Addition, Located Approximately 1,400 Feet East of the intersection of County Road 341 and FM 2933 and on the South Side of County Road 341

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 15, 2018

DEPARTMENT: Planning

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

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the proposed facilities agreement.

ITEM SUMMARY:

- The applicant is proposing to subdivide approximately 5 acres of land into two lots, located approximately 1,400 Feet East of the intersection of County Road 341 and FM 2933 and on the South Side of County Road 341 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 a 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 a minimum 24" concrete curb and gutter roadway with underground drainage, sidewalk, street lighting, and other appurtenances.
 - Construction of a minimum 8-inch water line capable of supplying domestic water supply and adequate fire flow to the property.
 - Construction of a minimum 8-inch sewer line through their property and offsite lines capable of serving the site and upstream areas.
- 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, 17-044PF

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

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