



18-950

TITLE: Consider/Discuss/Act on a Facilities Agreement for Lots 1 and 2, Block A of Malone Estates, Located Approximately 960 Feet South of the Intersection of U.S. Highway 380 and Private Road 5312

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: November 6, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the proposed facilities agreement.

ITEM SUMMARY:

- The applicant is proposing to subdivide approximately 9.92 acres of land into two lots, located approximately 960 feet south of the intersection of U.S. Highway 380 and Private Road 5312 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 storage yard on lot 1 and a single family detached home on lot 2.
- 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:
 - Dedication of right-of-way and construction of future Independence Parkway.
 - 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, 18-0174PF

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

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