



19-0587

**TITLE:** Consider/Discuss/Act on a Facilities Agreement for Lot 1-3, Block A of the Lake Forest Business Park, Located North and West of Farm to Market Road 1461 (Lake Forest Drive) and County Road 123 (Bloomdale Road)

**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:** July 16, 2019

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Aaron Bloxham, Planning Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the proposed facilities agreement

**ITEM SUMMARY:**

- The applicant is proposing to subdivide an 17.38 acre tract of land into three (3) lots, located North and West Corner of Farm to Market Road 1461 (Lake Forest Drive) and County Road 123 (Bloomdale Road) within the City of McKinney's Extraterritorial Jurisdiction (ETJ).
- Under State Law, before a property can be developed 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 to the property, 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; seven (7) office/warehouses which are not to exceed a total combined square feet of 35,000 on Lot 1, farming purposes on Lot 2, and an existing single family home on Lot 3.
- 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 12-inch sewer offsite line to their property 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, 19-0007PF

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

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