



19-0586

TITLE: Consider/Discuss/Act on a Facilities Agreement for Lot 1 & 2, Block A of the Owen Farms, Phase Two, Located at the Southwest corner of County Road 329 and County Road 332

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 approximately 8.994 acre tract of land into two (2) lots, located at the Southwest corner of County Road 329 and County Road 332 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, 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 single

family detached homes on both lots.

- 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, 18-0202PF

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Proposed Facilities Agreement](#)
[Exhibit A - Proposed Pre-Final Plat](#)