



19-0585

TITLE: Consider/Discuss/Act on a Facilities Agreement for Lot 1 & 2, Block A of the Jourdonais Estates, Located along the East side of the Dallas Area Rapid Transit Railroad right-of-way approximately 900 feet South of the intersection of County Road 339 and the Dallas Area Rapid Transit Railroad right-of-way.

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 approximately 11.150 acre tract of land into two (2) lots, located along the east side of the Dallas Area Rapid Transit Railroad right-of-way approximately 900 feet south of the intersection of County Road 339 and the Dallas Area Rapid Transit Railroad right-of-way, 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 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 12-inch water line capable of supplying domestic water supply and adequate fire flow to the property.
 - Construction of a minimum 10-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, 19-0048PF

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

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