



20-0162PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for the Gonzalez Addition, Located in the ETJ of McKinney, on the West Side of County Road 1084 and Approximately 1440 Feet North of County Road 330

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: December 15, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Danielle R. Mathews, AICP, Planner II

APPLICATION SUBMITTAL DATE: November 23, 2020 (Original Application)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary-final plat with the following conditions and variances:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions for Preliminary-Final Plat Checklist; and
3. The applicant receive approval of a Facilities Agreement; and
4. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to install roadway improvements identified in a Facilities Agreement; and
5. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to install a water system, identified in a Facilities Agreement; and

6. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to install a sanitary sewer system, identified in a Facilities Agreement; and
7. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to use a properly permitted on-site sewerage facility (OSSF) that conforms to all requirements, identified in a Facilities Agreement; and
8. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to not install a storm water system, identified in a Facilities Agreement; and
9. The associated facilities agreement be filed with the county prior to filing the record plat, subject to review and approval of the City Attorney.

ITEM SUMMARY:

- The applicant is proposing to create four lots (approximately 7.99 acres) in the City of McKinney's Extraterritorial Jurisdiction (ETJ). The City has the authority to regulate subdivisions and platting within the ETJ in accordance with Chapter 212 of the Texas Local Government Code and Chapter 142 (Subdivision Regulations) of the City of McKinney's Code of Ordinances.
- The applicant has indicated to Staff the desire to not construct or escrow for the public improvements associated with the property and required by the Subdivision Regulations.
- Chapter 212 does not authorize the City to regulate land use within the ETJ; however, it does authorize the City to enter into a Development Agreement with a property owner regarding the provision of infrastructure and land use, among other things.
- Given the fact that the Texas Local Government Code does not authorize the City to regulate land uses in the ETJ, if the applicant were required to extend public improvements to and through the property as required by the Subdivision Ordinance, it may open up other ETJ properties for development which may not consistent with the vision outlined by the City's Comprehensive Plan. For this primary reason, Staff is comfortable supporting the requested variances and entering into a Facilities Agreement which suspends the requirement to construct the public improvements referenced herein and as required by the Subdivision Regulations so long as the property is only used for the purposes outlined in the agreement. Further, the fourlots proposed by the applicant may be adequately served by the public improvements currently available, provided that they are used solely for single family residential purposes.

APPROVAL PROCESS: The City Council is the approval authority for the proposed plat. In order to receive final approval of the plat, the applicant has the opportunity to

make one resubmittal which addresses all items listed above.

PUBLIC IMPROVEMENTS:

- The applicant has indicated to Staff the desire to not construct public improvements associated with the property and required by Chapter 142 of the Code of Ordinances. The variances granted, which Staff supports, would relieve the applicant from the following:
 - The requirement to construct a twenty-four foot (24') wide concrete curb and gutter pavement section for County Road 1084 and for Stickhorse Lane, including the associated street lighting, sidewalks, underground drainage systems, and other appurtenances; and
 - The requirement to construct on-site and, if necessary, off-site storm drainage facilities to capture storm water runoff upon and across the property to the nearest waterway with adequate capacity; and
 - The requirement to construct a 8-inch diameter water line along County Road 1084 and along Stickhorse Lane, together with approximately two (2) miles of offsite 8-inch minimum diameter water lines and appurtenances capable of supplying adequate domestic water service and fire flow to and through the property from the nearest City of McKinney water line; and
 - The requirement to construct a 8-inch diameter sanitary sewer line to the property together with approximately one and one-half (1 ½) miles of offsite 8-inch minimum diameter sanitary sewer lines and appurtenances capable of providing adequate wastewater service to and through the property from the nearest City of McKinney sewer line.
 - The applicant will grant the following right-of-way and easement on the property: Dedicate a thirty foot (30') right-of-way from the existing centerline of County Road 1084 and a 30' access and utility easement from the existing centerline of Stickhorse Lane.

OPPOSITION TO OR SUPPORT OF REQUEST:

Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval](#)