



20-1122

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Development Agreement for Erwin Farms Phase 4 Between the City of McKinney, Texas, and MM Joplin 60, LLC to Establish Annexation, Development and Infrastructure Standards for the Subject Property Located on the South Side of Bloomdale Road, North of Wilmeth Road and West of Hardin Boulevard.

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1A: Establish regional and infrastructure incentives to increase economic growth)

**MEETING DATE:** December 15, 2020

**DEPARTMENT:** Development Services

**CONTACT:** Gary Graham, P.E., Director of Engineering  
Jennifer Arnold, A.I.C.P., Director of Planning

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution

**ITEM SUMMARY:**

- This item authorizes the City Manager to execute a Development Agreement with MM Joplin 60, LLC, generally to establish annexation, development, and infrastructure standards for Phase 4 of the Erwin Farms development, which is a proposed single family development current located in the ETJ of McKinney.
- Through execution of this agreement, MM Joplin 60 will commit to annex the land area with phase 4 of the development into McKinney's City Corporate Limits and develop the property pursuant to the development standards included in the proposed Development Agreement.
- Additionally, the Texas Department of Transportation (TxDOT) is currently evaluating a route for a multilane limited access roadway (freeway) that would

run across the current path of CR 164 (Bloomdale Road).

- The proposed freeway could impact 26 lots within Phase 4 of the development.
- This agreement will delay the development of the 26 lots for five years from the date of execution of the agreement, in order to allow the proposed Erwin Farms Phase 4 development to move forward while TxDOT concludes its evaluation.
- If TxDOT's study concludes that the route of the freeway will not be along Bloomdale Road or if TxDOT or Collin County has not purchased the land from Erwin Farms to preserve the ROW within five years, the developer would be allowed to develop the 26 lots.
- The agreement also allows the developer to construct Bloomdale Road in its current location pursuant to a modified set of standards because it is expected that the road will be removed when TxDOT constructs the freeway.
- The agreement also requires the developer to escrow funds for the construction of a 12-inch master-planned water line. The City will construct the water line after the exact alignment of the freeway is known.

#### **BACKGROUND INFORMATION:**

- TxDOT began the US 380 Feasibility Study, which identified Bloomdale Road as a possible corridor for the new freeway well after construction of the Erwin Farms development had begun and the plat had been approved.

#### **FINANCIAL SUMMARY:**

- N/A

#### **BOARD OR COMMISSION RECOMMENDATION:**

- N/A

#### **SUPPORTING MATERIALS:**

[1295 Form](#)  
[Erwin Farms Phase 4 Agreement](#)  
[Resolution](#)