



24-1768

**TITLE:**

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Lots 1 & 2, Block A, Trinity McKinney Addition, Located in the Extraterritorial Jurisdiction (ETJ) of McKinney, Texas, Situated on the East Side of Trinity Falls Parkway Approximately 200 Linear Feet South of Weston 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, 2024

**DEPARTMENT:** Engineering

**CONTACT:** Taylor Schauwecker, P.E., Development Engineering Manager  
Matt Richardson, P.E., Assistant Director of Engineering  
Gary Graham, P.E., Director of Engineering

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the proposed facilities agreement.

**ITEM SUMMARY:**

- The applicant is proposing to plat an existing 68.825 acres of land within the City of McKinney's Extraterritorial Jurisdiction (ETJ). The City has the authority to regulate platting within the ETJ in accordance with Chapter 212 of the Texas Local Government Code and Chapter 150 of the City of McKinney Code of Ordinances.
- Provision of adequate infrastructure, including roadway, water, sewer, and drainage systems, is a critical component of subdivision regulations and is highly dependent on land use. Determinations regarding these systems cannot be made without consideration of land use. Within city limits, the zoning ordinance provides the framework for making these determinations.
- 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 standards.

- The applicant has indicated to Staff the desire to not construct public improvements associated with the property and required by Chapter 150 of the Code of Ordinances. This 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:
  - The requirement to dedicate ROW and construct Weston Road, including the associated street lighting, sidewalks, underground drainage systems, and other appurtenances; and
- The City conditionally agrees to grant variances to the above requirements provided that the applicant agrees to certain additional requirements. This agreement establishes these requirements, including:
  - The proposed plat shall dedicate easements and rights-of-way for future public infrastructure complying with Chapter 150 of the Code of Ordinances.
- If, in the future, the property is further subdivided or replatted, or the use of the property is altered from the use identified in the agreement, then the relief or deferrals allowed by the agreement shall terminate.

**BACKGROUND INFORMATION:**

- A plat is included as an attachment to the agreement.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)  
[Agreement](#)  
[Location Map](#)