



21-1082

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Annexation and Development Agreement Between the City of McKinney, Texas, the Estate of Tom B. Wilson, Sr., and the Hefner Living Trust, Generally to Establish Development Standards, Parkland Dedication, Infrastructure Requirements, and Proportionality/Impact Fees for Single Family Residential Uses Prior to Annexation of the Property, Generally Located South of FM 543 and East of CR 202

**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 7, 2021

**DEPARTMENT:** Development Services

**CONTACT:** Gary Graham, P.E., Director of Engineering  
Brandon Opiela, Development Services Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution

**ITEM SUMMARY:**

- This item authorizes the City Manager to execute an Annexation and Development Agreement with the Estate of Tom B. Wilson, Sr. and the Hefner Living Trust, generally to establish development standards, parkland dedication, infrastructure requirements, and proportionality/impact fees for single family residential uses, prior to the annexation of the property. The property will develop in accordance with the City's Zoning, Subdivision and land development ordinances.
- The property (totaling approximately 84 acres) is currently located within the City's extraterritorial jurisdiction (ETJ) and is requesting annexation and zoning at such time that any part or portion of the property is abutting and adjacent to the CITY's corporate limits. This potential for annexation will be disclosed to all

future homeowners at the time of purchase.

- The property shall develop as single family residential in accordance with Section 146-106, "SF5-Single Family Residential District" and dedicate parkland in accordance with Section 142-157 or pay money in lieu of dedicating land in accordance with Section 142-158 of the City of McKinney Code of Ordinances.
- Although building permits will be approved and issued by Collin County throughout such time that the property is in the ETJ, the owners shall submit to the City the approved site plan / plot plan meeting the setback requirements of the agreement in conjunction with the water meter request.
- All public improvements necessary to serve the property shall be designed and constructed by the Owners at no cost to the City and the owner shall dedicate the necessary right-of-way for FM 543 and CR 202.
- The agreement states that the Owner shall pay a roadway proportionality fee representing a roughly proportional amount necessary to offset the roadway infrastructure needs of the property and paid at the time of any water meter request to the City. Owners shall also be eligible to receive credits for the construction or right-of-way dedication of impact fee eligible system roadways or roadways which become impact fee eligible system roadways. Upon such time that the City's Impact Fee Capital Improvement Plan is updated, and the property is annexed into the City, Owners shall pay roadway impact fees rather than a proportionality fee.
- Owners shall pay utility impact fees in accordance with McKinney Ordinance No. 2020-12-092.

**BACKGROUND INFORMATION:**

- NA

**FINANCIAL SUMMARY:**

- NA

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)  
[Location Map and Aerial Exhibit](#)  
[Proposed Agreement](#)  
[Form 1295](#)