



**23-021DA**

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Annexation Agreement Between the City of McKinney, Texas, Hijo, Ltd., and Sutton Field Investments, LLC, Generally to Establish Use and Development Standards, Parkland Dedication, Infrastructure Requirements, and Proportionality/Impact Fees for Residential Uses Prior to Annexation of the Subject Property, Generally Located North of FM 1461 and Approximately 3,800 feet East of FM 2478

**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:** November 7, 2023

**DEPARTMENT:** Development Services

**CONTACT:** Michael Quint, Executive Director of Development Services  
Jennifer Arnold, AICP, Director of Planning  
Gary Graham, P.E., Director of Engineering  
Jenny Baker, Parks Planning and Development Manager  
Jeremy Page, Assistant City Attorney

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This item authorizes the City Manager to execute a Pre-Annexation Agreement with Hijo, Ltd. and Sutton Field Investments, LLC, generally to establish use and development standards, parkland dedication, infrastructure requirements, and proportionality/impact fees for residential uses, prior to annexation of the property.
- The property (totaling approximately 74 acres) is currently located within the City's extraterritorial jurisdiction (ETJ). As part of the proposed Pre-Annexation Agreement, a petition to annex the property into the corporate limits of the city

would be submitted within ninety (90) days of City Council approval of the agreement.

- Unless otherwise noted in the Pre-Annexation Agreement, the property would be subject to the City's Zoning, Subdivision and land development ordinances.
- The property shall develop as a mix of single family attached residential uses and multi-family residential uses, as generally shown on the proposed concept plan (Exhibit B of the proposed agreement). Multi-family uses shall develop in accordance with Article 2, Section 204L (MF 30 - "Multi-Family Residential") of the City's Unified Development Code (Chapter 150 of the McKinney Code of Ordinances) and shall observe a maximum density of 30 dwelling units per acre, and a maximum unit count of 600 units. Single family attached residential uses shall develop in accordance with Article 2, Section 204I (TR1.8 - "Townhome Residential") of the City's Unified Development Code (Chapter 150 of the McKinney Code of Ordinances) and shall observe a maximum density of 12 dwelling units per acre, and a maximum unit count of 140 units.
- The amount and location of parkland to be dedicated has been shown on the proposed concept plan (Exhibit B of the proposed agreement) and shall be deemed to satisfy any current or future parkland dedication requirements. The Developer shall be eligible for credits to the Park Development Fee for certain public and private park improvements approved by the city.
- The dedication and construction of all public improvements necessary to serve the property shall be the responsibility of the Owner, and at no cost to the City, pursuant to the requirements of the City's Subdivision Ordinance and Engineering Design Manual. The developer has agreed to dedicate and construct the full width of that portion of Stonebridge Drive located within the Property.
- 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.

**SUPPORTING MATERIALS:**

[Resolution](#)

[Location Map and Aerial Exhibit](#)

[Hijo, 1295 Form](#)

[Sutton Field, 1295 Form](#)

[Concept Plan](#)

[Pre-Annexation Agreement](#)