

RESOLUTION NO. 2025-12-XXX (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE CREDIT AND DEVELOPER PARTICIPATION AGREEMENT WITH AHC MCKINNEY RANCH OWNER, LLC, FOR THE CONSTRUCTION OF COLLIN MCKINNEY PARKWAY AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 18.23 ACRE DEVELOPMENT (MCKINNEY RANCH MULTIFAMILY ADDITION), GENERALLY LOCATED ON THE SOUTH SIDE OF MCKINNEY RANCH PARKWAY AND TO BE BISECTED BY THE FUTURE EXTENSION OF COLLIN MCKINNEY PARKWAY

- WHEREAS, **Collin McKinney Parkway** is an arterial that will serve Developer's property to be known as **McKinney Ranch Multifamily Addition**, which is located on the south side of McKinney Ranch Parkway and to be bisected by the future extension of Collin McKinney Parkway in the City of McKinney, Collin County, Texas (the "Property"); and
- WHEREAS, Developer will construct certain onsite and offsite roadway improvements on **Collin McKinney Parkway** identified herein below; and
- WHEREAS, City has identified **Collin McKinney Parkway** on the City's roadway improvement plan, which is a part of the City's Roadway Impact Fee Ordinance; and
- WHEREAS, City has agreed that Developer shall dedicate the necessary right-of-way and construct three (3) lanes of an approximately one thousand three hundred twenty-seven linear foot (1,327') portion of **Collin McKinney Parkway** (the "Onsite Roadway Improvements"); and
- WHEREAS, for the construction of the Onsite Roadway Improvements, Developer shall receive impact fee credits, which shall attach to the Property, and
- WHEREAS, City has agreed that Developer shall also construct three (3) lanes of an approximately three hundred fifty-four linear foot (354') portion of **Collin McKinney Parkway** (the "Offsite Roadway Improvements"); and
- WHEREAS, the Offsite Roadway Improvements being constructed by Developer will benefit the City by significantly increasing the roadway and transportation capacities associated with the Offsite Roadway Improvements and speed up the ability to provide necessary services to the Property; and
- WHEREAS, Texas Local Government Code § 212.071, et seq., authorizes the City to participate in the cost of construction of Public Improvements, as hereinafter defined, at a level not to exceed thirty percent (30%) of the total contract price for a developer's construction of public improvements; and
- WHEREAS, City has agreed to participate in the cost of the Developer's construction of the Offsite Roadway Improvements up to a level not to exceed thirty percent (30%) of the Total Contract Price, as hereinafter defined, for Developer's Public Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

- Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager to enter into a Roadway Impact Fee Credit and Developer Participation Agreement with AHC McKinney Ranch Owner, LLC.
- Section 2. Following the Developer's dedication of right-of-way and City acceptance of onsite roadway improvements, the Developer shall receive roadway impact fee credits of 350.00 development units.
- Section 3. Following the City acceptance of offsite roadway improvements, the Developer shall receive the reimbursement amount not to exceed the lesser of: (i) Eight Hundred Thirty Thousand One Hundred Eighty-Six and Zero/100^{ths} Dollars (\$830,186.00), said amount being equal to Developer's cost to construct the Offsite Roadway Improvements; or (ii) thirty percent (30%) of the Total Contract Price.
- Section 4. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 16th DAY OF DECEMBER, 2025.

CITY OF MCKINNEY, TEXAS

BILL COX
Mayor
GERÉ FELTUS
Mayor Pro Tem

ATTEST:

EMPRESS DRANE, TMRC
City Secretary
TENITRUS PARCHMAN, TMRC
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney
ALAN LATHROM
Assistant City Attorney