

**RESOLUTION NO. 2026-06-XXX (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE REIMBURSEMENT AND DEVELOPER PARTICIPATION AGREEMENT WITH BLOOMDALE INVESTMENTS LP, FOR THE CONSTRUCTION OF BLOOMDALE ROAD AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 4.50 ACRE DEVELOPMENT (BLOOMDALE SELF STORAGE), GENERALLY LOCATED ON THE SOUTH SIDE OF BLOOMDALE ROAD AND TO THE EAST OF CUSTER ROAD**

WHEREAS, **Bloomdale Road** is an arterial that will serve Developer's property to be known as **Bloomdale Self Storage**, which is located on the south side of County Road 123 (Bloomdale Road) and to the east of Farm to Market Road 2478 (Custer Road) in the City of McKinney, Collin County, Texas (the "Property"); and

WHEREAS, City has identified **Bloomdale Road** on the City's roadway improvement plan, which is a part of the City's Roadway Impact Fee Ordinance; and

WHEREAS, Developer has paid or will pay to City the requisite impact fees according to the City's Code of Ordinances in the amount of \$98,736.40; and

WHEREAS, City has agreed that Developer shall also dedicate the necessary right-of-way and construct two (2) lanes of an approximately one thousand two hundred forty linear foot (1,240') portion of the roadway project known as **Bloomdale Road** (the "Roadway Improvements"); and

WHEREAS, due to Developer also constructing the Roadway Improvements, the City shall within 30 days of final acceptance of the Roadway Project reimburse Developer the impact fees paid by Developer, in accordance with Chapter 395 of the Local Government Code and as provided for herein; and

WHEREAS, the Roadway Improvements being constructed by Developer will benefit the City by significantly increasing the roadway and transportation capacities associated with the 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, in addition to reimbursing the impact fees paid by Developer, has also agreed to participate in the cost of the Developer's construction of the 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 Reimbursement and Developer Participation Agreement with BLOOMDALE INVESTMENTS LP.

Section 2. Following the Developer's dedication of right-of-way and City acceptance of roadway improvements, the Developer shall receive roadway impact fee reimbursement of \$98,736.40.

Section 3. Following completion of Article II Section A.6 of the agreement, City shall also pay Developer the Developer Participation Amount, in an amount not to exceed the lesser of: (i) Four Hundred Ninety-Four Thousand Seven Hundred Eighty-Four and Thirty-Two/100ths Dollars (\$494,784.32), said amount being equal to the difference between the Cost to Developer and the maximum assessable impact fee; 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 16<sup>th</sup> DAY OF JUNE, 2026.**

CITY OF MCKINNEY, TEXAS

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BILL COX  
Mayor  
GERÉ FELTUS  
Mayor Pro Tem

ATTEST:

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

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney  
ALAN LATHROM  
Assistant City Attorney  
BENJAMIN SAMPLES  
First Assistant City Attorney