

RESOLUTION NO. 2026-07-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 AGREEMENT WITH TMPG HIGHLAND LAKES, LLC, FOR THE CONSTRUCTION OF BLOOMDALE ROAD, STONEBRIDGE DRIVE, AND RIDGE ROAD, AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 277.41 ACRE DEVELOPMENT (HIGHLAND LAKES PHASES 3 AND 5), GENERALLY LOCATED ON THE NORTH SIDE OF BLOOMDALE ROAD AND WEST SIDE OF RIDGE ROAD

- WHEREAS, Bloomdale Road and Stonebridge Drive are arterials that will serve Developer's property to be known as Highland Lakes, Phase 5, which is located on the east side of future Stonebridge Drive and on the north side of Bloomdale Road in the City of McKinney, Collin County, Texas (the "Phase 5 Property"); and
- WHEREAS, Developer will construct certain roadway improvements on Bloomdale Road and Stonebridge Drive identified herein below; and
- WHEREAS, City has identified Bloomdale Road and Stonebridge Drive 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 of approximately one thousand thirty-seven linear foot (1,037') of Bloomdale Road, and approximately one thousand five hundred fifteen linear foot (1,515') of Stonebridge Drive (the "Phase 5 Roadway Dedication"); and
- WHEREAS, City has agreed that Developer shall also construct: (i) two (2) lanes of an approximately one thousand nine hundred forty-four linear foot (1,944') portion of Bloomdale Road; and (ii) two (2) lanes of an approximately two thousand three hundred seventy linear foot (2,370') portion of Stonebridge Drive (the "Phase 5 Roadway Improvements," and collectively with the "Phase 5 Roadway Dedication," the "Phase 5 Roadway Project"); and
- WHEREAS, for the construction of the Phase 5 Roadway Project, Developer shall receive impact fee credits, which shall attach to the Phase 5 Property, with the remaining impact fee credits to be carried over and applied to the Phase 3 Property, as set forth in this Agreement; and
- WHEREAS, Ridge Road is an arterial that will serve Developer's property to be known as Highland Lakes, Phase 3, which is located on the west side of future Ridge Road and on the south side of Farm to Market Road 1461 (Laud Howell Parkway) in the City of McKinney, Collin County, Texas (the "Phase 3 Property"); and
- WHEREAS, Developer will construct certain roadway improvements on Ridge Road identified herein below; and
- WHEREAS, City has identified Ridge Road 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 of approximately one thousand nine hundred sixty-two linear foot (1,962') of Ridge Road (the "Phase 3 Roadway Dedication"); and
- WHEREAS, City has agreed that Developer shall also construct two (2) lanes of an approximately two thousand five hundred thirteen linear foot (2,513') portion of Ridge Road (the "Phase 3 Roadway Improvements," and collectively with the "Phase 3 Roadway Dedication," the "Phase 3 Roadway Project"); and

WHEREAS, for the construction of the Phase 3 Roadway Project, Developer shall receive impact fee credits, which shall attach to the Phase 3 Property.

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 Agreement with TMPG HIGHLAND LAKES, LLC.
- Section 2. Following the Developer's dedication of right-of-way and City acceptance of Phase 5 roadway improvements, the Developer shall receive roadway impact fee credits of 270.00 development units for Phase 5 and 14.99 development units for Phase 3.
- Section 3. Following the Developer's dedication of right-of-way and City acceptance of Phase 3 roadway improvements, the Developer shall receive roadway impact fee credits of 162.73 development units for Phase 3.
- 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 7th DAY OF JULY, 2026.

CITY OF MCKINNEY, TEXAS

BILL COX, Mayor
RICK FRANKLIN, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

APPROVED AS TO FORM:

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

City of McKinney
Collin County, Texas