

**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 CREDIT AGREEMENT WITH TIMBER CREEK PROPERTIES LLC, FOR THE CONSTRUCTION OF HARDIN BOULEVARD AND BLOOMDALE ROAD, AND DEDICATION OF RIGHT-OF-WAY FOR TIMBER CREEK ADDITION, PHASES 2B, 7A, 7B AND 8 (THE "SUBDIVISIONS"), WHICH SUBDIVISIONS ARE LOCATED ON THE EAST AND WEST SIDES OF HARDIN BOULEVARD AND THE SOUTH SIDE OF BLOOMDALE ROAD, IN AN AREA SITUATED GENERALLY NORTH OF WILMETH ROAD**

WHEREAS, Hardin Boulevard and Bloomdale Road (C.R. 164) are arterial roadways that will serve Developer's property known as Timber Creek Addition, Phases 2B, 7A, 7B and 8 (the "Subdivisions"), which Subdivisions are located on the east and west sides of Hardin Boulevard and the south side of Bloomdale Road, in an area situated generally north of Wilmeth Road and more particularly described and defined as the "Property" in Article I, Section A.7 of the Agreement; and

WHEREAS, Developer has dedicated the right-of-way for and is constructing the Roadway Improvements for Hardin Boulevard and Bloomdale Road (C.R. 164), more particularly identified as "Roadway Segment 1" and "Roadway Segment 2" in that certain Second Amended and Restated Facilities Agreement (the "Facilities Agreement") between the City and Developer that was approved by the City Council on May 20, 2025, which Right-of-Way Dedication and Roadway Improvements are eligible for roadway Impact Fee Credits that shall be applied to the Property; and

WHEREAS, City has previously identified the portions of Hardin Boulevard and Bloomdale Road (C.R. 164) that Developer has agreed to construct on the City's Impact Fee Roadway Improvement Plan ("IFRIP"), which IFRIP is a part of the City's Roadway Impact Fee Ordinance; and

WHEREAS, for Developer's prior Right-of-Way Dedication described in Article II, Section A.9 of the Agreement and for the future construction of the referenced Roadway Projects, Developer shall receive roadway Impact Fee Credits, calculated in accordance with the Ordinance, which credits shall attach to the 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 TIMBER CREEK PROPERTIES LLC.

Section 2. Following the final execution of this agreement by all parties, the Developer shall receive 168.24 service units of roadway impact fee credits that will satisfy the roadway impact fee requirements for 34.69 single-family residential lots for Right-of-Way Dedication recorded on May 17, 2023.

Section 3. Following the Developer's construction of roadway segment 1 and City acceptance of the roadway improvements, the Developer shall receive 415.37 service units of roadway impact fee credits that will satisfy the roadway impact fee requirements for 86 single-family residential lots.

Section 4. Following the Developer's construction of roadway segment 2 and City acceptance of the roadway improvements, the Developer shall receive 51.74

service units of roadway impact fee credits that will satisfy the roadway impact fee requirements for 11 single-family residential lots.

Section 5. 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