

RESOLUTION NO. 2026-05-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 MCINTYRE PHASE I, L.P., FOR THE CONSTRUCTION OF WILMETH ROAD, AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 139.077 ACRE DEVELOPMENT (CHI MCINTYRE DEVELOPMENT), GENERALLY LOCATED ALONG THE NORTH SIDE OF FUTURE WILMETH ROAD IN AN AREA BETWEEN THE EAST SIDE OF STATE HIGHWAY 5 AND THE PROPERTY LINE OF THE DART RAILROAD RIGHT-OF-WAY CROSSING

- WHEREAS, City has adopted an Impact Fee program intended to ensure the provision of adequate roadway facilities to serve new development in the city by requiring each development to pay its share of the costs of such improvements necessitated by and attributable to such new development that is codified as McKinney Impact Fees Article -- Roadways (the "Ordinance") in Section 130-103, et seq., of the Code of Ordinances, City of McKinney, Texas (the "City Code") hereinafter referred to as the Ordinance; and
- WHEREAS, Developer plans to construct or cause the construction of a new warehousing development on approximately 139.077 acres or 60,581,194 square feet of land, more or less, located along the north side of future Wilmeth Road (the "Chi McIntyre Development") in an area between the east side of State Highway 5 (N. McDonald Street) and the east property line of the Dallas Area Rapid Transit ("DART") Railroad right-of-way crossing (the "DART R-O-W"); and
- WHEREAS, the Ordinance requires Developer to pay "Roadway Impact Fees," defined below, to offset the impacts generated by such new development; and
- WHEREAS, the segment of future Wilmeth Road extending in an easterly direction from State Highway 5 (N. McDonald Street) an overall distance of approximately three thousand three hundred twenty (3,320) linear feet to the western boundary of the DART R-O-W is a planned one hundred twenty-four foot (124') wide four-lane divided roadway ("Future Wilmeth Road") that is currently identified on the CITY's Impact Fee Roadway Improvement Plan ("IFRIP") which IFRIP is a part of the Ordinance; and
- WHEREAS, Future Wilmeth Road is an arterial roadway that will serve Developer's property known as the Chi McIntyre Development (the "Subdivision"), which Subdivision is located on the north side of Future Wilmeth Road and approximately 1,780 feet east of the intersection of State Highway 5 (N. McDonald Street) and Future Wilmeth Road in the City of McKinney, Collin County, Texas (the "Property"); and
- WHEREAS, Developer plans to dedicate or cause the dedication of the right-of-way for and construct or cause the construction of the Roadway Improvements for approximately two thousand seven hundred (2,700) linear feet of the two (2) northern lanes of Future Wilmeth Road and all related appurtenances situated adjacent to the frontage of the Property, more particularly identified and defined as the "On-Site Segment" hereinbelow, under this Agreement, which Right-of-Way Dedication and Roadway Improvements are eligible for "Roadway Impact Fee Credits" (hereinafter defined) that shall be applied to development on the Property; and
- WHEREAS, City and Developer are entering into a separate Chapter 380 Economic Development Agreement ("380 Agreement") concurrently with this Agreement to compensate Developer for the design and construction or causing the design and construction of the balance of the Future Wilmeth

Road that is not adjacent to the Property, more particularly identified as the "Off-Site Segment" hereinbelow, in accordance with the 380 Agreement; and

WHEREAS, for constructing or causing the construction of the "Roadway Project," defined below, Developer shall receive Roadway Impact Fee Credits calculated in accordance with the Ordinance which credits or reimbursements 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 MCINTYRE PHASE I, L.P.

Section 2. Following the Developer's dedication of right-of-way and City acceptance of all roadway improvements, the Developer shall receive roadway impact fee credits of 620.9649 service units.

Section 3. 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 5th DAY OF MAY, 2026.

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
BENJAMIN SAMPLES
First Assistant City Attorney