

**RESOLUTION NO. 2025-11-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 CASH REIMBURSEMENT AGREEMENT WITH RG MCKINNEY COMMERCE CENTER OWNER LLC, FOR THE CONSTRUCTION OF PORTIONS OF REDBUD BOULEVARD AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 19.63 ACRE INDUSTRIAL DEVELOPMENT (MCKINNEY COMMERCE CENTER), GENERALLY LOCATED ON THE WEST SIDE OF REDBUD BOULEVARD, ON THE EAST SIDE OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND TO THE NORTH OF WILMETH ROAD**

WHEREAS, **Redbud Boulevard** is an arterial that will serve Developer's property to be known as **McKinney Commerce Center, Lots 1 - 4, Block A**, which is located on the west side of Redbud Boulevard, on the east side of U.S. Highway 75 (North Central Expressway) and to the north of Wilmeth Road in the City of McKinney, Collin County, Texas (the "Property"); and

WHEREAS, Developer will construct Roadway Improvements on Redbud Boulevard identified herein below that are eligible for impact fee credits which shall be applied to the Property; and

WHEREAS, Developer will dedicate to the City the necessary right-of-way for the Roadway Project depicted on the attached Exhibit B; and

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

WHEREAS, Developer previously paid the required impact fees to the City for the Roadway Improvements at the time Developer obtained building permits for certain improvements on the Property;

WHEREAS, upon the City issuing final acceptance of the Roadway Improvements, Developer shall receive impact fee credits, which shall attach to the Property; and

WHEREAS, due to Developer having previously paid impact fees to cover the Roadway Improvements, Developer shall be entitled to a cash reimbursement in the amount provided for in this Agreement.

**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 Cash Reimbursement Agreement with RG McKinney Commerce Center Owner LLC.

Section 2. Following the Developer's dedication of right-of-way and City acceptance of roadway improvements, the Developer shall receive a roadway impact fee reimbursement of \$549,275.00.

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 18<sup>th</sup> DAY OF NOVEMBER, 2025.**

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