

ORDINANCE NO. 2025-09-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING THE CODE OF ORDINANCES SECTION 110-44, AND BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 2-1, 86-23, 86-27, 86-28, 86-30, 86-32, 110-35, 110-37, 110-42, 110-44, 110-45, 110-139, 110-141, 110-142, 110-230, 110-395, AND 150-706D; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City Council of the City of McKinney, Texas, finds, determines, and declares that certain fees are necessary to provide for efficient government services; and

WHEREAS, the City Council of the City of McKinney, Texas, finds and determines that the current fees are insufficient to cover the costs of the respective services; and

WHEREAS, the City Council of the City of McKinney, Texas desires to adopt fees necessary for the City to provide good and efficient government for the benefit of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. The Code of Ordinances, City of McKinney, Texas, Section 110-44, is hereby amended to read as follows:

Sec. 110-44. Fire hydrant meter service deposits and requirements.

- (a) When a city-owned fire hydrant meter is to be set, a service deposit as determined from time to time by city council, will be required. A service charge as determined from time to time by city council shall be charged for each month (31 days) or fraction of a month in which a city-owned fire hydrant meter is used.
- (b) A reduced pressure principle assembly (RPZ) that has been approved by the University of Southern California Foundation for Cross Connection Control and Hydraulic research shall be required protection for fire hydrant water meters which are being used for a temporary water supply during any construction or other uses which would pose a potential hazard to the public water supply.
- (c) It is the responsibility of all persons engaging in the use and rental of a fire hydrant water meter to abide by the conditions of this article. All fire hydrant meters rentals shall meet the current requirements, as provided by the city.

Section 3. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 2-1, is hereby amended to read as follows

Appendix A, Section 2-1. Fees for special services provided by public works, development services, and parks and recreation departments.

- (a) Public works department services performed for individuals as special services, either on private property or not offered as a general public service shall be charged according to the actual cost of personnel,

materials, and equipment, plus an overhead and administrative expense of 40 percent of actual service costs.

(b) The charge/fee for services of the engineering department for review of construction of municipal infrastructure items, such as roadway improvements, drainage systems, water distribution systems and wastewater collection systems shall be calculated as follows:

City Plan Review	\$1,500 Base Fee plus	\$911 per disturbed acre
City Inspection	\$1,500 Base Fee plus	\$2,279 per disturbed acre
City Total	\$3,000 Base Fee plus	\$3,191 per disturbed acre
ETJ Plan Review	\$2,000 Base Fee plus	\$1,215 per disturbed acre
ETJ Inspection	\$2,000 Base Fee plus	\$3,039 per disturbed acre
ETJ Total	\$4,000 Base Fee plus	\$4,254 per disturbed acre

Subdivisions of ten or fewer residential lots under development by or for nonprofit builders of affordable housing as determined by the city housing division, or by or for the city housing finance corporation, shall be exempt from engineering inspection fees.

(c) All persons requesting services that require one or more standard facilities agreement and/or development agreements shall be charged \$500.00 per agreement. Non-standard facilities agreements and/or development agreements shall be charged \$1,000.00 per agreement. City-initiated agreements shall have no fee.

(d) The services of the engineering department performed during the weekend or after 5:00 p.m. on a normal business day is \$82.00 per hour inside city limits and \$110.00 per hour outside city limits with a two-hour minimum.

(e) The charge/fee for the services of the engineering department for review of submittals for revocable license agreements regarding the limited use of city easements by the owner of the property burdened thereby for the installation or location of private improvements, such as signs, that do not interfere with the city's use of the easement shall be \$1,000.00.

(f) The charge/fee for services of the engineering department for review of floodplain reclamation activities shall be \$3,000.00 for the initial application and document review plus one subsequent submittal and document review of amended or corrected documents responding to and addressing the engineering department's comments. The charge/fee for each subsequent submittal and review of corrected documents responding to and addressing the engineering department's comments shall be \$1,000.00 each.

(g) The charge/fee for the services of the engineering department for review of submittals for tree permit processing and issuance shall be as follows:

Item	Charge/Fee
Tree permit fee	\$20.00
Affidavit of no protected trees	\$20.00
Limited purpose tree permit	\$20.00 + \$5.00 per quality tree removed
Construction tree permit	\$50.00 + fee based on number of trees
*Fee for sites with up to 10 quality trees	\$10.00
*Fee for sites with 10—50 quality trees	\$50.00
*Fee for sites with 50+ quality trees	\$100.00

(h) The fee for external attendees (non-City staff) to register and attend the City's Innovation Academy shall be \$300.

(i) E-recording documents at Collin County Clerk: \$10 per document

Section 4. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 86-23, is hereby amended to read as follows

Appendix A, Section 86-23. Sanitation service deposits and fees.

Service:

Residential deposit \$50.00

General commercial/retail deposit—Pays first month

Commercial (3- to 10-cubic-yard containers) deposit—Pays first month

Commercial (3- to 10-cubic-yard containers) delivery fee \$85.00

Commercial (20- to 40-cubic-yard containers) deposit—Pays first haul and delivery charge

Commercial (20- to 40-cubic-yard containers) delivery fee \$104.74

Container removal/resetting fee (for delinquent accounts only)\$75.00

Residential garbage or recycling receptacle replacement fee \$50.00

Servicing locks\$15.00 per month

Servicing casters\$4.00 per collection

Servicing enclosures\$4.00 per collection

Section 5. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 86-27, is hereby amended to read as follows

Appendix A, Section 86-27. Residential collection regulations.

Collection of unusual accumulations:

First twelve 4-cubic yard collections – no additional fee

Exceeding the collection frequency of 4-cubic yards or collection limits of twelve per residential unit per year, \$79.90

Late setout premium collection fee (per occurrence) \$50.00

Section 6. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 86-28, is hereby amended to read as follows

Appendix A, Section 86-28. Residential collection fees.

Service levels:

Monthly charge, per residential unit (one residential garbage cart and one residential recycling cart) ... \$20.36

Each additional residential garbage cart, per month, per residential unit ... \$7.82

Each additional residential recycle cart, per month, per residential unit ... \$3.50

Section 7. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 86-30, is hereby amended to read as follows

Appendix A, Section 86-30. Commercial collection fees.

- (1) *Service levels for garbage and recycling receptacles:*
- a. Commercial garbage cart picked up one time a week, per month ... \$27.81
 - b. Commercial garbage cart picked up twice a week, per month \$56.00
 - c. Additional commercial garbage cart, per month ... \$15.00
 - d. Commercial recycling cart picked up one time per week, per month \$8.86
 - e. Commercial recycling cart picked up twice per week, per month \$25.06
 - f. Additional commercial recycling cart per month ... \$10.00
- (2) *Service levels for commercial garbage and recycling containers (noncompacted containers):*
- a. *Front-load containers:*

Monthly Rates							
Garbage							
Collections per week	1	2	3	4	5	6	Unscheduled Pickup (per pickup)
2 cubic yards	N/A	N/A	\$231.52	N/A	N/A	N/A	\$31.01
3 cubic yards	\$106.95	\$185.15	\$257.42	\$341.60	\$402.05	\$503.68	\$33.14
4 cubic yards	\$125.37	\$245.41	\$316.67	\$413.16	\$494.09	\$611.52	\$40.88
6 cubic yards	\$160.23	\$289.71	\$432.88	\$568.66	\$674.34	\$805.74	\$56.34
8 cubic yards	\$222.48	\$359.59	\$541.42	\$694.06	\$813.44	\$989.21	\$77.40
10 cubic yards	\$271.57	\$502.81	\$714.19	\$949.60	\$1,164.99	\$1,390.41	\$92.86
Recycling							
Collections per week	1	2	3	4	5	6	Unscheduled Pickup (per pickup)
3 cubic yards	\$55.93	\$104.72	\$148.14	\$197.51	\$246.89	\$296.28	\$27.75
4 cubic yards	\$73.44	\$137.34	\$194.08	\$227.02	\$283.77	\$340.53	\$34.74
6 cubic yards	\$108.44	\$178.76	\$286.00	\$333.68	\$417.10	\$500.52	\$48.73
8 cubic yards	\$143.44	\$236.05	\$377.90	\$440.34	\$512.83	\$623.83	\$68.42
10 cubic yards	\$178.44	\$293.36	\$469.81	\$626.42	\$783.02	\$939.62	\$82.41

Each additional commercial garbage container, per month same as base rate

- b. *Roll-off containers (garbage or recycling):*

Roll-off containers (cubic yards)	Per pickup
20	\$373.09, plus a daily container lease charge of \$5.50
30	\$424.34, plus a daily container lease charge of \$5.50
40	\$561.93, plus a daily container lease charge of \$5.50

- (3) *Service levels for commercial collections (compacted containers):*

Roll-off containers (cubic yards)	Per pickup
2	\$28.91
3	\$41.39
4	\$53.88
6	\$78.85

8	\$103.82
15	\$332.62, plus a daily container lease charge of \$5.50
20	\$438.93, plus a daily container lease charge of \$5.50
30	\$521.32, plus a daily container lease charge of \$5.50
35	\$561.59, plus a daily container lease charge of \$5.50
40	\$616.50, plus a daily container lease charge of \$5.50

(4) *Service levels for commercial recycling collections (compacted containers):*

Roll-off containers (cubic yards)	Per pickup
15	\$332.62, plus a daily container lease charge of \$5.50
20	\$438.93, plus a daily container lease charge of \$5.50
30	\$521.32, plus a daily container lease charge of \$5.50
35	\$561.59, plus a daily container lease charge of \$5.50
40	\$616.50, plus a daily container lease charge of \$5.50

(5) *Fee charges for commercial recycling collections (noncompacted containers):*

95 Gallon Cart, one time per week	\$8.86
95 Gallon Cart, twice a week	\$25.06
3 cubic yard, one time per week	\$55.93
3 cubic yard, twice a week	\$104.72
3 cubic yard, three a week	\$148.14
3 cubic yard, four a week	\$197.51
3 cubic yard, five a week	\$246.89
3 cubic yard, six a week	\$296.28
4 cubic yard, one time per week	\$73.44
4 cubic yard, twice a week	\$137.34
4 cubic yard, three a week	\$194.08
4 cubic yard, four a week	227.02
4 cubic yard, five a week	\$283.77
4 cubic yard, six a week	\$340.53
6 cubic yard, one time per week	\$108.44
6 cubic yard, twice a week	\$178.76
6 cubic yard, three a week	\$286.00
6 cubic yard, four a week	\$333.68
6 cubic yard, five a week	\$417.10
6 cubic yard, six a week	\$500.52
8 cubic yard, one time per week	\$143.44
8 cubic yard, twice a week	\$236.05
8 cubic yard, three a week	\$377.90
8 cubic yard, four a week	\$440.34
8 cubic yard, five a week	\$512.83
8 cubic yard, six a week	\$623.83
10 cubic yard, one time per week	\$178.44
10 cubic yard, twice a week	\$293.36
10 cubic yard, three a week	\$469.81
10 cubic yard, four a week	\$626.42
10 cubic yard, five a week	\$783.02
10 cubic yard, six a week	\$939.62

Section 8. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 86-32, is hereby amended to read as follows

Appendix A, Sec. 86-32. Collection fees in the Downtown Business District.

DBD Monthly Rate

SIZE CLASSIFICATION	Small (R1)	Medium (R2)	High (R3)	Exceptions
MONTHLY COLLECTIONS FEE	\$41.38	\$91.32	\$158.38	Rate Individually Assessed
SIZE AND TYPE OF USE ¹	Small Service Uses	Small Restaurant Uses Without Alcohol Sales	Large Restaurant Uses Without Alcohol Sales	Hotel Uses
	Medium Service Uses	Medium Restaurant Uses Without Alcohol Sales	Medium Restaurant Uses With Alcohol Sales	Mixed Business Uses
	Small Office Uses	Small Restaurant Uses With Alcohol Sales	Large Restaurant Uses With Alcohol Sales	Specialty Uses
	Medium Office Uses	Medium Retail Uses	Large Retail Uses	Residential Uses
		Large Office Uses		
		Small Retail Uses		
		Large Service Uses		

¹ **Mixed Business Uses:** If a business includes two or more different types of uses (e.g., retail and restaurant), the Mixed Business Use will be charged at the higher rate.

DBD Types of Uses

The types of uses for occupants of buildings in the DBD are generally grouped together and classified as follows:

1. **Service/Office Uses:** Office space or service-related businesses (e.g., barber shop, travel agent, law office, small IT consulting, real estate agency).
2. **Retail Uses:** Businesses involving the sale of products directly to end consumers (e.g., boutique, antique shop, floral shop).
3. **Restaurant Uses:** Commercial establishments where food and non-alcoholic beverages are prepared and served and/or alcoholic beverages are also served (e.g., coffee shops, donut shops; sandwich shops, specialty food shops, and full-scale or limited menu restaurants;).

In addition, the following uses are identified as separate from the groups of classifications identified above and are analyzed separately and distinctly upon request:

1. **Hotel Uses:** High regardless of square footage.
2. **Church Uses:** Medium regardless of square footage.
3. **Residential Uses:** Low rate charged per dwelling unit.

Please note that the impacts of the maximum occupancy rates for the uses classified herein have not yet been fully studied and determined and included in these charts. Those impacts will be further evaluated and may be included in the future to more specifically narrow down or modify the groupings identified, the impacts of each grouping or classification and increase or decrease the fees for such groupings.

OFFICE USES			
Size Classification	Small	Medium	Large
Square Footage	< 2,000 sq ft	2,001 - 4,500 sq ft	4,502 - 11,000 sq ft
Occupancy Limit	TBD	TBD	TBD
Monthly Solid Waste Fee	\$41.38	\$41.38	\$91.32

RESTAURANT USES WITHOUT ALCOHOL SALES			
Size Classification	Small	Medium	Large
Square Footage	< 2,000 sq ft	2,001 - 4,500 sq ft	4,502 - 11,000 sq ft
Occupancy Limit	TBD	TBD	TBD
Monthly Solid Waste Fee	\$91.32	\$91.32	\$158.38

RESTAURANT USES WITH ALCOHOL SALES			
Size Classification	Small	Medium	Large
Square Footage	< 2,000 sq ft	2,001 - 4,500 sq ft	4,502 - 11,000 sq ft
Occupancy Limit	TBD	TBD	TBD
Monthly Solid Waste Fee	\$91.32	\$158.38	\$158.38

RETAIL SALES USES			
Size Classification	Small	Medium	Large
Square Footage	< 2,000 sq ft	2,001 - 4,500 sq ft	4,502 - 11,000 sq ft
Occupancy Limit	TBD	TBD	TBD
Monthly Solid Waste Fee	\$91.32	\$91.32	\$158.38

SERVICE USES			
Size Classification	Small	Medium	Large
Square Footage	< 2,000 sq ft	2,001 - 4,500 sq ft	4,502 - 11,000 sq ft
Occupancy Limit	TBD	TBD	TBD

Monthly Solid Waste Fee	\$41.38	\$41.38	\$91.32
--------------------------------	----------------	----------------	----------------

Section 9. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-35, is hereby amended to read as follows

Appendix A, Sec. 110-35. Connection charge.

Connection of city utility service, either new service or a transfer to a new service:

During normal city working hours 50.00

Same day service or after normal city working hours 100.00

Section 10. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-37, is hereby amended to read as follows

Appendix A, Sec. 110-37. Residential base deposit – Amount.

Total residential base deposit for either water or sewer service or both water and sewer service 200.00

Section 11. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-42, is hereby amended to read as follows

Appendix A, Sec. 110-42. Reconnection – charges.

Reconnection of city utility service fees:

During normal city working hours 75.00

After normal city working hours 125.00

Section 12. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-44, is hereby amended to read as follows:

Appendix A, Sec. 110-44. Fire hydrant/construction meter service deposits.

Fire hydrant relocation (trip fee) 75.00

Fire hydrant meter deposit 3,000.00

Connection charge 50.00

Service charge for each month (31 days) or fraction of a month in which a fire hydrant meter is used:

Use charge + base fee 50.00 service fee, plus 3 inch irrigation meter base monthly rate

Unreported monthly reading 100.00

Damaged fire hydrant meter / Reduced Pressure Assembly (RPZ) 2,500.00

Section 13. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-45, is hereby amended to read as follows:

Appendix A, Sec. 110-45. Miscellaneous charges.

Payment plan processing fee 5.00

Removal or lockup of meter for non-payment 75.00

Tampering with meter 100.00

Damaged lock 30.00

Meter test fee:

Residential meter 100.00

2-inch or smaller Commercial Meter 200.00

3-inch meter or larger, the minimum fee shall be 250.00

Meter box replacement 150.00

Trip fee (i.e. emergency shut off, delivery of disconnection notice in lieu of reconnection fee):

During normal city working hours 75.00

After normal city working hours 125.00

Water use profile report (trip fee) 100.00

Missed appointment fee (charge for making appointments and customer is a "no show"):

Return trip—Next day 25.00

Return trip—Same day 50.00

Failed meter inspection (1st & 2nd violations) 50.00

Failed meter inspection (3rd & subsequent violations) 150.00

Section 14. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-139, is hereby amended to read as follows

Appendix A, Sec. 110-139. Water tap and meter set fees – Smaller Service.

Water service installation:

(1)1-inch water tap only1,450.00

(2)1-inch water tap and pavement repair1,950.00

(3)1-inch tap, bore and pavement repair2,775.00

(4)2-inch water tap only1,850.00

(5)2-inch water tap and pavement repair2,350.00

(6)2-inch tap, bore and pavement repair3,175.00

Meter set fees:

(1) ¾-inch meter set 510.00

(2) ¾-inch meter set: outside city limits 1,020.00

(3) 1-inch meter set 565.00

(4) 1-inch meter set: outside city limits 1,130.00

- (5) 1 ½-inch meter set 2,000.00
- (6) 1 ½-inch meter set: outside city limits 4,000.00
- (7) 2-inch meter set 2,000.00
- (8) 2-inch meter set: outside city limits 4,000.00

Section 15. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-141, is hereby amended to read as follows

Appendix A, Sec. 110-141. Monthly water rates.

Residential & irrigation accounts per 1,000 gallons:

Consumption	Inside City
1 Gal—7,000	5.00
7,001—20,000	6.90
20,001—40,000	8.70
Over 40,000 Gallons	10.45

- (2) Commercial accounts per 1,000 gallons 5.75
- (3) Water district and municipal accounts per 1,000 gallons 4.30
- (4) Base rate per meter, per month:

Meter Size	Inside City
All residential	19.80
¾-inch	19.80
1-inch	34.85
1½-inch	59.70
2-inch	83.65
3-inch	147.30
4-inch	219.10
6-inch	408.35
8-inch	806.70
10-inch	1,526.40
12-inch	2,853.55

Section 16. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-142, is hereby amended to read as follows:

Appendix A, Sec. 110-142. Water delivered outside city.

Water rates for all water delivered outside the city limits:

- (1) Residential & irrigation accounts per 1,000 gallons:

Consumption	Outside City
1 Gal—7,000	6.25
7,001—20,000	8.65
20,001—40,000	10.90
Over 40,000 Gallons	13.05

- (2) Commercial accounts per 1,000 gallons 7.20

- (3) Base rate per meter, per month:

Meter Size	Outside City
All residential	24.75
¾-inch	24.75
1-inch	43.55
1½-inch	74.65
2-inch	104.55
3-inch	184.15
4-inch	273.90
6-inch	510.45
8-inch	1,008.40
10-inch	1,908.00
12-inch	3,566.95

Section 17. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-230, is hereby amended to read as follows:

Appendix A, Sec. 110-230. Sewer service rates generally.

- (1) Single-family dwelling accounts:
- a. The base monthly rate shall be:
 - 1. Inside City 28.10
 - 2. Outside City 35.15
 - b. The rate per 1,000 gallons up to 8,000 gallons, but not to exceed the winter average if applicable, shall be:
 - 1. Inside City 7.80
 - 2. Outside City 9.75
 - c. Utility customers shall be billed at actual metered water consumption not to exceed 8,000 gallons maximum until a winter average may be established. The winter average shall be established using the consumption for the months of December, January and February.

(2) Multifamily/commercial/industrial/governmental accounts:

a. The base monthly rate shall be:

Meter Size	Inside City	Outside City
¾-inch	28.10	35.15
1-inch	46.05	57.55
1½-inch	76.05	95.05
2-inch	99.00	123.75
3-inch	155.25	194.05
4-inch	220.10	275.15
6-inch	376.00	470.00
8-inch	735.75	919.70
10-inch	1,514.50	1,893.15
12-inch	3,089.30	3,861.65

b. The rate per 1,000 gallons or any portion thereof shall be:

1. Inside City 7.80

2. Outside City 9.75

(3) Municipal accounts:

a. The rate per 1,000 gallons or any portion thereof:

1. Inside City 5.95

(4) Irrigation accounts:

a. Meters used for irrigation purposes only shall not be billed sewer charges.

Section 18. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-395, is hereby amended to read as follows:

Appendix A, Sec. 110-395. Schedule of charges.

Surface water drainage utility system (SDUS) fee

(1) *Determination of SFLUE.*

- a. Single family residential and townhomes: One SFLUE per parcel;
- b. Duplexes and quadplexes: One SFLUE per dwelling unit.
- c. Mobile home parks: One SFLUE per each mobile home pad or trailer pad.
- d. Multifamily properties: No. of SFLUE for property = Square footage of impervious surface on property/3,000 square feet, rounded up to the nearest whole number with a minimum of one SFLUE.
- e. Nonresidential, commercial and/or industrial properties: No. of SFLUE for property = Square footage of impervious surface on property/3,000 square feet, rounded up to the nearest whole number with a minimum of one SFLUE.

(2) *The system-wide component.* The monthly system-wide fee, per SFLUE for all property situated within the city shall be calculated based on the following classifications:

- a. For all residential uses including single family, townhomes, duplexes, quadplexes, mobile home parks, and multi-family properties \$5.25

- b. For nonresidential, commercial and/or industrial properties \$4.25
- (3) The lake drainage basin component. The monthly system-wide fee, per SFLUE for all property within the city 0.00
- (4) The preferred method for calculating the SDUS fee due and payable from a user and/or benefited property on a monthly basis is to multiply the number of SFLUE for the particular use of the property by the sum of the system wide component fee and the lake drainage basin component fee, which calculation reads as follows:

$$\text{No. of SFLUE} \times (\text{system wide component fee} + \text{lake drainage basin fee})$$
- (5) For those properties identified hereinabove in subparagraphs (1)d. and (1)e. the following alternative calculation may be performed on a monthly basis to determine the SDUS fee due:

$$(\text{Square footage of impervious surface} / 1,000 \text{ square feet}) \times [(\text{system wide component fee} + \text{lake drainage basin fee}) / 3], \text{ rounded up to the nearest whole number.}$$
- (5) The amount of the SDUS fee billed to a nonresidential, commercial or industrial property may be reduced by a percentage equal to the BMP credit approved for the property pursuant to the city's stormwater credit program.

Section 19. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 150-706D, is hereby amended to read as follows

Appendix A, Sec. 150-706D. Erosion control fees.

Erosion control deposit, per acre\$500.00

Maximum\$20,000.00

Maximum, if upstream of or adjacent to a lake\$50,000.00

Minimum\$1,000.00

If a developer has more than one subdivision under construction:

Single deposit account—Equal to the amount due for the largest of the developer's subdivisions

Except in the case of a lake, maximum\$50,000.00

Minimum deposit balance\$5,000.00 (or the initial deposit amount, whichever is less)

Minimum deposit balance—in the case of lakes\$20,000.00 (or the initial deposit amount, whichever is less)

Erosion Control Offenses:

1. Commercial / Development:

a. Starting work without a pre-con / initial erosion release
\$1,000.00

b. Offsite track out City Streets / Major Thoroughfares
\$1,000.00

c. Offsite track out Fire Lane / Private Streets \$500.00

d. Erosion 1st Offense – 24-hour notice to fix / schedule repairs
– no fee

e. Erosion 2nd Offense – \$200.00

f. Erosion 3rd Offense – \$300.00

g. Erosion 4th Offense – \$500.00

2. Residential:
- a. Starting work without a BP / initial erosion release \$500.00
 - b. Vehicles parking on non-paved surface \$225.00
 - c. Offsite track out City Streets / Major Thoroughfares \$1,000.00
 - d. Offsite track out Fire Lane / Private Streets \$500.00
 - e. Erosion 1st Offense – 24-hour notice to fix / schedule repairs – no fee
 - f. Erosion 2nd Offense – \$150.00
 - g. Erosion 3rd Offense – \$300.00
 - h. Erosion 4th Offense – \$500.00

Reinspection fee\$150.00

Section 20. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 21. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.

Section 22. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney.

Section 23. This Ordinance shall become effective October 1, 2025.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 2ND DAY OF SEPTEMBER, 2025.

CITY OF MCKINNEY, TEXAS

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney