

RESOLUTION NO. 2024-09-XXX (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A UTILITY IMPACT FEE CREDIT AGREEMENT WITH MCKINNEY RANCH, LTD, FOR THE CONSTRUCTION OF MASTER PLANNED WATER AND WASTEWATER UTILITY LINES, SERVING AN APPROXIMATELY 1,649 ACRE DEVELOPMENT (HONEY CREEK), GENERALLY LOCATED ON THE NORTH SIDE OF COUNTY ROAD 1006 AND BETWEEN LAKE FOREST DRIVE AND HARDIN BOULEVARD

WHEREAS, the City's Water and/or Wastewater Improvement Plans (hereinafter referred to singly and collectively as the "Master Plan") require the construction of certain Utility Improvements upon and across Developer's property known as **Cross F Ranch (Honey Creek)**, which is located on the north side of **County Road 1006**, as reflected in Exhibit A, which Exhibit is attached hereto and incorporated herein by reference for all purposes allowed by law, (the "Property") to serve future development in the area specifically including the Property; and

WHEREAS, Developer has constructed or agreed to construct certain Utility Improvements upon and across the Property as reflected in Exhibit B and more specifically described herein, said Exhibit is attached hereto and incorporated herein by reference for all purposes allowed by law, in exchange for impact fee credits that shall be applied to the Property; and

WHEREAS, City has agreed that Developer shall construct the Oversize Line required by the City's Master Plan (the "Utility Project"); and

WHEREAS, Developer has dedicated to the City the necessary easements and/or right-of-way for the Utility Project; and

WHEREAS, City has identified the Oversize Line on the City's Master Plan, which is a part of the City's Utility Impact Fee Ordinance; and

WHEREAS, Developer has requested and City has agreed for the impact fee credits that Developer would typically receive for the construction of the Utility Project, calculated in accordance with the Ordinance, shall instead attach to the Neighboring Property, as provided for herein.

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 execute a utility impact fee credit agreement with McKinney Ranch, LTD.

Section 2. Upon the construction and acceptance of the master planned water and wastewater lines, a utility impact fee credit for up to 736.69 service unit equivalents for the construction of the water line and up to 586.07 service unit equivalents for the construction of the wastewater line will be available for use only within the neighboring property.

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 3rd DAY OF SEPTEMBER, 2024.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney