

CITY COUNCIL WORK SESSION

APRIL 21, 2026

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, Tuesday, April 21, 2026 at 3:00 p.m.

The work session was streamed online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Bill Cox called the work session to order at 3:02 p.m. upon determining a quorum consisting of himself and the following City Councilmembers were present: Mayor Pro Tem Gefé Feltus and Councilmembers Patrick Cloutier, Rick Franklin, Michael Jones, Justin Beller, and Ernest Lynch.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Assistant to the City Manager Nimra Zubair, Executive Director of Development Services Michael Quint, Director of Housing and Community Development Margaret Li, Director of Parks and Recreation Amy Kinkade, Director of Business Retention and Workforce Development Madison Clark, Police Chief Joe Ellenburg, Director of Libraries Spencer Smith, Director of Code Services Phillip Hubbard, Chief Financial Officer Mark Holloway, Director of Airports Ken Carley, Director of Planning Lucas Raley, Director of Engineering Gary Graham, Director of Public Works Ryan Gillingham, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks & Recreation Erica Lyght, Assistant Director of Parks & Recreation Robert Gaylor, Parks Planning & Development Manager Jenny Baker, Parks Planning Manager Jill Younts, Parks Superintendent Marty Sillito, Procurement Manager Tracey Epps, Affordable Housing Administration Cristel Todd, Buyer II Sean Fu, Procurement Service Supervisor Erika Roberts, Police Services Administrator Cammie Martin, City Secretary Administrative Assistant Sheridan Burns, Permit Technician Katelyn Hardaway, Administrative Specialist Alicia Quiroz, Administrative Specialist Lupe Armijo, Support Services Financial Analyst Kara Dickson, Support

Services Financial Analyst Kayla Chrisman, Sr. Environmental Health Specialist Shane Salley, Code Services Coordinator Stephanie Durrett, Administrative Assistant Destiny Gracia, Audio Visual Technician Joshua Arias, Administrative Supervisor Barbara LaMunion, Administrative Assistant Tara Madigan, Administrative Supervisor Donna Bugiel, Administrative Assistant Jordan Shirley, Parks & Recreation Analyst Sara Tamimi, Administrative Coordinator Monica Castilleja-Ortiz, Executive Assistant Lottie Bock, Parks Construction Project Coordinator Annette Diaz, Parks Construction Planner II Mallory Kornegay, Parks Construction Planner II Riley Davis, PD Services Administrative Specialist Marisol Liboy, Administrative Supervisor Malissa Foster, Public Safety Administrative Assistant Amy Fritz, Police Safety Administrative Assistant Erika Sanders, Police Safety Administrative Specialist Laura Madsen, Parks College Intern Alyssa Dutil, Grants Program Manager Elena Berg, Parks Construction Planner II Justin Sterle, Management Analyst Emily Ann Brier, and Business & Data Analytics Manager Caleb Casteel.

There were approximately three (3) members of the public present.

Mayor Cox called for Information Sharing items.

26-0311 Proclamation for Administrative Professionals Week

Mayor Cox called for Public Comments on Agenda Items, at which time there were none.

Mayor Cox called for discussion on agenda items for the City Council Regular Meeting to be held on Tuesday, April 21, 2026, at 6:00 p.m., at which time there was none.

Mayor Cox called for Work Session Agenda Items.

26-0312 Consider/Discuss the Transfer of Operational Responsibility of the Animal Services Facility Advisory Committee

26-0313 Update and Discussion on Parkland Dedication Ordinance

The presentation, not included in the posted agenda, has been included in these minutes as Appendix A: Parkland Dedication Presentation.

Mayor Cox called for Council Liaison Updates regarding City Boards & Commissions, at which time there were none.

Mayor Cox called for Executive Session at 3:46 p.m., in accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

- North Texas Conservation Association et al, Plaintiffs, v. McKinney Community Development Corporation et al, Defendants, 471st District Court, Collin County, Texas, Cause No. 471-01849-2026

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

- City Manager Annual Performance Evaluation

- Name Clearing Hearing - Olutosin Fatosá

E. Section 551.087 Deliberation Regarding Economic Development Matters

- Craig Ranch Luxury Hotel SPE Owner, LP Chapter 380 Agreement

The Council returned to work session at 4:55 p.m. All members except Mayor Pro Tem Feltus and Councilmember Jones. No action was taken on items discussed in closed session.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to adjourn the work session at 4:55 p.m.

These minutes were approved by the City Council on May 19, 2026.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: Parkland Dedication Presentation

Parkland Dedication Ordinance Discussion

City Council Work Session
 April 21, 2026

Jenny Baker – Parks Planning & Development Manager



Recap:

- December 16, 2025 Council work session
 - Update and review of Ordinance
 - Council requested Staff review and provide options for addressing high parkland cash in lieu of fees for infill development within the Downtown area

Discussion:

- Quick refresher on how parkland is assessed
- Discuss recommendations for assessing parkland cash in lieu of fees
- Affordable Housing
- Evaluation of current park development fees
- Next steps



How it is applied

Summary of Parkland Dedication Ordinance effective October 1, 2022

		Parkland Dedication		Park Development Fee		
		Single-family	Multi-family	Single-family	Multi-family	
Required Acreage		1:37	1:37	\$1,993 per Unit	\$1,631 per Unit	
Discount Schedule (effective October 1 each calendar year)	2022 & 2023	1:37		-50%	\$1,000 per Unit	\$1,600 per Unit
	2024 & 2025			-30%	\$1,400 per Unit	\$1,600 per Unit
	2026 and beyond			- - -	\$1,400 per Unit	\$1,600 per Unit

Fee Payments:

- Single family and duplex residential units: at plat recordation
- All other residential development: prior to the issuance of any building permits
- Fee to be paid in lieu of parkland dedication: multiply acreage due by the Collin Central Appraisal District's per acre land value

Other:

- Developer may enter into a development agreement with the City to construct public park improvements on parkland to be dedicated in lieu of paying park development fees.

How it is applied, cont'd

Summary of Parkland Dedication Ordinance effective October 1, 2022

Parkland Dedication & Park Development Fee Credits		
Use	Parkland Dedication – Reduction in Required Acres or Fee in lieu of	Park Development Fees – Credit for Private Park Amenities
Single-family Residential	None	50%
Multi-family Residential	None	50%
Mixed-use Residential Structure	25%	50%
Senior/Independent Living	50%	Not required
Affordable Housing	50%	Not required
Assisted Living/Memory Care/Skilled Nursing	Not required	Not required

Credits for Private Amenities

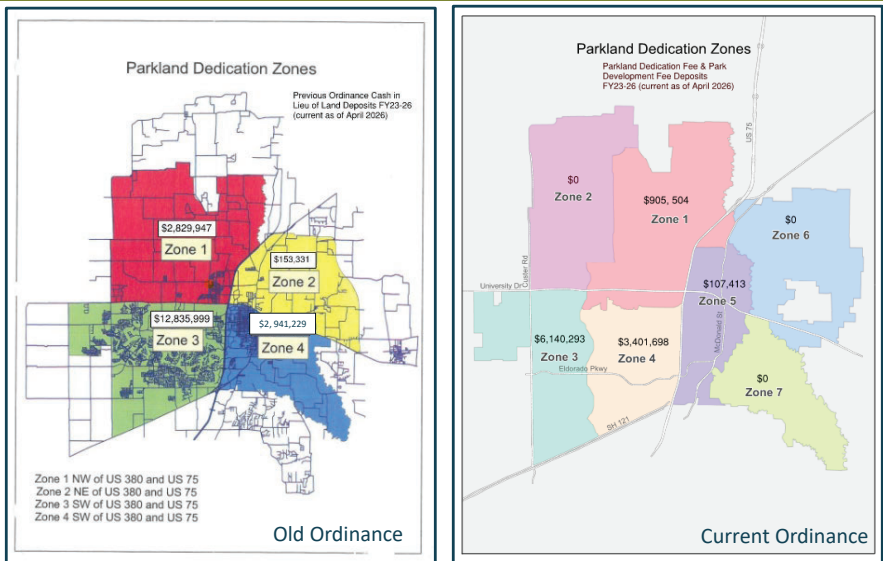
- Up to fifty percent (50%) of the total park development fee required may be eligible for reimbursement if the developer provides private parkland and/or park-like amenities on the site – with Director approval.
- Further reduction in parkland dedication requirement available to Senior/Independent Living and Affordable Housing developments for money spent on private park amenities exceeding the amount of park development fees that would be required for a similar development which is not excepted from the park development fees.

Ordinance Summary

When it took effect

	Previous Ordinance	Current Ordinance
	Before October 1, 2022	October 1, 2022 - Present
Parkland Dedication	1 acre per every 50 residential units	1 acre per every 37 residential units
Park Development Fee	N/A	Single Family - \$1,400 per unit Multi-Family - \$1,600 per unit
Parkland Zones	Four (4)	Seven (7)

Ordinance Summary



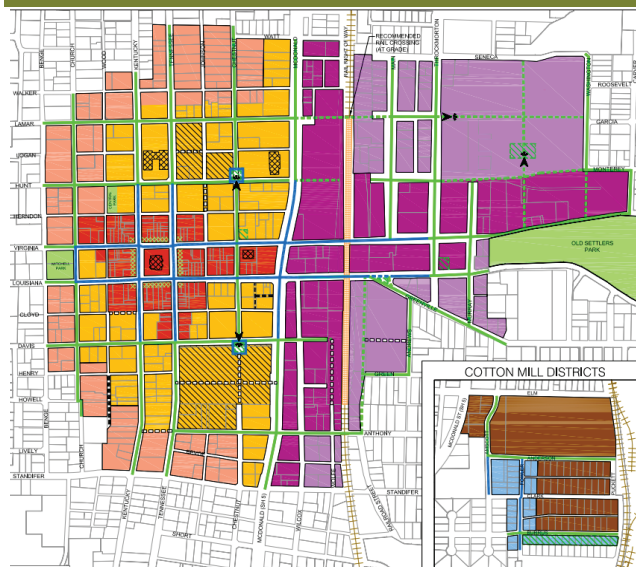
Financial Impact = \$29,315,414

- Staff connected with Dr. John Crompton, A&M Professor, who was the primary author of our current ordinance.
- Reflecting upon Council’s request, he provided the following options for consideration in how we assess cash in lieu of dedication fees:
 1. Create a zone within the Downtown area where the per acre land value used to assess the fee is essentially “capped”
 2. Create a per-acre land value cap over the entire City
 3. Use an average per-acre land value within all the 7 parkland zones
 4. Leave the ordinance as is
- Dr. Crompton also recommended conducting an update of our park development fees to ensure these reflect current market conditions.

Recommendations

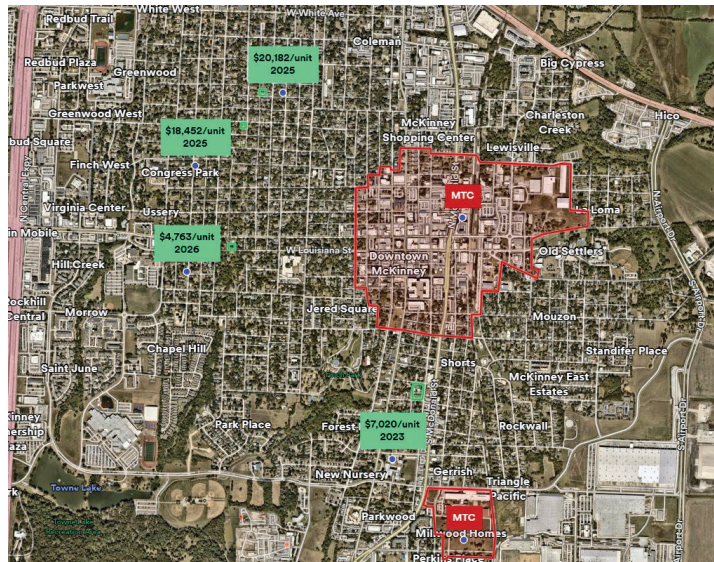
1. Create a new zone or mirror/combine a current zone(s) within the Downtown area where the fee is essentially “capped” – Historic Neighborhood, MTC, etc.
- Pros:
 - Easily understood where this provision is enforced
 - Reduce the high cash in lieu of parkland fees that smaller, infill developments have recently seen
 - Cons:
 - Situations will most likely occur where a development just outside of the zone could/should receive the cap
 - Could be seen as unfair in other development areas of the City with high land value

Recommendation #1

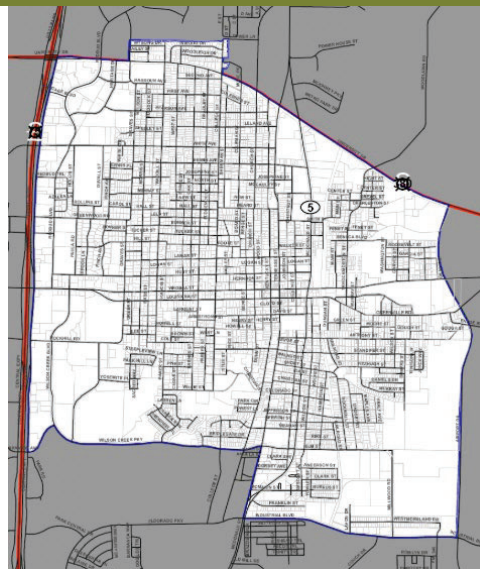


The Parkland Dedication Ordinance does not apply to land within the MTC, so no parkland fees are collected within this boundary





Locations of recent infill development



Historic Neighborhood Improvement Zone

2. Create a cap on the per acre land value used to assess the fee over the entire City

- Pros:
 - Fair assessment across the entire City
 - Clear and easy to assess
 - There would still be fluctuations in the CCAD per acre values below the cap, but this ensures that the values would not exceed the established cap.
- Cons:
 - The recommended cap would be a “best guess” assessment of an equitable cap that reflects all 7 Zones.
 - Reduction of cash in lieu of dedication fees. There will be cases where a cap will result in lower fees collected
 - The cap would be a fixed value each year that is adopted as part of the annual fee adoption.

3. Use an average per-acre land value within each of the 7 parkland zones (least preferred option)

- Pros:
 - Fair assessment within each zone
 - Developers will know up front what their fee is
 - No surprises due to fluctuating land values
- Cons:
 - Potential reduction of cash in lieu of dedication fees
 - How often does this value need to be updated?
 - How to determine which selection of properties to take the average values from
 - More difficult from an administrative viewpoint

Recommendation #3

Current: 50% reduction to the 1 acre for every 37 units and no park development fees required

For consideration: a sliding scale for parkland reductions that are consistent with the City's Affordable Housing Scorecard

Example below assumes a 100-unit development and land value at \$100,000 per acre

Amount of Affordable Units	Affordability Level		Acres due	Fee due
Project includes 90- 100% affordable units	At least 5% of the total units at 30-40% AMI; and an additional 20% or more of the total units at an AMI lower than 80%	→ 90% reduction	0.22 - 0.3 acres	\$22K-30K
Project includes 75-89% affordable units	At least 5% of the total units at 30-40% AMI; and an additional 15-19.9% of the total units at an AMI lower than 80%	→ 70% reduction	0.61 - 0.72 acres	\$61K -72K
Project includes 56-74% affordable units	At least 5% of the total units at 30-40% AMI; and an additional 5-14.9% of the total units at an AMI lower than 80%	→ 50% reduction	.76 - 1.0 acres	\$76K - 100K
Project includes 50-55% affordable units	At least 5% of the total units at 30-40% AMI	→ 30% reduction	.94 - 1.04 acres	\$94K - 104K

Affordable Housing

Section 142-166 of the Ordinance recommends review of the park development fee every 5 years, so we are due to review/discuss and potentially update this fee by 2027.

Preliminary review shows an increase in fees could be warranted based upon current construction costs.

Staff will present this at a future work session for discussion.

Park Development Fee:

- Current: \$1600 per unit for multi family
 Established 2022 \$1400 per unit for single family
- Using 2025-2026 construction values: \$2612 per unit for multi family
 \$3192 per unit for single family

Review of Park Development Fee



Questions?

