

Parkland Dedication Ordinance Update

City Council Work Session

December 16, 2025

Jenny Baker – Parks Planning & Development Manager

Overview

Parkland Dedication Ordinance

- When it took effect
- Why it was updated
- How it is applied
- Financial Impact

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)

Why it was updated

The Previous Ordinance had not been reviewed/updated since early 2000's

Lacked supporting documentation for methodology

Zones were too large and varied in both development patterns and needs

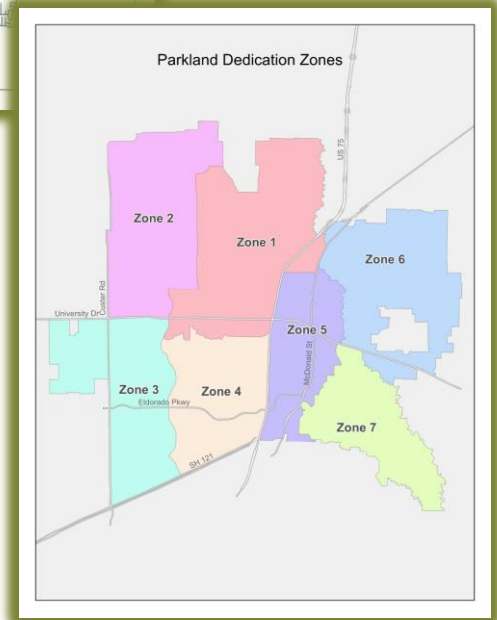
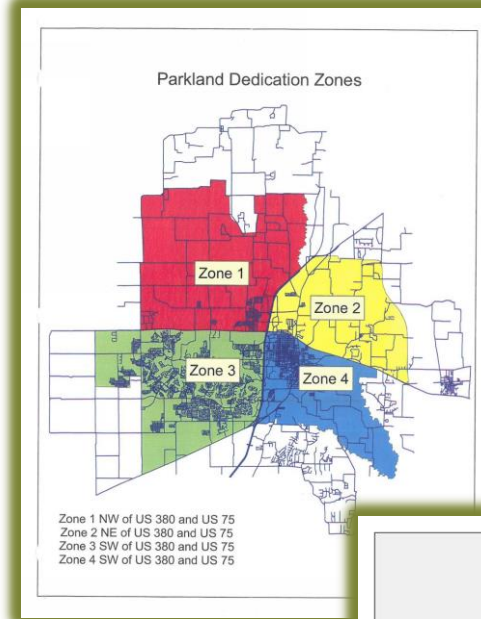
Actual costs to maintain our Level of Service had increased

Align developer contributions with actual construction costs and needs

Better standards for credits

#1 Goal of the 2017 Parks Master Plan

Enlisted the expertise of Dr. John Crompton from Texas A&M University to help draft a new ordinance



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
	2024 & 2025			-30%	\$1,400 per Unit
	2026 and beyond			- - -	\$1,400 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.

How it is applied, cont'd

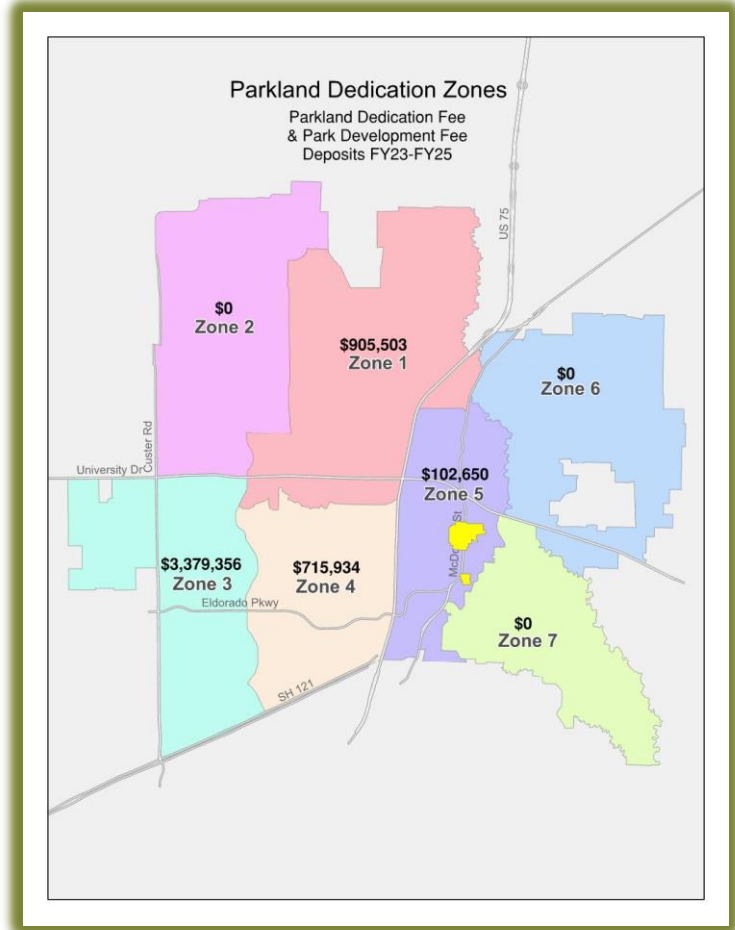
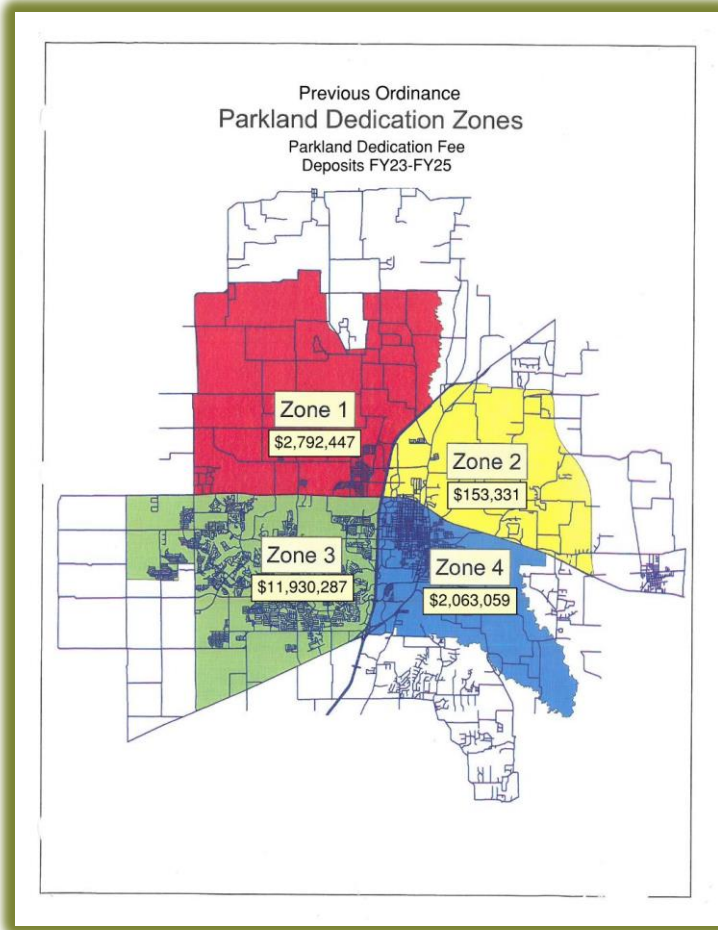
Providing Public Park improvements in lieu of paying park development fees:

- A developer may enter into a development agreement to construct required park improvements in lieu of paying the associated park development fees, subject to the City's approval.

Additional Information:

- This parkland dedication ordinance does not apply to non-residential developments or to any residential developments within the McKinney Town Center district.
- Developments entered into the development process prior to October 1, 2022 via a submitted plat, site plan or development agreement are vested under the previous ordinance and will be assessed parkland dedication fees accordingly.

Financial Impact



Questions?