

CITY COUNCIL WORK SESSION

JULY 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, July 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 3:08 p.m., upon determining a quorum consisting of himself and the following McKinney City Councilmembers were present: Mayor Pro Tem Rick Franklin and Councilmembers Patrick Cloutier, Rick Franklin, Michael Jones, Geré Feltus, 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, ICMA Fellow Madison Bushong, Executive Director of Development Services Michael Quint, Director of Code Services Phillip Hubbard, Director of Planning Lucas Raley, Director of Airports Ken Carley, Director of Marketing & Communications Coco Good, MCDC President Cindy Schneible, Director of Parks & Recreation Amy Kinkade, Director of Housing & Community Development Margaret Li, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks & Recreation Erica Lyght, Assistant Director of Parks & Recreation Robert Gaylor, Affordable Housing Administrator Cristel Todd, Parks Planning & Development Manager Jenny Baker, Parks Planning Manager Jill Yount, Parks Construction Coordinator Dakota Cryer, Senior Engineer II Daniel Still, Graduate Engineer Drew Benson, Apex Centre Manager Lauren Woodson, Apex Centre Assistant Manager Alexandria Copeland, Parks Construction Planner II Riley Davis, Assistant Director of Engineering Matt Richardson, Planning Manager Danielle Crider, Recreation Events Supervisor Cara Harting, Support Services Financial Analyst Kara Dickson, Support Services Financial Analyst Kayla Chrisman, Parks Superintendent Marty Sillito, Aquatics Coordinator Elizabeth Hemmert,

Assistant Recreation Center Supervisor Michelle New, Assistant Recreation Center Supervisor Cecilee Fannon, Administrative Assistant Tiffiney Anderson, Senior Human Resources Analyst Charmaine Stewart, Aquatics Supervisor Hannah Hickman, Recreation Supervisor Noria Thorpe, Customer Service Supervisor Michelle DelosReyes, Parks & Recreation Analyst Sara Tamimi, Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias, Police Office Ronald Westbrook, Civil Engineering Intern Rebecca Andrews and Environmental Manager Kyle Odom.

There were approximately nine (9) members of the public present.

Mayor Cox called for information sharing items.

26-0672 Proclamation for National Parks and Recreation Month

Mayor Cox called for public comments on agenda items; at which time there were none.

Mayor Cox called for agenda items.

26-0673 Consider/Discuss Update to Parkland Dedication Ordinance

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

26-0674 Consider/Discuss Potential Changes to McKinney Requirements for Dams

26-0675 Informational Update on the Better Together Initiative, Specifically Related to the Initial Needs Assessment

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

Mayor Cox called for executive session at 4:24 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

- City of McKinney, Texas v. City of Melissa, Texas (boundary agreement)

- 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 551.087. Deliberation Regarding Economic Development Matters

- Project Plum Blossom

- Venu Holding Corporation, Successor-by Name to Notes Live, Inc., Chapter 380 Grant, and Development Agreement, as amended

The Council returned to session at 5:10 p.m. All members except Councilmembers Feltus and Jones.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Lynch, to approve Project Blossom as discussed in closed session.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Franklin, to adjourn the work session at 5:11 p.m.

These minutes were approved by the City Council on August 18, 2026.

SIGNED:

BILL COX, Mayor
RICK FRANKLIN, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: Parkland Dedication Presentation

CITY OF MCKINNEY · CITY COUNCIL WORK SESSION

Parkland Dedication Ordinance Discussion

July 21, 2026

Dakota Cryer — Parks Construction Project Coordinator



RECAP

Where we’ve been — and today’s discussion

Where we’ve been	Today’s discussion
December 16, 2025 — Council reviewed the ordinance and asked staff for options to address high parkland cash-in-lieu fees for Downtown infill. April 21, 2026 — Staff presented Dr. John Crompton’s suggested options; Council asked staff to refine them.	- Discuss new recommendations for assessing parkland cash-in-lieu fees - Evaluation of current park development fees - Next steps

THE ORDINANCE

At a glance (effective October 1, 2022)

	Single-family	Multifamily
Parkland dedication	1 acre / 37 units	1 acre / 37 units
Park development fee — recommended rate	\$1,993 / unit	\$1,631 / unit
Discount schedule: 2022 & 2023 (~50%)	\$1,000 / unit	\$1,600 / unit
2024 & 2025 (~30%)	\$1,400 / unit	\$1,600 / unit
2026 & beyond	\$1,400 / unit	\$1,600 / unit

Keep in mind

Today’s park development fees are already discounted from the recommended, cost-based rates — relevant as we discuss further reductions later.

Cash-in-lieu of dedication = acreage owed × the Collin CAD per-acre land value.

Fees are paid at plat recordation (single-family / duplex) or before any building permit (all other residential). A developer may instead build public park improvements under a development agreement, in lieu of the park development fees.

THE ORDINANCE

Credits & reductions by use

Use	Parkland dedication reduction	Park development fee credit
Single-family / multifamily	None	Up to 50% (on-site amenities)
Mixed-use residential	25%	Up to 50%
Senior / independent living	50%	Not required
Affordable housing	50%	Not required
Assisted living / memory care	Not required	Not required

Up to 50% of the park development fee may be reimbursed for on-site private amenities (Director approval). Senior/affordable projects can earn a further dedication reduction for amenity spending above their would-be fee.

THE ORDINANCE

Then vs. now

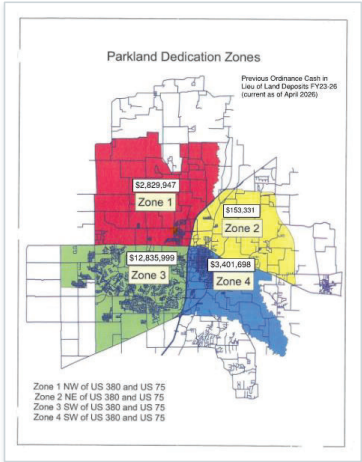
	Previous ordinance (Pre-October 2022)	Current ordinance
Parkland dedication	1 acre per 50 units	1 acre per 37 units
Park development fee	None	\$1,400 SF / \$1,600 MF per unit
Parkland zones	Four (4)	Seven (7)

The 2022 update raised the dedication rate, added a per-unit development fee, and split four zones into seven.

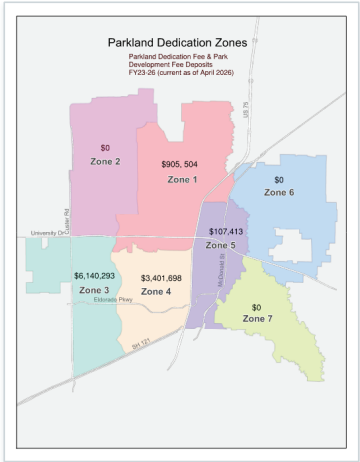
THE ORDINANCE

What it has raised

\$29,315,414 collected (FY23–26)



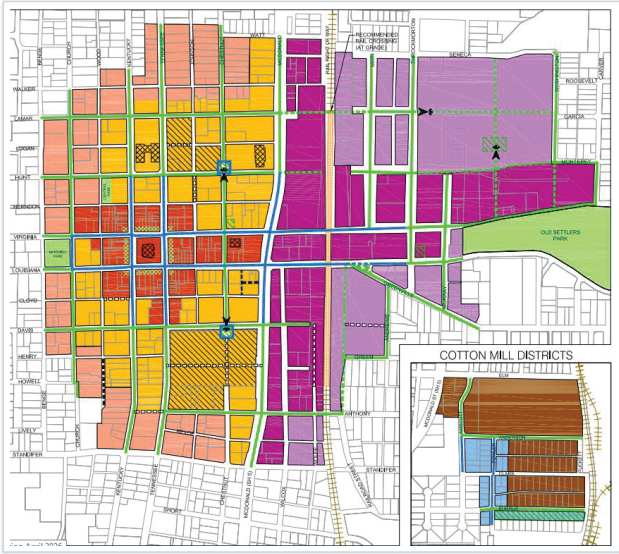
Old ordinance — cash-in-lieu deposits by zone



Current ordinance — fee deposits by zone (FY23–26)

CONTEXT

McKinney Town Center zone



No parkland fees inside the MTC

The Parkland Dedication Ordinance does not apply to land within the McKinney Town Center — no parkland fees are collected inside this boundary.

RECOMMENDATIONS

Refined options

1

Citywide cap

Cap the per-acre land value used to assess fees across the whole city.

2

Downtown cap

Cap the per-acre value within the Downtown area (mirroring the Historic Neighborhood zone).

3

Combination

A citywide cap together with a lower Downtown-area cap.

4

No change

Leave the ordinance as it is today.

Also recommended: Dr. Crompton advises updating the park development fees to reflect current market conditions (see later).

RECOMMENDATION #1

Citywide per-acre value cap

Pros

- Fair, consistent assessment across the entire City.
- Clear and easy to apply.
- Values still fluctuate with CCAD below the cap — but never exceed it.

Considerations

- The cap is a “best-guess” value meant to reflect all seven zones.
- Reduces cash-in-lieu collected in some cases.
- Set as a fixed value each year, adopted with the annual fee schedule.

RECOMMENDATION #1A

City-wide cap options

CITY-WIDE PARK FEES PER UNIT AVERAGE							
Development Name	Parkland Zone	# of Units	Cash-in-Lieu of Dedication	Park Development Fees	Amount Paid	Cost/Unit	CCAD \$/ACRE
OLD ORDINANCE (1:50)							
City Park Place	OLD 3	154	\$ 1,341,718.84	-	\$ 1,341,718.84	\$ 8,712.46	\$435,600/acre
Hidden Villas	OLD 3	120	\$ 860,745.00	-	\$ 860,745.00	\$ 7,172.88	\$358,640/acre
Sphinx at Throckmorton - addn'l units	OLD 4	40	\$ 139,392.00	-	\$ 139,392.00	\$ 3,484.80	\$174,240/acre
Urbane Duo	OLD 4	126	\$ 878,169.60	-	\$ 878,169.60	\$ 6,969.60	\$348,480/acre
2025 AVERAGE PER UNIT - OLD ORDINANCE		440	\$ 3,220,025.44	-	\$ 3,220,025.44	\$ 7,318.24	
NEW ORDINANCE (1:37)							
Elana Phase 1	2	235	\$ 829,994.59	\$ 329,000.00	\$ 1,158,994.59	\$ 4,931.89	\$130,680/acre
Lofts of McKinney	3	205	\$ 2,413,224.00	\$ 328,000.00	\$ 2,741,224.00	\$ 13,371.82	\$435,600/acre
Aero Country Townhome Hangars	3	4	\$ 14,113.00	\$ 5,600.00	\$ 19,713.00	\$ 4,928.25	\$130,545/acre
Pecan Hill	4	64	\$ 122,214.00	\$ 89,600.00	\$ 211,814.00	\$ 3,309.59	\$70,644/acre
AHC McKinney Ranch MF	4	350	\$ 2,473,950.00	\$ -	\$ 2,473,950.00	\$ 7,068.43	\$261,530/acre
Kostial	5	3	\$ 40,144.00	\$ 2,100.00	\$ 42,244.00	\$ 14,081.33	\$495,114/acre
H.L. Davis	5	1	\$ 18,782.00	\$ 1,400.00	\$ 20,182.00	\$ 20,182.00	\$695,645/acre
McKinney Downtown Gate Addition	5	1	\$ 3,363.00	\$ 1,400.00	\$ 4,763.00	\$ 4,763.00	\$124,549/acre
2025 AVERAGE PER UNIT - NEW ORDINANCE		863	\$ 5,915,784.59	\$ 757,100.00	\$ 6,672,884.59	\$ 7,732.20	

Left: city-wide park fees per unit average (staff analysis).

\$400k per-acre cap

\$322,593

reduction of cash-in-lieu of dedication since May 2025 (~3.3%)

Fewer developments will take advantage of the cap, but it provides relief to those with disproportionately higher per-acre land values.

RECOMMENDATION #1B

City-wide cap options

CITY-WIDE PARK FEES PER UNIT AVERAGE							
Development Name	Parkland Zone	# of Units	Cash-in-Lieu of Dedication	Park Development Fees	Amount Paid	Cost/Unit	CCAD \$/ACRE
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Left: city-wide park fees per unit average (staff analysis).

\$300k per-acre cap

\$1,458,364

reduction of cash-in-lieu of dedication since May 2025 (~14.7%)

Provides relief to a higher percentage of developments across the City.

RECOMMENDATION #2

Downtown cap — mirroring the Historic Neighborhood zone

Pros

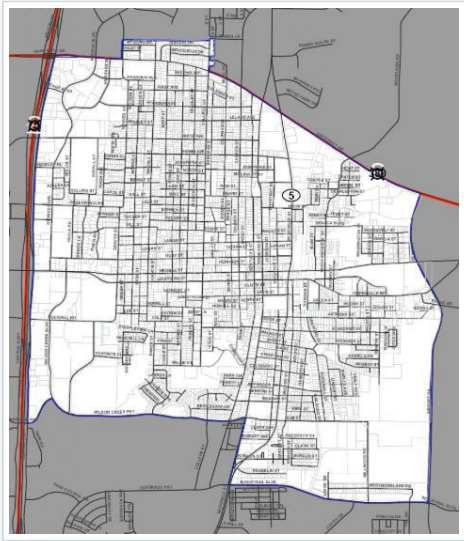
- Uses an existing zone with defined boundaries — easy to understand and apply.
- Reduces the high infill fees smaller Downtown projects have faced.
- Helps promote development near Downtown.

Considerations

- Developments just outside the zone may also warrant the cap.
- Could be seen as unfair to other high-land-value areas of the City.

RECOMMENDATION #2

Historic Neighborhood Improvement Zone



An existing, defined boundary

The Downtown cap would apply the Historic Neighborhood Improvement Zone’s established boundaries — already mapped and understood — so the relief is clear and easy to administer.



RECOMMENDATION #2

Downtown cap — per-unit outcomes

Maximum per-unit fee inside the Downtown zone under two candidate caps (including the current \$1,400 park development fee):

\$300,000 / acre cap

\$9,508

maximum per unit

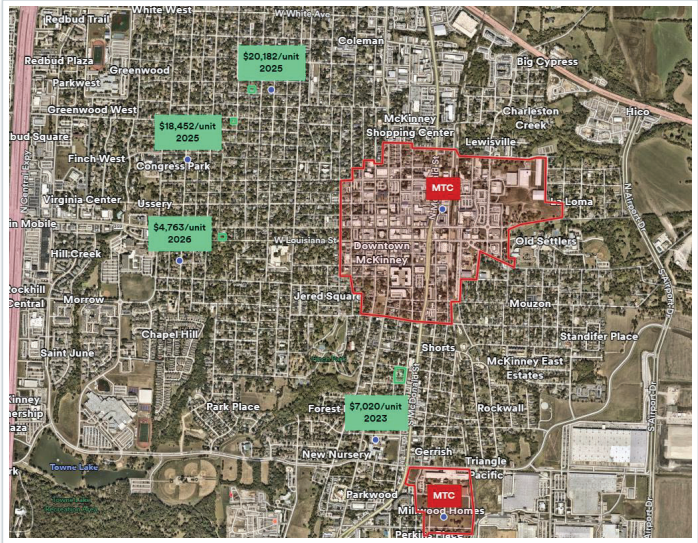
\$200,000 / acre cap

\$6,805

maximum per unit

CONTEXT

Recent infill development



Recent Infill Examples

Recent infill lots near Downtown have seen high per-unit fees (up to \$20,182), because the fee tracks each parcel’s appraised land value. The Historic Neighborhood zone encompasses these examples.

PARK DEVELOPMENT FEE

Five-year review — due by 2027

Section 142-166 calls for a review of the park development fee every five years — due by 2027. Preliminary review shows an increase may be warranted based on current construction costs. Staff will bring this to a future work session.

Single-family

\$1,400 → \$3,192

current → 2025–26 construction cost

Multifamily

\$1,600 → \$2,612

current → 2025–26 construction cost

Questions?

Dakota Cryer · Parks Construction Project Coordinator · City of McKinney

