



October 15, 2025

Amy Kinkade, Director of Parks & Recreation



Overview

- Have a Policy Discussion on Uses of Parkland and City-Owned Property
- Uses of Parkland for Farm and Supporting Uses at Gray Branch Park
- License Agreement by InpowerIQ on City-Owned Property

Policy Discussion - Uses of Public Parkland and City Property

1. Is it a bona fide public recreational use that will serve the greater good?
2. Is the project scalable?
3. Is this a “but-for” project?
4. Are there secondary or tertiary benefits for this parcel over any others?
5. Are there other participating or willing community partners?
6. Is the primary user or developer privately-owned?
7. Who stands to benefit from the project?
8. Are there any opportunity costs associated with this parcel?
9. Have all voices had the opportunity to speak for or against this use to ensure that decision for the common good has been fully explored?
10. What financial consideration (e.g., license rate) is being proposed or contemplated as part of this project?

Use of Parkland for a Farm and Supporting Uses at Gray Branch Park

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History of Land Acquisition – Gray Branch Park

Total of 212 acres purchased
in 3 transactions totaling \$7.4M

1. 2009: 100 acres (\$2.6M)
2. 2013: 50 acres (\$1.3M)
3. 2016: 62 acres (\$3.5M)



GRAY BRANCH
212 ACRES

Original - 100 acres - 2009
Additional - 50 acres - 2013
62 acres - 2016

Master Plan of Gray Branch Park

- Master Plan for Gray Branch Park was completed in 2012 covering 100 acres.
- Began to update the Master Plan in 2017 including the additional two parcels of acquired land.
 - This effort included a public input meeting as well as online surveys.

Public Input Meeting/Survey Results

Tournament Level Soccer Facility	4	5	10	19
Trails	14	41	19	74
Amphitheater	7	6	3	16
Playground	0	8	3	11
Recreation Center	13	11	1	25
Custom Playground	4	13	11	28
Water Activities	8	14	16	38
Fitness Stations	1	3	10	14
Nature Trails	12	44	19	75
Outdoor Classroom	2	4	1	7
Zipline Course	4	4	14	22
Public Art	4	3	2	9
Golf Course	6	3	1	10
Sand Volleyball	1	0	13	14
Basketball	0	1	7	8
Tennis Courts	1	0	2	3
TOTAL:				373

Summary of Public Input

- The results showed preference for trails.
- Gray Branch Park is partially within the floodplain, indicating it is not an ideal location for sport fields or active uses under the master plan.
- Parks Dept. pivoted to focus on renovating the McKinney Soccer Complex at Craig Ranch, which paused the progression of updating the master plan of Gray Branch Park, to incorporate the additional acreage acquired.
- In 2022, the Parks Foundation with Parks' support, began designing and constructing 3.2 miles of nature trails within Gray Branch Park.

Gray Branch

Classification: Open Space

Acres: 219.25

Address: 1289 **Gray Branch Rd**

Purpose of the Park

This park provides active and passive recreational uses.



CIP Summary

Master Plan	DD / CD	Restore	Enhance	Re-Imagine	Review
Yes	No		✓	✓	NA

Summary of Priorities

Restore	Enhance	Re-Imagine
	<p><i>High Priority Items</i></p> <ul style="list-style-type: none"> 1 Trails 4 Lighting in Parks 7 Shade Structures 9 Pavilions 	<p><i>High Priority Items</i></p> <ul style="list-style-type: none"> 3 Multi-Use Fields 5 Restroom / Concession 10 Wayfinding / Signage 13 Soccer Fields
	Estimated Budget Range: \$600,000	Estimated Budget Range: \$50,000

Gray Branch Trail Connection at US380

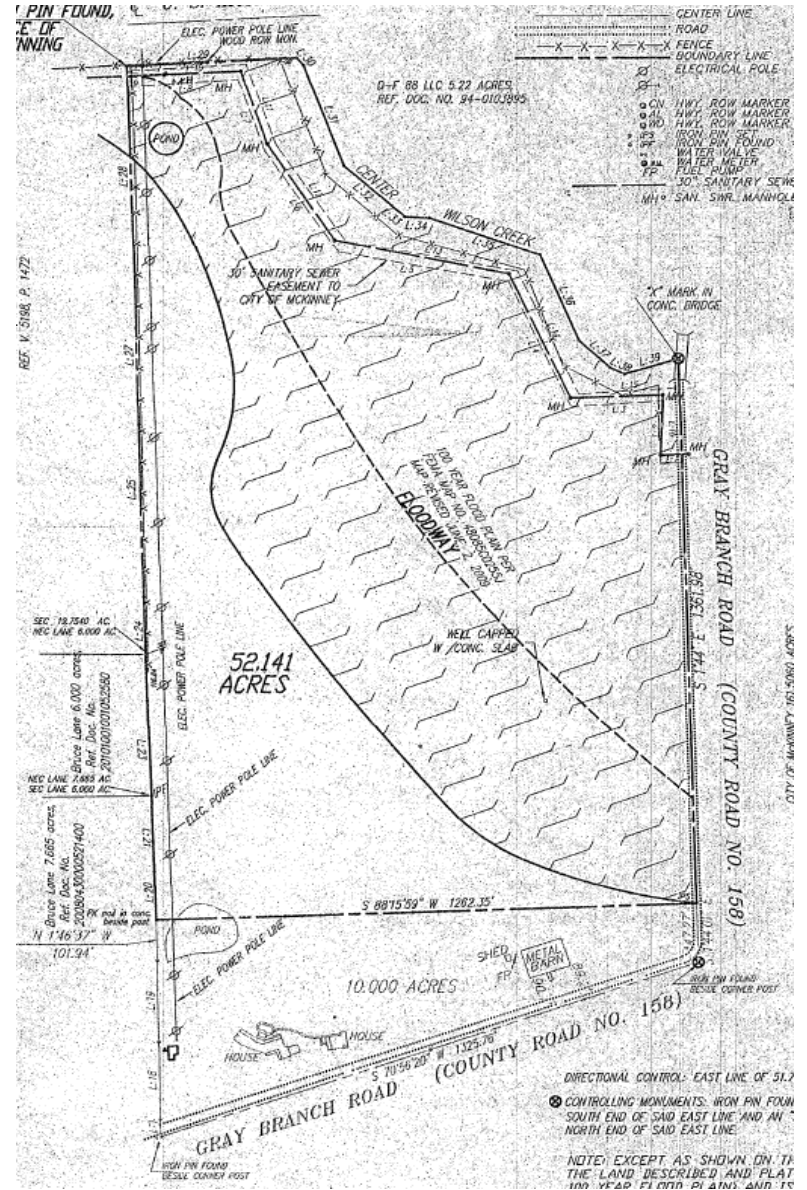
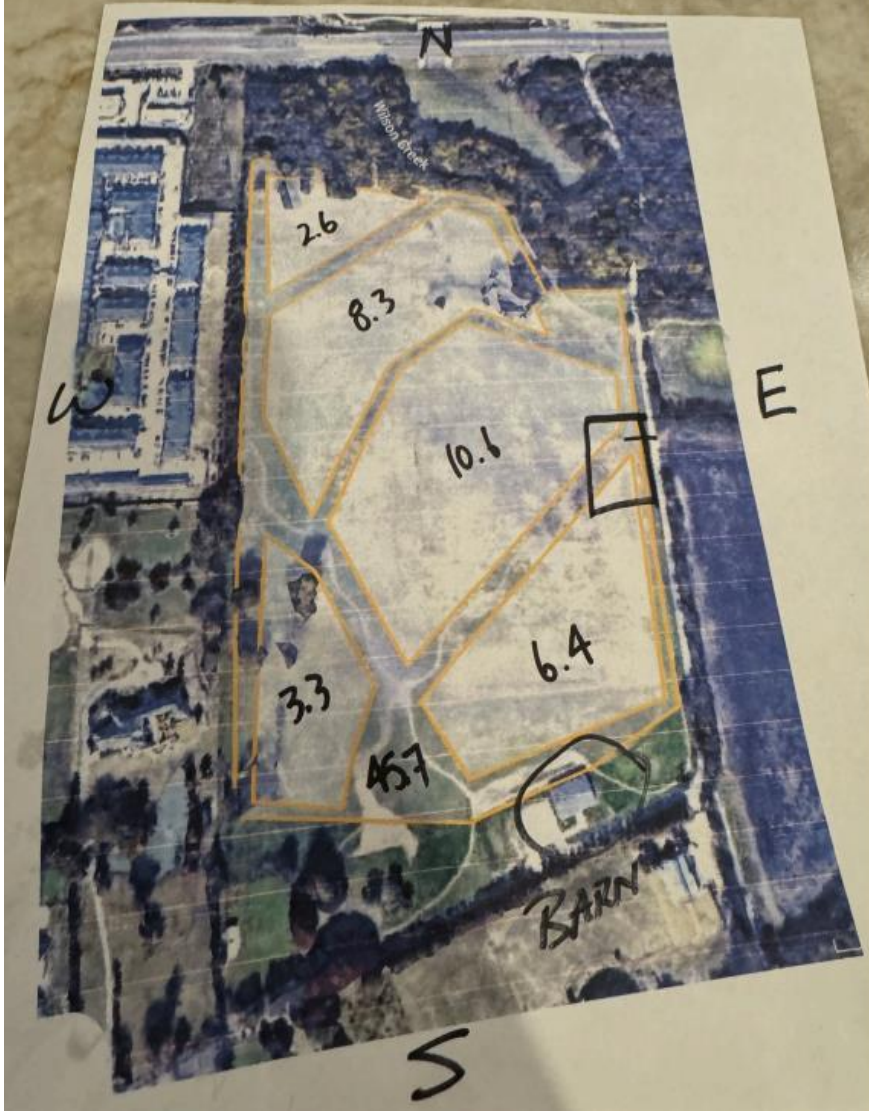
- In July 2024, Parks submitted a grant application requesting funding to the Collin County Open Space Board for land acquisition and design of a 10' wide concrete trail providing a crossing at US380. This is the *only* planned trail connection along US380 that safely separates vehicles and pedestrians which is critical to our trails system. Approval by Council to submit grant application on June 18, 2024.
- As of October 4, 2024 – Collin County Open Space Board is recommending approval of the grant application for land acquisition of Gray Branch Park to the County Commissioners Court.



Staff Concerns

- Proposed farm use is not consistent with the Parks Master Plan (i.e. not a contemplated use of public parkland)
- Proposed farm use is not an appropriate use of public parkland
- Facilities and proposed use would be in the floodplain
- Lack of adequate onsite utilities
- Existing onsite structure is needed for storage of Parks maintenance equipment
- Potential need for satellite offices for Parks Maintenance due to limited existing space
- Potential length of license agreement as a restriction on future park development

Proposed Plan on Gray Branch Park



McKinney ISD Option

McKinney ISD has expressed “... this could be a beneficial partnership and is willing to be a partner, subject to final details.”

- Total of 43.7 Acres
- FFA Agriculture Barn
- More consistent with proposed farm use
- This site is not in the floodplain



Questions