



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 24-1272 **Name:** Parkland Dedication City Park Place Townhomes
Type: Agenda Item **Status:** Regular Agenda Item
In control: City Council Regular Meeting
On agenda: 3/5/2024 **Final action:**
Title: Consider/Discuss/Act on a Parkland Dedication Appeal for City Park Place Townhomes, Located Generally at the Northwest Corner of Ridge Road and Stacy Road (REQUEST WITHDRAWN)

Indexes:

Attachments: 1. Presentation - Staff, 2. Presentation - Applicant

Date	Ver.	Action By	Action	Result
2/20/2024	1	City Council Regular Meeting		

Consider/Discuss/Act on a Parkland Dedication Appeal for City Park Place Townhomes, Located Generally at the Northwest Corner of Ridge Road and Stacy Road (REQUEST WITHDRAWN)

COUNCIL GOAL: Enhance the Quality of Life in McKinney
 (5A: Create affordable recreational and cultural arts activities for all ages throughout the city)
 (5B: Develop Parks strategy to preserve green space for future park land)
 (5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)
 (5E: Develop sustainable quality of life improvements within the City of McKinney)

MEETING DATE: February 20, 2023

DEPARTMENT: Parks and Recreation

CONTACT: Jenny Baker, Parks Planning and Development Manager
Ryan Mullins, Interim Director of Parks and Recreation

RECOMMENDED CITY COUNCIL ACTION:

- Denial of the Appeal.

ITEM SUMMARY:

- This item is for an appeal of the Parks Department’s disapproval of a parkland proposal.
- A development application has been submittal for a 154-unit townhome development (PLAT2024-0010).
- One of the requirements for development is satisfaction of the City’s parkland dedication ordinance, which generally requires dedication of land, payment in lieu of dedication, or a combination of both.

- This development owes 3.08 acres of parkland, or \$1,341,648 in cash. This amount due reflects 2023 Collin Central Appraisal District values, which could change once 2024 values are released.
- The applicant proposed satisfying parkland by dedicating a 6.5 acre off-site tract; construction of a 9-hole disc golf course; constructing a pedestrian crosswalk and providing maintenance funds for 1 year. This proposal was denied by the Parks Department and as such, the applicant is appealing this to the City Council.

BACKGROUND INFORMATION:

- Parks Department disapproved the applicant's parkland proposal on 2/13/24.
- This development is vested under the previous Parkland Dedication Ordinance which requires 1 acre of parkland for every 50 residential units.

FINANCIAL SUMMARY:

- None.

BOARD OR COMMISSION RECOMMENDATION:

- None.