



24-1272

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Appeal for City Park Place Townhomes, Located Generally at the Northwest Corner of Ridge Road and Stacy Road (REQUEST WITHDRAWN)

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.

SUPPORTING MATERIALS:

[Presentation - Staff](#)

[Presentation - Applicant](#)