



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 24-1272, **Version:** 1

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Appeal for City Park Place Townhomes, Located Generally at the Northwest Corner of Ridge Road and Stacy Road (REQUEST WITHDRAWN)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