



17-934

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Real Estate Donation Contract for Lot 1, Block A of the Greens of McKinney, Approximately 73 Acres

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney  
Direction for Strategic & Economic Growth

**MEETING DATE:** September 19, 2017

**DEPARTMENT:** Parks and Recreation

**CONTACT:** Michael Kowski, Director of Parks and Recreation  
Jenny Baker, Parks, Planning and Development Manager

**RECOMMENDED ACTION:**

- Recommend that Council approve the resolution.

**ITEM SUMMARY:**

- The Greens of McKinney is a former 18-hole golf course located generally between Eldorado Parkway and Stewart Road and along the south side of Wilson Creek.
- The property is no longer in operation as a golf course and remains in a natural state.
- The owner of the property, McKinney Fairways, is offering to donate approximately 73 acres of former golf course (Lot 1) to the City to be used as parkland, as the majority of it is floodplain.
- The owner is also working with a development company on redeveloping the remaining southern portion south of Stewart Road for residential uses. This redevelopment will have a requirement for parkland to be dedicated, which with 183 lots will require 3.66 acres.

- In a separate transaction, the developer is proposing to dedicate 19.8 acres (Lot 3) to satisfy parkland dedication obligations.
- In totality, the City will obtain approximately 93 acres through a combination of a 73 acre donation and a 19.8 acre dedication.

#### **BACKGROUND INFORMATION:**

- On October 13, 2016 staff attended a neighborhood meeting with the residents from the adjacent neighborhoods to discuss with them the potential donation as parkland. There were approximately 65 people in attendance with overwhelming support expressed for the City to take ownership of the property.
- At this time, the City will maintain the land as is, with no major improvements or enhancements proposed.
- The property is adjacent to the Wilson Creek corridor which is the primary greenbelt spine that runs throughout the City and where much of our parkland acquisition has occurred.
- Acquisition of this property as parkland further enhances the system of signature community parks that have been established along Wilson Creek such as Bonnie Wenk Park and Towne Lake Park.
- There is also a master planned hike and bike trail that runs along Wilson Creek.

#### **FINANCIAL SUMMARY:**

- This is a donation/dedication and no funds will be expended on the acquisition of the land other than typical closing costs.
- No funds are currently allocated for the development of this land, however, once funded, it would go through the typical development process of design (including public input meetings) and construction.

#### **PARKS, RECREATION AND OPEN SPACE BOARD**

- On August 7, 2017 the Board unanimously recommended that Council authorize the City Manager to execute the donation contract.

#### **SUPPORTING MATERIALS:**

[Resolution](#)  
[Greens of McKinney Contract](#)

PowerPoint Presentation