

RESOLUTION NO. 2026-04-XXX (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF INTENT TO ENTER INTO AN EXCLUSIVE NEGOTIATION PERIOD WITH PARKHILL, SMITH, & COOPER TO LEAD, DEVELOP, AND PROGRAM THE DEVELOPMENT OF APPROXIMATELY 300 ACRES OF CITY-OWNED PROPERTY FOR A LANDMARK SPORTS AND ENTERTAINMENT COMPLEX

WHEREAS, the City Council of the City of McKinney, Texas, has determined the need to develop approximately 300 acres of City-owned real property on and around the property located in the W. Butler Survey, Abstract No. 87, William Rice Survey, Abstract Number 769 and T. Cunis Survey, Abstract Number 211 located at the intersection of Bloomdale Road and Taylor Burke Drive in McKinney, TX and ; and

WHEREAS, the City Council adopted a goal to issue a request for qualification/proposal (RFQ/RFP) for the development of the 230-acre parcel at Bloomdale and Taylor Burke (Brinkmann Tract) by December 31, 2025, in their 2026 Strategic Goals and Priorities document; and

WHEREAS, the approximately 70 acres of City-owned real property located on the William Rice Survey, Abstract Number 769 and T. Cunis Survey, Abstract Number 211 was also included in the RFQ development; and

WHEREAS, the City Council adopted Guiding Principles for RFQ and Development on December 2, 2026; and

WHEREAS, the City published the RFQ on December 12, 2026, which received 4 total qualifying responses; and

WHEREAS, Parkhill, Smith, & Cooper, a Texas Company, was identified as the preferred entity to lead, develop, and program the development of the project; and

WHEREAS, the City Council wishes to enter negotiations and enter into a comprehensive agreement which will govern the development of a landmark sports and entertainment complex on the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The foregoing recitals are hereby found to be true and correct legislative and factual findings of the City of McKinney, Texas, and are fully incorporated into the body of this Resolution.

Section 2. The City Manager is hereby authorized to negotiate a comprehensive agreement with Parkhill, Smith, & Cooper which will govern the master planning and development of a landmark sports and entertainment complex at the Property, which is more fully depicted in Exhibit A, attached hereto.

Section 3. Upon completion of the negotiations, the agreement shall be presented to the City Council for its consideration and approval prior to execution by the City Manager. If an agreement is not executed by Parkhill, Smith, & Cooper by October 15, 2026, for presentation to and consideration by the City Council, this Resolution shall be null and void.

Section 4. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 7th DAY OF APRIL, 2026.

CITY OF MCKINNEY, TEXAS

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney
BENJAMIN SAMPLES, First Assistant City Attorney
ALAN LATHROM, Assistant City Attorney