

## **CITY COUNCIL WORK SESSION**

**DECEMBER 2, 2025**

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, December 2, 2025 at 3:00 p.m.

The work session was streamed online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Bill Cox called the meeting to order at 3:01 p.m. upon determining a quorum consisting of himself and the following McKinney City Council were present: Mayor Pro Tem Geré Feltus and Council members Patrick Cloutier, Rick Franklin, Michael Jones, Justin Beller, Bill Cox and Ernest Lynch.

The following City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Assistant City Attorney Alan Lathrom, Director of Organizational Development and Performance Management Joe Mazzola, City Secretary Empress Drane, Executive Director of Development Services Michael Quint, Director of Parks and Recreation Amy Kinkade, Director of Planning Lucas Raley, Executive Director of Visit McKinney Aaron Werner, Chief Financial Officer Mark Holloway, Director of Code Services Phillip Hubbard, Director of Cultural District Andrew Jones, Director of Engineering Gary Graham, Director of Human Resources Jim Parrish, Assistant Director of Parks and Recreation Erica Lyght, Assistant Director of Parks and Recreation Robert Gaylor, Deputy City Secretary Tenitrus Parchman, Health Compliance Manager Richard Milam, Procurement Manager Tracey Epps, Animal Services Manager Hannah Golden, Planning Manager Hayley Angel, Planning Manager Caitlyn Strickland, Parks Planning and Development Manager Jenny Baker, Procurement Services Supervisor Tonya Hall, Parks Construction Project Coordinator Dakota Cryer, Civil Engineer II Robyn Root, Buyer II Flora Ray, Buyer II Sean Fu, Police Officer Kendall Sam, Animal Services Officer Samantha Finney, Animal Services Officer Misaki Hicks, Animal Services Officer Kimberly Franke, Animal

CITY COUNCIL MINUTES  
DECEMBER 2, 2025  
PAGE 2

Services Officer Kyle Fiddes, Animal Services Officer Rebeckah Glaster, Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias and HR Contractor April Cottrell.

There were approximately eleven (11) members of the public present.

Mayor Cox called for Public Comments on Agenda Items.

Dax Bevly, 1500 Greenville Rd, McKinney, Texas 745069 expressed support for the Trap-Neuter-Release program.

Jason Schuchard, 5310 Harvest Hill Road, Dallas, Texas 75230 expressed support for Citywide special events.

Mayor Cox called for discussion on Regular Meeting Agenda Items for the City Council Regular Meeting to be held on Tuesday, December 2, 2025 at 6:00 p.m., at which time there were none.

Mayor Cox called for Work Session Items.

- 25-3416** Consider/Discuss the Capital Improvements Advisory Committee
- 25-3417** Update on the ONE McKinney 2040 Comprehensive Plan and Development Process Pt. 2
- 25-3418** Consider/Discuss Potential Trap-Neuter-Release Options
- 25-3419** Parks and Recreation CAPRA Presentation
- 25-3420** Consider/Discuss Adopting Guiding Principles for the Destination Sports Park

*The presentation, not included on the posted agenda, has been included in these minutes as Appendix A: 25-3420 Sports Park*

- 25-3421** Consider/Discuss Citywide Third-Party Special Events and a Potential McKinney Half Marathon

Mayor Cox called for Council Liaison Updates regarding City Boards & Commissions, at which time there were none.

Mayor Cox called for Executive Session at 4:45 pm in accordance with the Texas Government Code:

CITY COUNCIL MINUTES  
DECEMBER 2, 2025  
PAGE 3

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

- Second Amendment to 2022 Amended and Restated Development Agreement-  
-Trinity Falls

B. Section 551.071 (A) Pending or contemplated litigation

- Application of the City of McKinney to Decertify a Portion of its Certificate of Convenience and Necessity in Collin County, SOAH Docket No. 473-25-07888, PUC Docket No. 55656, Before the State Office of Administrative Hearings

- Block 1, Lot 8 of the H. A. Finch Addition, City of McKinney, Collin County, Texas

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Venu Holding Corporation, Successor-by-Name to Notes Live, Inc., Chapter 380 Grant, and Development Agreement, as amended

The Council returned to work session at 6:05 p.m. All members except Mayor Cox and Councilmember Jones. No action was taken on items discussed in executive session.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Beller, to adjourn the work session at 6:05 p.m.

These minutes were approved by the City Council on January 20, 2026.

SIGNED:

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BILL COX, Mayor  
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

*Appendix A: 25-3420 Sports Park*

## Guiding Principles Discussion: Destination Sports Park

December 2, 2025

Trevor Minyard, Assistant City Manager  
Amy Kinkade, Director of Parks & Recreation



## Overview

- Property History
- Background of Guiding Principles and RFQ
- Discussion of Development Processes
- Examples
- Items for Consideration
- Next Steps

## Property Location

Tract 1  
70 acres  
Bloomdale and CR 1006



Tract 2  
230 acres  
Bloomdale and Taylor Burk  
*\*includes 30 acres purchased by MCDC*



# Property History and City Council Strategic Goals & Priorities

09/2020 – Letter of Intent to Purchase

04/2021 – Discussions w/ Regional Sports Developer

07/2021 – Purchase Finalized

10/2022 – Terminated Discussions with Regional Sports Developer and Began Regrouping to Deliver Project Alternatively

2023-2024 – Parks Leadership Transition

02/2025 – Council Work Session on Strategic Goals & Priorities

05/2025 – FY2025-26 Strategic Goals & Priorities Adopted

5.5: Enhance connectivity to parks & civic facilities, schools/education centers, libraries, health care providers, commercial corridors, etc.

- 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.

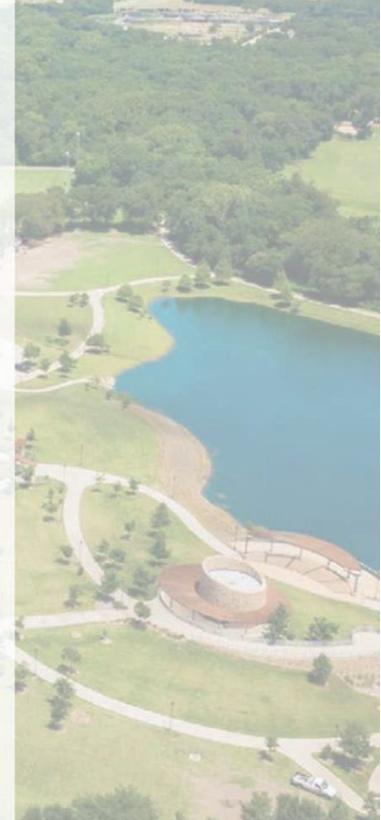
## Park Master Plan

### Facility Development Standards Applied to McKinney

Activity/Facility	Recommended Guidelines: Facilities Per Population	Existing Facilities in McKinney	Recommended Guidelines: Facilities for 2022 Population of 206,650	Recommended Guidelines: Facilities for Projected 2029 Population of 262,090
Baseball Fields	1 per 4,000 <sup>1</sup>	11	51	65
Basketball Courts (Outdoor)	1 per 5,000 <sup>2</sup>	19	41	52
Pavilion/Picnic Shelter	1 per 3,000 <sup>1</sup>	73	69	87
Picnic Tables	1 table per 300 <sup>2</sup>	263	689	873
Playgrounds	1 area per 1,000 <sup>2</sup>	67	206	262
Recreation Center	1 SF per person <sup>1</sup>	170,000	206,650	262,090
Soccer Fields (League)	1 per 4,000 <sup>1</sup>	21	51	65
Softball Fields	1 per 4,000 <sup>1</sup>	11	51	65
Swimming Pool (Outdoor)	1 per 20,000 <sup>2</sup>	5	10	13
Tennis Courts	1 court per 2,000 <sup>2</sup>	24	103	131
Trails	1 mile per 4,000 <sup>2</sup>	78	51	65
Volleyball Courts (Outdoor)	1 per 5,000 <sup>2</sup>	3	41	52

<sup>1</sup> Dunaway recommendation for high use by Youth Sports.

<sup>2</sup> Facility guidelines from NRPA guidelines as well as DFW area standards.



## Overlay of Parcel

Gabe Nesbitt Community Park - 160 Acres

McKinney Soccer Complex at Craig Ranch – 64 Acres



# Gabe Nesbitt Community Park

160 acres  
2001-2025

## Amenities:

- Baseball Fields (5)
- Softball Fields (9)
- Shade Structures
- Tennis Facility – Outdoor and Indoor
- Skatepark
- Sewer Lines/Replacements
- PSA
- Apex Centre
- Football Field + Lights
- Playgrounds (2)
- Signage
- Practice Area

## Timeline/Costs - Gabe Nesbitt Community Park

2001	Baseball Fields (3)	\$2.4M
2005	Softball Fields (5)	\$2.8M
2008	Shade Structure – Softball	\$800,000
2011	Shade Structure – Baseball	\$325,000
	Tennis Facility	\$3,855,124
2012	Skatepark + Baseball Fields (2)	\$2M
2013	Sanitary Sewage Replacement	\$130,185
2014	PSA	\$9.7M
2017	Tennis Court Expansion	\$8,169,644
	APEX Centre	\$30M
2018	Gabe Nesbitt Master Plan	\$22,000
2020	Lights/Scoreboard at Football Field	\$387,433
	Library Road Construction	\$1,187,520
2021	Playground Replacement (Baseball)	\$233,959
	Playground (Softball)	\$223,084
2023	Indoor Tennis Facility	\$12,304,722
2025	Practice Field/Signage	\$1M
	Softball (4)	\$17M

## Completion Totals:

- \* 24 years
- \* \$92,538,671

# McKinney Soccer Complex

64 acres  
2004-2025

## Amenities:

- Synthetic Soccer Fields (10)
- Sod Soccer Fields (2)
- Championship Sod Field (1)
- Shade Structures
- Restrooms
- Concession Stand
- Splash Pad
- Additional Parking
- Lighting Upgrades
- Pedestrian Bridge
- Trails
- Playgrounds

## Timeline/Costs – McKinney Soccer Complex

2004	Developer constructed complex at no cost to city	
2006	Complex was dedicated to the City as Parkland	
2009	Shade Structure – Concession Building	\$300,000
2011	Tournament Pavilion	\$260,000
2019	Geotech Report - KLA Partnership Resolved	\$9,500
2020	Adopted – Master Plan	\$67,000
2021	Added Connector Road	\$220,000
2024	Phase 1 Renovations	\$24M
2025	Phase 2 Renovations	\$30,795,750

**TOTAL COST: \$55,652,250**

## National Sports Center, Minnesota

600 acres  
Amenities include:  
- 50 soccer fields  
- Golf Course  
- 6 sheets of ice  
- Baseball Stadium  
- Convention and meeting space  
  
Built in 1990  
Cost to Build: \$20.3M



## Grand Park Sports Campus - Indiana

400 acres  
Amenities include:  
- 31 soccer fields  
- 26 baseball/softball fields  
- 370,000 sq ft event center  
- Professional Training Facility  
  
Built in 2014  
Sports Complex – 2014: \$49M  
Events Complex – 2016: \$26M



# Arizona Athletic Grounds – Arizona

Appendix A: 25-3420 Sports Park: 5 of 7

320 acres

Amenities include:

- 5,000 seat outdoor stadium
- 3,000 seat indoor stadium
- 35 soccer/lacrosse fields
- 57 indoor volleyball courts
- 8 baseball/softball fields
- 20 basketball courts
- 41 pickleball courts
- 12 beach volleyball courts
- 6 futsal courts
- Gymnastics center
- Dance studio

Built in 2022

Build Cost: \$280M

Annual Operation/Maintenance Cost: \$18M

Economic Impact: 2.4M visitors annually with an average of \$23M



## Current Park Projects

### Recent/Near Completion - 3

Recreation Center at Towne Lake  
Towne Lake Trail light walk  
Greens neighborhood park

### Bidding/Construction – 6

Gabe Nesbitt practice field and signage  
Gabe Nesbitt 4 plex softball fields  
McKinney Sports Complex Phase 2  
Ash Woods playground replacement  
Inspiration Park playground replacement  
Wattley Park

### Design/Planning - 12

APEX new elevator  
Al Ruschhaupt Road connection  
Grady Littlejohn Sports Complex  
Erwin Park  
Bob Tomes Dog Park at Towne Lake  
Wilson Creek Trail Phase 2  
Old Settler's Park  
Regional Sports Park  
Rowlett Creek Park and Trail  
Cottonwood Creek Trail  
Gray Branch Trail  
Towne Lake Park Renovation

Investing in almost **\$200 million dollars** in parks and trail improvements

## Items for Consideration

- Timeline
- Staff Resources
- City Funding Availability
  - *limited parkland dedication fees, future bonds, MCDC*
- Annual Operation and Maintenance Costs

# Proposed Guiding Principles

The City of McKinney seeks to develop City-owned land into a destination multi-use sports park and entertainment district that complement the McKinney City Council's strategic goals. Below are a series of guiding principles that the proposed development should adhere to:

Development of a world class multi-use sports park and entertainment district that will serve as a local, regional, state, and national destination for sports and associated uses.

Financially sound and effectively managed partnership that supports and values McKinney City Council strategic goals.

Providing multiple sports opportunities to meet McKinney's growing demand for, 1) local recreation options, 2) competitive sport leagues, and 3) sporting needs of the future.

Maximizing the value of the McKinney Community Development Corporation's portion of the land as a community and economic development anchor.

Development of the park and associated uses in accordance with McKinney's design standards, development codes, and in a manner that is consistent with the surrounding developments and the City of McKinney Comprehensive Plan.

## Next Steps

- Additional Council Discussion/Direction
- Proposed Guiding Principles Adoption
  - Amendments/Edits/Suggestions?
- If Adopted, Advertise RFQ

Thank You

