



# City-Owned Property Redevelopment

Michael Quint, Executive Director of Development Services

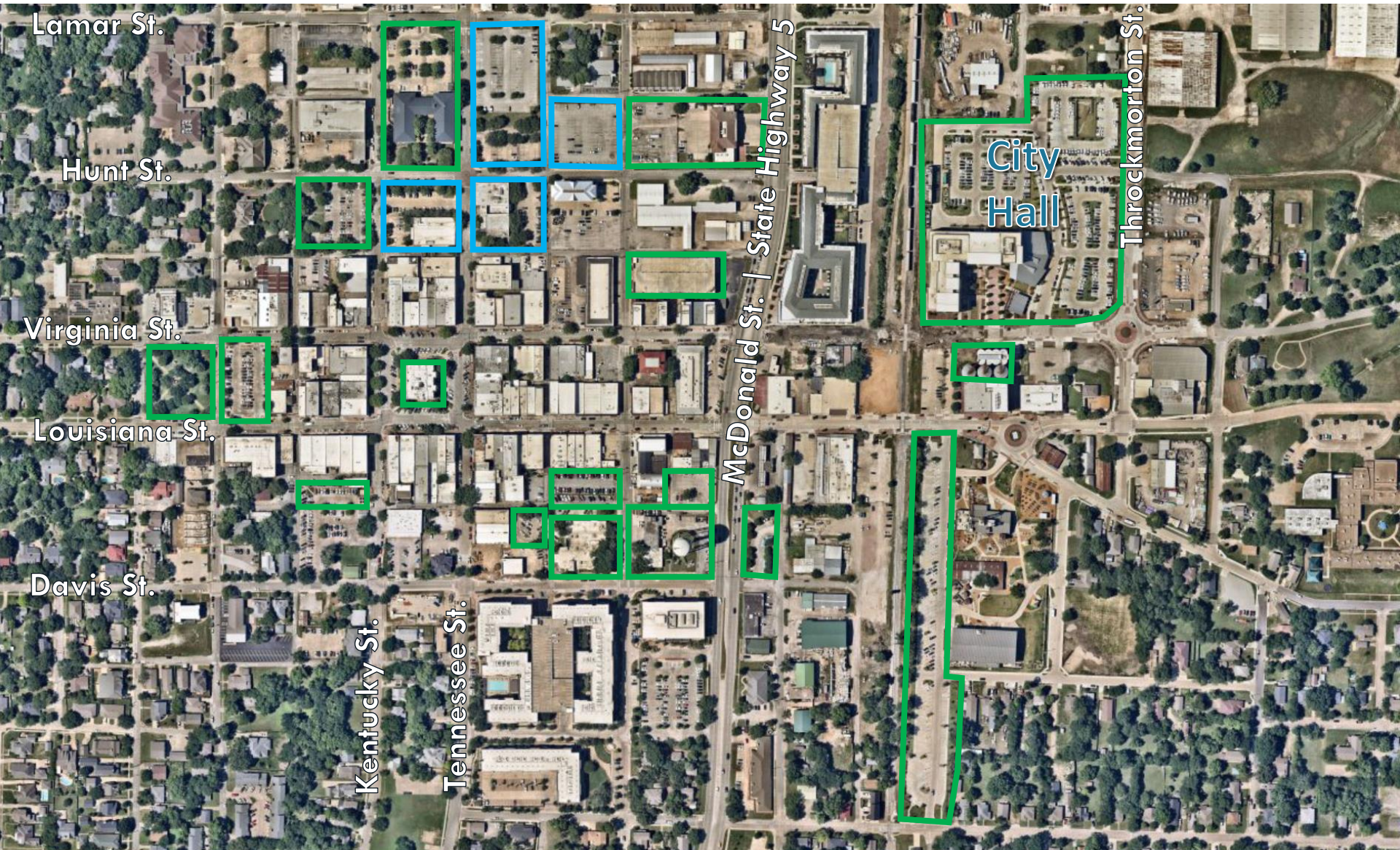


# Overview

- About the Properties
- Where we have been
- What we have learned
- Where we are now

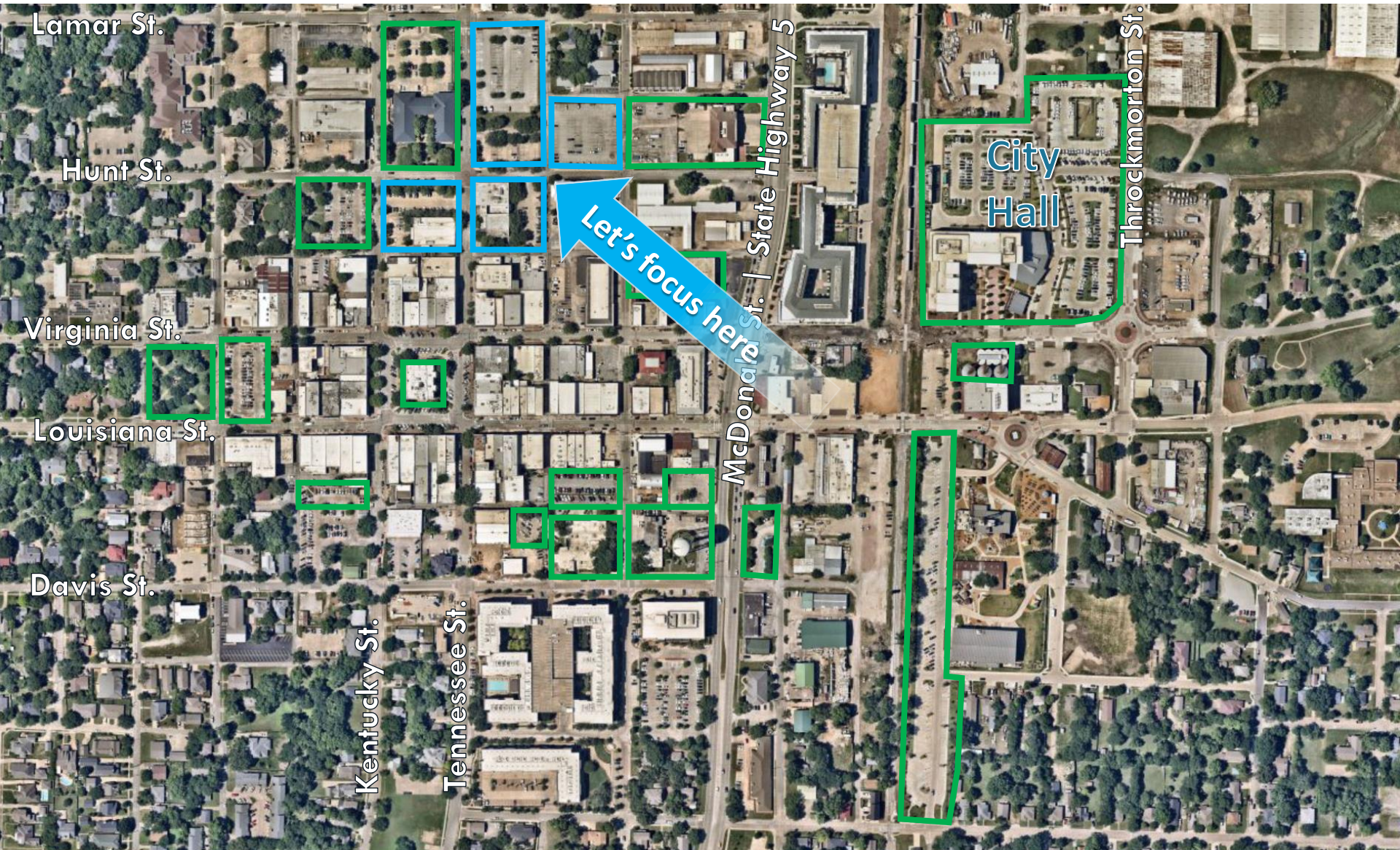


# City-Owned\* Properties in Downtown



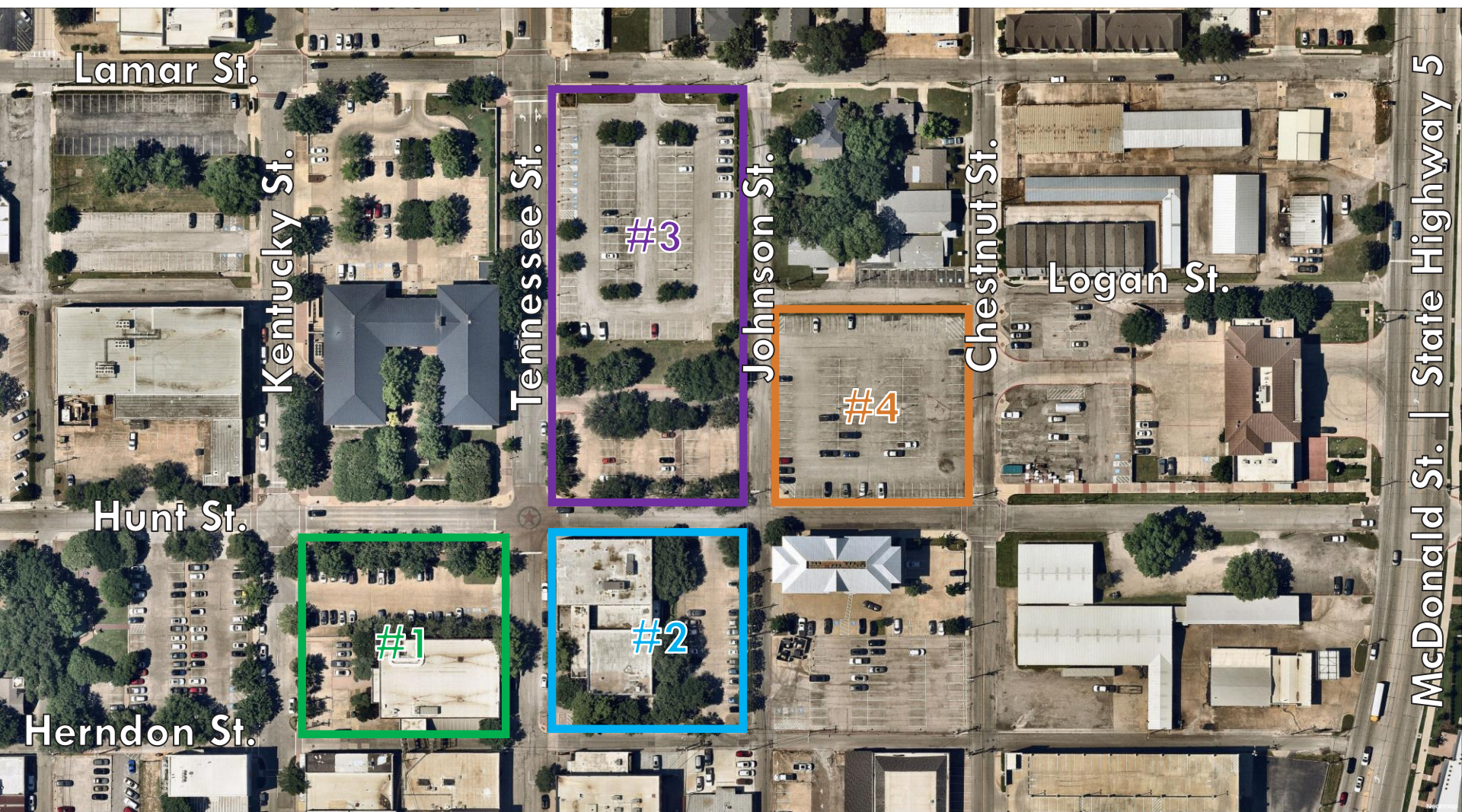
\* Does not include MEDC or MCDC-owned properties.

# City-Owned\* Properties in Downtown



\* Does not include MEDC or MCDC-owned properties.

# City-Owned Properties: Approx. 4.75 Acres Total



# About Property No. 1: Former Development Svcs. Building



**Dev. Svcs. Bldg.: 221 N. Tennessee St.**

## **Property Details:**

39,999 sq. ft. (approx. 0.92 acres)

Approx. 200 feet by 200 feet

42 Parking Spaces

**3/23 Appraised Value:** \$1.1M (land)

**Located within TIRZ #1**

## **Zoning:**

MTC – McKinney Town Center  
(Downtown Core Character District)

## **Uses Permitted:**

Residential, Hotel, Office, Restaurant,  
Personal Service, etc.

Height Allowed: 5 stories

**Town Center Study Master Plan (Oct. 2008):**

Lofts/Office over Retail

**2023 Market Study Recommended Use:**

Office (+/- 35,000 sq. ft.)

Retail/Restaurant (+/- 8,000 sq. ft.)

# About Property No. 2: Former City Hall

**City Hall: 222 N. Tennessee St.**

**Property Details:**

40,001 sq. ft. (approx. 0.92 acres)

Approx. 200 feet by 200 feet

31 Parking Spaces

**3/23 Appraised Value: \$1.1M (land)**

**Located within TIRZ #1**

**Zoning:**

MTC – McKinney Town Center  
(Downtown Core Character District)

**Uses Permitted:**

Residential, Hotel, Office, Restaurant,  
Personal Service, etc.

Height Allowed: 5 stories

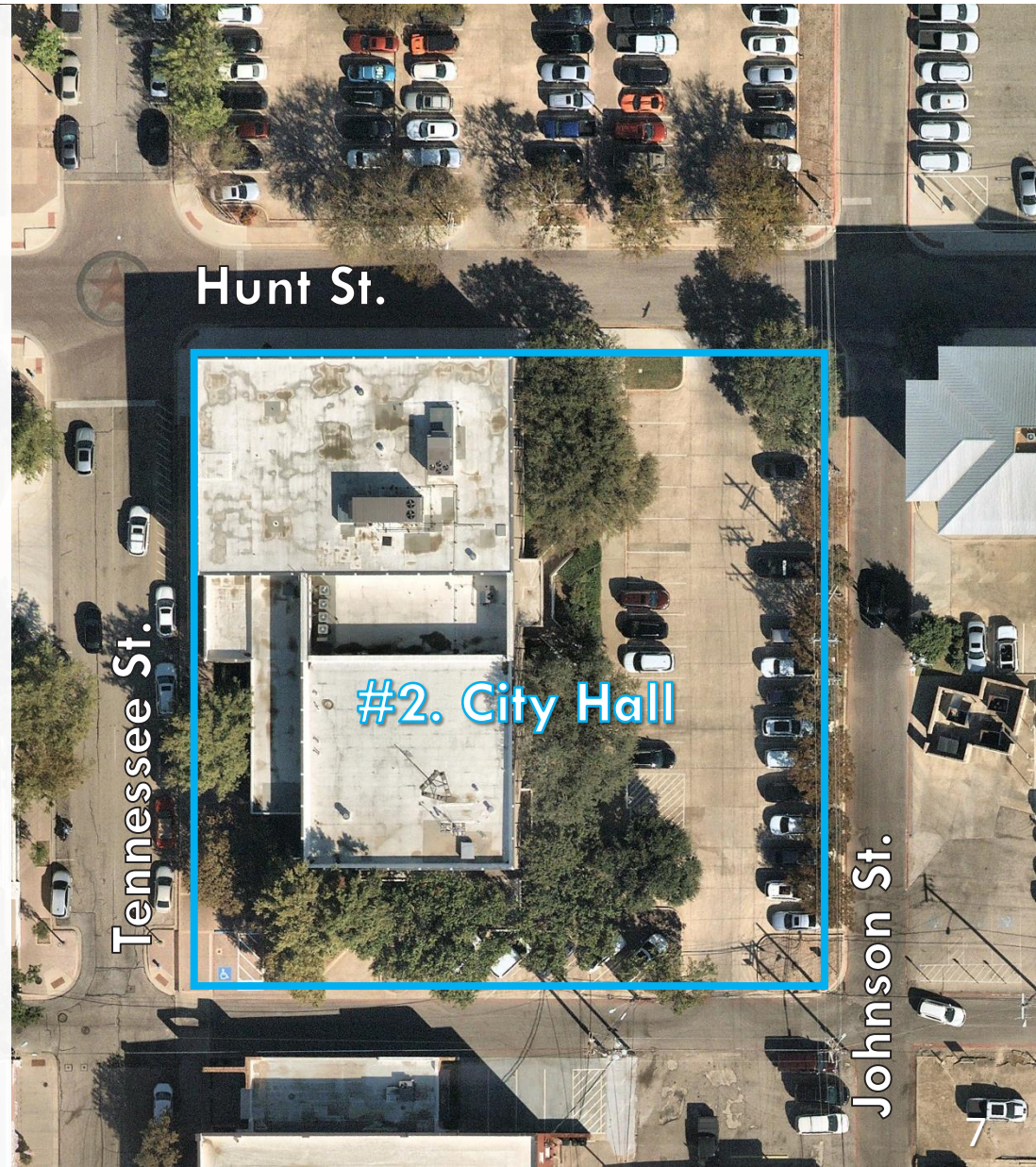
**Town Center Study Master Plan (10/2008):**

Lofts/Office over Retail

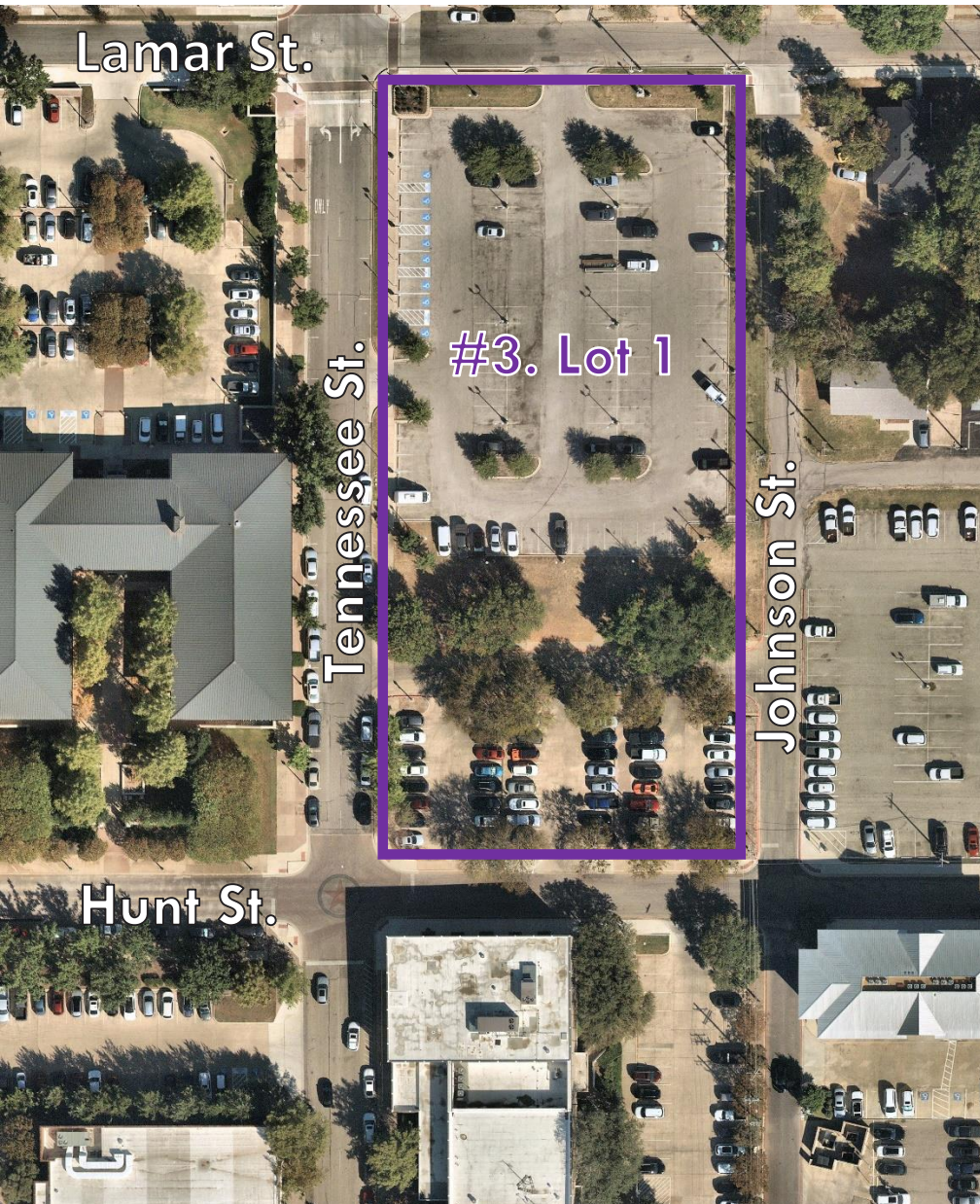
**2023 Market Study Recommended Use:**

Hotel (+/- 40,000 sq. ft.)

50 rooms



# About Property No. 3: Public Parking Lot



**308 N. Tennessee St./303 N. Johnson St.**

## **Property Details:**

82,005 sq. ft. (approx. 1.88 acres)

Approx. 420 feet by 195 feet

172 Parking Spaces

**3/23 Appraised Value: \$2.6M**

**Located within TIRZ #1**

## **Zoning:**

MTC – McKinney Town Center  
(Downtown Core Character District)

## **Uses Permitted:**

Residential, Hotel, Office, Restaurant, Personal  
Service, etc.

Height Allowed: 5 stories

## **Town Center Study Master Plan (10/2008):**

Parking Garage

Townhome and Live/Work Infill

Lofts/Office over Retail

## **2023 Market Study Recommended Use:**

Multi-Family Res. (+/- 195 units)

Retail/Restaurant (+/- 10,000 sq. ft.)

# About Property No. 4: Public Parking Lot

**301 N. Chestnut St.**

## **Property Details:**

38,986 sq. ft. (approx. 0.89 acres)

Approx. 200 feet by 192 feet

106 parking spaces

**3/23 Appraised Value: \$1.15M**

**Located within TIRZ #1**

## **Zoning:**

MTC – McKinney Town Center  
(Downtown Core Character District)

### **Uses Permitted:**

Residential, Hotel, Office, Restaurant,  
Personal Service, etc.

Height Allowed: 5 stories

## **Town Center Study Master Plan (10/2008):**

Parking Garage

Townhome and Live/Work Infill

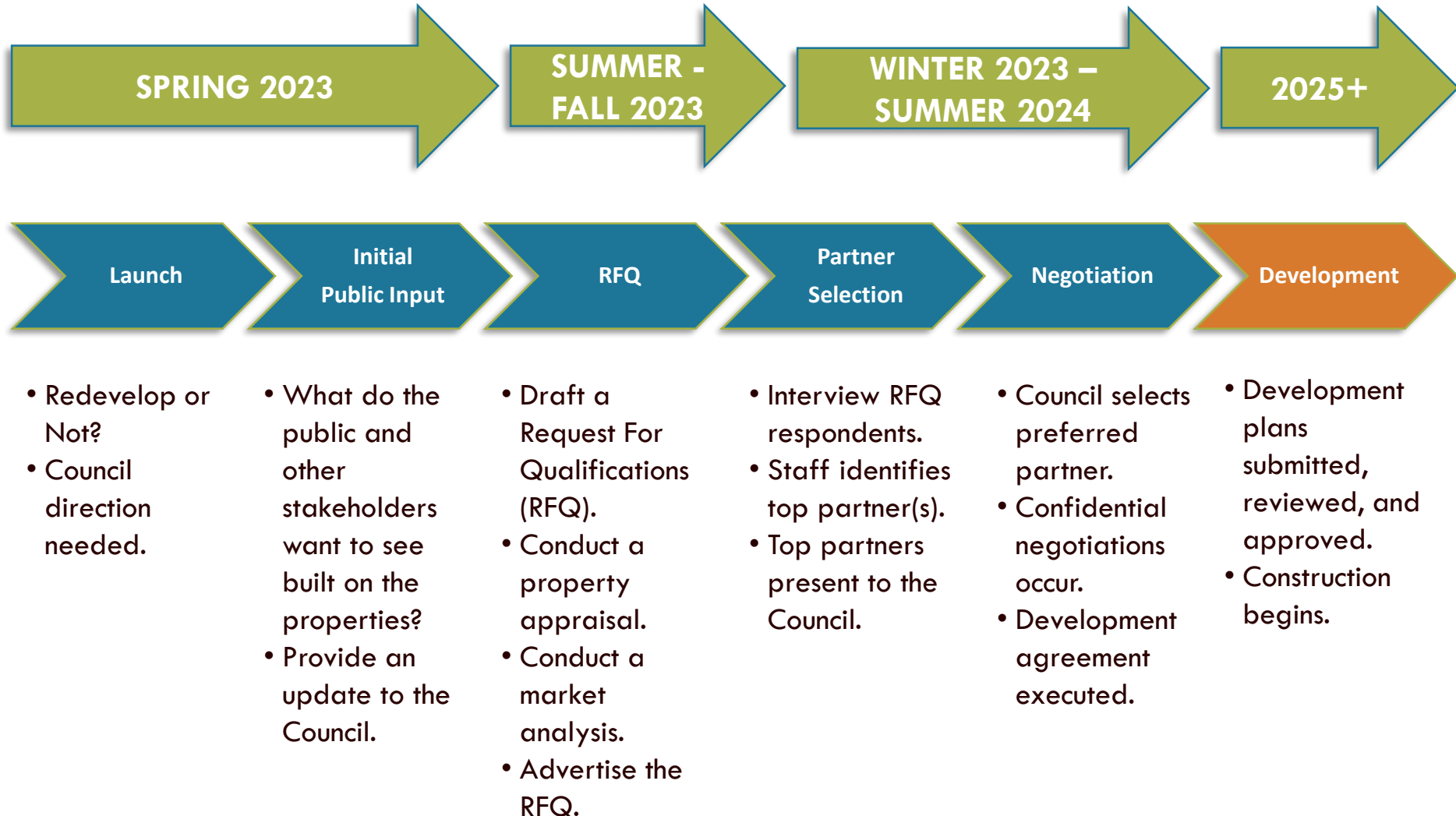
Lofts/Office over Retail

## **2023 Market Study Recommended Use:**

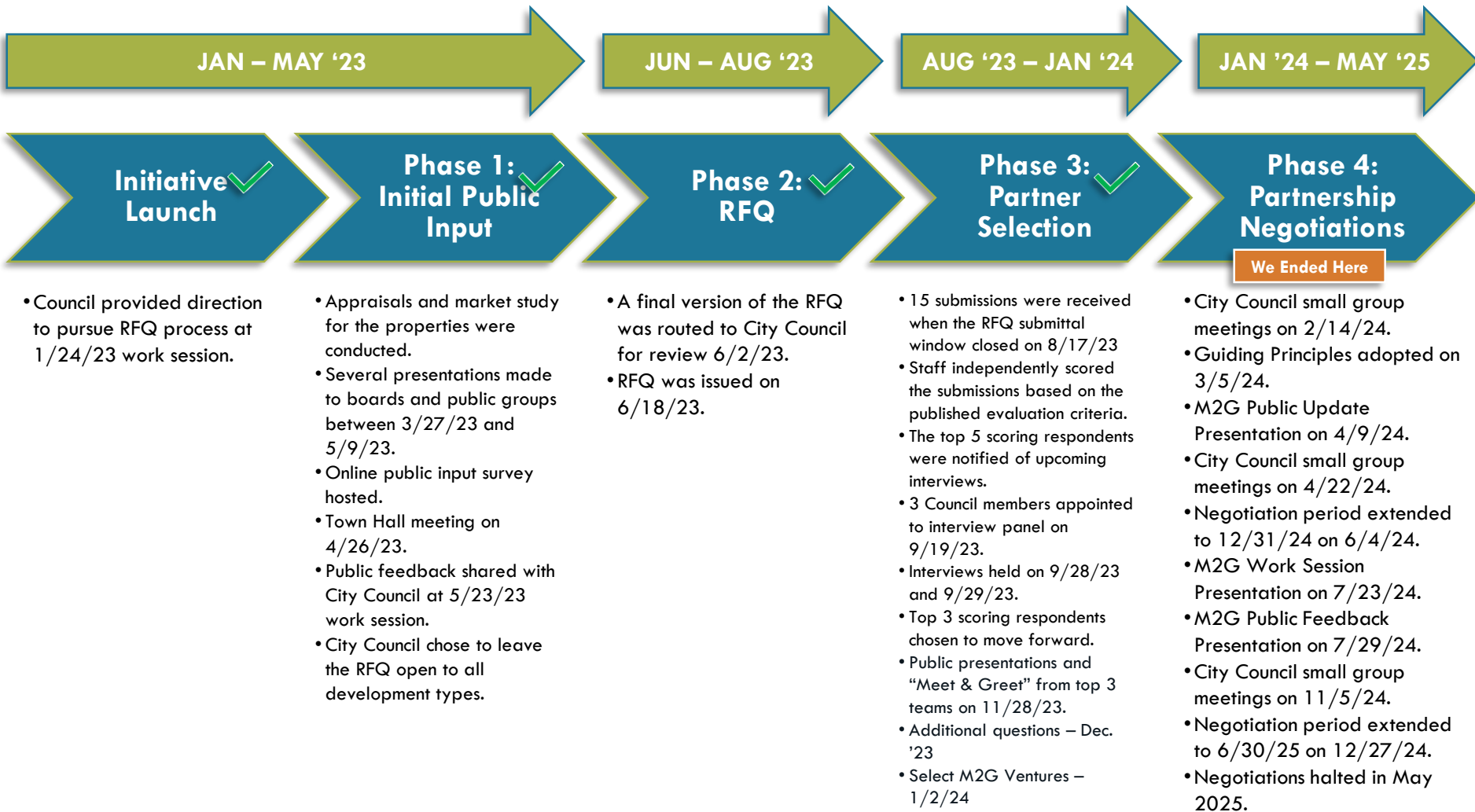
Parking Garage (+/- 400 spaces)



## Previous Redevelopment Process: What was the original plan?



# Previous Redevelopment Process: What has gotten us here?



# What have we learned?

## Redevelopment on the properties should be:



*The project should:*

- Provide a best-in-class example of how development should occur within historic downtown McKinney.



*The project should:*

- Expand historic downtown McKinney and be developed on a foundation of market viability that is elevated using a public private partnership.
- Should represent the best development solution for these properties given the context of the surrounding area and should not be expected to solve all desires of historic downtown McKinney as a whole. However, those desires should continue to be explored in areas and contexts that are appropriate.



*The project should:*

- Enhance the quality of life in, and around, the development.
- Incorporate architectural character on buildings and outdoor spaces that respectfully integrate with the surrounding buildings' and land uses' character while complementing historic downtown McKinney.
- Include a scale and massing that is appropriate for the properties' location.
- Create a place where the 'local brand' atmosphere, unique to historic downtown McKinney, could expand.

## Redevelopment on the properties should include (at a minimum):

- Boutique hotel with conference / meeting space
- Office uses

# Where do we stand now?

- Former City Hall and Development Services Building are vacant and planned for demolition in early 2026.
- Capital Improvement Plan (CIP) project to replace utilities in the area under design now. Construction to begin early 2026.
- Research regarding the process to relocate historic marker on former City Hall property are underway.
- As part of future development plans, the City will plan to build a parking structure at the SWC of Hunt St. and Kentucky St. and relocate/reconstruct Central Park.
- City Council direction provided on August 5, 2025.



**Thank you!**

