

CITY COUNCIL REGULAR MEETING

JANUARY 6, 2026

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, January 6, 2026 at 6:00 p.m.

The meeting 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 regular meeting to order at 6:02 p.m. up determining a quorum consisting of himself and the following City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

These 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, Assistant City Attorney Benjamin Samples, Executive Director of Development Services Michael Quint, Director of Engineering Gary Graham, Director of Planning Lucas Raley, Director of Housing and Community Development Margaret Li, Deputy City Secretary Tenitrus Parchman, Community Services Administrator Shirletta Best, Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias, Police Officer Kendall Sam, and Police Officer Ronald Westbrooks.

There were approximately ten (10) members of the public present.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was led by Mayor Cox and the attendees remained standing for the pledge of allegiance.

Mayor Cox called for Information Sharing.

25-3523 Proclamation for Dr. Martin Luther King, Jr. Day

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items); at which time there were no requests for public comment.

Mayor Cox called for the Consent Agenda.

Councilmember Franklin requested to pull down agenda item 25-3532.

Mayor Cox requested to pull down agenda item 25-3524.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve the Consent Agenda excluding items 25-3532 and 25-3524.

Consent MINUTES

- 25-3393** Minutes of the McKinney Economic Development Corporation Meeting of October 21, 2025
- 25-3488** Minutes of the McKinney Economic Development Corporation Meeting of November 18, 2025
- 25-3438** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of November 13, 2025

Consent ORDINANCES

- 25-3524** Consider/Discuss/Act on an Ordinance Allowing the City of Princeton to Provide Wastewater Utilities to Two Properties Totaling Approximately 163 Acres of Land Generally Located South and East of the Intersection of F.M. 1827 and C.R. 409 and West of McKinney's and Princeton's Shared Boundary Line

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to Tabled Indefinitely an Ordinance Allowing the City of Princeton to Provide Wastewater Utilities to Two Properties Totaling Approximately 163 Acres of Land Generally Located South and East of the Intersection of F.M. 1827 and C.R. 409 and West of McKinney's and Princeton's Shared Boundary Line.

- 25-3525** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the purpose of a State Highway 5 Small Area Plan as an Administrative Cost; ordinance caption reads as follows:

ORDINANCE NO. 2026-01-002

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET
AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026
ANNUAL BUDGET TO PROVIDE FUNDING FOR A STATE HIGHWAY**

FIVE SMALL AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 25-3526** Consider/Discuss/Act on an Ordinance Amending Chapter 26, "Animal Control," by Amending Section 26-1, "Definitions," Section 26-11, "Number of Dogs and Cats at Residences," Section 26-14, "Restraint of Animals," Section 26-33, "Rabies Vaccination Tag Serves as City Registration," and Section 26-34, "Rabies Vaccination" to Establish Certain Defenses for the Keeping of Feral Cats Under a Trap-Neuter-Release Program; ordinance caption reads as follows:

ORDINANCE NO. 2026-01-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, BY AMENDING CHAPTER 26, "ANIMAL CONTROL," BY AMENDING SECTION 26-1, "DEFINITIONS," SECTION 26-11, "NUMBER OF DOGS AND CATS AT RESIDENCES," SECTION 26-14, "RESTRAINT OF ANIMALS," SECTION 26-33, "RABIES VACCINATION TAG SERVES AS CITY REGISTRATION," AND SECTION 26-34, "RABIES VACCINATION" TO ESTABLISH CERTAIN DEFENSES FOR THE KEEPING OF FERAL CATS UNDER A TRAP-NEUTER-RELEASE PROGRAM; PROVIDING A PENALTY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

Consent RESOLUTIONS

- 25-3527** Consider/Discuss/Act on a Resolution Approving the Final 2025-2029 Consolidated Plan of the U.S. Department of Housing and Urban Development (HUD) for Housing and Community Development activities through the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs; resolution caption reads as follows:

RESOLUTION NO. 2026-01-001 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE FINAL 2025-2029 CONSOLIDATED PLAN AND PROVIDING AN EFFECTIVE DATE

- 25-3528** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for Funding from the Texas Historical Commission to Procure a Consultant to Create Design Guidelines for the Historic Overlay District and Accept Funding if Awarded; resolution caption reads as follows:

RESOLUTION NO. 2026-01-002 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR FUNDING FROM THE CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM FROM THE TEXAS HISTORICAL COMMISSION TO CREATE HISTORIC OVERLAY DISTRICT GUIDELINES AND ACCEPT FUNDING IF AWARDED

- 25-3529** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Advance Funding Agreement (AFA) for Regional Toll Revenue (RTR) SH 121 Subaccount Funds Participation in Transportation Improvement Projects with the Texas Department of Transportation (TxDOT) for the Construction of Turn Lanes and Necessary Off-Site Improvements for the McKinney Sunset Amphitheatre Project; resolution caption reads as follows:

RESOLUTION NO. 2026-01-003 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADVANCE FUNDING AGREEMENT (AFA) IN THE AMOUNT OF \$2,000,000 FOR REGIONAL TOLL REVENUE (RTR) SH 121 SUBACCOUNT FUNDS PARTICIPATION, TO TRANSPORTATION IMPROVEMENT PROJECTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE CONSTRUCTION OF TURN LANES AND NECESSARY OFF-SITE IMPROVEMENTS FOR THE MCKINNEY SUNSET AMPHITHEATRE PROJECT

- 25-3530** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation for the Temporary Closure of the State Right-of-Way for the Purpose of a Special Event; resolution caption reads as follows:

RESOLUTION NO. 2026-01-004 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

CONSENT MISCELLANEOUS

- 25-3531** Consider/Discuss/Act on a First Amendment to Chapter 380 Economic Development Program and Agreement by and between the City of McKinney, Texas and Craig Ranch Luxury Hotel SPE Owner LP
- 25-3532** Consider/Discuss/Act on the Fourth Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community

Development Corporation, and VENU Holding Corporation, successor-by-name-change to Notes Live, Inc.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Lynch, to approve the Fourth Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and VENU Holding Corporation, successor-by-name-change to Notes Live, Inc.

Mayor Cox called for Regular Agenda and Public Hearing Items.

25-3533 Conduct a Public Hearing of the Community Development Block Grant and Home Investment Partnerships Program's Consolidated Annual Performance Evaluation Report for Program Year 2024-2025

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve the Community Development Block Grant and Home Investment Partnerships Program's Consolidated Annual Performance Evaluation Report for Program Year 2024-2025.

25-0005SUP4 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway, and Accompanying Ordinance

Applicant Representative Leslie Ford, 1008 Macon Street, Suite 101, Fort Worth, Texas 76102 addressed the council regarding the request.

Sarah Hustwit, 2316 Cresta Lane, McKinney, Texas 75072 expressed opposition to the request.

Luke Stainback, expressed support for the request.

The motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to deny a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway. The vote failed with a vote of 3-4-0. Mayor Cox and Councilmembers Beller, Cloutier, and Lynch opposed.

Council approved the motion by Councilmember Cloutier, seconded by Councilmember Beller, to approve a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway with a vote of 4 - 3 - 0.

Mayor Pro Tem Feltus and Councilmembers Franklin and Jones opposed; ordinance caption reads as follows:

ORDINANCE NO. 2026-01-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A DRIVE-THROUGH RESTAURANT (MCDONALDS), LOCATED AT 3300 VIRGINIA PARKWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

The applicant presentation, not included on the posted agenda, has been included in these minutes as Appendix A: Applicant Presentation.

Mayor Cox called for Public Comments on Matters not on the Agenda; at which time there were no requests for public comments.

Mayor Cox called for Council and Manager Comments.

Councilmember Beller wished his wife Amanda a happy birthday.

Councilmember Cloutier wished everyone a Happy New Year; he and Councilmember Beller volunteered for the Red Kettle Bell Ringing at Sams Club; he also attended the menorah lighting; he and Councilmember Beller attended an HOA honoring Diane Craig; and he recently welcomed a new grandson.

Councilmember Jones wished everyone a Happy New Year and he along with Leadership McKinney volunteered for the Red Kettle Bell Ringing at Sams Club.

Mayor Pro Tem Feltus congratulated Councilmember Lynch on his recent wedding and she wished everyone a Happy New Year.

Mayor Cox encouraged residents to volunteer within the city.

City Manager Grimes reminded residents of the curbside Christmas tree pickup and composting will continue through January 16 and the Library and Parks & Recreation Departments have released the spring programming guides. This information can be found on the city website www.mckinneytexas.org.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the meeting at 6:55 pm.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, January 9, 2026, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on February 17, 2026.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: Applicant Presentation



McDonald's 3300 Virginia McKinney, TX

1/6/2026



Case History

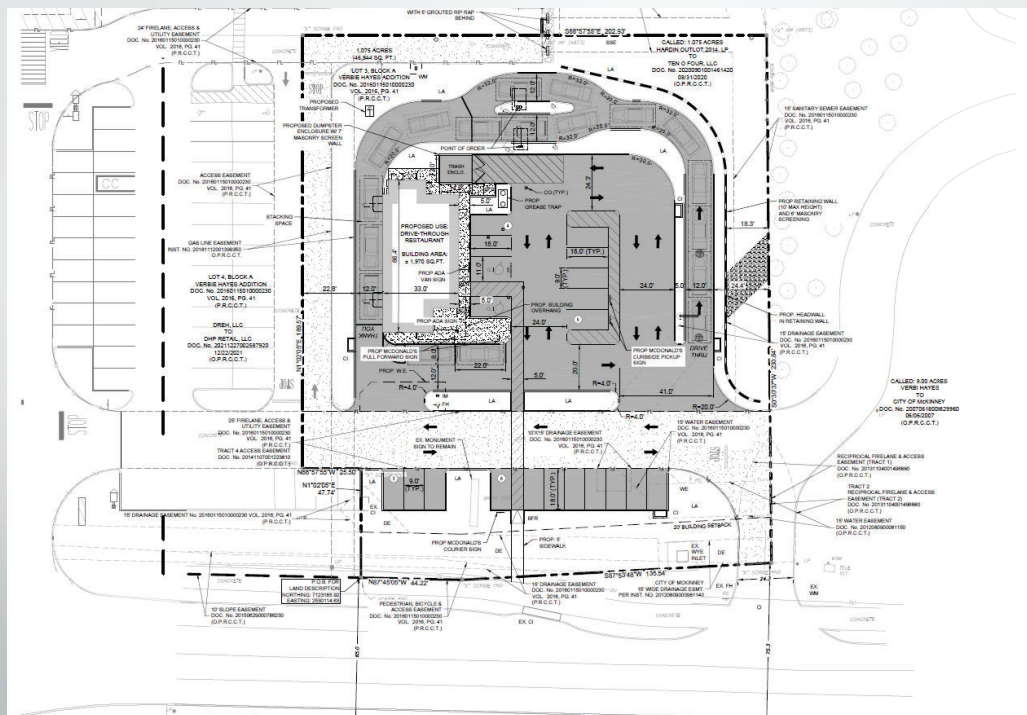
24-0017SUP2

- Presented with P&Z staff support
- Recommended for approval by Planning & Zoning Commission 7-0
- Denied by City Council 12/3/24 with a 4-3 vote to deny.

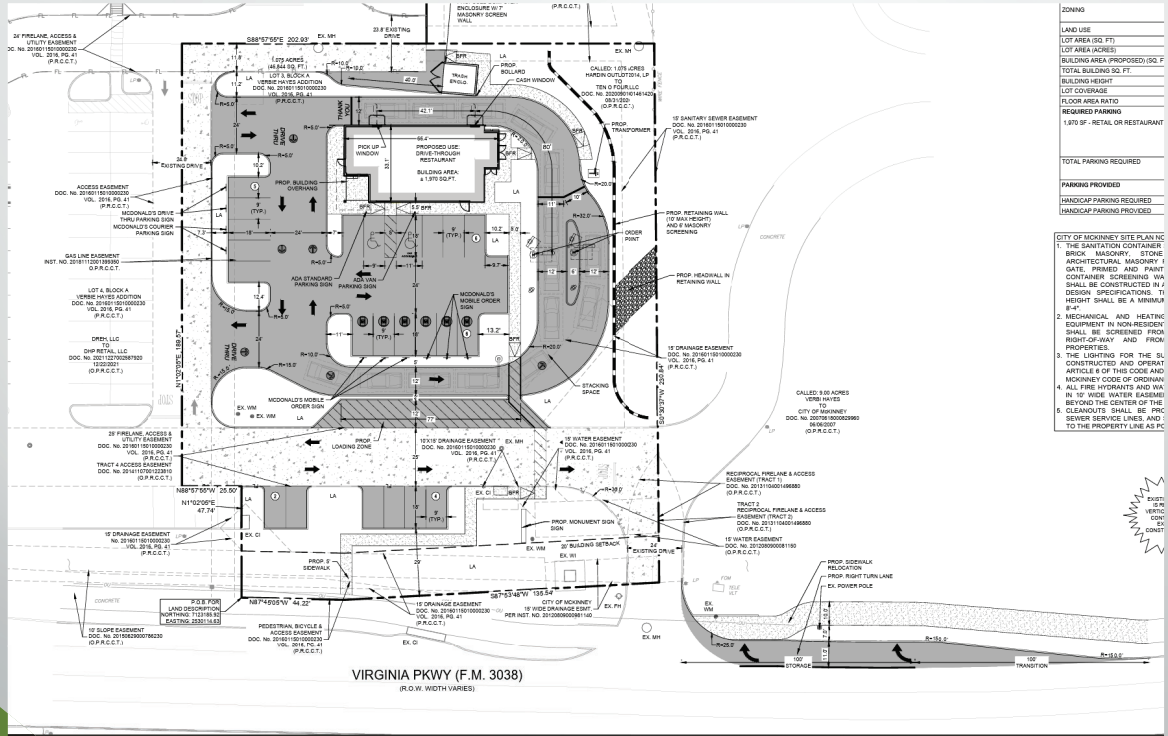
25-0005SUP2

- Presented with P&Z staff support
- Recommended for approval by Planning & Zoning Commission 7-0
- Decision tabled by City Council 9/16/25

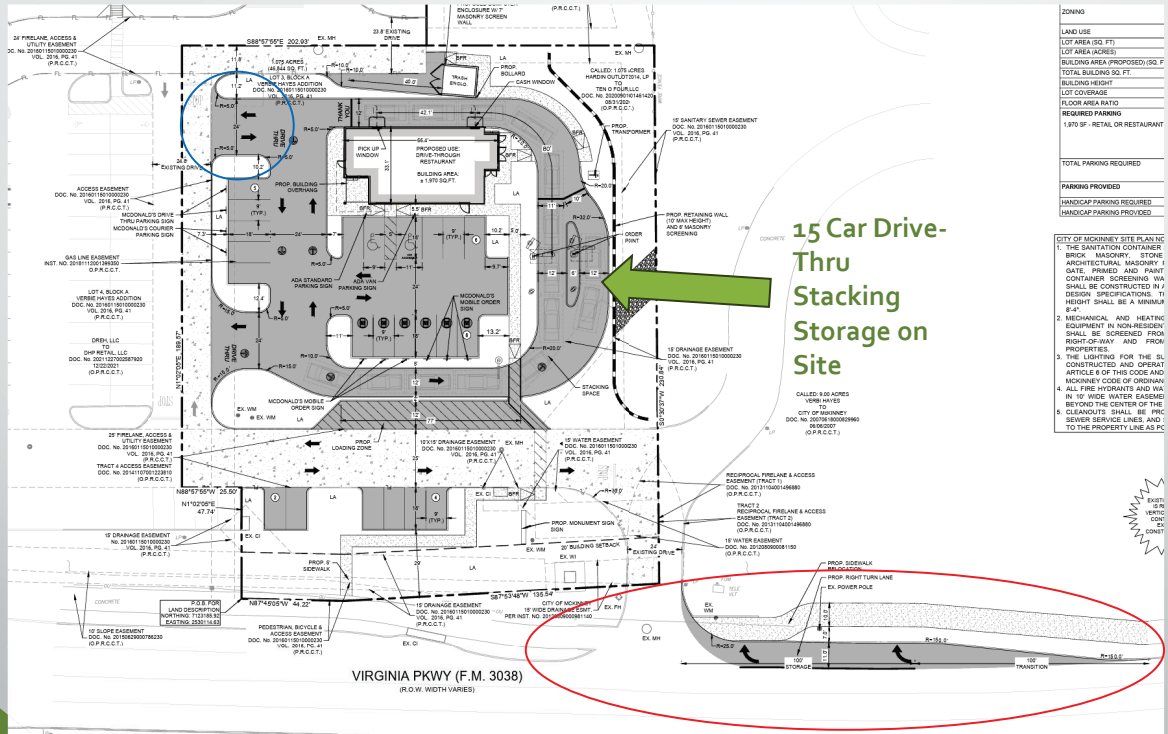
Previously Presented Site Configuration



Current Proposed Site Configuration



Traffic Mitigation Measures



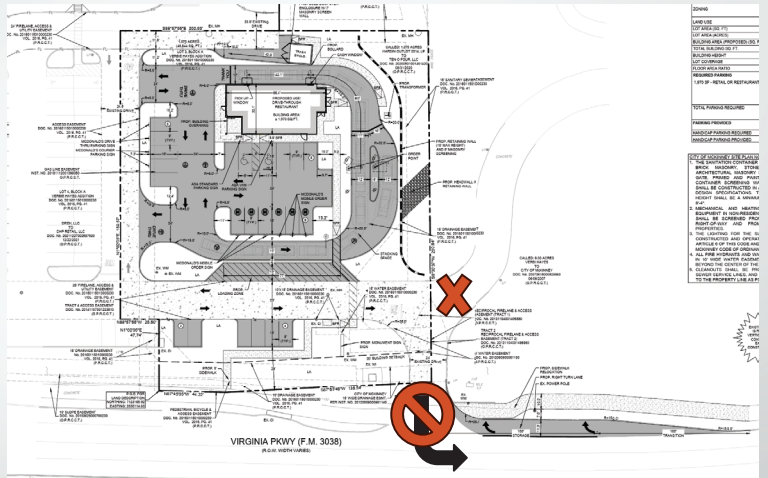
Considerations

Restricting the Left onto Virginia:

- Restricting movements typically consolidates traffic and queues at other nearby access points rather than eliminating them.
- Would not be expected to provide a net benefit and could shift traffic to other driveways or intersections.
- The median opening spacing relative to the Virginia and Hardin intersection is appropriate,
- Eastbound left turn lane provides substantial storage at approximately 200 feet, more than typical for this type of access.

Closing Cross Access with Park:

- Reduces circulation options and concentrates traffic onto fewer locations.



Crash Data for Virginia Parkway 2020-12/17/2025

All crash data available using this tool represents reportable data collected from Texas Peace Officer's Crash Reports (CR-3) received and processed by the Texas Department of Transportation (Department) as of 12/17/2025. The Department makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the information provided as a result of your query. Any opinions and conclusions resulting from analysis performed on the crash data must be represented by your own and not those of the State of Texas or the Department.

Query Result Counts:
Your query returned a total of 1 Crashes containing 2 Units and 2 Persons

Filters Applied to current Query:
Crash Year Is In 2020 or 2021 or 2022 or 2023 or 2024 or 2025
County Is Equal To COLLIN
City Is Equal To MCKINNEY
Street Name Is Equal To VIRGINIA PKWY

Crash ID	Contributing Factors	Crash Date	Crash Severity	Crash Year	Vehicle Travel Direction	Manner of Collision	Contributing Factor 1	Unit Description
20775637	FAILED TO YIELD RIGHT OF WAY - OPEN INTERSECTION	4/23/2025	N - NOT INJURED	2025	N - NORTH	ANGLE - BOTH GOING STRAIGHT	33 - FAILED TO YIELD RIGHT OF WAY - OPEN INTERSECTION	1 - MOTOR VEHICLE
20775637	FAILED TO YIELD RIGHT OF WAY - OPEN INTERSECTION	4/23/2025	N - NOT INJURED	2025	E - EAST	ANGLE - BOTH GOING STRAIGHT	No Data	1 - MOTOR VEHICLE

Considerations

Current SUP/Zoning Allowances (Ordinance 2008-04-037)

- Based on C1- Neighborhood Commercial and all uses allowed in that zoning district.
 - Restaurant is allowed by right, restaurant with drive-thru requires special use.
- Additional permitted used include mimeograph or letter shop, office supplies, and **coffee shop (including drive-thru window)**

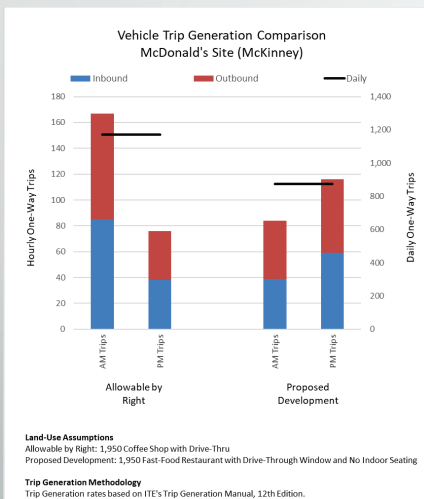


Building Footprint vs. Drive-Thru Coffee Shop

- McDonald's "On the Go Concept"
 - New, smaller restaurant design focused on speed, with dedicated pick-up areas, allowing for faster service for McDelivery and third-party digital orders.
 - Building is ~1920SF vs. ~4000SF for a traditional McDonald's restaurant.
 - Standard coffee shop with drive-thru footprint is similar to larger in size than the McDonald's On the Go Concept.

Considerations

Traffic Generation of Drive-Thru Coffee Shop vs. McDonald's "On the Go" Concept



A "national coffee brand" style coffee shop use of the same size typically generates:

- More traffic in the morning, including during school drop off hours.
- Less traffic in the PM peak than a fast-food restaurant.
- Daily trips are also higher for the coffee shop use in total.

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips			
					IN	OUT	TOTAL	IN	OUT	TOTAL	
Allowable-by-Right											
Coffee Shop with Drive-Through Window	1,950	SF	937	1,171	85	82	167	38	38	76	
Proposed Development											
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	1,950	SF	934 / 935	874	39	45	84	59	57	116	
Percentage Change in Traffic											
Percentage Change between a Coffee-Shop and Fast-Food Restaurant					↓-25%	↓-54%	↓-45%	↓-50%	↑55%	↑50%	↑53%

Trip generation rates are based on nationally surveyed sites published by ITE for quick-service restaurants with drive-throughs.

Conclusion

Property Valuation

- Current: \$1,053,608 for land only
- Improvement Cost: ~\$1.2m
- Estimated total tax revenue lost annually: ~\$75,000

2025 Notice of Appraised Value

COLLIN CENTRAL APPRAISAL DISTRICT
 250 ELDORADO PKWY
 MCKINNEY, TX 75069-8023
 Phone: 469.742.9200 866.467.1110

Property ID: 2730771
 Ownership %: 100.00
 Geo ID: R-10906-00A-0030-1
 Legal: VERBIE HAYES ADDITION (CMC), BLK A, LOT 3
 Legal Acres: 1.075
 Situs: VIRGINIA PKWY MCKINNEY, TX 75071
 Appraiser: CJE
 Owner ID: 1159816
 Effile PIN: XXXXXXXXXXXXXXXXXXXXXXX

DATE OF NOTICE: April 15, 2025

Property ID: 2730771 - R-10906-00A-0030-1
 TEN O FOUR LLC
 1536 GREEN VALLEY WAY
 CELINA, TX 75009-6387

Dear Property Owner,
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2024		Proposed - 2025	
Market Value of Improvements (Structures / Buildings, etc.)		0	0	0	0
Market Value of Non-Ag/Timber Land		1,030,194	1,030,194	1,030,194	1,030,608
Market Value of Ag/Timber Land		0	0	0	0
Market Value of Personal Property/Minerals		0	0	0	0
Raw Market Value		1,030,194	1,030,194	1,030,194	1,030,608
Productivity Value of Ag/Timber Land		0	0	0	0
Appraised Value** (possible limitations, see below)		1,030,194	1,030,194	1,030,194	1,030,608

Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65 - Over 65)

2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value
0	1,030,194	MCKINNEY CITY	1,030,608	0	1,030,608
0	1,030,194	COLLIN COUNTY	1,030,608	0	1,030,608
0	1,030,194	COLLIN COLLEGE	1,030,608	0	1,030,608
0	1,030,194	MCKINNEY ISD	1,030,608	0	1,030,608

Scan the QR code below to schedule an in-person informal review of your appraised value with the appraisal staff.

CollinCAD.org/informal

See the "Informal Appraisal Review" insert for more information.