

**PLANO CITY COUNCIL
REGULAR SESSION
February 12, 2024**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Kayci Prince, Mayor Pro Tem
Maria Tu, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Shelby Williams
Julie Holmer
Rick Smith

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Michelle D'Andrea, Deputy City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, February 12, 2024, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Pastor Julian McMillian with Grace Church Plano led the invocation and BSA Troop 380 with St. Andrew Methodist Church led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Presentation: The Salvation Army of North Texas presented the results of the 2023 Mayors Red Kettle Challenge.

Proclamation: February is Black History Month.

Consent Agenda

MOTION: Upon a motion made by Councilmember Horne and seconded by Councilmember Williams the Council voted 8-0 to approve all items on the Consent Agenda, except Items "B", "N", and "P" as follows:

Approval of Minutes

January 22, 2024
February 1, 2024 (Joint PISD)
(Consent Agenda Item "A")

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

RFB No. 2024-0143-B for Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road, Project No. PW-S-00025, for the Public Works Department to XIT Paving and Construction, Inc. in the amount of \$2,066,495; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

RFB No. 2024-0026-B for Arterial Concrete Repair Legacy Drive – Coit Road to Custer Road, Project No. PW-S-00026, for the Public Works Department to XIT Paving and Construction Inc. in the amount of \$3,994,650; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

RFB No. 2023-0690-B for Bluebonnet Trail Drainage Improvements, Project No. 7598, for the Parks and Recreation Department to West Texas Rebar Placers Inc. in the amount of \$203,781; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

RFB No. 2023-0592-B for Intersection Improvements - 2022 Traffic Signal Construction - Various Locations, Project No. 7391, for the Engineering Department to EAR Telecommunications, LLC DBA EARTC, in the amount of \$3,194,502; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

Purchase from an Existing Contract

To approve the purchase of fifteen (15) SCOTT SCBA’s (Self Contained Breathing Apparatus) and sixty (60) 45 minute air cylinders for Plano Fire-Rescue in the amount of \$195,585 from Metro Fire Apparatus Specialists, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 698-23) (Consent Agenda Item “G”)

To approve the purchase of office furniture for the Public Works Department through the Engineering - Facilities Division in the estimated amount of \$172,240 from Texas Furniture Source, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Omnia Contract No. R191804 and BuyBoard Contract No. 667-22) (Consent Agenda Item “H”)

To approve the purchase of ninety-five (95) Cisco network switches and accessories for Technology Solutions Department in the estimated amount of \$948,713 from Netsync Network Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-TSO-4167 and DIR Contract No. DIR-CPO-4430) (Consent Agenda Item “I”)

Approval of Change Order

To approve a decrease to the current awarded contract amount of \$5,930,325 by \$1,530,656, for a total contract amount of \$4,399,669, for Arterial Pavement Repair Parker Road - West City Limit to Preston Road from HQS Construction, LLC for Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0443-B; Change Order No. 1) (Consent Agenda Item “J”)

Approval of Expenditure

To approve an expenditure for engineering professional services for Parker Road Elevated Storage Tank Rehabilitation, Project No. PW-W-00005, in the amount of \$324,250 from Kimley-Horn and Associates, Inc. for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

To approve an expenditure for engineering professional services for Ridgeview Pump Station Assessment, Project No. PW-W-00013, in the amount of \$431,600 from Freese and Nichols, Inc. for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

To approve an expenditure for professional Lead and Copper Field Inspections in the estimated amount of \$2,800,000 from Ameresco, Inc. for Public Works; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “M”)

Approval of Contract / Agreement

To approve the terms and conditions of an Interlocal Agreement between the City of Plano and the Regional Transportation Council (RTC) concerning the roles and responsibilities of each party with respect to Transportation Development Credits (TDCs) awarded for the project summarized in Attachment 1; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “O”)

End of Consent

RFQ No. 2023-0513-B for a contract for a Cultural Arts Plan for the Special Projects Department to The Cultural Planning Group, LLC in the estimated amount of \$297,520; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

Councilmember Holmer spoke to the importance of the study and arts in Plano.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Tu and seconded by Councilmember Holmer, the Council voted 8-0 to approve RFQ No. 2023-0513-B for a contract for a Cultural Arts Plan for the Special Projects Department to The Cultural Planning Group, LLC in the estimated amount of \$297,520; and authorizing the City Manager to execute all necessary documents.

To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Sysgration America Corporation, a Texas corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “N”)

Jennifer Groysman spoke in opposition to the economic development incentive agreement.

MOTION: Upon a motion made by Councilmember Ricciardelli and seconded by Councilmember Smith, the Council voted 8-0 to approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Sysgration America Corporation, a Texas corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents.

Resolution No. 2024-2-1(R): To approve the addition of the Retail Revitalization Program policy statement to the City of Plano Economic Development Policy for Economic Development Incentives; and providing an effective date. (Consent Agenda Item “P”)

The topic will be placed on a work session to discuss future policy updates.

MOTION: Upon a motion made by Councilmember Ricciardelli and seconded by Deputy Mayor Pro Tem Tu, the Council voted 8-0 to approve the addition of the Retail Revitalization Program policy statement to the City of Plano Economic Development Policy for Economic Development Incentives; and providing an effective date; and further to adopt Resolution No. 2024-2-1(R).

Public Hearing and adoption of Ordinance No. 2024-2-2 as requested in Zoning Case 2023-005 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 89.1 acres of land located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-Regional Commercial and repealing Ordinances No. 2023-10-4, 2001-2-31, 2001-5-13, and 2001-6-27 for the purpose of rescinding Specific Use Permits No. 56, 434, 444, and 448 for Private Club; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: Centennial Waterfall Willow Bend, LLC, The Neiman Marcus Group, LLC, Macy’s Retail Holdings, LLC, and Dillard’s, Inc. (Regular Item “1”)

Mayor Muns opened the public hearing. Steve Levin, Whitney Livingston and Michael Platt with Centennial spoke to the project. Jennifer Groysman and Cleo Marchese spoke in opposition of the project. Darrell Rodenbaugh, Paul Evans, Cynthia Padin, Dr. Sara Johnson, Jennifer Davis, George Stergios, Brian Dunne and Melanie Glickler spoke in support of the project. Mayor Muns closed the public hearing.

Councilmember Holmer requested private clubs by right be limited to 8,000 square feet or less and larger private clubs require a Specific Use Permit (SUP).

Public Hearing and adoption of Ordinance No. 2024-2-2 (Cont'd.)

MOTION: Upon a motion made by Mayor Pro Tem Prince and seconded by Deputy Mayor Pro Tem Tu, the Council voted 6-2, with Councilmembers Ricciardelli and Williams in opposition, to rezone 89.1 acres of land located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-Regional Commercial and repealing Ordinances No. 2023-10-4, 2001-2-31, 2001-5-13, and 2001-6-27 for the purpose of rescinding Specific Use Permits No. 56, 434, 444, and 448 for Private Club; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2023-005; with the amendment that private clubs by right be limited to 8,000 square feet or less and larger private clubs require a Specific Use Permit (SUP); and further to adopt Ordinance No. 2024-2-2 as amended.

The council took a brief recess at 9:08 p.m. and reconvened at 9:15 p.m. Councilmember Smith returned at 9:16 p.m. Councilmembers Ricciardelli and Holmer returned at 9:17 p.m.

Comments of Public Interest

Deputy Mayor Pro Tem Maria Tu spoke to Lunar New Year traditions.
Ayaan Ahmed requested Council support a resolution for a ceasefire in Gaza.
Ferdous Mahmood requested Council support a resolution for a ceasefire in Gaza.
Samina Ali requested Council support a resolution for a ceasefire in Gaza.
Deb Armintor requested Council support a resolution for a ceasefire in Gaza.
Misty Hoyt spoke to the new wayfinding signs in Plano.
Maleeha Kazmi requested Council support a resolution for a ceasefire in Gaza.
Samir Mansour requested Council support a resolution for a ceasefire in Gaza.
Chase Fitzpatrick requested Council support a resolution for a ceasefire in Gaza.
Khalid Ishaq called for peace regarding the Gaza conflict.
Jennifer Groysman spoke to the Gaza conflict and impact on the Jewish community.

With no further discussion, the Regular City Council Meeting adjourned at 9:44 p.m.

John B. Muns, Mayor

ATTEST:

Lisa C. Henderson, City Secretary

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

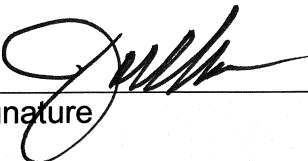
Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember MUNS, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: REDEVELOPMENT IS ESSENTIAL FOR THIS AREA ;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: ADDED R/E VALUE ;
and
3. The request is consistent with other policies, actions, maps:
 - ☒ Future Land Use Map and Dashboards – Description & Priorities
 - ☒ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross Sections
 - ☒ Bicycle Transportation Plan Map
 - ☒ Parks Master Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☐ Redevelopment of Regional Transportation Corridors Policy
 - ☐ Redevelopment & Growth Management Policy – Action 5A (RGM5A)
 - ☐ Redevelopment & Growth Management Policy – Action 5B (RGM5B)
 - ☐ Redevelopment & Growth Management Policy – Action 5C (RGM5C)
 - ☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - ☐ Other: _____
4. Comments on any of the above which further explain my position: _____

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.


Signature

2-12-24
Date

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Prince, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: the plan revitalizes an important asset in Plano
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it ensures Plano will be vibrant in the future
and
3. The request is consistent with other policies, actions, maps:
 - ☐ Future Land Use Map and Dashboards – Description & Priorities
 - ☐ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross Sections
 - ☒ Bicycle Transportation Plan Map
 - ☒ Parks Master Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☒ Redevelopment of Regional Transportation Corridors Policy
 - ☒ Redevelopment & Growth Management Policy – Action 5A (RGM5A)
 - ☒ Redevelopment & Growth Management Policy – Action 5B (RGM5B)
 - ☐ Redevelopment & Growth Management Policy – Action 5C (RGM5C)
 - ☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - ☐ Other: _____
4. Comments on any of the above which further explain my position: It's important that we invest in our City and keep our buildings from falling into blight.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

Kapri

2/12/24

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Tu, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: P+2 approved it 8-0; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Shopping/Entertainment/dining for the new generation. and
3. The request is consistent with other policies, actions, maps:
 - ☐ Future Land Use Map and Dashboards – Description & Priorities
 - ☐ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross Sections
 - ☐ Bicycle Transportation Plan Map
 - ☐ Parks Master Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☒ Redevelopment of Regional Transportation Corridors Policy
 - ☒ Redevelopment & Growth Management Policy – Action 5A (RGM5A)
 - ☒ Redevelopment & Growth Management Policy – Action 5B (RGM5B)
 - ☒ Redevelopment & Growth Management Policy – Action 5C (RGM5C)
 - ☒ Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - ☐ Other: _____
4. Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

2/12/24

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Brian Dett after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

☒ I agree with the conclusions in the preliminary report provided by staff because:

the proposal ~~is~~ is disfavored under the Comprehensive Plan.

or

☒ The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: it exceeds 834 MF units

☐ The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____

☒ The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it does not conform to the Comprehensive Plan

The request is inconsistent with other policies, actions, maps:

- ☒ Future Land Use Map and Dashboards – Mix of Uses
- ☐ Future Land Use Map and Dashboards – Character Defining Elements
- ☒ Redevelopment & Growth Management Policy – Action 1 (RGM1)
- ☐ Redevelopment & Growth Management Policy – Action 5C (RGM5C)
- ☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)
- ☐ Other: _____

☐ Comments on any of the above which further explain my position: _____

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.

Signature

Date

Anthony Ricciardelli

2/12/24

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Horne, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: renovation/revitalization of worn out asset; and bring greater tax revenue to city.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: increasing entertainment and shopping and turning a "dead" mall to Activity Center.
3. The request is consistent with other policies, actions, maps:
 - ☒ Future Land Use Map and Dashboards – Description & Priorities
 - ☒ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross Sections
 - ☒ Bicycle Transportation Plan Map
 - ☐ Parks Master Plan Map
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 - ☒ Redevelopment & Growth Management Policy – Action 5C (RGM5C)
 - ☒ Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - ☐ Other: _____
4. Comments on any of the above which further explain my position: _____

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

2/12/2024
Date

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Williams after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

☒ I agree with the conclusions in the preliminary report provided by staff because:
it does not conform to the mix of uses in the
comprehensive plan
or

☐ The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.

☐ The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____.

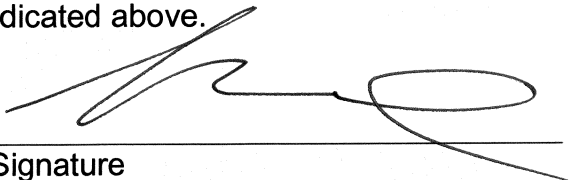
☐ The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____.

The request is inconsistent with other policies, actions, maps:

- ☐ Future Land Use Map and Dashboards – Mix of Uses
- ☐ Future Land Use Map and Dashboards – Character Defining Elements
- ☐ Redevelopment & Growth Management Policy – Action 1 (RGM1)
- ☐ Redevelopment & Growth Management Policy – Action 5C (RGM5C)
- ☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)
- ☐ Other: _____

☐ Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.


Signature

2/12/2024
Date

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Holmer, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: enhances quality of life, recreation, cultural centers and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: fiscally responsible + provides greatest long term value; and
3. The request is consistent with other policies, actions, maps:
 - ☐ Future Land Use Map and Dashboards – Description & Priorities
 - ☐ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross Sections
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 - ☒ Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - ☐ Other: _____
4. Comments on any of the above which further explain my position: _____

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Julie Holmer
Signature

2/12/2024
Date

CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2023-005



MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember Smith, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: provide needed revitalization; and

2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: maintain neighborly Area integrity and

3. The request is consistent with other policies, actions, maps:

- ☒ Future Land Use Map and Dashboards – Description & Priorities
- ☐ Future Land Use Map and Dashboards – Character Defining Elements
- ☐ Thoroughfare Plan Map & Cross Sections
- ☐ Bicycle Transportation Plan Map
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- ☒ Redevelopment & Growth Management Policy – Action 8 (RGM8)
- ☐ Other: _____

4. Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

[Signature]
Signature

2/12/24
Date