

**PLANO CITY COUNCIL  
REGULAR SESSION  
November 11, 2024**

**COUNCILMEMBERS PRESENT**

John B. Muns, Mayor  
Julie Holmer, Deputy Mayor Pro Tem  
Anthony Ricciardelli – arrived at 5:48 p.m.  
Rick Horne  
Kayci Prince  
Shelby Williams  
Rick Smith - via Zoom

**COUNCILMEMBERS ABSENT**

Maria Tu, Mayor Pro Tem

**STAFF PRESENT**

Mark Israelson, City Manager  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, November 11, 2024, at 7:00 p.m. in the Program Room of the Davis Library, 7501-B Independence Parkway and via videoconference. A quorum was present.

**Invocation and Pledge**

Lead Pastor Matt Gaston with First United Methodist Church Plano led the invocation and the City Council led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

Proclamation: November 11 is Veterans Day, a day to honor all who are serving and have served our country.

Proclamation: Hunger and Homelessness Awareness Week is November 17 - 23, 2024.

**Consent Agenda**

**MOTION:** Upon a motion made by Councilmember Prince and seconded by Councilmember Horne, the Council voted 7-0 to approve all items on the Consent Agenda, as follows:

**Approval of Minutes**

October 28, 2024

(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. 2024-0517-B** for the purchase of two hundred and forty (240) Traffic Signal Controller Cabinets, Project No. TP-S-00005, for the Engineering Department to Mobotrex, LLC in the amount of \$4,794,250; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

#### **Purchase from an Existing Contract**

To approve the purchase of library materials including books, Blu-Rays and DVDs for Plano Public Library (PPL) in the estimated amount of \$1,000,000 from Midwest Tape LLC \$150,000, Ingram Library Services LLC \$150,000, Brodart \$150,000, and Baker & Taylor \$550,000 through an existing contract with the State of Texas under a twelve (12) month contract; and authorizing the City Manager to execute all necessary documents. (State of Texas Contract No. 715-M2) (Consent Agenda Item “C”)

#### **Approval of Contract Modification**

To approve an increase to the current awarded contract amount of \$1,440,000 by \$288,000, for a total contract amount of \$1,728,000, for Technical Consultant for JD Edwards and PeopleSoft from Remote Services, Inc. for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Contract No. 2018-0209-C; Modification No. 1) (Consent Agenda Item “D”)

#### **Approval of Request**

To approve a request to accept a donation from Toyota Motor North America, Inc., a California corporation to contribute up to \$15,000,000 towards the purchase of park property at the southeast corner of Legacy Drive and Headquarters Drive to be named Medomi Park; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

#### **Approval of Expenditure**

To ratify an expenditure in the amount of \$121,569 for Shady Brook Trail at Riverside Drive Temporary Erosion Control, Project No. PKR-D-00009, from Stoic Civil Construction, Inc. for Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

To approve an expenditure for an Engineering Professional Service Agreement for Legacy Trail Pond Restoration, Project No. PKR-D-00006, in the amount of \$196,858 from M28, LLC dba PondMedics, LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

### **Approval of Contract / Agreement**

To approve the terms and conditions of the Memorandum of Agreement between the Texas Department of State Health Services and the City of Plano for the ASPR CHEMPACK Program for Texas; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “H”)

To approve an Interlocal Agreement between the City of Plano and Collin County Community College District for adult education and literacy services at Plano Public Library for a period of two (2) years through September 30, 2026, with up to three (3) additional one-year renewals; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2024-0643-I) (Consent Agenda Item “I”)

To approve an Interlocal Agreement between the City of Plano and Collin County Mental Health Mental Retardation Center D/B/A LifePath Systems for the period of one (1) year with up to four (4) automatic twelve (12) month renewals to provide vocational opportunities to young adults with intellectual and developmental disabilities; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2025-0007-I) (Consent Agenda Item “J”)

To approve an Interlocal Agreement between the City of Plano and Plano Independent School District, Solomon Center for adult work experience services/internships at Plano Public Library for a period of twelve (12) months with up to four (4) automatic twelve (12) month renewals; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2025-0085-I) (Consent Agenda Item “K”)

To approve an Interlocal Agreement between the City of Plano and The University of Texas at Dallas from the effective date through July 31, 2026, with up to two (2) two-year term renewals to provide educational, practical, and creative programming; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2025-0084-I) (Consent Agenda Item “L”)

To approve an Interlocal Agreement between the City of Plano and the North Central Texas Council of Governments (NCTCOG) for the Regional Stormwater Management Program with the estimated annual expenditure of \$10,000 for Environmental Health and Sustainability; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2024-0450-I) (Consent Agenda Item “M”)

### **End of Consent**

**Consideration to approve a Purchase and Sale Agreement** between the City of Plano and CCI-D 6501 Legacy Owner, LLC, a Delaware limited liability company, for the acquisition of property as a future park site at the southeast corner of Legacy Drive and Headquarters Drive; and authorizing the City Manager to execute all necessary documents. (Regular Item “1”)

**MOTION:** Upon a motion made by Councilmember Prince and seconded by Councilmember Horne, the Council voted 7-0 to approve a Purchase and Sale Agreement between the City of Plano and CCI-D 6501 Legacy Owner, LLC, a Delaware limited liability company, for the acquisition of property as a future park site at the southeast corner of Legacy Drive and Headquarters Drive; and authorizing the City Manager to execute all necessary documents.

**Public Hearing and adoption of Ordinance No. 2024-11-1** as requested in Zoning Case 2024-003 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 107.0 acres of land located on the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1 to establish uses and development standards for mixed-use development; 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: CCI-D 6501 Legacy Owners, LLC (Regular Item “2”)

Mayor Muns opened the public hearing. Andrew Lodeesen with Capital Commercial Investments, Inc., the applicant, and Greg Coutant with Street Lights Residential and Bill Dahlstrom with Jackson Walker, representing the applicant, spoke to the project. Doug Shockey spoke in opposition of the project. Mayor Muns closed the public hearing.

Staff presented the following amendments:

**Drafting Errors or Clerical Changes:**

1. Section 3.c.iii – Units shall be located on the same lot with a mid-rise residential building adhering to the 15-story or 180-foot minimum height requirement.
2. Section 4.b. – Maximum Lot Coverage
3. Section 7.d. – Loading docks shall be either...
4. Correction of label in Legend in Open Space Plan: Area A (not Area 1).

**Changes Since P&Z Consideration:**

1. Section 8.a. – Internal Drives shall be privately owned and maintained but open to the public for transportation purposes only, *except where adjacent to a public park.*
2. Section 12. – Governance Association: Applications... *City-owned property is exempt from participation in the association.*
3. Section 13.c. – Unified-lot Signs. For purposes of this planned development district, all lots will be considered contiguous, *except any lots owned by the city.*

**Amendment by Mayor:**

1. Section 10.b.i. – Receive a certificate of occupancy for a new, minimum, 225-key hotel, or a certificate of occupancy indicating completion of construction of a minimum of 250,000 square feet, in the aggregate, of a non-residential building or buildings; *however, building(s) constructed primarily for uses in the retail or service use categories shall not count toward the non-residential square-footage requirement in this subsection.*

**Public Hearing and adoption of Ordinance No. 2024-11-1 (Cont'd.)**

**MOTION:** Upon a motion made by Councilmember Prince and seconded by Mayor Muns, the Council voted 5-2 with Councilmembers Ricciardelli and Williams in opposition, to rezone 107.0 acres of land located on the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1 to establish uses and development standards for mixed-use development; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2024-003; as amended above; and further to adopt Ordinance No. 2024-11-1.

Council took a brief recess at 8:08 p.m. and reconvened at 8:14 p.m. to complete the findings forms. Councilmember Smith left the meeting.

**Resolution No. 2024-11-2(R):** For the City of Plano to cast its ballot for the election of members to the Collin Central Appraisal District Board of Directors under the provision of the Property Tax Code; authorizing the Mayor to execute the ballot for and on behalf of the City of Plano; and providing an effective date. (Regular Item “3”)

**MOTION:** Upon a motion made by Councilmember Horne and seconded by Councilmember Prince, the Council voted 6-0 for the City of Plano to cast its ballot for the election of members to the Collin Central Appraisal District Board of Directors under the provision of the Property Tax Code; authorizing the Mayor to execute the ballot for and on behalf of the City of Plano; casting 300 votes for Richard Grady; and providing an effective date; and further to adopt Resolution No. 2024-11-2(R).

**Resolution No. 2024-11-3(R):** For the City of Plano to cast its ballot for the election of members to the Denton Central Appraisal District Board of Directors under the provision of the Property Tax Code; authorizing the Mayor to execute the ballot for and on behalf of the City of Plano; and providing an effective date. (Regular Item “4”)

**MOTION:** Upon a motion made by Councilmember Williams and seconded by Councilmember Ricciardelli, the Council voted 6-0 for the City of Plano to cast its ballot for the election of members to the Denton Central Appraisal District Board of Directors under the provision of the Property Tax Code; authorizing the Mayor to execute the ballot for and on behalf of the City of Plano; casting 5 votes for Rob Altman, 3 votes for Mike Hennefer, and 3 votes for Ray Martin; and providing an effective date; and further to adopt Resolution No. 2024-11-3(R).

**Comments of Public Interest**

No one requested to speak.

With no further discussion, the Regular City Council Meeting adjourned at 8:19 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY