

**PLANO CITY COUNCIL and
PLANNING & ZONING COMMISSION
JOINT WORK SESSION
July 28, 2025**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla, Jr

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
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

**PLANNING & ZONING COMMISSION
MEMBERS PRESENT**

Bennett Ratliff, Chair
Mike Bronsky, 1st Vice Chair
Tosan Olley, 2nd Vice Chair
Tianle Tong – arrived at 4:04 p.m.
Sean Lingenfelter
J. Michael Brounoff
Ban Alali
Doug Bender

PLANNING STAFF PRESENT

Michelle D’Andrea, Deputy City Attorney
Christina Day, Director of Planning
Mike Bell, Assistant Director of Planning
Christina Sebastian, Planning Manager
Jordan Rockerbie, Planning Supervisor
Henry Meneses, Administrative Assistant, Sr.

The Joint Work Session convened on Monday, July 28, 2025, at 4:00 p.m. in the Senator Florence Shapiro Council Chamber of the Plano Municipal Center, 1520 K Avenue, Plano, Texas. Quorums of the City Council and Planning & Zoning Commission were present. Mayor Muns then stated the Council and Planning & Zoning Commission would retire into Executive Session in Training Room A, in compliance with Chapter 551, Government Code, Vernon’s Texas Codes Annotated in order to consult with an attorney to receive Legal Advice, Section 551.071; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor Muns and Chair Ratliff reconvened the meeting back into the work session at 4:32 p.m. in Training Room A.

Open Session

I. Discussion and direction on changes to zoning, subdivision, fees, building codes, and related proposed regulatory changes.

- a) Presentation and discussion regarding SB 840, SB 15, and SB 2477, including the new Texas statutory limitations on city regulation of multifamily and single-family development. (Council and P & Z)

The City Council and Planning & Zoning Commission received presentations from Planning Staff regarding the new legislation. To comply with the new regulations, the City Council and Planning & Zoning Commission recommended updates to height regulations and variations; minimum unit sizes; design, landscape, and parking standards; and the Expressway Corridor Overlay.

Nothing further was discussed. The Joint Work Session adjourned at 5:30 p.m.

John B. Muns, MAYOR

Bennett Ratliff, CHAIR
Planning & Zoning Commission

ATTEST:

Lisa C. Henderson, CITY SECRETARY