



CITY COUNCIL

**Davis Library, 7501-B Independence Parkway, Plano, TX
75025 and via videoconference**

DATE: May 28, 2024

TIME: 7:00 PM

This City Council Meeting will be held in person in the Davis Library Program Room and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

Seating and visibility is limited in the Davis Library Program Room. Overflow seating is available in the lobby area of the Joint Use Facility located next door. For those wanting to watch the meeting, but not address the Council and for optimal viewing and sound quality, the meeting will be live-streamed on Plano's website at www.planotv.org by clicking on the Public Meetings Live tab, [YouTube.com/cityofplanotexas](https://www.youtube.com/c/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: councilcomments@plano.gov.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

PROCLAMATIONS AND SPECIAL RECOGNITIONS

Proclamation: Plano Public Library Summer Reading Kick-off is June 1, 2024. **Read**

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Minutes

- (a) April 22, 2024
May 13, 2024
Approved

Approval of Expenditures

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

- (b) RFB No. 2023-0584-B for Archgate Park Erosion Control, Project No. PKR-D-7334, for the Parks and Recreation Department to Stoic Civil Construction, Inc. in the amount of \$212,275; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFB No. 2024-0298-B for Building No. 18 Fire Station No. 4, 2023 Renovations, Project No. FAC-F-7617, for the Engineering Department to Concord Commercial Services, Inc. in the amount of \$510,766; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2024-0237-B for Alley Reconstruction – Sunflower Lane, Sun Meadows Street, Cherrywood Lane, Sandpiper Circle, Winding Brook Drive, Oak Shores Drive, Westmoreland Drive, Project No. 7575, for the Engineering Department to Jim Bowman Construction Company, L.P. in the amount of \$1,866,670; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Contract Modification

- (e) To approve an increase to the current awarded contract amount of \$3,625,892 by \$111,090 to extend the schedule by nine (9) weeks for a total contract amount of \$3,736,982 from Unisys Corporation and to approve a decrease in the amount of \$118,800 to the current awarded contract amount of \$1,430,537 to waive the 2024 renewal fee of Avolve Software for a total contract amount of \$1,311,737, resulting in a net decrease of \$7,710 resulting in a revised contract total of \$10,672,261 from \$10,679,971 for the Development Services Software System for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0373-BR; Modification No. 1) **Approved**

Approval of Request

- (f) To approve the conveyance of sanitary sewer easements and temporary construction easements to the North Texas Municipal Water District for the 121 Force Main Project in the amount of \$606,500; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Expenditure

- (g) To approve an expenditure for engineering professional services for Screening Wall Replacement - Stone Lake Estates, Project No. ENG-S-00011, in the amount of \$399,829 from Urban Engineers Group, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (h) To approve the Investment Portfolio Summary for the quarter ended March 31, 2024; and providing an effective date. **Adopted Resolution No. 2024-5-7(R)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

- (1) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-009 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; 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: Liberty Mutual Plano, LLC **Conducted and adopted Ordinance No. 2024-5-8**

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

IMPORTANT MESSAGE Comments of Public Interest (general comments on items related to city business not on the agenda) will be heard via Zoom at the end of each regular council meeting. To provide general comments, you must register to speak online and register for Zoom by 4:00 p.m. on the day of the meeting. No in-person Comments of Public Interest will be heard at the meeting. If your comments pertain to business unrelated to the City, we will provide a contact to the appropriate agency that can assist you, if applicable, as an alternative means of communication.

The City of Plano encourages participation from all citizens. The facility has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas, with designated accessible parking nearby. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

This City Council Meeting will be held in person in the Davis Library Program Room and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

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AGENDA ITEM:

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RECOMMENDED ACTION: Location Link



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024
DEPARTMENT: Proclamations
DIRECTOR: Libby Holtmann, Director of Libraries
AGENDA ITEM: Proclamation: Plano Public Library Summer Reading Kick-off is June 1, 2024.
RECOMMENDED ACTION: Proclamations and Special Recognition

ITEM SUMMARY

Proclamation: Plano Public Library Summer Reading Kick-off is June 1, 2024. **Read**



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Approval of Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

April 22, 2024

May 13, 2024

Approved

ATTACHMENTS:

Description	Upload Date	Type
4-22-24 Combined Minutes	5/22/2024	Minutes
5-13-24 Preliminary Open Meeting Minutes	5/21/2024	Minutes
5-13-24 Regular Meeting Minutes	5/21/2024	Minutes

**PLANO CITY COUNCIL
WORK SESSION, PRELIMINARY OPEN MEETING,
& REGULAR SESSION
April 22, 2024**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor – left at 5:02 p.m., returned at 10:24 p.m.
Kayci Prince, Mayor Pro Tem
Maria Tu, Deputy Mayor Pro Tem – arrived at 5:43 p.m., left at 9:52 p.m.
Anthony Ricciardelli
Rick Horne
Shelby Williams
Julie Holmer
Rick Smith – left at 10:00 p.m.

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 called the Work Session to order at 4:07 p.m. on Monday, April 22, 2024, in the Wes Hardy Room of the Joint Use Facility, 7501-A Independence Parkway, Plano, Texas. A quorum was present.

Discussion and Direction regarding City of Plano Council and Council Appointee Roles, Interactions and Responsibilities; including liaison interaction with Council and Board Members.

The City Council discussed the need to communicate better with each other; managing staff time and resources; the importance of the future agenda item policy; being respectful and not speaking for each other; being accountable to each other; and discussion of a policy addressing processes to evaluate possible code of conduct violations by city officials at the retreat in June.

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, re: Planning & Zoning Commissioner Bill Lisle III

The Council recessed to convene into Executive Session at 4:41 p.m. and reconvened into the Work Session at 5:02 p.m. Mayor Muns left the meeting. Mayor Pro Tem Prince assumed his duties presiding over the meeting. Council expressed concern with Commissioner Lisle's activities including betrayal of trust by recording staff and Council without disclosing it to the person(s) being recorded; disrespecting staff; potential financial conflicts; unauthorized release of city records; defamatory comments about the City and staff; and failure to follow the Items for Future Agenda process to review zoning concerns. Commissioner Lisle provided response to the concerns.

Mayor Pro Tem Prince recessed the Work Session at 5:32 p.m. to call the Preliminary Open Meeting to order.

Mayor Pro Tem Prince called the Preliminary Open Meeting to order at 5:34 p.m. in the Program Room of the Davis Library, 7501-B Independence Parkway and via videoconference. A quorum was present. Mayor Pro Tem Prince then stated the Council would retire into Executive Session, in the Wes Hardy Room of the Joint Use Facility, 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; discuss Real Estate matters, Section 551.072; and Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. Mayor Pro Tem Prince recessed the Preliminary Open Meeting and reconvened the Work Session at 5:36 p.m. to continue the discussion.

The Council convened into Executive Session at 6:16 p.m. and reconvened into open session at 6:43 p.m. Deputy Mayor Pro Tem Tu made a motion to remove Planning & Zoning Commissioner Lisle for cause. The motion was seconded by Councilmember Horne. Prior to the vote, Councilmember Holmer made a 1st amending motion to table the item to a future meeting, seconded by Councilmember Ricciardelli. Councilmember Ricciardelli made a 2nd amending motion to initiate an investigation, seconded by Councilmember Williams. Councilmember Williams made a 3rd amending motion to censure Commissioner Lisle, seconded by Councilmember Ricciardelli.

MOTION: Upon a 3rd amending motion made by Councilmember Williams and seconded by Councilmember Ricciardelli, the Council voted 3-4 with Councilmembers Ricciardelli, Williams and Holmer in support and Mayor Pro Tem Prince, Deputy Mayor Pro Tem Tu, and Councilmembers Smith and Horne opposed. Motion failed.

MOTION: Upon a 2nd amending motion made by Councilmember Ricciardelli and seconded by Councilmember Williams, the motion was withdrawn.

MOTION: Upon a 1st amending motion made by Councilmember Holmer and seconded by Councilmember Ricciardelli, the Council voted 3-4 with Councilmembers Ricciardelli, Williams and Holmer in support and Mayor Pro Tem Prince, Deputy Mayor Pro Tem Tu, and Councilmembers Smith and Horne opposed. Motion failed.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Tu and seconded by Councilmember Horne, the Council voted 5-2, with Mayor Pro Tem Prince, Deputy Mayor Pro Tem Tu, and Councilmembers Horne, Holmer and Smith in support and Councilmembers Ricciardelli and Williams opposed, to remove Planning & Zoning Commissioner Lisle for cause. Motion carried.

The Work Session adjourned at 6:51 p.m. Council took a brief recess.

Mayor Pro Tem Prince convened the Council into the Regular Session at 7:15 p.m. in the Program Room of the Davis Library, 7501-B Independence Parkway and via videoconference. A quorum was present.

Invocation and Pledge

Father Jason Cargo, Pastor with St. Mark the Evangelist Catholic Church led the invocation and the City Council led the Pledge of Allegiance and Texas Pledge.

Mayor Pro Tem Prince recessed the Regular meeting and reconvened into the Preliminary Open Meeting at 7:17 p.m. Mayor Pro Tem Prince then recessed the meeting to move to the Wes Hardy Room of the Joint Use Facility to continue the Executive Session. The Council convened into Executive Session at 7:19 p.m. The Preliminary Open Meeting reconvened into open session at 8:02 p.m. and recessed to move to the Program Room at Davis Library. Mayor Pro Tem Prince reconvened the meeting back into the Preliminary Open Meeting at 8:08 p.m. Councilmembers Ricciardelli and Holmer were away from the dais.

- **Consideration and action resulting from Executive Session discussion**
 - a) Appointment/Reappointment: North Texas Municipal Water District Board – Member
Upon a motion made by Councilmember Horne and seconded by Councilmember Smith, the Council voted 5-0 to reappoint Ron Kelley.
- **Collin Creek Culvert, Phase 2 Update** – this item was not discussed.
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

The regular meeting reconvened into open session 8:10 p.m.

Proclamation

Proclamation: April is National Volunteer Month, recognizing the impact volunteers have on their communities.

Councilmembers Ricciardelli and Holmer return to the dais.

Consent Agenda

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

Approval of Minutes

April 8, 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. 2024-0209-ER for an initial term of \$1,632,000 or two (2) years, whichever occurs first, with two (2) City optional renewals for Sidewalk Requirements East - 2024, Project No. PW-S-00055, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of \$1,632,000 for each term; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2024-0069-AC for a one (1) year contract with four (4) one-year automatic renewals for Small Water Meter Boxes for the Inventory Control & Asset Disposal (ICAD) Division to North Texas Winwater in the estimated annual amount of \$112,200; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

RFB No. 2024-0274-B for Fire Station 11 HVAC Replacement, Project No. FAC-F-00012, for the Engineering Department to Air Conditioning Innovative Solutions, Inc. in the amount of \$124,055; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

Purchase from an Existing Contract

To approve the purchase of street sweeping services for an initial term of six (6) months and one (1) one-year automatic renewal for the Public Works Department in the estimated total amount of \$647,129 from Mister Sweeper, LP through an existing contract; and authorizing the City Manager to execute all necessary documents. (City of Frisco Contract No. 2008-083) (Consent Agenda Item “E”)

To approve the purchase of Office Furniture for Utility Billing for the Facilities Division of the Engineering Department in the estimated amount of \$111,436 from Texas Furniture Source, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Omnia Contract No. R191804) (Consent Agenda Item “F”)

To approve the purchase of a Spider Lift for the Facilities Division of the Engineering Department in the estimated amount of \$183,563 from H&E Equipment Services, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Equalis Contract No. COG-2126A) (Consent Agenda Item “G”)

Approval of Change Order

To approve an increase to the current awarded contract amount of \$2,362,497 by \$515,533, for a total contract amount of \$2,878,030, for Bridge Repairs Phase III, Project No. 7056, from A & B Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0433-B; Change Order No. 1) (Consent Agenda Item “H”)

Approval of Expenditure

To approve an expenditure for engineering professional services for Alley Reconstruction - Duke Court, Kentucky Drive, Versailles Lane, and Wyvonnnes Way (Project No. ENG-S-00009) in the amount of \$211,000 from Johnson Volk Consulting, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

To approve an expenditure for engineering professional services for Screening Wall Replacement - Hickory Ridge, The Woods of Suncreek, and Independence Parkway (Project No. ENG-S-00010) in the amount of \$816,250 from Huitt-Zollars, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “J”)

To approve an expenditure for City of Plano US - JDE R24 Upgrade & 64-bit Migration of JDE in the amount of \$258,874 from Quistor Enterprises B.V. for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

Approval of Contract / Agreement

To ratify approval of the terms and conditions of a Rebate Agreement between the City of Plano and North Central Texas Council of Governments (NCTCOG) for the North Texas Clean Diesel Project 2021 Call for Projects in the amount of \$412,858 (\$185,786 Federal Rebate Amount + \$227,072 Local Match), and to approve the terms and conditions of Amendment #1; and authorizing the City Manager to execute all necessary documents; and providing an effective date. (Consent Agenda Item “L”)

Adoption of Resolutions

Resolution No. 2024-4-8(R): To repeal Resolution No. 2019-4-4(R) and replace it with a new Water Management Plan for the City of Plano, Texas, to promote responsible use of water and to provide for best management practices resulting in on-going, long term water savings; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “M”)

Adoption of Ordinances

Ordinance No. 2024-4-9: To repeal and replace Sections 21-53 through 21-60.2 of Article II, Division 4, Drought and Emergency Response Plan, of Chapter 21, Utilities of the Code of Ordinances of the City of Plano to identify the authority of the City to declare drought and emergency stages and applicable requirements, and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause and an effective date. (Consent Agenda Item “N”)

Ordinance No. 2024-4-10: To authorize the issuance of "City of Plano, Texas, General Obligation Refunding and Improvement Bonds, Series 2024"; levying a continuing direct annual ad valorem tax for the payment of said Bonds; resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds; and delegating matters relating to the sale and issuance of said Bonds to an authorized City Official; and providing a severability clause and an effective date. (Consent Agenda Item “O”)

Ordinance No. 2024-4-11: To authorize the issuance of "City of Plano, Texas Tax Notes, Series 2024"; levying a continuing direct annual ad valorem tax for the payment of said Notes; resolving other matters incident and related to the issuance, sale, payment and delivery of said Notes; establishing procedures for the sale and delivery of said Notes; and delegating matters relating to the sale and issuance of said Notes to an authorized City Official; enacting provisions incident and related to the purposes and subject of this Ordinance; and providing a severability clause and an effective date. (Consent Agenda Item “P”)

Ordinance No. 2024-4-12: To authorize the issuance of "City of Plano, Texas, Municipal Drainage Utility System Revenue Bonds, Series 2024"; resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds, and delegating matters relating to the sale and issuance of said Bonds to an authorized City Official. (Consent Agenda Item “Q”)

End of Consent

Public Hearing and adoption of Ordinance No. 2024-4-13 as requested in Zoning Case 2024-008 to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to extend or repeal the interim ban of short-term rentals and permanently regulate short-term rentals and related land uses, including associated development regulations; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Regular Item “1”)

Staff presented several options of the ordinance for Council to consider, including a fourth option of the zoning ordinance in an effort to balance resident concerns and rights of short-term rental owners.

Mayor Pro Tem Prince opened the public hearing. Those speaking in support of an ordinance regulating short-term rentals by adopting option four of the ordinance, encouraging neighborhood community and security, and opposing the version presented by Planning & Zoning Commission - Bill France representing Plano Texas Neighborhood Coalition, Elena Bourke, Stephen Kyriakos, Catherine Parker, John Bourke, Marla Kyriakos, Mark Pulliam, Lori Green, Glen Smith, Melissa Pulliam, Anne Hill, Cindy Pattillo, John Green, Suzanne Pappas, Mark Bower, Bill Baker, Barbara France, Tatiana Ramirez, Enrique Ramirez, Christy Davidson, Paige Palmer, Arn Parker, Pat Morgan, Efrain Girardot, Greg Patillo, Carolyn Kalchthaler, Pamela Barbera, Sharon Overall, Lynn McClimon, James Fontaine, John Arbuckle, Scott Goebel, Pam Holland, Lisa Williams, Eric Killingstadt, and Gene Goodwin. Those speaking in opposition of adopting an ordinance regulating short-term rentals, citing property rights and unequal impact to short-term rental owners – Kristin Reinaker, Corey Reinaker and Will Tarrant. Mayor Pro Tem Prince closed the public hearing. Councilmember Ricciardelli made a motion to adopt option 4 of the ordinance, seconded by Deputy Mayor Pro Tem Tu. Councilmember Ricciardelli modified the motion to allow live in management in Heritage Resource Overly Districts. Deputy Mayor Pro Tem Tu withdrew her original second and seconded the modified motion as noted below.

MOTION: Upon a motion made by Councilmember Ricciardelli and seconded by Deputy Mayor Pro Tem Tu, the Council voted 7-0 to amend Article 8 (Definitions), Article 10 (Nonresidential Districts), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and Article 16 (Parking and Loading) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to repeal the interim ban of new short-term rentals and to permanently regulate short-term rentals (STRs) and related land uses, including associated development regulations; as requested in Zoning Case 2024-008; with changes outlined in option four as modified; and further to adopt Ordinance No. 2024-4-13.

Council took a brief recess at 9:52 p.m. and reconvened at 10:00 p.m. Deputy Mayor Pro Tem Tu left the meeting at 9:52 p.m. and Councilmember Smith left the meeting at 10:00 p.m. Mayor Muns returned to the meeting at 10:24 p.m.

Ordinance No. 2024-4-14: To amend Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano by adding Article XXIV, Registration of Short-term Rental Properties; providing for procedures for the registration of short-term rentals for operation; providing for procedures for approval, denial, suspension, and revocation of registration of short-term rentals; and providing a penalty clause, a severability clause, a repealer clause, a savings clause, a publication clause and an effective date. (Regular Item “2”)

Ordinance No. 2024-4-14 (Cont'd.)

Curtis Howard presented the proposed registration program. Those speaking in support of a strong registration ordinance – Bill France, Stephen Kyriakos, Catherine Parker, Mark Pulliam, John Bourke, Anne Hill, Cindy Pattillo, Maria Bower, Bill Baker, Barbara France, Greg Pattillo, Sharon Overall, Tatiana Ramirez, and Enrique Ramirez. Those who spoke in opposition citing the proposed ordinance is too restrictive and unfair to short-term rental owners – Antonio Molina Bendeck, Marc Asher (Zoom), Jennifer Asher (Zoom), Jeanna Morey, Matt Bingham, and Corey Reinaker. Danella Santana Lederer spoke to the zoning ordinance (Item 1) during this time and Eddie Lederer spoke to the zoning ordinance (Item 1) and implementing reasonable registration rules.

After the staff presentation and comments by the public the following changes to the ordinance were suggested:

Sec. 6-735. – Registration required. Amend (c) to reduce number of days to thirty (30).

Sec. 6-737 – Expiration of registration; renewals. Add (g) A renewal application must include prior self-inspection report.

Sec. 6-742 – Noise and video monitoring. Amend the first paragraph to strike “and made available to the city upon request.”

Sec. 6-745 – Denial, suspension or revocation of short-term rental registration. Amend (g) Nuisance Incident or Serious Incident Reported by Owner to read:

In a determination or proceeding to deny, suspend or revoke a short-term rental registration based on a Nuisance Incident or Serious Nuisance Incident, in order to encourage voluntary and prompt reporting of criminal conduct, the Director may disregard such Incident if the following criteria is met:

1. an owner, operator, or manager of the STR reported such Incident immediately to law enforcement and/or code enforcement agents responsible for investigating such Incident; and
2. the reporting person and STR owner were fully cooperative in the investigation of such Incident by law enforcement and code enforcement; and
3. the reporting person was not criminally responsible for the conduct reported and was not reckless in the rental of the STR.

MOTION: Upon a motion made by Mayor Pro Tem Prince and seconded by Councilmember Horne, the Council voted 6-0 to amend Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano by adding Article XXIV, Registration of Short-term Rental Properties; providing for procedures for the registration of short-term rentals for operation; providing for procedures for approval, denial, suspension, and revocation of registration of short-term rentals; as amended above; and further to adopt Ordinance No. 2024-4-14.

Comments of Public Interest

Brett Cooper spoke to the Great Update Rebate Program.

Councilmember Ricciardelli made a motion, seconded by Councilmember Holmer, to put the Great Update Rebate Program on a future agenda.

With no further discussion, the Meeting adjourned at 11:25 p.m.

John B. Muns, MAYOR

Kayci Prince, MAYOR PRO TEM

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
May 13, 2024**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Kayci Prince, Mayor Pro Tem
Maria Tu, Deputy Mayor Pro Tem
Anthony Ricciardelli arrived at 5:05 p.m.
Rick Horne
Shelby Williams – via zoom
Julie Holmer
Rick Smith

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 called the meeting to order at 5:01 p.m., Monday, May 13, 2024, in the Program Room of the Davis Library, 7501-B Independence Parkway and via videoconference. A quorum was present. Mayor Muns then stated the Council would retire into Executive Session, in the Wes Hardy Room of the Joint Use Facility, 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; discuss Economic Development matters, Section 551.087; discuss Real Estate matters, Section 551.072; and Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:11 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 5:51 p.m.

- **Consideration and action resulting from Executive Session discussion**
 - **Personnel Appointment/Reappointment -**
 - a) Board of Adjustment - Interim Member and/or Interim Alternate Member
Upon a motion made by Councilmember Ricciardelli and seconded by Councilmember Smith, the Council voted 8-0 to appoint Janet Plotkin as an interim regular member and Michael Pirek as an interim alternate member.
 - b) Planning & Zoning Commission - Interim Member
Upon a motion made by Mayor Pro Tem Prince and seconded by Councilmember Horne, the Council voted 8-0 to table the item to a future meeting.
 - **Personnel - Appointments**
 - a) Tax Increment Financing Reinvestment Zone No. 4 Board – Chair
Upon a motion made by Councilmember Ricciardelli and seconded by Deputy Mayor Pro Tem Tu, the Council voted 8-0 to appoint Brian Duchouquette as Chair.

b) Tax Increment Financing Reinvestment Zone No. 5 Board - Member, Chair and Vice Chair

Upon a motion made by Councilmember Horne and seconded by Councilmember Smith, the Council voted 8-0 to appoint Jeanine Cadena as Chair, Doug Bender as Vice Chair and Doug Reece as a member.

- **HOT Tax Funding for Grants**

Council expressed concurrence to allocate an additional \$500,000 for Cultural Arts and \$700,000 for Heritage Preservation Grants and review the city events for HOT fund eligibility.

- **Discussion and direction re Serve Denton Strategic Plan**

Council expressed concurrence to move forward with the strategic planning process.

- **Discussion and direction re Great Update Rebate Program**

Council expressed concurrence to continue with the program and update to include requirements for owner occupancy, exterior improvements, allow for interior ADA (livability) improvements and redefine and restate the purpose of the program to make it easier to track.

- **Consent and Regular Agendas**

Consent Item “F” (Ricciardelli)

Consent Item “N” (Israelson)

- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 7:00 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
REGULAR SESSION
May 13, 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 -via Zoom
Julie Holmer
Rick Smith

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, May 13, 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

Kevin Beech, Stake President, Plano Stake - The Church of Jesus Christ of Latter-day Saints led the invocation and the City Council led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: Mayor Muns acknowledging Memorial Day on May 27, 2024.

Consent Agenda

MOTION: Upon a motion made by Councilmember Ricciardelli and seconded by Deputy Mayor Pro Tem Tu, the Council voted 8-0 to approve all items on the Consent Agenda, except Items “F” and “N”, as follows:

Approval of Expenditures

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

RFB No. 2024-0300-B for West Arterial Overlay – 2024, Project No. PW-S-00057, for the Public Works Department to Texas Materials Group, Inc. in the amount of \$6,543,296; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “A”)

RFB No. 2024-0217-AC for a one-year (1) contract with five (5) one-year automatic renewals for Median and Right-of-Way Mowing, Group C, for Parks and Recreation Department to Nico's Landscape LLC in the estimated annual amount of \$120,637; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2024-0291-B for Police Building HVAC Retrofit, Project No. FAC-F-7626, for the Engineering Department to Air Conditioning Innovative Solutions, Inc. in the amount of \$282,987; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

RFB No. 2024-0197-B for Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street, Project No. 7574, for the Engineering Department to Ratliff Hardscape, Ltd. in the amount of \$4,890,893; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

Approval of Expenditure

To approve an expenditure for required suite improvements for Public Works Staff at 625 Digital Drive from Digital Commercial Properties, LLC in an amount not to exceed \$227,224; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

To approve an expenditure for the City of Plano to be the sole site for the 2024 US Youth Soccer Southern Presidents Cup in the estimated amount of \$55,000 from North Texas State Soccer Association, Inc. for Visit Plano; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

To approve an expenditure for survey professional services for Easement Survey - 2024, Project No. PW-S-00060, in the amount of \$150,700 from ARS Engineers, Incorporated for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “H”)

To approve an expenditure for engineering professional services for Water Rehabilitation - Creekside Estates, Project No. ENG-CMB-00007, in the amount of \$336,137 from Raymond L. Goodson, Jr., Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

To approve an expenditure for engineering professional services for Water Rehabilitation - Los Rios Addition and Ranch Estates, Project No. ENG-CMB-00005, in the amount of \$377,369 from Raymond L. Goodson Jr., Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “J”)

To approve an expenditure for engineering professional services for Water Rehabilitation - Parkway Estates and Whiffletree Addition, Project No. ENG-CMB-00006, in the amount of \$789,000 from Garver, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

To approve an expenditure for architectural services for the Public Safety Space Study and Master Plan, in the amount of \$412,040 from Architects Design Group for the Facilities Division; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

Adoption of Resolutions

Resolution No. 2024-5-1(R): To authorize the acceptance of a statutory distribution from the Next Generation 9-1-1 Service Fund (“NG9-1-1 Fund”), administered via the Texas Commission on State Emergency Communications in the amount of \$1,503,174.27 from the Texas Broadband Infrastructure Fund in the NG9-1-1 Fund; designating the City Manager as the authorized representative of the City for the purpose of executing the certification documents consistent with this Resolution; and providing an effective date. (Consent Agenda Item “M”)

Adoption of Ordinances

Ordinance No. 2024-5-2: To amend Section 12-73.1(d), Same – Specific zones, of Article IV, Speed, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to enact school zones for summer school sessions within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “O”)

End of Consent

To approve an expenditure in the amount of \$4,600,000 for the purchase of real property located at 701 E 15th Street from Polaris 701E15, LLC; an expenditure in the amount of \$138,000 for real estate services associated with the acquisition from Citadel Partners, LLC; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

Councilmember Ricciardelli stated the purchase expense should be divided 50/50 with funds from Economic Development and Tax Increment Reinvestment Zone No. 2 funds.

MOTION: Upon a motion made by Councilmember Ricciardelli and seconded by Councilmember Smith, the Council voted 8-0 to approve an expenditure in the amount of \$4,600,000 for the purchase of real property located at 701 E 15th Street from Polaris 701E15, LLC; an expenditure in the amount of \$138,000 for real estate services associated with the acquisition from Citadel Partners, LLC; and authorizing the City Manager to execute all necessary documents as amended.

Resolution No. 2024-5-3(R): To approve Rules Governing Public Comments in the City's Public Meetings; and providing an effective date. (Consent Agenda Item “N”)

City Manager Israelson stated the wording of the first sentence in Item 2 on the exhibit was clarified and simplified for consistency.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Tu and seconded by Councilmember Holmer, the Council voted 8-0 to approve Rules Governing Public Comments in the City's Public Meetings; and providing an effective date; as amended; and further to adopt Resolution No. 2024-5-3(R).

Public Hearing and adoption of Ordinance No. 2024-5-4 as requested in Zoning Case 2024-001 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, 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. (Item “1”)

Mayor Muns opened the public hearing. Bill Bauman, representing the applicant, was available to answer questions. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Mayor Pro Tem Prince and seconded by Councilmember Smith, the Council voted 8-0 to grant Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2024-001: and further to adopt Ordinance No. 2024-5-4.

Public Hearing and adoption of Ordinance No. 2024-5-5 as requested in Zoning Case 2024-006 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 7.1 acres of land located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; 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. (Item “2”)

Mayor Muns opened the public hearing. No one requested to speak. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Councilmember Horne and seconded by Councilmember Ricciardelli, the Council voted 8-0 to rezone 7.1 acres of land located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezone 8.1 acres of land situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2024-006: and further to adopt Ordinance No. 2024-5-5.

Public Hearing and adoption of Ordinance No. 2024-5-6 as requested in Zoning Case 2024-007 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; 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. (Item “3”)

Mayor Muns opened the public hearing. Frank Turner with Urban Opportunity, LLC and Michael Farahnik with StarPoint Properties spoke to the project. Architect Zoe Zhou was available for questions. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Councilmember Horne and seconded by Mayor Pro Tem Prince, the Council voted 6-2, with Councilmembers Ricciardelli and Williams in opposition, to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2024-007: and further to adopt Ordinance No. 2024-5-6. Findings Forms are attached.

Council took a brief recess from 7:52 p.m. – 7:55 p.m. to complete the Findings Forms.

Comments of Public Interest – No one requested to speak.

With no further discussion, the Regular City Council Meeting adjourned at 7:55 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

MEETING DATE

Monday, May 13, 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: THE IMPROVEMENT OF PROPERTY HELPS THE PROPERTY and FOR THE NEXT 30 yrs.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: UPGRADING PROPERTY; and
3. The request is consistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Description & Priorities
- Thoroughfare Plan Map & Cross Sections
- Bicycle Transportation Plan Map
- Parks Master Plan Map
- Expressway Corridor Environmental Health Map
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Housing Trends Analysis
- 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

5-13-24

Date

MEETING DATE

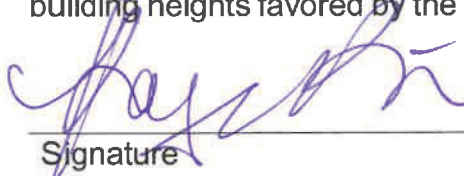
Monday, May 13, 2024

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: revitalizes and aging property in Plano;
and
2. The request is substantially beneficial to the immediate neighbors surrounding community, and general public interest because: ensures neighborhoods are strong & vibrant
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - 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

5/13/24
Date

MEETING DATE

Monday, May 13, 2024

RESULTS

I, Mayor/Councilmember TW, 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 & Revitalization w/o destroying
and the beauty of Plano
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: updating the neighborhood
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - 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

5/13/24

Date

MEETING DATE

Monday, May 13, 2024

RESULTS

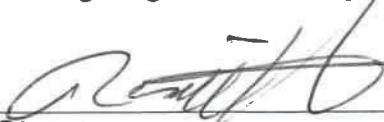
I, Mayor/Councilmember Harne, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: respects the suburban character; and enhances the built environment.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: diversity in housing type and park like setting
3. The request is consistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Description & Priorities
- Thoroughfare Plan Map & Cross Sections
- Bicycle Transportation Plan Map
- Parks Master Plan Map
- Expressway Corridor Environmental Health Map
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Housing Trends Analysis
- Other: _____

4. Comments on any of the above which further explain my position: increasing the housing availability

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

5/13/24

Date

MEETING DATE

Monday, May 13, 2024

RESULTS

I, Mayor/Councilmember Ricciardelli, 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:

of the precedent this sets

or

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

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

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: of the increase in density;
and

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

- Future Land Use Map and Dashboards – Description & Priorities
- Future Land Use Map and Dashboards – Mix of Uses
- Future Land Use Map and Dashboards – Character Defining Elements
- Neighborhood Conservation Policy
- Land Use Policy – Action 4 (LU4)
- Redevelopment & Growth Management Policy – Action 1 (RGM1)
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Other: _____

Comments on any of the above which further explain my position: Please see comments at meetings

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

Anthony Ricciardelli
Signature

5/13/24
Date

MEETING DATE

Monday, May 13, 2024

RESULTS

I, Mayor/Councilmember Shelby 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:
The project does not conform with the comprehensive plan.

or

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

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

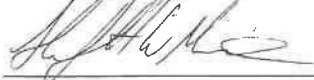
The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and

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

- Future Land Use Map and Dashboards – Description & Priorities
- Future Land Use Map and Dashboards – Mix of Uses
- Future Land Use Map and Dashboards – Character Defining Elements
- Neighborhood Conservation Policy
- Land Use Policy – Action 4 (LU4)
- Redevelopment & Growth Management Policy – Action 1 (RGM1)
- 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

5/13/2024

Date

MEETING DATE

Monday, May 13, 2024

RESULTS

I, Mayor/Councilmember Holmes, 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: Revitalization of existing property; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: adding to much needed housing inventory, especially by including 2 + 3 bedroom options; and
3. The request is consistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Description & Priorities
- Thoroughfare Plan Map & Cross Sections
- Bicycle Transportation Plan Map
- Parks Master Plan Map
- Expressway Corridor Environmental Health Map
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Housing Trends Analysis
- 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 Holmes
Signature

5-13-2023
Date

MEETING DATE

Monday, May 13, 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 additional housing mix while maintaining low
and density.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Increase green space and
and setback.
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - 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

5 / 13 / 24

Date



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Award of a bid in the amount of \$212,275 for Archgate Park Erosion Control, Project No. PKR-D-7334.
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2023-0584-B for Archgate Park Erosion Control, Project No. PKR-D-7334, for the Parks and Recreation Department to Stoic Civil Construction, Inc. in the amount of \$212,275; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Parks and Recreation Department opened bids on March 7, 2024 for the Archgate Park Erosion Control Project No. PKR-D-7334. The project will address erosion along the creek threatening adjacent park infrastructure including the park trail and parking lot. Site construction activities consist of grading and the installation of gabion mattresses to stabilize and secure eroding creek banks and park infrastructure against future damage.

The lowest responsive and responsible bid was submitted by Stoic Civil Construction, Inc., in the amount of \$212,275. There were a total of 1,102 vendors notified of this project. Six complete bids were received for the project as shown in the attached bid recap.

The benefit of this project is the stabilized creek bank and protected park infrastructure. Failure to approve this item will result in continued creek bank erosion and damage to park infrastructure.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Municipal Drainage CIP. Construction services for the Archgate Park Erosion Control project, in the total amount of \$212,275, will leave a balance of \$15,383 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	5/14/2024	Bid Recap
Location Map	5/3/2024	Map

CITY OF PLANO

RFB CIP

Bid No. 2023-0584-B

Archgate Park Erosion Control

Project No. PKR-D-7334

Bid Recap

<u>Bid Opening Date/Time:</u>	Thursday, March 7, 2024 @ 2:00PM
<u>Number of Vendors Notified:</u>	1,102
<u>Vendors Submitting "No Bids":</u>	1
<u>Number of Non-Responsive Bids Submitted:</u>	0
<u>Number of Responsive Bids Submitted:</u>	6

<u>Vendor:</u>	<u>Total Bid:</u>
Stoic Civil Construction, Inc.	\$ 212,275.00
Garret Shields Infrastructure	\$ 317,450.00
Cole Construction, Inc.	\$ 332,138.00
Infra Construction, LLC	\$ 335,865.00
A T Construction, LLC	\$ 339,200.00
A-D Global Infrastructures, LLC	\$ 497,695.00

Recommended Vendor:

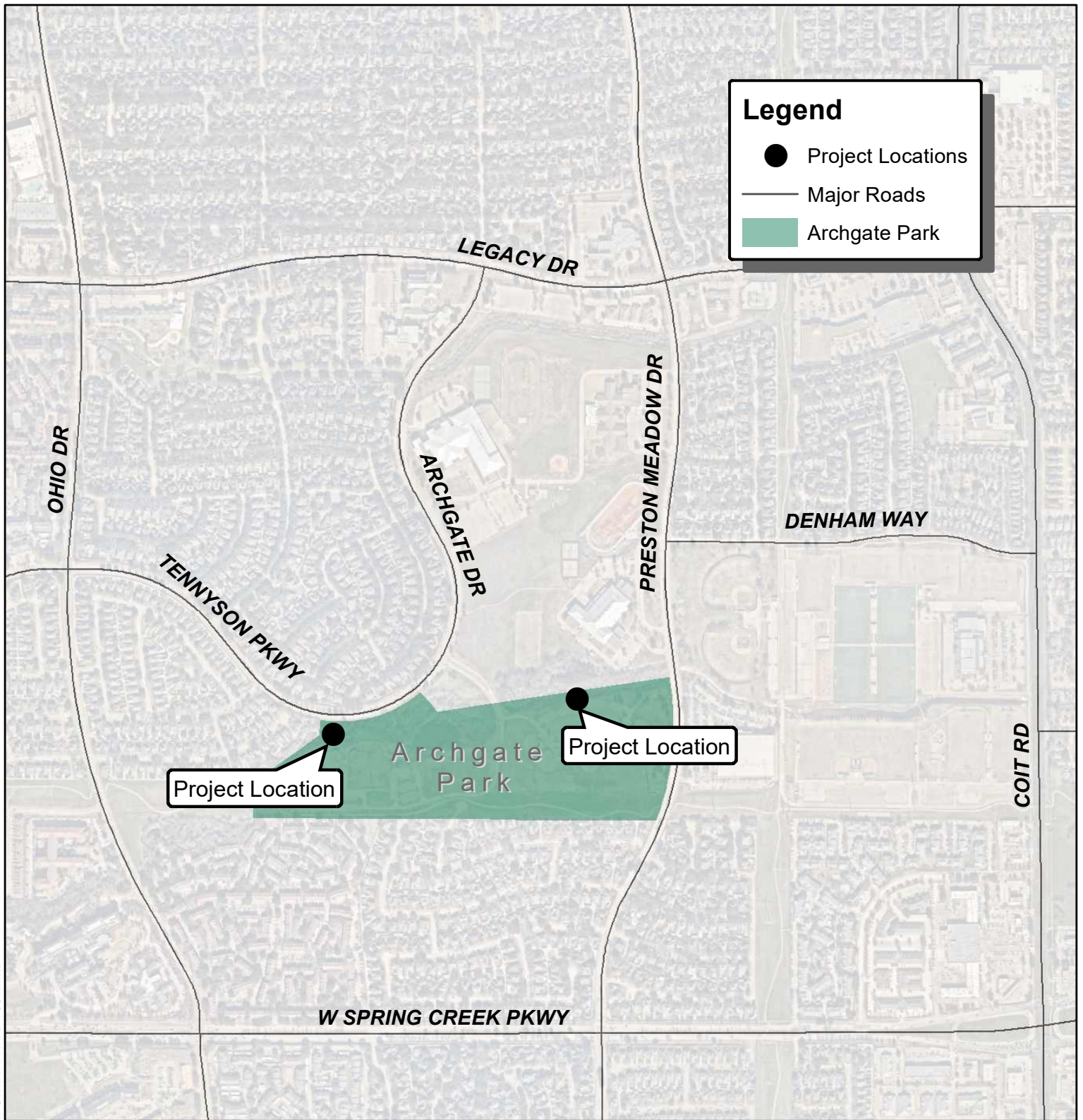
Stoic Civil Construction, Inc.	\$ 212,275.00
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Nancy Corwin

Nancy Corwin, Contract Administrator

3/7/2024

Date



Legend

- Project Locations
- Major Roads
- Archgate Park

Project Location

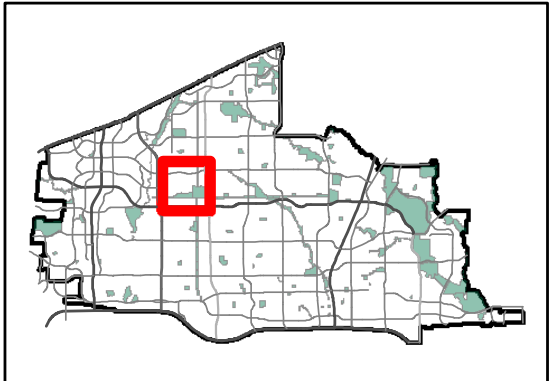
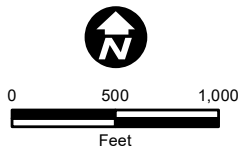
Project Location

W SPRING CREEK PKWY

Location Map

**Archgate Park
Erosion Control**

Project # PKR-D-7334



TinaB 4/19/2024 L:\2024\MXDs\Archgate Park Erosion Control\PKR-D-7334.mxd



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: Engineering-Facilities

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Award a bid in the amount of \$510,766 for 2024-0298-B for Building No. 18 Fire Station #4, 2023 Renovations, Project No. FAC-F-7617.

RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0298-B for Building No. 18 Fire Station No. 4, 2023 Renovations, Project No. FAC-F-7617, for the Engineering Department to Concord Commercial Services, Inc. in the amount of \$510,766; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on April 11, 2024 for the Building No. 18 Fire Station #4 Renovations, Project No. FAC-F-7617. The project includes all labor equipment, materials and supervision as required by the specifications and drawings. This renovation is to replace the kitchen cabinets, replace flooring throughout, repaint the inside of the station, as well as remodel and update the restrooms to meet current accessibility standards.

The lowest responsive and responsible bid was submitted by Concord Commercial Services, Inc., in the amount of \$470,251 plus additional alternates 1, 2 and 3 totaling \$40,515, with a total award of \$510,766.

The Base bid includes replacing the cabinet doors and drawer fronts after re-finishing the frames.

Alternate 1. Replace entire lower cabinets \$11,343

Alternate 2. Replace upper cabinets with full height upper cabinets to the ceiling \$13,684

Alternate 3. Remove and replace all ceramic tile and base in the kitchen \$15,488

There were a total of 1,546 vendors notified of this project. Ten (10) complete bids were received for the project as shown in the attached bid recap.

The existing interior surfaces in the kitchen and restrooms are at the end of their life expectancy and have deteriorated as such that replacement is needed. If this purchase is not approved, the operations of this area will remain affected, and the facility will remain non-compliant with accessibility standards.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Fire & Public Safety Facilities CIP and Capital Maintenance Fund. Construction services for the Building No. 18 Fire Station #4 Renovations, in the total amount of \$510,766 will leave a combined balance of \$266,274 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap Form	5/10/2024	Bid Recap

CITY OF PLANO

RFB CIP

Bid No. 2024-0298-B

Bldg. No. 18 Fire Station #4, 2023 Renovations

Project No. FAC-F-7617

Bid Recap

Bid Opening Date/Time: Thursday, April 11, 2024 at 2:00 pm

Number of Vendors Notified: 1546

Vendors Submitting “No Bids”: 3

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 10

<u>Vendor:</u>	<u>Base Bid</u>	<u>Alternate #1</u>	<u>Alternate #2</u>	<u>Alternate #3</u>	<u>Total Bid</u>
Concord Commercial Services Inc.	\$470,251.00	\$11,343.00	\$13,684.00	\$15,488.00	\$510,766.00
Falkenberg Construction CO., Inc.	\$494,750.00	\$47,815.00	\$74,186.00	\$17,840.00	\$634,591.00
Lever Construction	\$655,220.00	\$85,250.00	\$84,000.00	\$16,000.00	\$840,470.00
P3 Builds	\$685,497.00	\$71,962.00	\$26,884.00	\$12,731.00	\$797,074.00
Real Network Services	\$711,316.00	\$54,107.00	\$73,004.00	\$18,126.00	\$856,553.00
Restoration Nation, Inc.	\$719,000.00	\$6,375.00	\$3,000.00	\$5,000.00	\$733,375.00
RS Commercial Construction	\$719,000.00	\$53,100.00	\$61,600.00	\$18,000.00	\$851,700.00
ICGM Group, LLC.	\$750,875.00	\$255,885.00	\$275,875.00	\$99,998.00	\$1,382,633.00
Acumen Enterprises, Inc.	\$839,324.00	\$192,967.00	\$88,128.00	\$28,904.00	\$1,149,323.00
CGC General Contractors	\$1,065,000.00	\$93,150.00	\$63,750.00	\$10,831.00	\$1,232,731.00

Recommended Vendor:

Concord Commercial Services, Inc. \$510,766.00

Christle Brungardt

Christle Brungardt, Buyer

05-03-2024

Date



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Award of bid in the amount of \$1,866,670 for Alley Reconstruction – Sunflower Lane, Sun Meadows Street, Cherrywood Lane, Sandpiper Circle, Winding Brook Drive, Oak Shores Drive, Westmoreland Drive Project No. 7575

RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0237-B for Alley Reconstruction – Sunflower Lane, Sun Meadows Street, Cherrywood Lane, Sandpiper Circle, Winding Brook Drive, Oak Shores Drive, Westmoreland Drive, Project No. 7575, for the Engineering Department to Jim Bowman Construction Company, L.P. in the amount of \$1,866,670; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on April 9, 2024 for the Alley Reconstruction - Sunflower Lane, Sun Meadows Street, Cherrywood Lane, Sandpiper Circle, Winding Brook Drive, Oak Shores Drive, Westmoreland Drive project. The project includes the replacement of approximately 6,130 linear feet of existing alley at the following locations: Sunflower Alley, Sun Meadows Alley, Cherrywood Alley, Sandpiper Alley, Winding Brook Alley, Oak Shores Alley, and Westmoreland Alley.

The lowest responsive and responsible bid was submitted by Jim Bowman Construction Company, L.P., in the amount of \$1,866,670. There were a total of 1,376 vendors notified of this project. Six complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, several adverse consequences will ensue: increased ongoing localized maintenance and costs, intermittent alley service interruptions, and a reduction in quality of life for local residents.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Street Improvements CIP and is planned for future years, as well. Construction services for the Alley Reconstruction - Sunflower Lane, Sun Meadows Street, Cherrywood Lane, Sandpiper Circle, Winding Brook Drive, Oak Shores Drive, Westmoreland Drive project, in the total estimated amount of \$1,866,670, will leave a current year balance of \$106,516 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	5/14/2024	Bid Recap

CITY OF PLANO
RFB CIP
SOLICITATION NO. 2024-0237-B
ALLEY RECONSTRUCTION – SUNFLOWER LANE, SUN MEADOWS STREET,
CHERRYWOOD LANE, SANDPIPER CIRCLE, WINDING BROOK DRIVE,
OAK SHORES DRIVE, WESTMORELAND DRIVE
PROJECT NO. 7575
BID RECAP

Bid Opening Date/Time: April 9, 2024 @ 2 p.m.

Number of Vendors Notified: 1,376

Number of Vendors Submitting “No Bids”: 2

Number of Non-Responsive Bids Submitted: 0

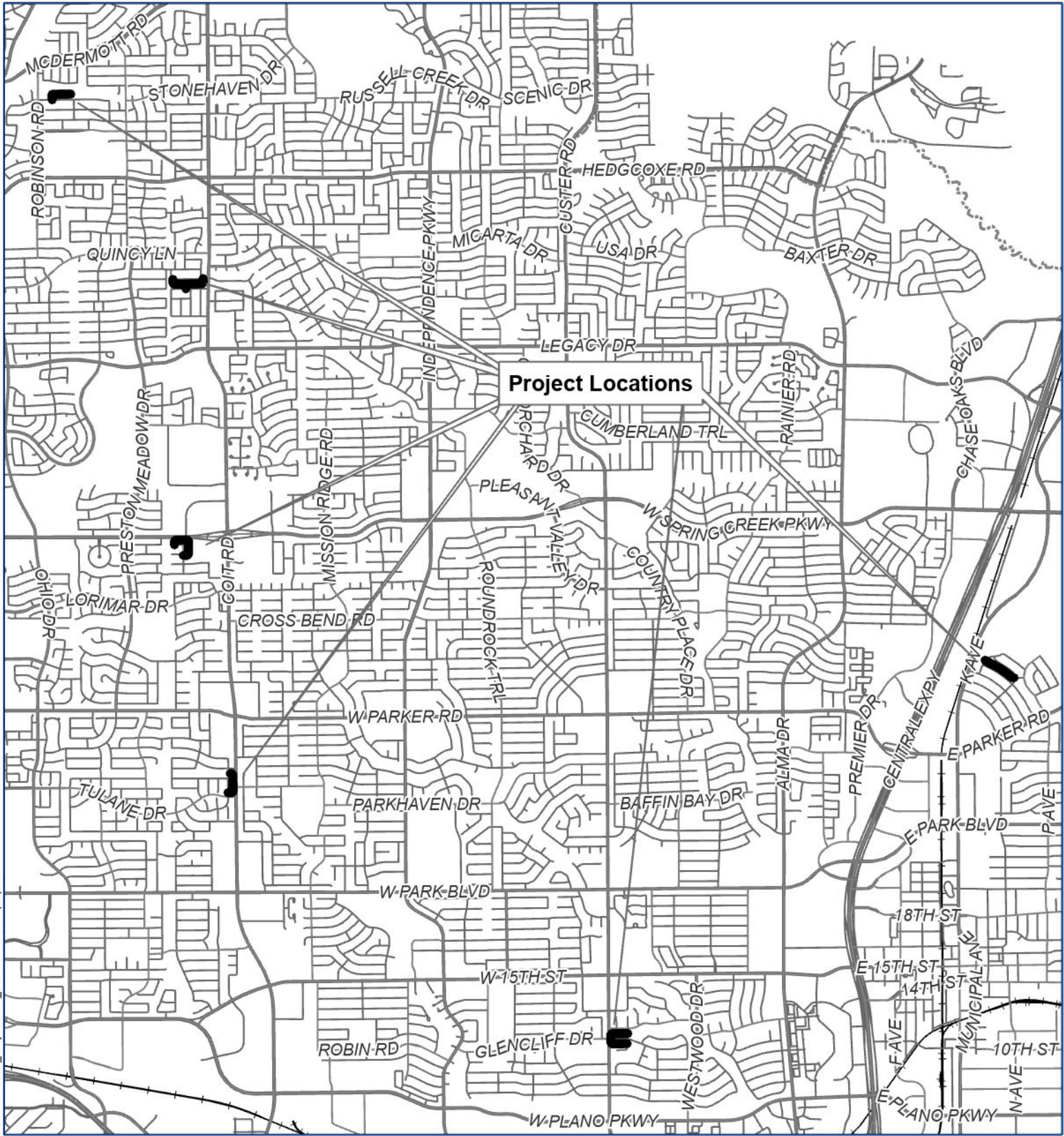
Number of Responsive Bids Submitted: 6

<u>Vendor:</u>	<u>Total Bid:</u>
Jim Bowman Construction Company, L.P.	\$1,866,669.90
Cole Construction, Inc.	\$2,269,875.00
Urban Infraconstruction LLC	\$2,565,858.00
Ratliff Hardscape, Ltd.	\$2,625,907.89
King George Traffic Solutions LLC	\$2,625,934.40
GRod Construction LLC	\$2,679,073.50

Recommended Vendor:
Jim Bowman Construction Company, L.P. \$1,866,669.90

Lincoln Thompson
Lincoln Thompson
Contract Administrator

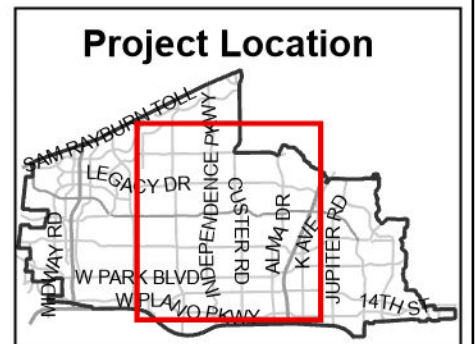
April 10, 2024
April 10, 2024
Date



**Alley Reconstruction –
Sunflower Lane, Sun Meadows Street,
Cherrywood Lane, Sandpiper Circle,
Winding Brook Drive, Oak Shores
Drive, Westmoreland Drive**



City of Plano, BI/GIS
September 2022





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: Technology Solutions

DIRECTOR: Roger Wright, Chief Information Officer

AGENDA ITEM: To approve the first contract modification for Permitting, Licensing, Inspections, and Code Enforcement Software Solution (Development Services Software Solution)

RECOMMENDED ACTION: Approval of Contract Modification

ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$3,625,892 by \$111,090 to extend the schedule by nine (9) weeks for a total contract amount of \$3,736,982 from Unisys Corporation and to approve a decrease in the amount of \$118,800 to the current awarded contract amount of \$1,430,537 to waive the 2024 renewal fee of Avolve Software for a total contract amount of \$1,311,737, resulting in a net decrease of \$7,710 resulting in a revised contract total of \$10,672,261 from \$10,679,971 for the Development Services Software System for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0373-BR; Modification No. 1) **Approved**

PREVIOUS ACTION/PRESENTATION

Previously approved by Council on June 26, 2023, the purchase of Development Services Software Solution from Unisys Corporation, Clariti Cloud, Inc., and Avolve Software was projected to incur a total contract amount of \$10,679,971.

BACKGROUND

The plan to implement ProjectDox initially as a standalone product proved problematic. It was then decided to change the plan to implement ProjectDox during the project's Planning and Permitting configuration phases, consolidating its implementation within the broader project scope to better align with the business flow. This strategic decision is based on our commitment to delivering a successful solution, even in the face of challenges encountered in the initial plan. Below are the details of the cost changes:

Reduction: Avolve Software has agreed to waive the 2024 renewal fee, reducing expenses by \$118,800. The next renewal date will be postponed until one year after the restart of the ProjectDox configuration, which is currently slated for October 2024. This deferral will more than offset the increases expense below incurred due to the change in approach.

Increase: Extending the schedule by nine weeks necessitates an increase of \$111,090 for Unisys services. Unisys Corporation is the software implementation vendor and maintenance provider. This extension is due to the replanning to incorporate ProjectDox in line with our business flow.

The combined contract amount will experience a net decrease of \$7,710, resulting in a revised contract total of \$10,672,261(from \$10,679,971).

No changes are warranted for Clariti Cloud Inc., the vendor providing the permitting, licensing, inspections, and code enforcement platform. Technology Solutions recommends approving the cost structure and implementation approach to ensure the seamless continuation of the solution implementation.

FINANCIAL SUMMARY/STRATEGIC GOALS

This request is to approve a contract modification to reduce the total amount of the Development Services Software Solution by \$7,710. Funding in the Technology Improvements CIP Fund totaling \$697,049 was spent in FY 2022-23, and the remaining funding for implementation is available in the Technology Improvements CIP Fund in the estimated amount of \$1,339,002 in FY 2023-24 and \$573,211 in FY 2024-25 for an estimated total of \$2,609,262.

Funding for future year maintenance and support is available in the Technology Solutions Applications Budget in the estimated amount of \$555,610 for FY 2023-24; \$849,282 for FY 2024-25; \$873,293 for FY 2025-26; \$898,007 for FY 2026-27; \$923,444 for FY 2027-28; \$949,625 for FY 2028-29; \$976,573 for FY 2029-30; \$1,004,308 for FY 2030-31; and \$1,032,857 for FY 2031-32 for a total cost of \$8,062,999. All future year expenditures will occur within council approved appropriations.

Approval of this item relates to the City of Plano's Strategic Plan Critical Success Factors of Excellent, Innovative, and Accountable City Government.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: Special Projects

DIRECTOR: Peter Braster, Director of Special Projects

AGENDA ITEM: To approve the conveyance of sanitary sewer easements and temporary construction easements to the North Texas Municipal Water District for the 121 Force Main Project.

RECOMMENDED ACTION: Approval of Request

ITEM SUMMARY

To approve the conveyance of sanitary sewer easements and temporary construction easements to the North Texas Municipal Water District for the 121 Force Main Project in the amount of \$606,500; and authorizing the City Manager to execute all necessary documents. **Approved**

PREVIOUS ACTION/PRESENTATION

A public hearing pursuant to Chapter 26 of the Texas Parks and Wildlife Code was held at the April 8, 2024 City Council meeting regarding the North Texas Municipal Water District's (NTMWD) request for permanent and temporary easements along Legacy Trail for its upcoming 121 Force Main Improvements project. At that same meeting Resolution 2024-4-7 was adopted by the Plano City Council determining that (1) there is no feasible and prudent alternative to the use or taking of the park land and (2) the project includes all reasonable planning to minimize harm to the park land.

BACKGROUND

Concurrently with the Chapter 26 process, NTMWD and City of Plano staff members conducted negotiations regarding the compensation to be paid to the City for the 6.5 acres of permanent sanitary sewer easements and 7.1 acres of temporary construction easements required for the 121 Force Main project. Working from third party appraisals obtained by NTMWD, an amount of \$606,500 was agreed as satisfactory to both entities. The City of Plano Parks and Recreation Department will use \$425,200 for future park land acquisitions and \$181,300 to plant trees in Plano's park system to replace trees identified for removal in the upcoming project.

This item was prepared in cooperation with the Plano Parks & Recreation Department.

FINANCIAL SUMMARY/STRATEGIC GOALS

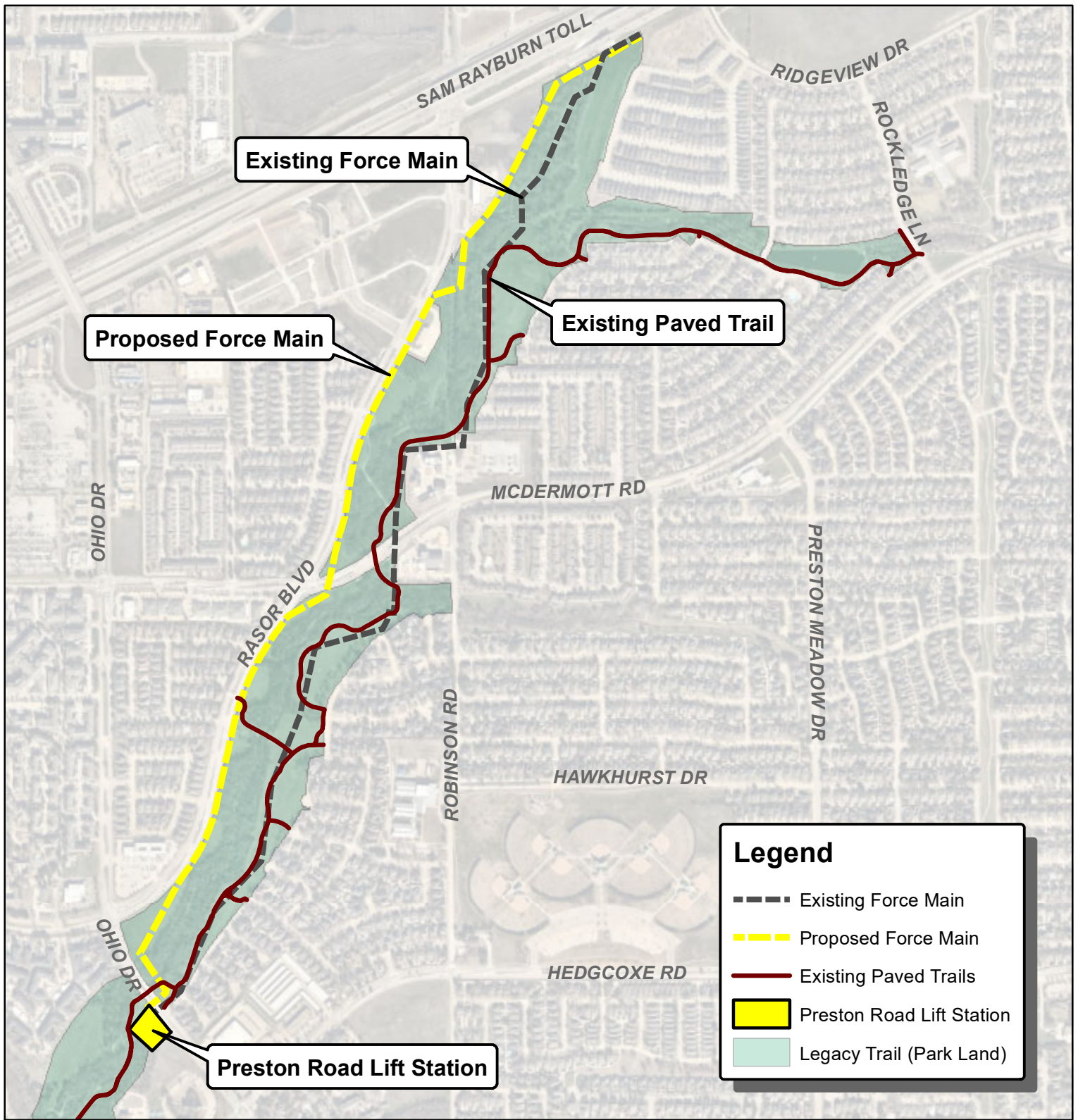
Approval of the conveyance of easements along Legacy Trail to the North Texas Municipal Water District for the completion of the 121 Force Main Improvements project will result in a one-time revenue of \$606,500.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	5/14/2024	Map

TinaB 3/11/2024 L:\2024\Chisholm\TrailForceMainsAndEasements\MXDs\3_LegacyTrailHedgcoxeRdToSamRayburnTollwaympStorageAndUtilityEasement.mxd



0 500 1,000
Feet

City of Plano Park Planning Division
3/11/2024

Location Map

Legacy Trail - Hedgcoxe Road to Sam Rayburn Tollway NTMWD Sanitary Sewer and Temporary Construction Easement



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Approve an expenditure in the amount of \$399,829 for engineering professional services for Screening Wall Replacement - Stone Lake Estates, Project No. ENG-S-00011

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional services for Screening Wall Replacement - Stone Lake Estates, Project No. ENG-S-00011, in the amount of \$399,829 from Urban Engineers Group, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of \$399,829 for engineering professional services from Urban Engineers Group, Inc., for the Screening Wall Replacement – Stone Lake Estates, Project No. ENG-S-00011. This project includes the removal and replacement of approximately 3,800 linear feet of screening wall in the Stone Lake Estates neighborhood at the following locations:

1. Beaver Creek to Tiburon Drive on the east side of Parkwood Boulevard. (approx.1,200 LF)
2. Tiburon Drive to West Plano Parkway on the east side of Parkwood Boulevard (approx. 950 LF)
3. Parkwood Boulevard to Balcones Drive on the north side of Plano Parkway (approx. 1,250 LF)
4. East side of Balcones Drive, on the north side of Plano Parkway (approx.400 LF)

Urban Engineers Group, Inc., was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0377-XR. In addition, Urban Engineers Group has exhibited success on multiple prior screening wall design projects along Ohio Drive, Hedcoxe Drive, Woodburn Corners, Amelia Court, Park Boulevard, Parker Road, and Legacy Drive. They also have extensive experience in structural foundation design, geotechnical analysis, and surveying and subsurface utility exploration, all necessary elements to successful completion of this specific project.

The benefit of this project includes reconstruction of deteriorating neighborhood screening walls.

Not approving the expenditure would result in continued deterioration of neighborhood infrastructure, including screening walls, resulting in increased maintenance costs and a reduction of the quality of life for neighboring residents.

FINANCIAL SUMMARY/STRATEGIC GOALS

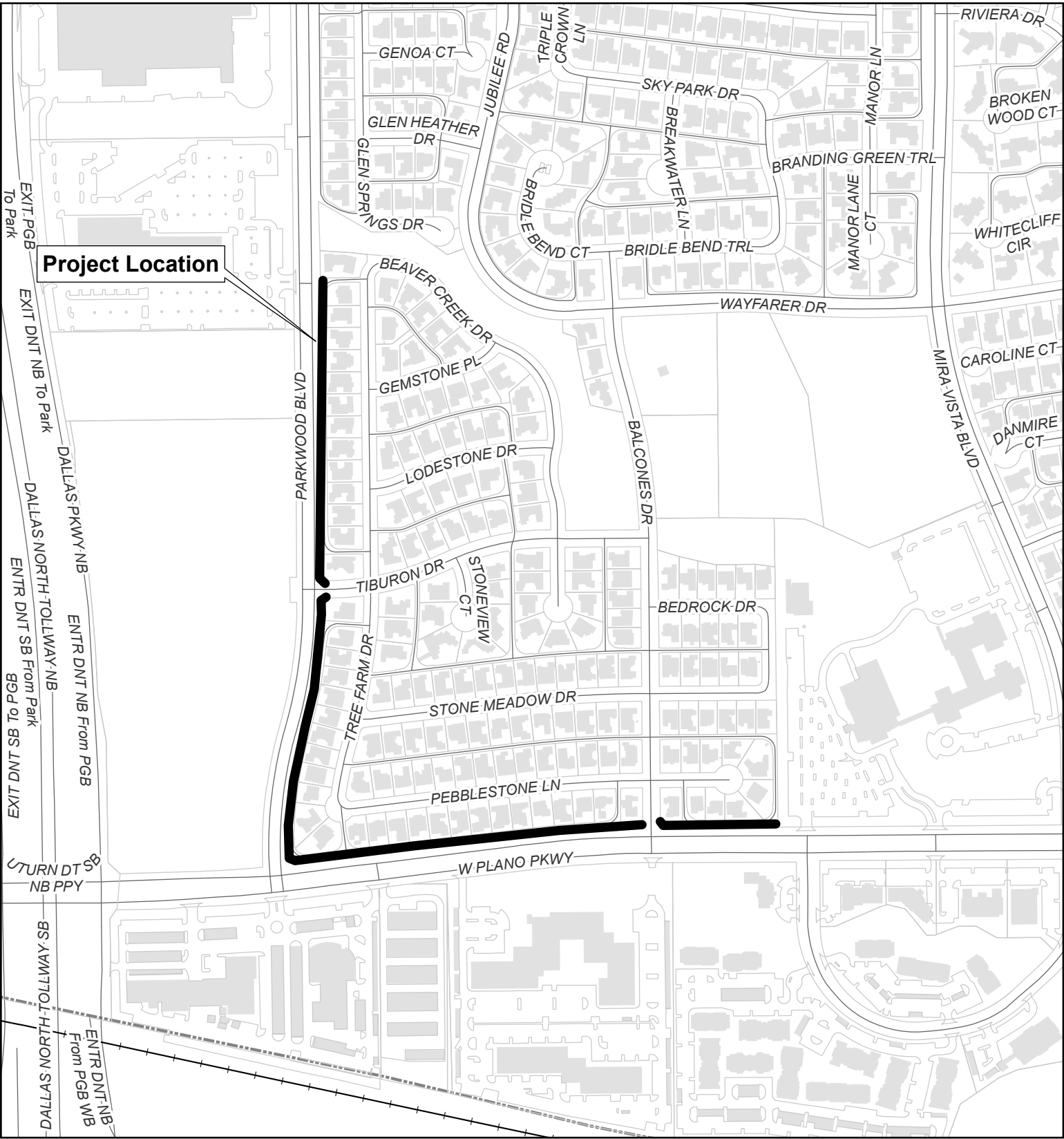
Funding for this item is available in the 2023-24 Street Improvements CIP and is planned for future years, as well. Engineering professional services for the Screening Wall Replacement - Stone Lake Estates

project, in the total amount of \$399,829, will leave a current year balance of \$25,000 for future expenditures.

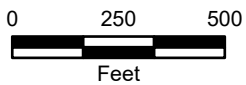
Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	5/8/2024	Map

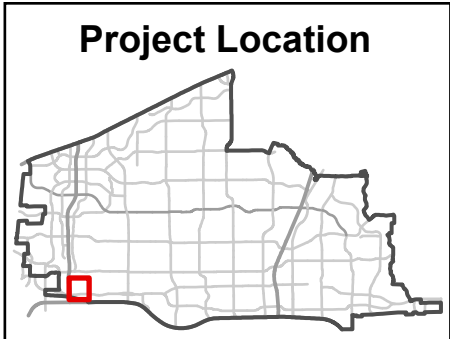


adminmsha Z:\BI-GIS\Projects\Engineering\2024\2024-04-24_Locator_ENG-S-00011_MSI\Locator\ENG-S-00011.aprx



Project ENG-S-00011

Screening Wall Replacement - Stone Lake Estates





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024
DEPARTMENT: Finance
DIRECTOR: Denise Tacke, Director of Finance
AGENDA ITEM: Quarterly Investment Portfolio Summary for the quarter ended March 31, 2024
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To approve the Investment Portfolio Summary for the quarter ended March 31, 2024; and providing an effective date. **Adopted Resolution No. 2024-5-7(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no fiscal impact.

The Quarterly Investment Portfolio Summary relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/16/2024	Resolution
Quarterly Investment Portfolio Summary 3.31.24	5/14/2024	Attachment

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended March 31, 2024; and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano’s Investment Portfolio Summary for the quarter ended March 31, 2024, a substantial copy of which is attached hereto as Exhibit “A” and incorporated herein by reference (hereinafter called “Investment Portfolio Summary”); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City of Plano’s Investment Portfolio Summary for the quarter ended March 31, 2024, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

Section II. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 28th day of May, 2024.

John B. Muns, MAYOR

ATTEST:

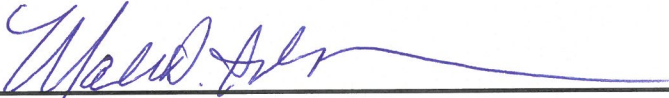
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

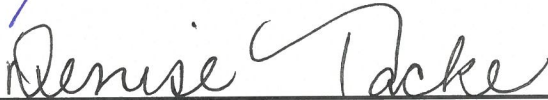
Paige Mims, CITY ATTORNEY

City of Plano
INVESTMENT PORTFOLIO SUMMARY
For the Quarter Ended
March 31, 2024

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.



City Manager



Director of Finance



Treasurer

Release Date: March 20, 2024

Recent indicators suggest that economic activity has been expanding at a solid pace. Job gains have remained strong, and the unemployment rate has remained low. Inflation has eased over the past year but remains elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. The Committee judges that the risks to achieving its employment and inflation goals are moving into better balance. The economic outlook is uncertain, and the Committee remains highly attentive to inflation risks.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 5-1/4 to 5-1/2 percent. In considering any adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee does not expect it will be appropriate to reduce the target range until it has gained greater confidence that inflation is moving sustainably toward 2 percent. In addition, the Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities, as described in its previously announced plans. The Committee is strongly committed to returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take

Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Michael S. Barr; Michelle W. Bowman; Lisa D. Cook; Austan D. Goolsbee; Patrick Harker; Philip N. Jefferson; Neel Kashkari; Lorie K. Logan; and Christopher J. Waller.

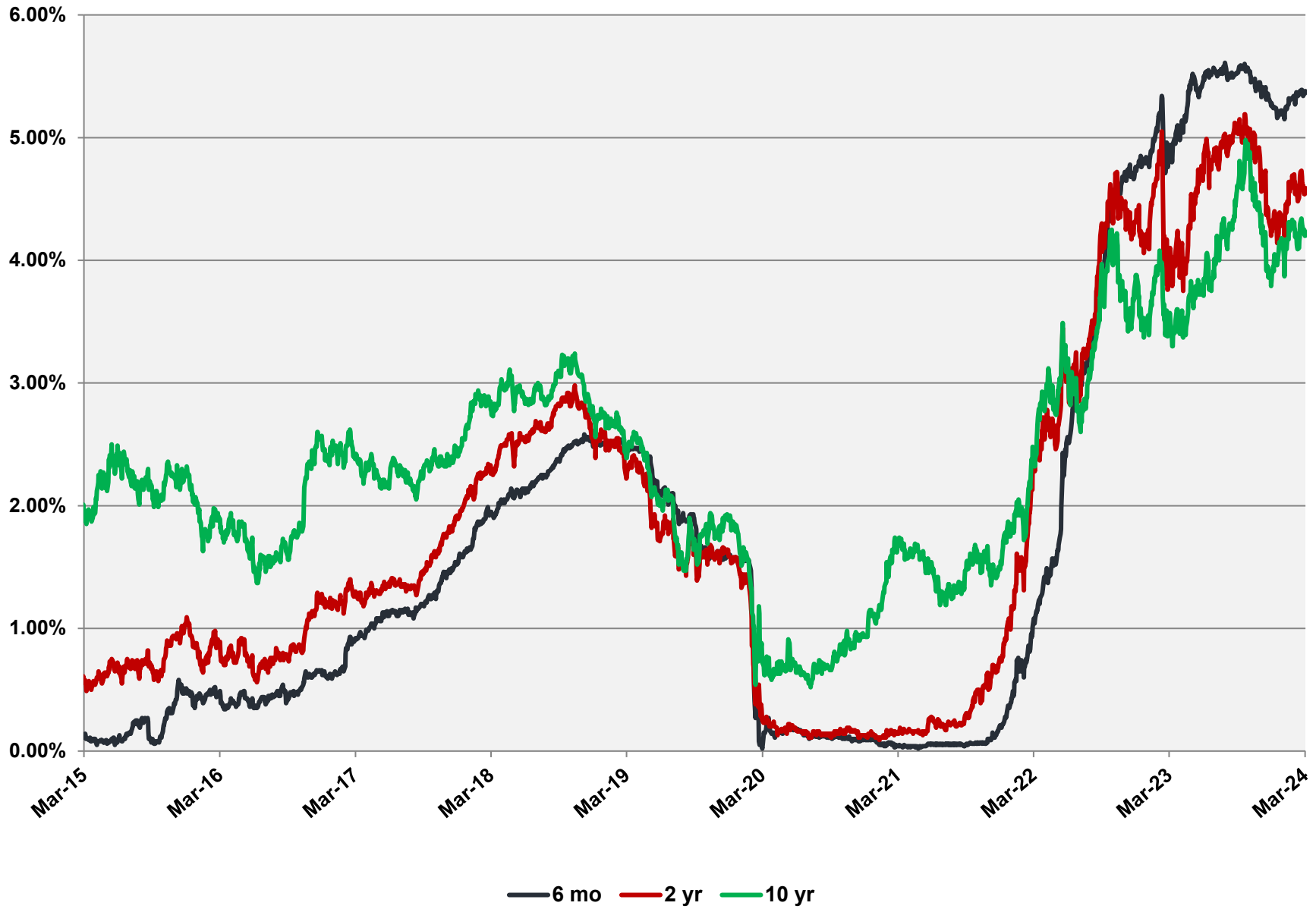
Asset Type	Avg Yield	3/31/2024		12/31/2023	
		End Book Value	End Market Value	End Book Value	End Market Value
Bank Accounts/Investment Pools	4.88%	133,388,095	133,388,095	127,049,777	127,049,777
Certificates of Deposit/Fixed Term	5.39%	38,998,913	38,998,913	31,998,913	31,998,913
AID Bonds	0.00%	-	-	-	-
FAMC Bonds	2.35%	72,183,924	71,532,183	70,057,142	69,039,605
FFCB Bonds	4.21%	39,824,787	39,716,721	5,000,000	4,978,706
FHLB Bonds	2.53%	31,112,847	30,768,028	21,014,667	20,560,474
FHLMC Bonds	1.73%	32,476,963	31,328,508	32,388,984	31,274,031
FNMA Bonds	0.87%	75,392,045	70,427,854	75,411,516	70,387,343
T-Notes	0.86%	29,798,282	27,734,766	29,772,021	27,732,422
TVA Bonds	0.87%	3,107,812	3,044,654	3,122,877	3,033,785
Municipal Bonds	2.96%	301,673,034	294,933,967	290,860,994	284,155,772
Totals		757,956,702	741,873,689	686,676,892	670,210,829

Quarter Average Yields*:		Rolling Twelve Month Average Yields*:	
Plano Portfolio Yield	3.07%	Plano Portfolio Yield	2.84%
Six Month Treasury Yield	5.28%	Six Month Treasury Yield	5.37%
Two Year Treasury Yield	4.48%	Two Year Treasury Yield	4.62%
TexasDaily Investment Pool Yield	5.34%	TexasDaily Investment Pool Yield	5.25%
Quarter Investment Earnings**:	6,437,754	Fiscal Year to Date Investment Earnings**:	20,606,926
Quarter Interest Received & Accrued:	5,446,353	Fiscal Year to Date Interest Received & Accrued:	9,367,893

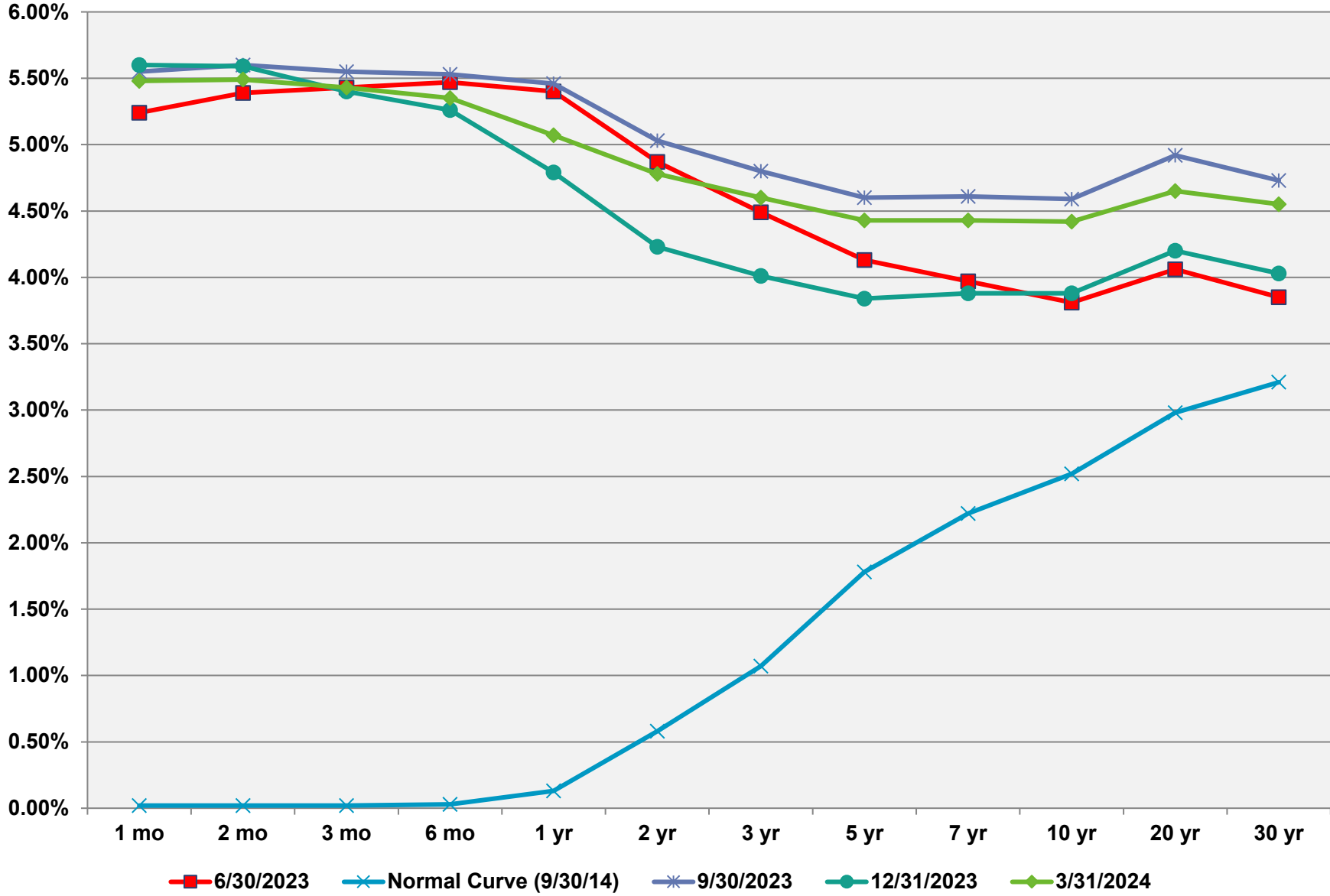
* Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.

** Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.

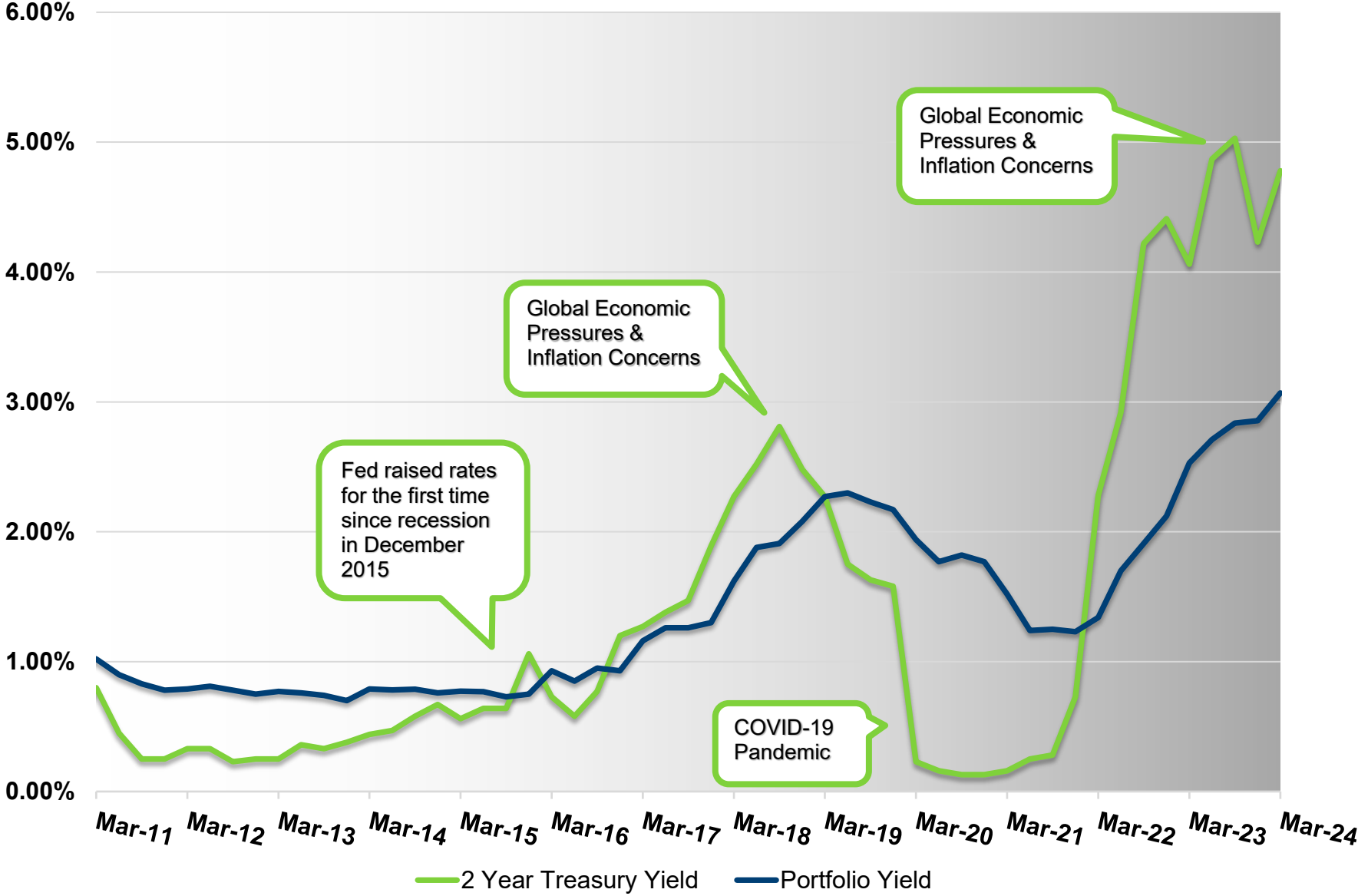
US Treasury Historical Yields



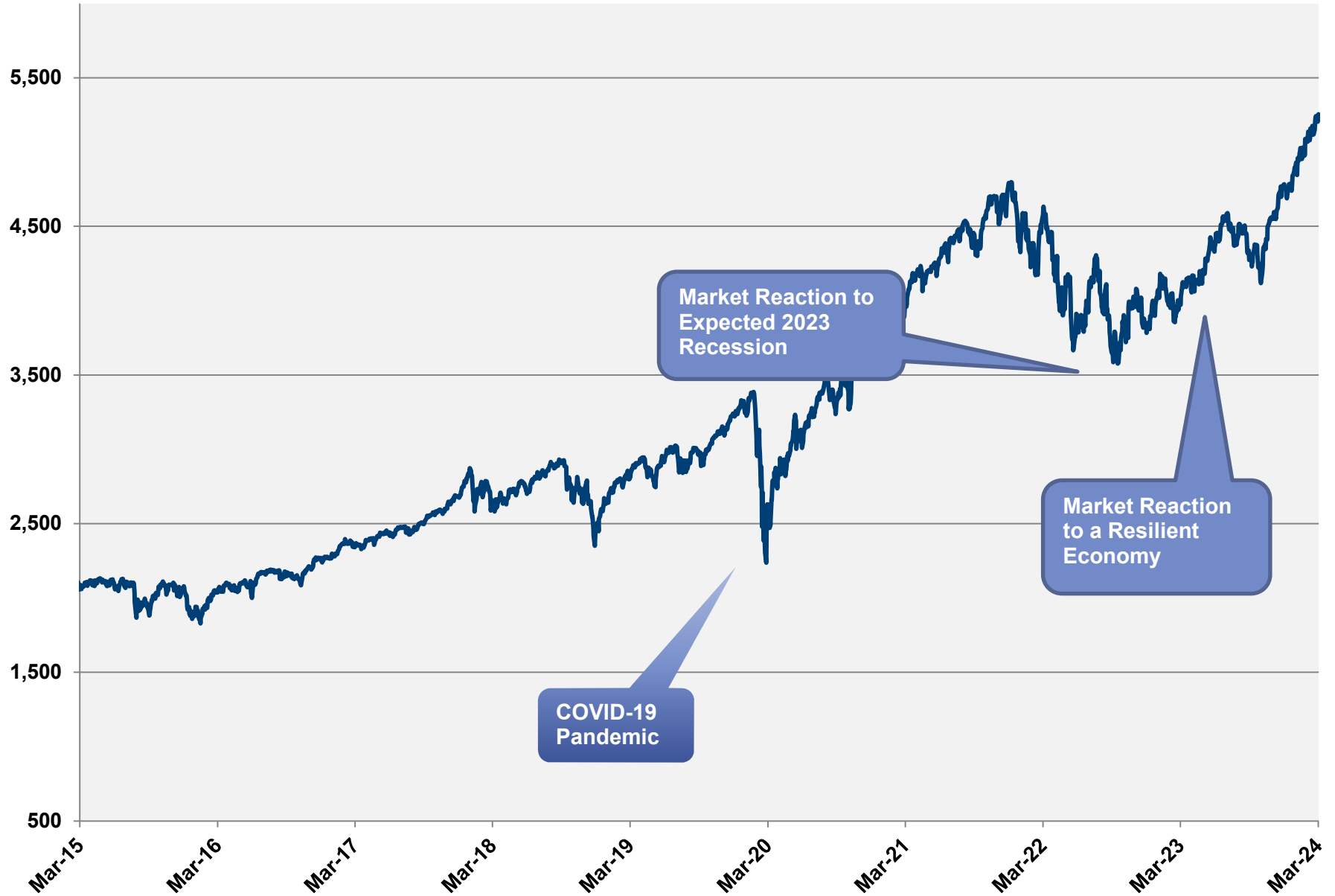
Treasury Yield Curve



Benchmark: 2 Year Treasury vs Plano Portfolio Yield



S&P 500



Detail of Investment Holdings
March 31, 2024

By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
								Book Value					
Municipal	Moodys-Aa3	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,556,650.84	90.03	1,440,448.00	34.92	2.08%	1,469.33
Municipal	Moodys-Aa2	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	539,039.35	90.78	544,674.00	37.93	5.04%	2,922.00
Municipal	S&P-AA	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,224,233.97	96.33	2,124,120.60	27.97	2.78%	11,671.80
Municipal	Moodys-Aa1	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,201,463.85	94.57	2,118,435.20	25.97	3.20%	17,539.20
Municipal	S&P-AA	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	636,685.23	90.77	635,383.00	34.92	4.65%	721.00
Municipal	Moodys-Aaa	5.00%	8/15/2025	2/18/2022		1,210,000.00	1,338,598.80	1,260,672.37	99.87	1,208,414.90	16.46	1.84%	7,730.56
Municipal	Moodys-Aa2	0.71%	8/1/2024	6/13/2022		37,235,000.00	35,530,381.70	36,966,194.81	98.41	36,642,963.50	4.03	2.94%	44,247.59
Municipal	S&P-AAA	3.04%	6/1/2025	6/22/2022		8,000,000.00	7,997,600.00	7,999,046.70	97.72	7,817,360.00	14.00	3.05%	81,066.67
Municipal	Moodys-Aaa	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,148.50	96.73	2,901,930.00	25.97	3.15%	31,500.00
Municipal	S&P-AA+	3.05%	10/1/2028	3/11/2024		920,000.00	873,080.00	873,643.60	94.24	866,989.60	53.93	4.30%	14,039.20
Municipal	S&P-AA+	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,285,304.67	91.96	3,168,022.00	26.95	3.41%	10,205.81
Municipal	S&P-AAA	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,493,464.32	90.64	1,490,962.20	37.38	4.60%	8,420.57
Municipal	S&P-AA-	6.07%	8/1/2025	6/13/2022		1,000,000.00	1,075,720.00	1,032,271.93	101.29	1,012,940.00	16.00	3.50%	10,116.67
Municipal	Moodys-Aa3	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	974,613.99	98.11	966,393.35	54.95	4.26%	16,416.67
Municipal	Moodys-Aa2	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,984,569.41	98.65	2,939,710.40	24.95	4.12%	15,992.67
Municipal	S&P-AA	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,312,168.51	100.17	3,300,634.45	39.93	4.45%	25,398.96
Municipal	Moodys-Aaa	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	1,958,972.78	88.97	1,921,665.60	49.38	4.02%	12,280.80
Municipal	Moodys-Aa1	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,839,884.05	91.64	1,832,840.00	34.00	4.50%	4,706.67
Municipal	Moodys-Aa2	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,309,335.39	90.61	2,265,125.00	37.38	3.98%	12,428.89
Municipal	Moodys-Aa2	3.00%	8/1/2025	3/1/2022		915,000.00	945,057.75	926,743.94	97.36	890,816.55	16.00	2.00%	4,575.00
Municipal	Moodys-Aaa	0.00%	8/15/2025	6/13/2022		1,000,000.00	906,450.00	959,480.50	92.92	929,190.00	16.46	3.12%	-
Municipal	Moodys-Aa2	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,359,471.55	87.95	3,350,895.00	48.92	4.45%	19,859.62
Municipal	S&P-AA-	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,936,192.78	102.32	4,952,046.00	38.39	4.71%	76,956.00
Total / Average						764,040,008.46	755,670,344.15	757,956,702.06		741,873,688.74	18.95	3.07%	2,976,707.26

(1) **Weighted average life** - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

- AAA-** obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk
- AA-** obligations rated Aa are judged to be of high quality and are subject to very low credit risk
- A-** obligations rated A are judged to be upper-medium grade and are subject to low credit risk (the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking; and the modifier 3 indicates a ranking in the lower end of that generic rating category)
- MIG1** (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality
- MIG2** (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality
- MIG3** (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality
- P1-** Issuers rated Prime-1 have a superior ability to repay short-term debt obligations
- P2-** Issuers rated Prime-1 have a strong ability to repay short-term debt obligations
- P3-** Issuers rated Prime-1 have an acceptable ability to repay short-term debt obligations

***Standard and Poor's Ratings Definitions:**

- AAA-** capacity to meet its financial commitment on the obligation is extremely strong
- AA-** capacity to meet its financial commitment on the obligation is very strong
- A-** somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions, but still strong (may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories)
- A1-** issuers ability to repay short-term obligations is extremely strong
- A2-** issuers ability to repay short-term obligations is satisfactory
- A3-** issuers ability to repay short-term obligations is adequate

NR- Not rated

Detail of Investment Holdings
March 31, 2024

By Maturity

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
								Book Value					
Municipal	Moody's-Aa2	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	974,168.79	97.29	972,850.00	40.39	4.59%	4,784.00
Municipal	Moody's-Aa2	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,359,471.55	87.95	3,350,895.00	48.92	4.45%	19,859.62
Municipal	Moody's-Aaa	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	1,958,972.78	88.97	1,921,665.60	49.38	4.02%	12,280.80
Municipal	S&P-AA+	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,005,756.00	101.51	1,015,100.00	49.93	5.14%	20,022.22
Municipal	Moody's-Aa1	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,002,672.25	98.92	999,092.00	49.93	4.45%	14,308.33
Municipal	Moody's-Aaa	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,673,707.91	89.18	2,675,430.00	50.39	4.48%	14,257.00
Municipal	Moody's-Aaa	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	101.86	305,580.00	52.39	4.89%	1,873.35
Municipal	Moody's-Aa2	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	972,038.95	96.34	963,420.00	52.95	4.28%	2,983.33
Municipal	S&P-AA+	3.05%	10/1/2028	3/11/2024		920,000.00	873,080.00	873,643.60	94.24	866,989.60	53.93	4.30%	14,039.20
Municipal	Moody's-Aa3	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	974,613.99	98.11	966,393.35	54.95	4.26%	16,416.67
Municipal	Moody's-Aa3	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,784,026.47	89.79	1,768,902.40	55.41	4.31%	15,159.81
Municipal	Moody's-Aa1	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	710,895.86	87.34	703,062.85	55.93	4.26%	3,939.13
Municipal	S&P-AAA	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,816,525.50	95.25	4,762,450.00	57.97	4.30%	28,750.00
Municipal	Moody's-Aa2	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,793,951.60	102.99	7,724,550.00	58.89	4.21%	31,875.00
FHLB 4.5 3/9/2029	Moody's-Aaa	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,101,219.76	101.04	10,103,810.40	59.15	4.27%	27,500.00
FAMC 4.15 3/12/2029	None	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,941,034.66	99.51	9,951,181.60	59.25	4.28%	21,902.78
FAMC 4.15 3/12/2029	None	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,176,802.82	99.51	6,186,649.60	59.25	4.30%	13,616.96
FFCB 4.125 3/12/2029	Moody's-Aaa	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,997,853.72	99.33	4,966,583.80	59.25	4.14%	10,885.42
FFCB 4.125 3/12/2029	Moody's-Aaa	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,968,686.64	99.33	4,966,583.80	59.25	4.27%	10,885.42
FFCB 4.125 3/12/2029	Moody's-Aaa	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,967,888.85	99.33	4,966,583.80	59.25	4.27%	10,885.42
FFCB 4.125 3/20/2029	None	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,978,252.30	99.41	4,970,577.00	59.51	4.22%	6,302.08
FFCB 4.125 3/20/2029	None	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,978,679.22	99.41	4,970,577.00	59.51	4.22%	6,302.08
FFCB 4.125 3/20/2029	None	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.95	9,933,426.35	99.41	9,941,154.00	59.51	4.28%	12,604.17
Total / Average						764,040,008.46	755,670,344.15	757,956,702.06		741,873,688.74	18.95	3.07%	2,976,707.26

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and the modifier 3 indicates a ranking in the lower end of that generic rating category)

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MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

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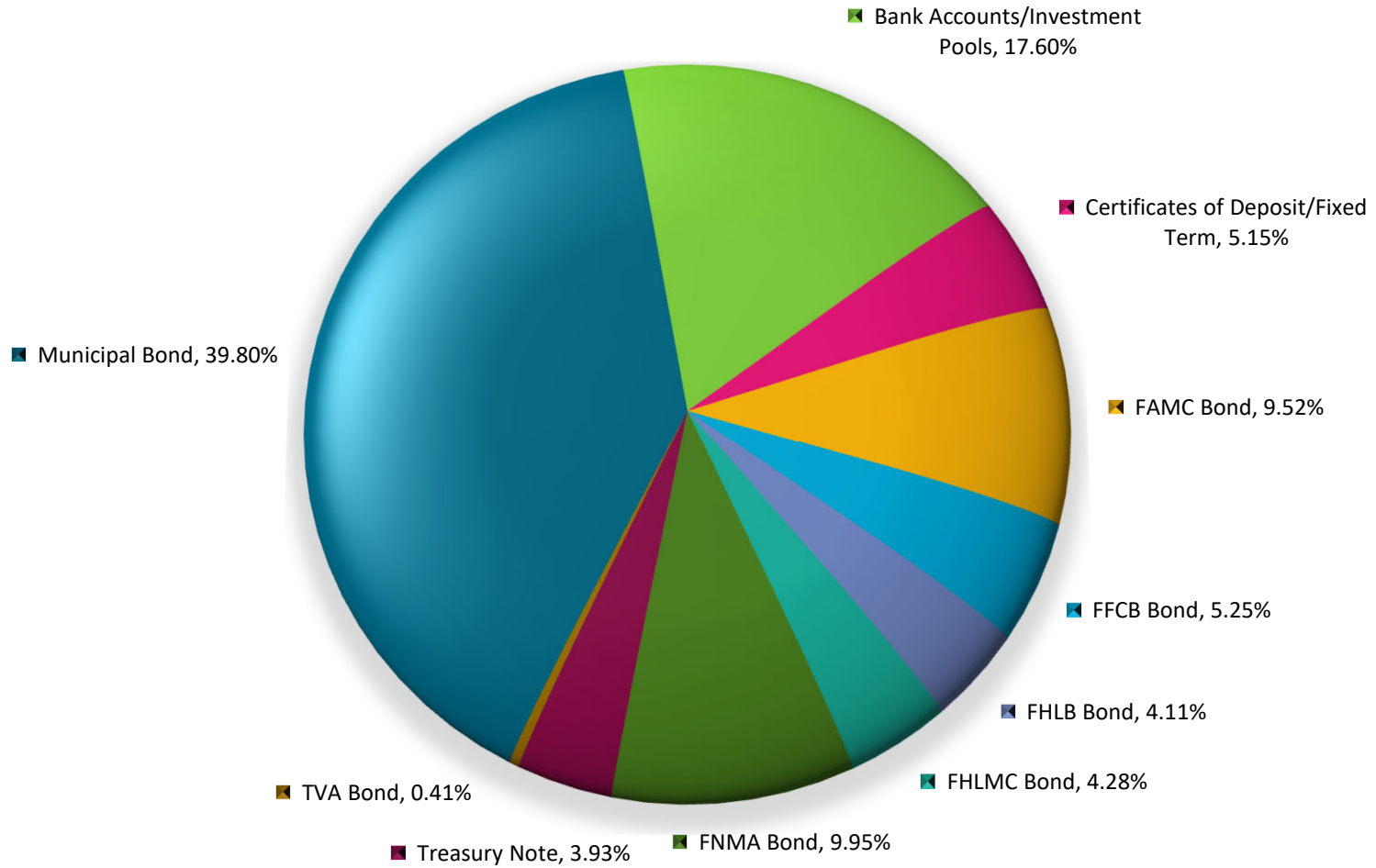
A1- issuers ability to repay short-term obligations is extremely strong

A2- issuers ability to repay short-term obligations is satisfactory

A3- issuers ability to repay short-term obligations is adequate

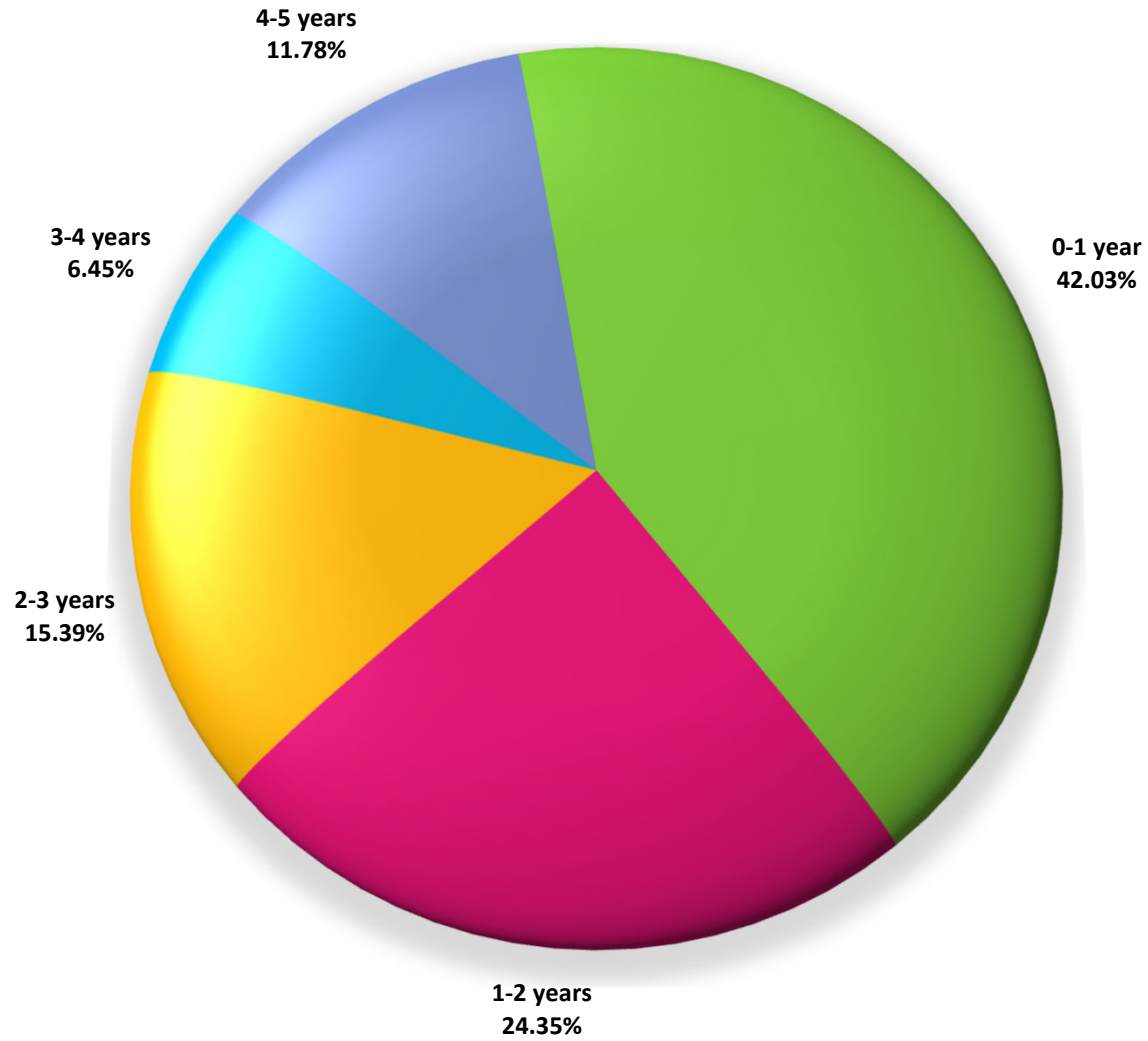
NR- Not rated

Portfolio Composition 3/31/24

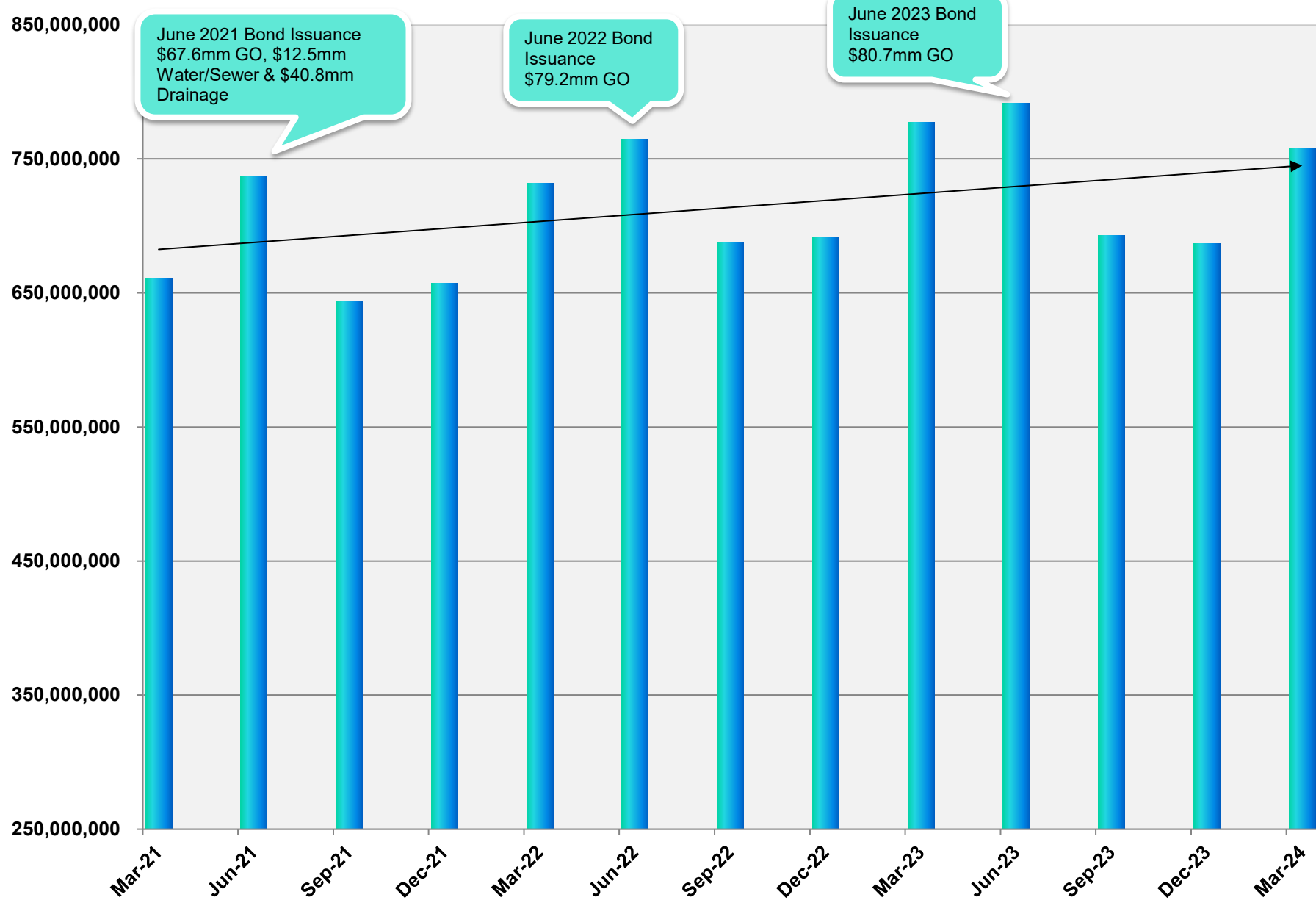


*US Backed Agency Bonds Total 33.52%

Portfolio Maturities 3/31/24



Quarter End Book Value



Adjusted Book Value Comparison

Investment Description	Maturity Date	December 31, 2023				March 31, 2024		
		Par Value		Adjusted Book Value	Purchase/Adjustment	(Maturity/Call/Sale/Adjustment)	Adjusted Book Value	
		Beginning	Face Amount/Shares	Beginning BV			Ending Face Amount/Shares	Ending BV
Security Type	Maturity Date	Beginning	Face Amount/Shares	Beginning BV			Ending Face Amount/Shares	Ending BV
Cash	0.00%	4/1/2024	7,950,504.61	7,950,504.61	3,798,973.99	-	11,749,478.60	11,749,478.60
Cash	0.25%	4/1/2024	1,116,865.85	1,116,865.85	-	(726,243.54)	390,622.31	390,622.31
Local Government Investment Pool	5.31%	4/1/2024	21,038,971.91	21,038,971.91	-	(270,208.06)	20,768,763.85	20,768,763.85
Local Government Investment Pool	5.46%	4/1/2024	16,380,697.03	16,380,697.03	3,195,402.82	-	19,576,099.85	19,576,099.85
Local Government Investment Pool	5.47%	4/1/2024	17,034,617.06	17,034,617.06	1,706,496.88	-	18,741,113.94	18,741,113.94
Local Government Investment Pool	5.26%	4/1/2024	25,079,714.72	25,079,714.72	-	(3,047,072.64)	22,032,642.08	22,032,642.08
Local Government Investment Pool	5.48%	4/1/2024	19,441,190.37	19,441,190.37	-	(946,458.08)	18,494,732.29	18,494,732.29
Local Government Investment Pool	5.25%	4/1/2024	19,007,215.77	19,007,215.77	2,627,426.59	-	21,634,642.36	21,634,642.36
Compound CD	5.10%	10/10/2025	5,215,547.81	5,215,547.81	-	-	5,215,547.81	5,215,547.81
Compound CD	5.55%	7/31/2024	16,783,365.37	16,783,365.37	-	-	16,783,365.37	16,783,365.37
Local Government Investment Pool	5.31%	4/1/2024	-	-	10,000,000.00	-	10,000,000.00	10,000,000.00
Local Government Investment Pool	5.36%	4/1/2024	-	-	7,000,000.00	-	7,000,000.00	7,000,000.00
Local Government Investment Pool		4/1/2024	10,000,000.00	10,000,000.00	-	(10,000,000.00)	-	-
FAMC Bond		3/14/2024	9,000,000.00	9,000,000.00	-	(9,000,000.00)	-	-
FAMC Bond	0.90%	8/20/2024	43,000,000.00	43,000,000.00	-	-	43,000,000.00	43,000,000.00
FAMC Bond		2/12/2024	5,000,000.00	5,002,784.46	-	(5,002,784.46)	-	-
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,066,184.90	10,596.38	-	3,215,000.00	3,076,781.28
FAMC Bond	4.28%	3/12/2029	-	-	9,941,034.66	-	10,000,000.00	9,941,034.66
FAMC Bond	4.30%	3/12/2029	-	-	6,176,802.82	-	6,217,000.00	6,176,802.82
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,988,172.50	1,132.95	-	10,000,000.00	9,989,305.45
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,000,000.00	-	-	5,000,000.00	5,000,000.00
FFCB Bond	4.14%	3/12/2029	-	-	4,997,853.72	-	5,000,000.00	4,997,853.72
FFCB Bond	4.27%	3/12/2029	-	-	4,967,888.85	-	5,000,000.00	4,967,888.85
FFCB Bond	4.27%	3/12/2029	-	-	4,968,686.64	-	5,000,000.00	4,968,686.64
FFCB Bond	4.22%	3/20/2029	-	-	4,978,679.22	-	5,000,000.00	4,978,679.22
FFCB Bond	4.22%	3/20/2029	-	-	4,978,252.30	-	5,000,000.00	4,978,252.30
FFCB Bond	4.28%	3/20/2029	-	-	9,933,426.35	-	10,000,000.00	9,933,426.35
FHLB Bond	0.85%	9/13/2024	16,000,000.00	16,000,000.00	-	-	16,000,000.00	16,000,000.00
FHLB Bond	4.27%	3/9/2029	-	-	10,101,219.76	-	10,000,000.00	10,101,219.76
FHLB Bond	4.36%	3/14/2025	5,000,000.00	5,014,667.46	-	(3,040.40)	5,000,000.00	5,011,627.06
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,388,984.20	87,978.54	-	10,000,000.00	9,476,962.74
FHLMC Bond	0.74%	4/28/2025	23,000,000.00	23,000,000.00	-	-	23,000,000.00	23,000,000.00
FNMA Bond	0.79%	8/25/2025	45,000,000.00	44,697,763.00	45,611.22	-	45,000,000.00	44,743,374.22
FNMA Bond	0.98%	9/24/2026	30,000,000.00	30,713,752.58	-	(65,081.65)	30,000,000.00	30,648,670.93
TVA Bond	0.87%	9/15/2024	3,080,000.00	3,122,877.45	-	(15,065.05)	3,080,000.00	3,107,812.40
Treasury Note	0.86%	2/28/2026	30,000,000.00	29,772,020.59	26,260.92	-	30,000,000.00	29,798,281.51
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,006,099.93	-	(343.93)	1,000,000.00	1,005,756.00
Municipal Bond	0.65%	6/1/2025	2,330,000.00	2,330,000.00	-	-	2,330,000.00	2,330,000.00
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,647,207.63	14,097.87	-	1,850,000.00	1,661,305.50
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,169,003.53	-	(5,031.51)	1,100,000.00	1,163,972.02
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,697,368.20	-	(2,156.26)	1,675,000.00	1,695,211.94
Municipal Bond	4.24%	6/1/2027	900,000.00	942,330.12	-	(3,086.57)	900,000.00	939,243.55
Municipal Bond	4.48%	6/15/2028	-	-	2,673,707.91	-	3,000,000.00	2,673,707.91
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,328,473.05	-	(7,961.03)	1,250,000.00	1,320,512.02
Municipal Bond	4.21%	3/1/2029	-	-	7,793,951.60	-	7,500,000.00	7,793,951.60
Municipal Bond	4.60%	8/1/2027	780,000.00	692,059.88	6,113.48	-	780,000.00	698,173.36
Municipal Bond	2.56%	6/15/2025	2,000,000.00	2,005,264.58	-	(900.52)	2,000,000.00	2,004,364.06
Municipal Bond	2.56%	6/15/2025	5,000,000.00	5,013,161.46	-	(2,251.30)	5,000,000.00	5,010,910.16
Municipal Bond	4.89%	8/15/2028	300,000.00	300,000.00	-	-	300,000.00	300,000.00
Municipal Bond	4.90%	8/15/2027	300,000.00	300,000.00	-	-	300,000.00	300,000.00
Municipal Bond	1.95%	8/1/2026	13,630,000.00	13,383,302.51	23,781.22	-	13,630,000.00	13,407,083.73

Adjusted Book Value Comparison

Investment Description	Maturity Date	December 31, 2023				March 31, 2024		
		Par Value	Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	Par Value	Adjusted Book Value	
Municipal Bond	3.09%	8/1/2025	1,020,000.00	985,901.10	5,359.24	-	1,020,000.00	991,260.34
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,596,508.68	15,571.58	-	4,750,000.00	4,612,080.26
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,145,837.51	2,689.26	-	1,180,000.00	1,148,526.77
Municipal Bond	2.89%	7/1/2024	1,000,000.00	999,097.17	448.95	-	1,000,000.00	999,546.12
Municipal Bond	3.41%	7/15/2024	1,540,000.00	1,517,922.23	10,198.36	-	1,540,000.00	1,528,120.59
Municipal Bond	4.31%	11/15/2028	-	-	1,784,026.47	-	1,970,000.00	1,784,026.47
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,678,712.65	3,295.89	-	2,725,000.00	2,682,008.54
Municipal Bond	2.20%	6/15/2025	1,550,000.00	1,548,402.21	273.30	-	1,550,000.00	1,548,675.51
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,028,237.90	178.77	-	1,030,000.00	1,028,416.67
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,652,640.39	-	(8,741.38)	2,600,000.00	2,643,899.01
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,280,013.60	15,664.13	-	2,500,000.00	2,295,677.73
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,740,809.72	27,000.25	-	4,120,000.00	3,767,809.97
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,240,470.80	18,479.78	-	2,500,000.00	2,258,950.58
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,512,770.78	4,521.64	-	2,540,000.00	2,517,292.42
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,592,902.45	4,665.83	-	2,621,000.00	2,597,568.28
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,865,927.90	-	(7,584.62)	1,800,000.00	1,858,343.28
Municipal Bond	4.02%	2/15/2026	900,000.00	899,604.84	46.28	-	900,000.00	899,651.12
Municipal Bond	0.35%	7/1/2024	2,700,000.00	2,722,314.62	-	(11,096.34)	2,700,000.00	2,711,218.28
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,950,601.70	7,023.82	-	2,000,000.00	1,957,625.52
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,874,773.34	19,681.57	-	10,000,000.00	9,894,454.91
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,806,400.04	30,427.63	-	5,000,000.00	4,836,827.67
Municipal Bond	4.59%	8/15/2027	1,000,000.00	972,260.81	1,907.98	-	1,000,000.00	974,168.79
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,971,046.68	-	(1,834.39)	1,960,000.00	1,969,212.29
Municipal Bond	1.98%	7/1/2026	2,005,000.00	2,021,100.70	-	(1,604.78)	2,005,000.00	2,019,495.92
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,795,292.90	-	(4,514.40)	2,750,000.00	2,790,778.50
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,680,935.91	5,610.47	-	1,740,000.00	1,686,546.38
Municipal Bond	4.60%	8/1/2027	750,000.00	675,673.12	5,167.11	-	750,000.00	680,840.23
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,557,935.55	4,850.36	-	1,605,000.00	1,562,785.91
Municipal Bond	4.28%	9/1/2028	-	-	972,038.95	-	1,000,000.00	972,038.95
Municipal Bond	4.65%	4/1/2027	750,000.00	686,965.39	4,832.48	-	750,000.00	691,797.87
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,096,148.60	22,911.10	-	3,395,000.00	3,119,059.70
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,897,936.41	10,354.27	-	5,000,000.00	4,908,290.68
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,817,023.85	30,380.83	-	4,015,000.00	3,847,404.68
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,463,662.93	3,290.22	-	1,500,000.00	1,466,953.15
Municipal Bond	4.26%	12/1/2028	-	-	710,895.86	-	805,000.00	710,895.86
Municipal Bond	2.02%	6/1/2024	7,000,000.00	7,017,226.47	-	(10,245.81)	7,000,000.00	7,006,980.66
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,427,600.35	5,099.35	-	2,500,000.00	2,432,699.70
Municipal Bond	2.65%	7/1/2024	1,500,000.00	1,508,537.42	-	(4,245.39)	1,500,000.00	1,504,292.03
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,469,725.68	3,692.98	-	2,500,000.00	2,473,418.66
Municipal Bond	2.65%	4/1/2024	10,360,000.00	10,364,804.81	-	(4,752.58)	10,360,000.00	10,360,052.23
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,782,999.21	-	(3,289.07)	1,750,000.00	1,779,710.14
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,005,416.49	8,514.95	-	1,125,000.00	1,013,931.44
Municipal Bond	-	3/1/2024	1,345,000.00	1,345,000.00	-	(1,345,000.00)	-	-
Municipal Bond	0.79%	3/1/2025	750,000.00	750,000.00	-	-	750,000.00	750,000.00
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,002,234.41	437.84	-	1,010,000.00	1,002,672.25
Municipal Bond	1.83%	8/1/2024	485,000.00	488,594.85	-	(1,528.65)	485,000.00	487,066.20
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,673,169.62	24,438.43	-	5,000,000.00	4,697,608.05
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,503,545.13	14,689.72	-	2,700,000.00	2,518,234.85
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,622,959.42	-	(7,033.16)	2,550,000.00	2,615,926.26
Municipal Bond	2.60%	4/1/2026	2,000,000.00	2,027,567.76	-	(3,051.91)	2,000,000.00	2,024,515.85
Municipal Bond	2.78%	8/1/2026	1,000,000.00	1,016,926.69	-	(1,631.70)	1,000,000.00	1,015,294.99
Municipal Bond	1.84%	6/15/2025	2,000,000.00	2,032,316.69	-	(5,527.86)	2,000,000.00	2,026,788.83

Adjusted Book Value Comparison

Investment Description	Maturity Date	December 31, 2023			March 31, 2024		
		Par Value	Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	Par Value	Adjusted Book Value
Municipal Bond	3/15/2024	10,000,000.00	10,004,396.84	-	(10,004,396.84)	-	-
Municipal Bond	4.65% 8/1/2027	465,000.00	425,154.73	2,769.99	-	465,000.00	427,924.72
Municipal Bond	2.42% 8/1/2025	1,000,000.00	994,682.65	835.72	-	1,000,000.00	995,518.37
Municipal Bond	4.30% 2/1/2029	-	-	4,816,525.50	-	5,000,000.00	4,816,525.50
Municipal Bond	0.38% 5/1/2024	5,985,000.00	6,032,074.74	-	(35,113.13)	5,985,000.00	5,996,961.61
Municipal Bond	3.14% 4/1/2026	1,150,000.00	1,162,803.78	-	(1,417.45)	1,150,000.00	1,161,386.33
Municipal Bond	4.47% 4/1/2027	555,000.00	517,879.81	2,845.78	-	555,000.00	520,725.59
Municipal Bond	0.50% 6/15/2024	2,110,000.00	2,133,900.86	-	(13,023.82)	2,110,000.00	2,120,877.04
Municipal Bond	0.43% 10/1/2024	5,000,000.00	5,082,316.97	-	(27,239.43)	5,000,000.00	5,055,077.54
Municipal Bond	4.66% 6/15/2027	1,300,000.00	1,333,129.02	-	(2,388.86)	1,300,000.00	1,330,740.16
Municipal Bond	0.40% 7/1/2024	2,500,000.00	2,505,955.74	-	(2,961.60)	2,500,000.00	2,502,994.14
Municipal Bond	4.50% 5/1/2027	3,000,000.00	2,720,298.03	20,914.45	-	3,000,000.00	2,741,212.48
Municipal Bond	0.43% 9/1/2024	2,000,000.00	2,023,249.91	-	(8,635.68)	2,000,000.00	2,014,614.23
Municipal Bond	3.45% 6/15/2024	3,500,000.00	3,455,890.27	24,035.84	-	3,500,000.00	3,479,926.11
Municipal Bond	2.57% 6/1/2026	2,750,000.00	2,589,084.79	16,583.56	-	2,750,000.00	2,605,668.35
Municipal Bond	3.05% 9/15/2025	2,250,000.00	2,175,351.45	10,886.25	-	2,250,000.00	2,186,237.70
Municipal Bond	1.99% 3/1/2026	4,380,000.00	4,406,154.87	-	(3,008.96)	4,380,000.00	4,403,145.91
Municipal Bond	2/1/2024	2,310,000.00	2,307,143.06	-	(2,307,143.06)	-	-
Municipal Bond	2.71% 4/1/2024	750,000.00	752,175.92	-	(2,152.27)	750,000.00	750,023.65
Municipal Bond	4.68% 5/1/2027	725,000.00	654,621.38	5,262.50	-	725,000.00	659,883.88
Municipal Bond	2.02% 8/1/2026	3,270,000.00	3,300,659.97	-	(2,955.57)	3,270,000.00	3,297,704.40
Municipal Bond	2.08% 3/1/2027	1,600,000.00	1,552,946.82	3,704.02	-	1,600,000.00	1,556,650.84
Municipal Bond	5.04% 6/1/2027	600,000.00	534,244.69	4,794.66	-	600,000.00	539,039.35
Municipal Bond	2.78% 8/1/2026	2,205,000.00	2,226,285.90	-	(2,051.93)	2,205,000.00	2,224,233.97
Municipal Bond	3.20% 6/1/2026	2,240,000.00	2,197,036.09	4,427.76	-	2,240,000.00	2,201,463.85
Municipal Bond	4.65% 3/1/2027	700,000.00	631,275.24	5,409.99	-	700,000.00	636,685.23
Municipal Bond	1.84% 8/15/2025	1,210,000.00	1,269,858.00	-	(9,185.63)	1,210,000.00	1,260,672.37
Municipal Bond	2.94% 8/1/2024	37,235,000.00	36,767,322.67	198,872.14	-	37,235,000.00	36,966,194.81
Municipal Bond	3.05% 6/1/2025	8,000,000.00	7,998,843.54	203.16	-	8,000,000.00	7,999,046.70
Municipal Bond	3.15% 6/1/2026	3,000,000.00	3,000,165.56	-	(17.06)	3,000,000.00	3,000,148.50
Municipal Bond	4.30% 10/1/2028	-	-	873,643.60	-	920,000.00	873,643.60
Municipal Bond	3.41% 7/1/2026	3,445,000.00	3,267,625.50	17,679.17	-	3,445,000.00	3,285,304.67
Municipal Bond	4.60% 5/15/2027	1,645,000.00	1,481,368.05	12,096.27	-	1,645,000.00	1,493,464.32
Municipal Bond	3.50% 8/1/2025	1,000,000.00	1,038,289.85	-	(6,017.92)	1,000,000.00	1,032,271.93
Municipal Bond	4.26% 11/1/2028	-	-	974,613.99	-	985,000.00	974,613.99
Municipal Bond	4.12% 5/1/2026	2,980,000.00	2,985,115.81	-	(546.40)	2,980,000.00	2,984,569.41
Municipal Bond	4.45% 8/1/2027	3,295,000.00	3,313,451.21	-	(1,282.70)	3,295,000.00	3,312,168.51
Municipal Bond	4.02% 5/15/2028	2,160,000.00	1,946,825.72	12,147.06	-	2,160,000.00	1,958,972.78
Municipal Bond	4.50% 2/1/2027	2,000,000.00	1,825,833.37	14,050.68	-	2,000,000.00	1,839,884.05
Municipal Bond	3.98% 5/15/2027	2,500,000.00	2,294,115.67	15,219.72	-	2,500,000.00	2,309,335.39
Municipal Bond	2.00% 8/1/2025	915,000.00	928,933.90	-	(2,189.96)	915,000.00	926,743.94
Municipal Bond	3.12% 8/15/2025	1,000,000.00	952,135.33	7,345.17	-	1,000,000.00	959,480.50
Municipal Bond	4.45% 5/1/2028	-	-	3,359,471.55	-	3,810,000.00	3,359,471.55
Municipal Bond	4.71% 6/15/2027	4,840,000.00	4,943,668.05	-	(7,475.27)	4,840,000.00	4,936,192.78
		\$ 692,149,690.50	\$ 686,676,891.77	\$ 114,238,380.87	\$ (42,958,570.58)	\$ 764,040,008.46	\$ 757,956,702.06

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2023		Qtr to Qtr Change	March 31, 2024	
			Par Value	Market Value		Par Value	Market Value
Cash	0.00%	N/A	7,950,504.61	7,950,504.61	3,798,973.99	11,749,478.60	11,749,478.60
Cash	0.25%	N/A	1,116,865.85	1,116,865.85	(726,243.54)	390,622.31	390,622.31
Local Government Investment Pool	5.31%	N/A	21,038,971.91	21,038,971.91	(270,208.06)	20,768,763.85	20,768,763.85
Local Government Investment Pool	5.46%	N/A	16,380,697.03	16,380,697.03	3,195,402.82	19,576,099.85	19,576,099.85
Local Government Investment Pool	5.36%	N/A	-	-	7,000,000.00	7,000,000.00	7,000,000.00
Local Government Investment Pool		N/A	10,000,000.00	10,000,000.00	(10,000,000.00)	-	-
Local Government Investment Pool	5.47%	N/A	17,034,617.06	17,034,617.06	1,706,496.88	18,741,113.94	18,741,113.94
Local Government Investment Pool	5.26%	N/A	25,079,714.72	25,079,714.72	(3,047,072.64)	22,032,642.08	22,032,642.08
Local Government Investment Pool	5.48%	N/A	19,441,190.37	19,441,190.37	(946,458.08)	18,494,732.29	18,494,732.29
Local Government Investment Pool	5.25%	N/A	19,007,215.77	19,007,215.77	2,627,426.59	21,634,642.36	21,634,642.36
Local Government Investment Pool	5.31%	N/A	-	-	10,000,000.00	10,000,000.00	10,000,000.00
Compound CD	5.10%	10/10/2025	5,215,547.81	5,215,547.81	-	5,215,547.81	5,215,547.81
Compound CD	5.55%	7/31/2024	16,783,365.37	16,783,365.37	-	16,783,365.37	16,783,365.37
FAMC Bond		3/14/2024	9,000,000.00	8,920,382.85	(8,920,382.85)	-	-
FAMC Bond	0.90%	8/20/2024	43,000,000.00	41,898,850.84	395,195.37	43,000,000.00	42,294,046.21
FAMC Bond		2/12/2024	5,000,000.00	4,977,456.40	(4,977,456.40)	-	-
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,137,590.03	(29,955.02)	3,215,000.00	3,107,635.01
FAMC Bond	4.28%	3/12/2029	-	-	9,951,181.60	10,000,000.00	9,951,181.60
FAMC Bond	4.30%	3/12/2029	-	-	6,186,649.60	6,217,000.00	6,186,649.60
FAMC Bond	4.70%	8/7/2026	10,000,000.00	10,105,324.50	(112,654.10)	10,000,000.00	9,992,670.40
FFCB Bond	4.00%	5/26/2026	5,000,000.00	4,978,706.35	(44,044.75)	5,000,000.00	4,934,661.60
FFCB Bond	4.14%	3/12/2029	-	-	4,966,583.80	5,000,000.00	4,966,583.80
FFCB Bond	4.27%	3/12/2029	-	-	4,966,583.80	5,000,000.00	4,966,583.80
FFCB Bond	4.27%	3/12/2029	-	-	4,966,583.80	5,000,000.00	4,966,583.80
FFCB Bond	4.22%	3/20/2029	-	-	4,970,577.00	5,000,000.00	4,970,577.00
FFCB Bond	4.22%	3/20/2029	-	-	4,970,577.00	5,000,000.00	4,970,577.00
FFCB Bond	4.28%	3/20/2029	-	-	9,941,154.00	10,000,000.00	9,941,154.00
FHLB Bond	0.85%	9/13/2024	16,000,000.00	15,559,420.96	127,162.40	16,000,000.00	15,686,583.36
FHLB Bond	4.27%	3/9/2029	-	-	10,103,810.40	10,000,000.00	10,103,810.40
FHLB Bond	4.36%	3/14/2025	5,000,000.00	5,001,053.05	(23,418.85)	5,000,000.00	4,977,634.20
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,335,226.50	33,439.60	10,000,000.00	9,368,666.10
FHLMC Bond	0.74%	4/28/2025	23,000,000.00	21,938,804.84	21,037.41	23,000,000.00	21,959,842.25
FNMA Bond	0.79%	8/25/2025	45,000,000.00	42,079,647.15	216,344.70	45,000,000.00	42,295,991.85
FNMA Bond	0.98%	9/24/2026	30,000,000.00	28,307,695.50	(175,833.30)	30,000,000.00	28,131,862.20
TVA Bond	0.87%	9/15/2024	3,080,000.00	3,033,784.97	10,868.86	3,080,000.00	3,044,653.83
Treasury Note	0.86%	2/28/2026	30,000,000.00	27,732,421.80	2,343.90	30,000,000.00	27,734,765.70
Municipal Bond	4.71%	6/15/2027	4,840,000.00	5,005,044.00	(52,998.00)	4,840,000.00	4,952,046.00
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,021,240.00	(6,140.00)	1,000,000.00	1,015,100.00
Municipal Bond	0.65%	6/1/2025	2,330,000.00	2,197,749.20	15,121.70	2,330,000.00	2,212,870.90
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,660,726.50	(5,735.00)	1,850,000.00	1,654,991.50
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,179,222.00	(12,606.00)	1,100,000.00	1,166,616.00
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,614,080.25	(8,257.75)	1,675,000.00	1,605,822.50
Municipal Bond	4.24%	6/1/2027	900,000.00	930,762.00	(9,702.00)	900,000.00	921,060.00
Municipal Bond	4.48%	6/15/2028	-	-	2,675,430.00	3,000,000.00	2,675,430.00
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,270,287.50	(11,275.00)	1,250,000.00	1,259,012.50
Municipal Bond	4.21%	3/1/2029	-	-	7,724,550.00	7,500,000.00	7,724,550.00
Municipal Bond	4.60%	8/1/2027	780,000.00	697,858.20	1,099.80	780,000.00	698,958.00
Municipal Bond	2.56%	6/15/2025	5,000,000.00	4,866,900.00	1,100.00	5,000,000.00	4,868,000.00
Municipal Bond	2.56%	6/15/2025	2,000,000.00	1,946,760.00	440.00	2,000,000.00	1,947,200.00
Municipal Bond	4.89%	8/15/2028	300,000.00	309,360.00	(3,780.00)	300,000.00	305,580.00
Municipal Bond	4.90%	8/15/2027	300,000.00	307,878.00	(3,666.00)	300,000.00	304,212.00
Municipal Bond	1.95%	8/1/2026	13,630,000.00	12,522,835.10	28,350.40	13,630,000.00	12,551,185.50

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2023		Qtr to Qtr Change	March 31, 2024	
			Par Value	Market Value		Par Value	Market Value
Municipal Bond	3.09%	8/1/2025	1,020,000.00	962,329.20	2,805.00	1,020,000.00	965,134.20
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,362,400.00	8,645.00	4,750,000.00	4,371,045.00
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,080,266.40	(1,298.00)	1,180,000.00	1,078,968.40
Municipal Bond	2.89%	7/1/2024	1,000,000.00	989,060.00	4,750.00	1,000,000.00	993,810.00
Municipal Bond	3.41%	7/15/2024	1,540,000.00	1,506,089.20	14,429.80	1,540,000.00	1,520,519.00
Municipal Bond	4.31%	11/15/2028	-	-	1,768,902.40	1,970,000.00	1,768,902.40
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,648,836.25	(7,684.50)	2,725,000.00	2,641,151.75
Municipal Bond	2.20%	6/15/2025	1,550,000.00	1,491,673.50	3,782.00	1,550,000.00	1,495,455.50
Municipal Bond	2.35%	6/15/2026	1,030,000.00	975,966.20	(1,122.70)	1,030,000.00	974,843.50
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,549,716.00	(2,366.00)	2,600,000.00	2,547,350.00
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,263,525.00	3,000.00	2,500,000.00	2,266,525.00
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,730,289.20	4,944.00	4,120,000.00	3,735,233.20
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,263,525.00	3,000.00	2,500,000.00	2,266,525.00
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,486,883.43	11,899.34	2,621,000.00	2,498,782.77
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,410,028.20	11,531.60	2,540,000.00	2,421,559.80
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,821,078.00	(15,660.00)	1,800,000.00	1,805,418.00
Municipal Bond	4.02%	2/15/2026	900,000.00	891,693.00	(5,022.00)	900,000.00	886,671.00
Municipal Bond	0.35%	7/1/2024	2,700,000.00	2,659,041.00	17,631.00	2,700,000.00	2,676,672.00
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,875,540.00	6,820.00	2,000,000.00	1,882,360.00
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,453,200.00	37,700.00	10,000,000.00	9,490,900.00
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,726,600.00	18,850.00	5,000,000.00	4,745,450.00
Municipal Bond	4.59%	8/15/2027	1,000,000.00	980,310.00	(7,460.00)	1,000,000.00	972,850.00
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,888,362.00	5,115.60	1,960,000.00	1,893,477.60
Municipal Bond	1.98%	7/1/2026	2,005,000.00	1,902,444.25	(441.10)	2,005,000.00	1,902,003.15
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,664,200.00	(7,672.50)	2,750,000.00	2,656,527.50
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,635,669.60	(9,082.80)	1,740,000.00	1,626,586.80
Municipal Bond	4.60%	8/1/2027	750,000.00	678,592.50	975.00	750,000.00	679,567.50
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,511,332.20	(2,038.35)	1,605,000.00	1,509,293.85
Municipal Bond	4.28%	9/1/2028	-	-	963,420.00	1,000,000.00	963,420.00
Municipal Bond	4.65%	4/1/2027	750,000.00	689,535.00	(3,345.00)	750,000.00	686,190.00
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,121,295.10	(15,141.70)	3,395,000.00	3,106,153.40
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,597,550.00	28,200.00	5,000,000.00	4,625,750.00
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,717,287.75	25,374.80	4,015,000.00	3,742,662.55
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,408,785.00	(2,460.00)	1,500,000.00	1,406,325.00
Municipal Bond	4.26%	12/1/2028	-	-	703,062.85	805,000.00	703,062.85
Municipal Bond	2.02%	6/1/2024	7,000,000.00	6,932,590.00	32,760.00	7,000,000.00	6,965,350.00
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,452,400.00	(16,900.00)	2,500,000.00	2,435,500.00
Municipal Bond	2.65%	7/1/2024	1,500,000.00	1,489,590.00	4,605.00	1,500,000.00	1,494,195.00
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,462,725.00	(10,900.00)	2,500,000.00	2,451,825.00
Municipal Bond	2.65%	4/1/2024	10,360,000.00	10,302,709.20	57,290.80	10,360,000.00	10,360,000.00
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,673,682.50	(3,832.50)	1,750,000.00	1,669,850.00
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,012,376.25	(1,676.25)	1,125,000.00	1,010,700.00
Municipal Bond		3/1/2024	1,345,000.00	1,335,504.30	(1,335,504.30)	-	-
Municipal Bond	0.79%	3/1/2025	750,000.00	716,235.00	4,965.00	750,000.00	721,200.00
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,009,949.50	(10,857.50)	1,010,000.00	999,092.00
Municipal Bond	1.83%	8/1/2024	485,000.00	478,995.70	2,391.05	485,000.00	481,386.75
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,674,850.00	11,800.00	5,000,000.00	4,686,650.00
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,524,419.00	6,372.00	2,700,000.00	2,530,791.00
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,462,662.50	(5,992.50)	2,550,000.00	2,456,670.00
Municipal Bond	2.60%	4/1/2026	2,000,000.00	1,940,920.00	(1,640.00)	2,000,000.00	1,939,280.00
Municipal Bond	2.78%	8/1/2026	1,000,000.00	976,760.00	(5,110.00)	1,000,000.00	971,650.00
Municipal Bond	1.84%	6/15/2025	2,000,000.00	1,949,200.00	5,020.00	2,000,000.00	1,954,220.00

Market Value Comparison

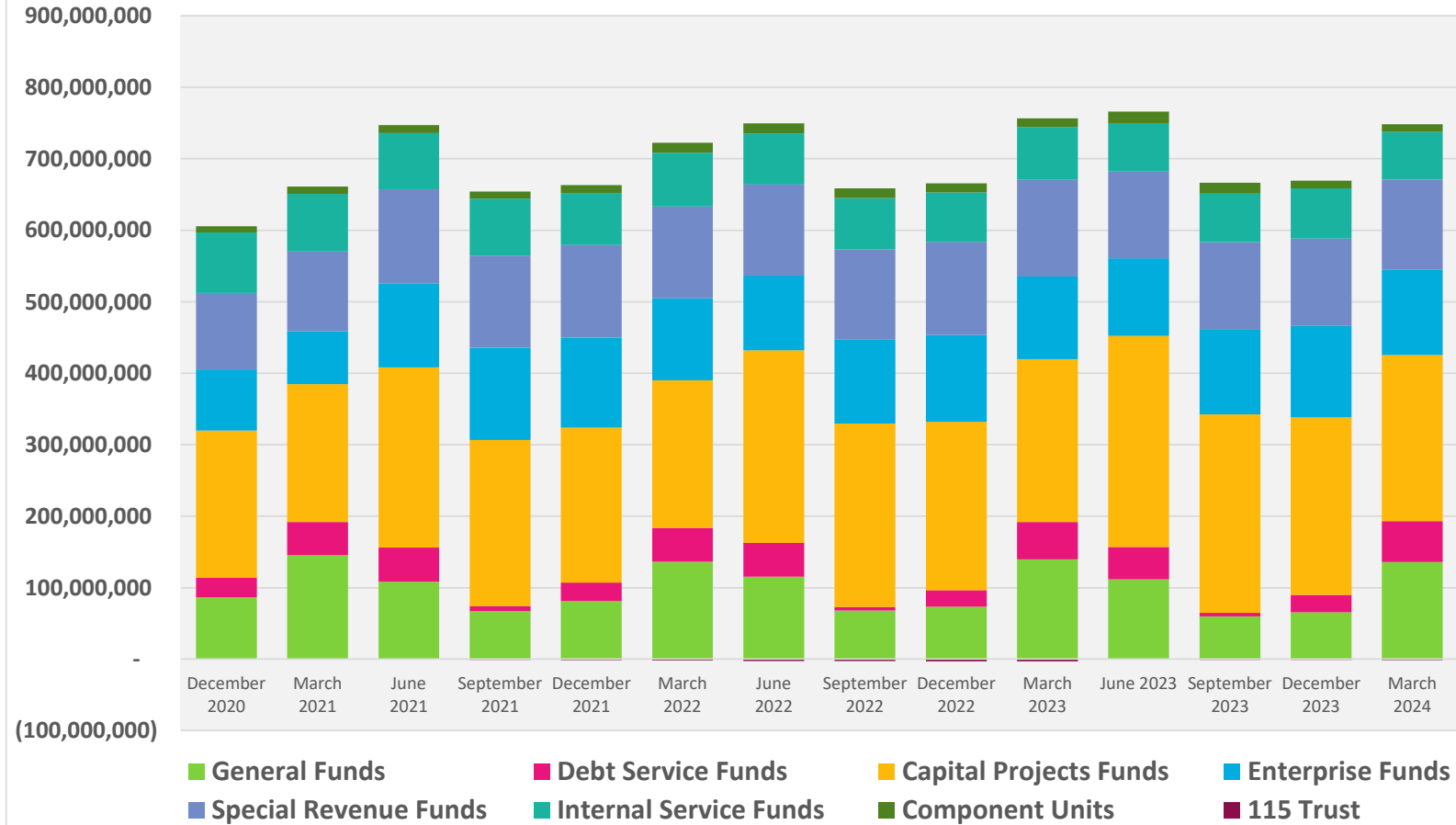
Investment Description	Yield	Maturity Date	December 31, 2023		Qtr to Qtr Change	March 31, 2024	
			Par Value	Market Value		Par Value	Market Value
Municipal Bond		3/15/2024	10,000,000.00	9,947,600.00	(9,947,600.00)	-	-
Municipal Bond	4.65%	8/1/2027	465,000.00	427,790.70	130.20	465,000.00	427,920.90
Municipal Bond	2.42%	8/1/2025	1,000,000.00	958,700.00	3,180.00	1,000,000.00	961,880.00
Municipal Bond	4.30%	2/1/2029	-	-	4,762,450.00	5,000,000.00	4,762,450.00
Municipal Bond	0.38%	5/1/2024	5,985,000.00	5,931,494.10	40,279.05	5,985,000.00	5,971,773.15
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,132,232.50	(6,750.50)	1,150,000.00	1,125,482.00
Municipal Bond	4.47%	4/1/2027	555,000.00	521,072.85	(3,341.10)	555,000.00	517,731.75
Municipal Bond	0.50%	6/15/2024	2,110,000.00	2,086,494.60	12,491.20	2,110,000.00	2,098,985.80
Municipal Bond	0.43%	10/1/2024	5,000,000.00	4,915,550.00	22,150.00	5,000,000.00	4,937,700.00
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,337,115.00	(10,894.00)	1,300,000.00	1,326,221.00
Municipal Bond	0.40%	7/1/2024	2,500,000.00	2,449,450.00	22,875.00	2,500,000.00	2,472,325.00
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,726,850.00	(4,350.00)	3,000,000.00	2,722,500.00
Municipal Bond	0.43%	9/1/2024	2,000,000.00	1,964,080.00	9,720.00	2,000,000.00	1,973,800.00
Municipal Bond	3.45%	6/15/2024	3,500,000.00	3,430,735.00	35,980.00	3,500,000.00	3,466,715.00
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,463,175.00	9,377.50	2,750,000.00	2,472,552.50
Municipal Bond	3.05%	9/15/2025	2,250,000.00	2,120,715.00	7,875.00	2,250,000.00	2,128,590.00
Municipal Bond	1.99%	3/1/2026	4,380,000.00	4,183,644.60	(6,876.60)	4,380,000.00	4,176,768.00
Municipal Bond		2/1/2024	2,310,000.00	2,302,192.20	(2,302,192.20)	-	-
Municipal Bond	2.71%	4/1/2024	750,000.00	748,117.50	1,882.50	750,000.00	750,000.00
Municipal Bond	4.68%	5/1/2027	725,000.00	660,431.50	(1,935.75)	725,000.00	658,495.75
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,095,022.30	18,998.70	3,270,000.00	3,114,021.00
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,435,504.00	4,944.00	1,600,000.00	1,440,448.00
Municipal Bond	5.04%	6/1/2027	600,000.00	541,884.00	2,790.00	600,000.00	544,674.00
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,125,642.05	(1,521.45)	2,205,000.00	2,124,120.60
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,122,646.40	(4,211.20)	2,240,000.00	2,118,435.20
Municipal Bond	4.65%	3/1/2027	700,000.00	634,606.00	777.00	700,000.00	635,383.00
Municipal Bond	1.84%	8/15/2025	1,210,000.00	1,215,094.10	(6,679.20)	1,210,000.00	1,208,414.90
Municipal Bond	2.94%	8/15/2026	37,235,000.00	36,322,370.15	320,593.35	37,235,000.00	36,642,963.50
Municipal Bond	3.05%	8/15/2027	8,000,000.00	7,797,440.00	19,920.00	8,000,000.00	7,817,360.00
Municipal Bond	3.15%	8/15/2028	3,000,000.00	2,901,630.00	300.00	3,000,000.00	2,901,930.00
Municipal Bond	4.30%	8/15/2029	-	-	866,989.60	920,000.00	866,989.60
Municipal Bond	3.41%	8/15/2030	3,445,000.00	3,154,931.00	13,091.00	3,445,000.00	3,168,022.00
Municipal Bond	4.60%	8/15/2031	1,645,000.00	1,495,420.15	(4,457.95)	1,645,000.00	1,490,962.20
Municipal Bond	3.50%	8/15/2032	1,000,000.00	1,019,380.00	(6,440.00)	1,000,000.00	1,012,940.00
Municipal Bond	4.26%	8/15/2033	-	-	966,393.35	985,000.00	966,393.35
Municipal Bond	4.12%	8/15/2034	2,980,000.00	2,954,789.20	(15,078.80)	2,980,000.00	2,939,710.40
Municipal Bond	4.45%	8/15/2035	3,295,000.00	3,332,101.70	(31,467.25)	3,295,000.00	3,300,634.45
Municipal Bond	4.02%	8/15/2036	2,160,000.00	1,927,584.00	(5,918.40)	2,160,000.00	1,921,665.60
Municipal Bond	4.50%	8/15/2037	2,000,000.00	1,826,220.00	6,620.00	2,000,000.00	1,832,840.00
Municipal Bond	3.98%	8/15/2038	2,500,000.00	2,263,800.00	1,325.00	2,500,000.00	2,265,125.00
Municipal Bond	2.00%	8/15/2039	915,000.00	890,542.05	274.50	915,000.00	890,816.55
Municipal Bond	3.12%	8/15/2040	1,000,000.00	922,350.00	6,840.00	1,000,000.00	929,190.00
Municipal Bond	4.45%	8/15/2041	-	-	3,350,895.00	3,810,000.00	3,350,895.00
			\$ 692,149,690.50	\$ 670,210,828.57	\$ 71,662,860.17	\$ 764,040,008.46	\$ 741,873,688.74

Book Value Allocation					
	December 31, 2023		March 31, 2024		Previous Quarter Comparison
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Book Value Change (\$)
General Funds	9.85%	67,612,851.26	18.21%	138,044,743.35	70,431,892.09
Debt Service Funds	3.60%	24,725,799.45	7.63%	57,848,411.99	33,122,612.55
Capital Projects Funds	37.16%	255,141,028.10	31.14%	236,032,272.61	(19,108,755.49)
Enterprise Funds	19.18%	131,679,614.68	16.05%	121,642,125.66	(10,037,489.02)
Special Revenue Funds	18.24%	125,248,467.42	16.82%	127,473,165.65	2,224,698.22
Internal Service Funds	10.52%	72,221,095.54	8.91%	67,516,697.88	(4,704,397.66)
Component Units	1.60%	10,963,751.46	1.43%	10,844,061.17	(119,690.30)
115 Trust	-0.13%	(915,716.14)	-0.19%	(1,444,776.24)	(529,060.10)
Totals	100.00%	686,676,891.77	100.00%	757,956,702.06	71,279,810.29

Market Value Allocation					
	December 31, 2023		March 31, 2024		Previous Quarter Comparison
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Market Value Change (\$)
General Funds	9.85%	65,991,539.26	18.21%	135,115,584.68	69,124,045.41
Debt Service Funds	3.60%	24,132,890.93	7.63%	56,620,931.88	32,488,040.94
Capital Projects Funds	37.16%	249,022,912.95	31.14%	231,023,925.59	(17,998,987.36)
Enterprise Funds	19.18%	128,522,023.56	16.05%	119,061,012.62	(9,461,010.93)
Special Revenue Funds	18.24%	122,245,091.01	16.82%	124,768,324.31	2,523,233.30
Internal Service Funds	10.52%	70,489,280.86	8.91%	66,084,067.30	(4,405,213.56)
Component Units	1.60%	10,700,847.86	1.43%	10,613,962.03	(86,885.83)
115 Trust	-0.13%	(893,757.87)	-0.19%	(1,414,119.67)	(520,361.80)
Totals	100.00%	670,210,828.57	100.00%	741,873,688.74	71,662,860.17

Allocations are based upon fund equity in the Treasury Pool at the end of the period.

Treasury Pool Allocation History





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-009.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-009 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; 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: Liberty Mutual Plano, LLC **Conducted and adopted Ordinance No. 2024-5-8**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 7-0 per their Final Report in the attached Supporting Documents.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	5/15/2024	Ordinance
Supporting Documents	5/16/2024	Informational

Zoning Case 2024-009

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land out of the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; 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.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 28th day of May 2024, for the purpose of considering amending Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land out of the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; and

WHEREAS, the City Secretary of said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 28th day of May 2024; and

WHEREAS, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally; and

WHEREAS, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land out of the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Dugman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit A attached hereto.

Section II. The modified development standards of Planned Development-64-Central Business-1 are hereby amended, according to the stipulations agreed upon during the public hearing, as described below:

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

1. Mid-rise residential is an additional permitted use subject to the following standards:
 - a. A maximum of 13 acres may be developed as mid-rise residential.
 - b. Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway.
 - c. The site located at the northeast corner of Windrose Avenue and Columbus Avenue may be developed with the following restrictions:
 - i. The maximum number of units is 177.
 - ii. A parking structure must be located between the residential units and the frontage road of the Dallas North Tollway, the design of which must conform to the Multifamily Site & Massing Study dated December 5, 2023.
 - iii. 50% of all units on the western and southern facades must have a true balcony to create outdoor living space.
 - iv. All ground floor units facing the northern, western, and southern facades are to have stoops or patios.
 - v. No building facade may exceed a length of 100 feet without a break in the facade of a minimum depth of 5 feet and a minimum length of 10 feet.
 - vi. A minimum of two benches, trash receptacles, and/or bicycle racks, or any combination thereof, must be provided every 200 linear feet along the public ways.

- vii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern, western, and northern exterior facades and the courtyard facades.
- viii. Pollution and Noise Mitigation Measures – The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 - 1. All ventilation units will be “outdoor-air sourced.”
 - 2. Each “outdoor-air sourced” mechanical ventilation unit must contain a filter box on its air intake side with a MERV 13 filter, based on American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE) Engineers.
 - 3. No balconies above the ground floor on the northern facade.
- d. Maximum Density: None
- e. Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories, except that additional units may be constructed at 5 stories in accordance with Section 1.c. above. The remaining units must be constructed at a minimum of 7 stories.
- f. Maximum Number of Dwelling Units: 1,000

2. Open Space

- a. The open space exhibit is adopted as part of this ordinance.
- b. Usable public open space must be provided in an amount not less than 2.5 acres as defined in the open space exhibit.
- c. Useable open space must be accessible to the public at all times and must not be fenced.
- d. Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 28th day of May 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-009

BEING a tract of land situated in the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, City of Plano, Collin County, Texas and being all of Lot 1R, Block B, of Legacy West Addition Lot 1R, Block B, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2021, Page 152, Official Public Records of Collin County, Texas; all of Lot 2R and Lot 3R, Block C, of Legacy West Addition, Lots 2R and 3R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 45, Official Public Records of Collin County, Texas; all of Lot 4R, Block C, of Legacy West Addition, Lot 4R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 745, Official Public Records of Collin County, Texas; all of Lot 5, Block C, of Legacy West Addition, Lot 5, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2015, Page 601, Official Public Records of Collin County, Texas; all of Lot 6R, Block C, of Legacy West Addition, Lot 6R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2020, Page 313, Official Public Records of Collin County, Texas; all of Lot 7R, Block C, of Legacy West Addition, Lot 7R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 684, Official Public Records of Collin County, Texas; all of Lot 10, Block C, of Legacy West Addition, Lots 1R, 8, 9, 10 and 11, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 132, Official Public Records of Collin County, Texas; all of Lot 1R, Lot 9R, and Lot 11R, Block C, Legacy West Addition, Lots 1R, 9R and 11R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 549, Official Public Records of Collin County, Texas; all of Lots 8R and 12, Block C, Legacy West Addition, Lots 8R and 12, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2022, Page 77, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to SWC TOLLWAY & 121 LLC, recorded in Instrument No. 20140205000109390, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to RHQ LEGACY LLC, recorded in Instrument No. 20170301000265870, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to KDC TL LAND INVESTMENTS LLC, recorded in Instrument No. 2021118002367260, Official Public Records of Collin County, Texas; all of that tract of land described in the Special Warranty Deed to Ryan Tower Property Owner, LLC, recorded in Instrument No. 2022000090840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to CITY OF PLANO, recorded in Instrument No. 20170721000957450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to LIBERTY MUTUAL PLANO LLC, recorded in Instrument No. 20170605000723850, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to IMP METRO WEST LLC, recorded in Instrument No. 20191114001451840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to NE WEST LEGACY LP, recorded in Instrument No. 20151028001366450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE/LVL29 LLC, recorded in Instrument No. 20200707001047750, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE TOWER CONDOMINIUMS, LP, recorded in Instrument No. 20160603000696500, Official Public Records of Collin County, Texas; all of a

tract of land described in the Special Warranty Deed to JP MORGAN CHASE BANK NA, recorded in Instrument No. 20160429000514460, Official Public Records of Collin County, Texas; and portions of Leadership Drive, State Highway No. 121, the Dallas North Tollway, Communications Parkway and Headquarters Drive, all variable width public rights-of-way, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of said Headquarters Drive and the centerline of said Leadership Drive;

THENCE with said centerline of Leadership Drive, the following courses and distances:

North 32°57'07" West, a distance of 119.35 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°44'23", a radius of 1500.00 feet, a chord bearing and distance of North 26°04'56" West, 358.84 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 359.71 feet to a point for corner;

North 19°12'44" West, a distance of 651.35 feet to the intersection of said centerline of Leadership Drive and the centerline of said State Highway No. 121;

THENCE with said centerline of State Highway No. 121, North 70°54'39" East, a distance of 3922.34 feet to the intersection of said centerline and the centerline of said Dallas North Tollway;

THENCE with said centerline of the Dallas North Tollway, the following courses and distances:

South 0°39'09" East, a distance of 791.53 feet to a point at the beginning of a tangent curve to the right having a central angle of 16°16'33", a radius of 3819.72 feet, a chord bearing and distance of South 7°29'07" West, 1081.41 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 1085.06 feet to a point for corner;

South 15°30'18" West, a distance of 604.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 1°02'17", a radius of 3819.72 feet, a chord bearing and distance of South 14°59'09" West, 69.20 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 69.20 feet to the intersection of said centerline and the centerline of said Headquarters Drive;

THENCE with the centerline of said Headquarters Drive, the following courses and distances:

South 89°31'17" West, a distance of 674.39 feet to a point at the beginning of a non-tangent curve to the right with a radius of 4,279.20 feet, a central angle of 07°54'07", and a chord bearing and distance of North 84°26'38" West, 589.70 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 590.17 feet to a point at the beginning of a compound curve to the right with a radius of 900.38 feet, a central angle of 24°02'40", and a chord bearing and distance of North 68°28'14" West, 375.08 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 377.85 feet to a point at the beginning of a reverse curve to the left with a radius of 1,130.47 feet, a central angle of 14°34'26", and a chord bearing and distance of North 63°44'07" West, 286.77 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 287.55 feet to a point at the beginning of a compound curve to the left with a radius of 1,965.11 feet, a central angle of 10°30'05", and a chord bearing and distance of North 76°16'22" West, 359.67 feet;

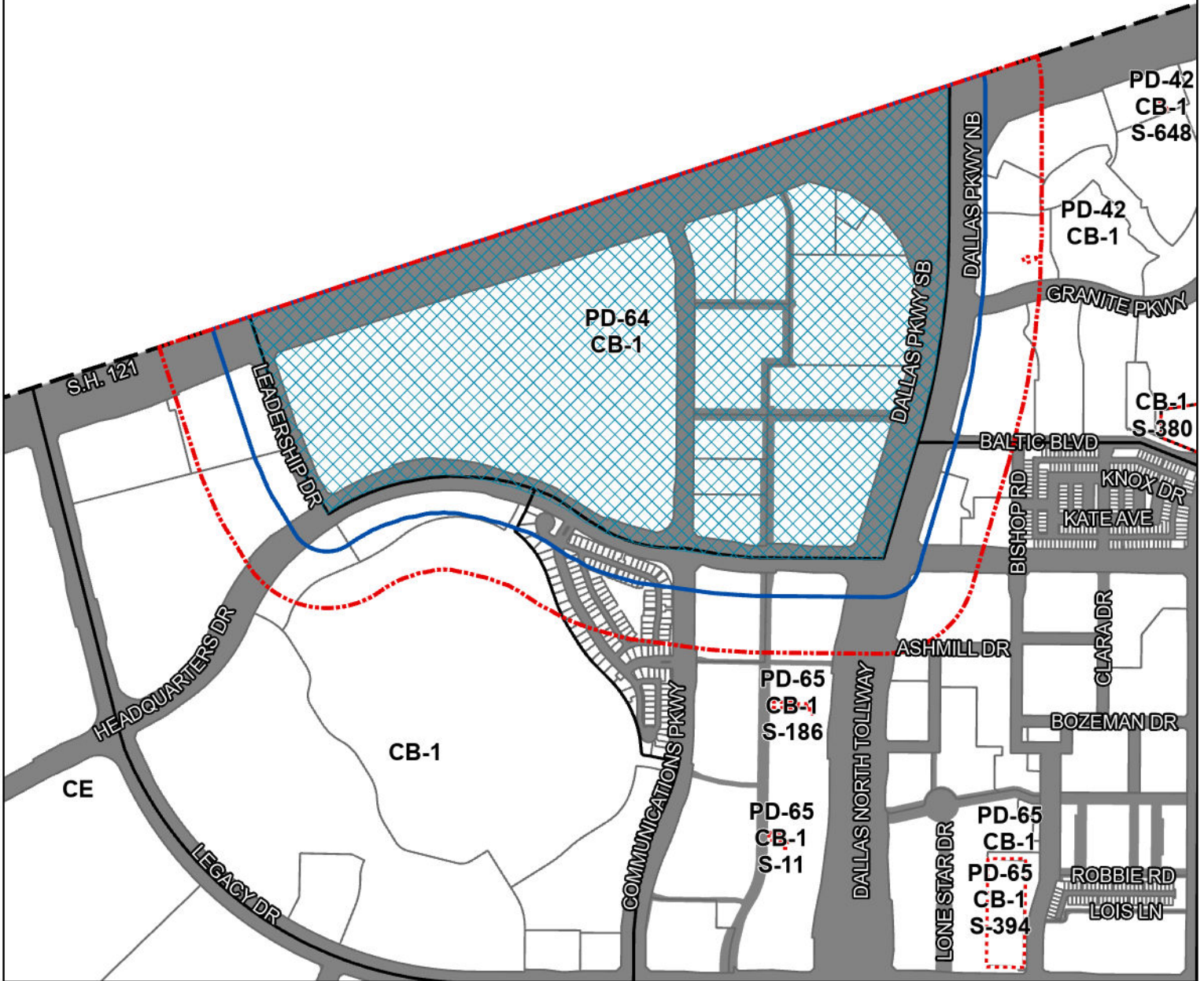
In a northwesterly direction, with said compound curve to the left, an arc distance of 360.17 feet to a point at the beginning of a compound curve to the left with a radius of 750.00 feet, a central angle of 15°51'15", and a chord bearing and distance of North 89°27'02" West, 206.87 feet;

In a northwesterly direction, with said compound curve to the left, an arc distance of 207.53 feet to a point at the beginning of a compound curve to the left with a radius of 1,191.79 feet, a central angle of 24°25'39", and a chord bearing and distance of South 70°24'31" West, 504.27 feet;

In a southwesterly direction, with said compound curve to the left, an arc distance of 508.11 feet to a point for corner;

South 55°00'46" West, a distance of 72.77 feet to the **POINT OF BEGINNING** and **CONTAINING** 137.27 acres of land.

City of Frisco

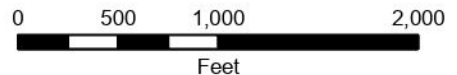
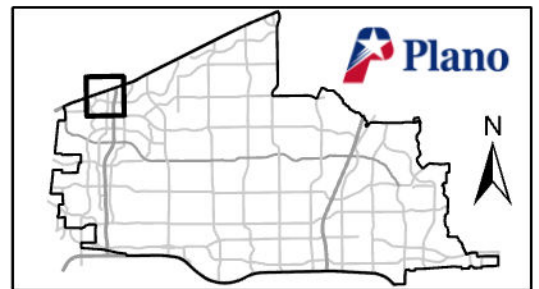


Zoning Case: 2024-009

Existing Zoning: Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District

Proposed Zoning: Amend Planned Development-64-Central Business-1

- - - 500' Notification Buffer
- Subject Property
- - - Zoning Boundary Change/SUP
- 200' Notification Buffer
- Streets
- Zoning Boundary
- Municipal Boundaries
- . - . - Specific Use Permit



ZONING DESCRIPTION

BEING a tract of land situated in the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, City of Plano, Collin County, Texas and being all of Lot 1R, Block B, of Legacy West Addition Lot 1R, Block B, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2021, Page 152, Official Public Records of Collin County, Texas; all of Lot 2R and Lot 3R, Block C, of Legacy West Addition, Lots 2R and 3R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 45, Official Public Records of Collin County, Texas; all of Lot 4R, Block C, of Legacy West Addition, Lot 4R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 745, Official Public Records of Collin County, Texas; all of Lot 5, Block C, of Legacy West Addition, Lot 5, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2015, Page 601, Official Public Records of Collin County, Texas; all of Lot 6R, Block C, of Legacy West Addition, Lot 6R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 684, Official Public Records of Collin County, Texas; all of Lot 10, Block C, of Legacy West Addition, Lots 1R, 8, 9, 10 and 11, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 132, Official Public Records of Collin County, Texas; all of Lot 1R, Lot 9R, and Lot 11R, Block C, Legacy West Addition, Lots 1R, 9R and 11R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 549, Official Public Records of Collin County, Texas; all of Lots 8R and 12, Block C, Legacy West Addition, Lots 8R and 12, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2022, Page 77, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to SWC TOLLWAY & 121 LLC, recorded in Instrument No. 20140205000109390, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to RHO LEGACY LLC, recorded in Instrument No. 20170301000265870, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to KDC TL LAND INVESTMENTS LLC, recorded in Instrument No. 2021118002367260, Official Public Records of Collin County, Texas; all of that tract of land described in the Special Warranty Deed to RYAN TOWER PROPERTY OWNER, LLC, recorded in Instrument No. 2022000090840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to CITY OF PLANO, recorded in Instrument No. 20170721000957450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to LIBERTY MUTUAL PLANO LLC, recorded in Instrument No. 20170605000723850, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to IMP METRO WEST LLC, recorded in Instrument No. 20191114001451840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to NE WEST LEGACY LP, recorded in Instrument No. 20151028001366450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE/LVL29 LLC, recorded in Instrument No. 20200707001047750, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE TOWER CONDOMINIUMS, LP, recorded in Instrument No. 20160603000696500, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to JP MORGAN CHASE BANK NA, recorded in Instrument No. 20160429000514460, Official Public Records of Collin County, Texas; and portions of Leadership Drive, State Highway No. 121, the Dallas North Tollway, Communications Parkway and Headquarters Drive, all variable width public rights-of-way, and being more particularly described as follows:

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THENCE with said centerline of State Highway No. 121, North 70°54'39" East, a distance of 3922.34 feet to the intersection of said centerline and the centerline of said Dallas North Tollway;

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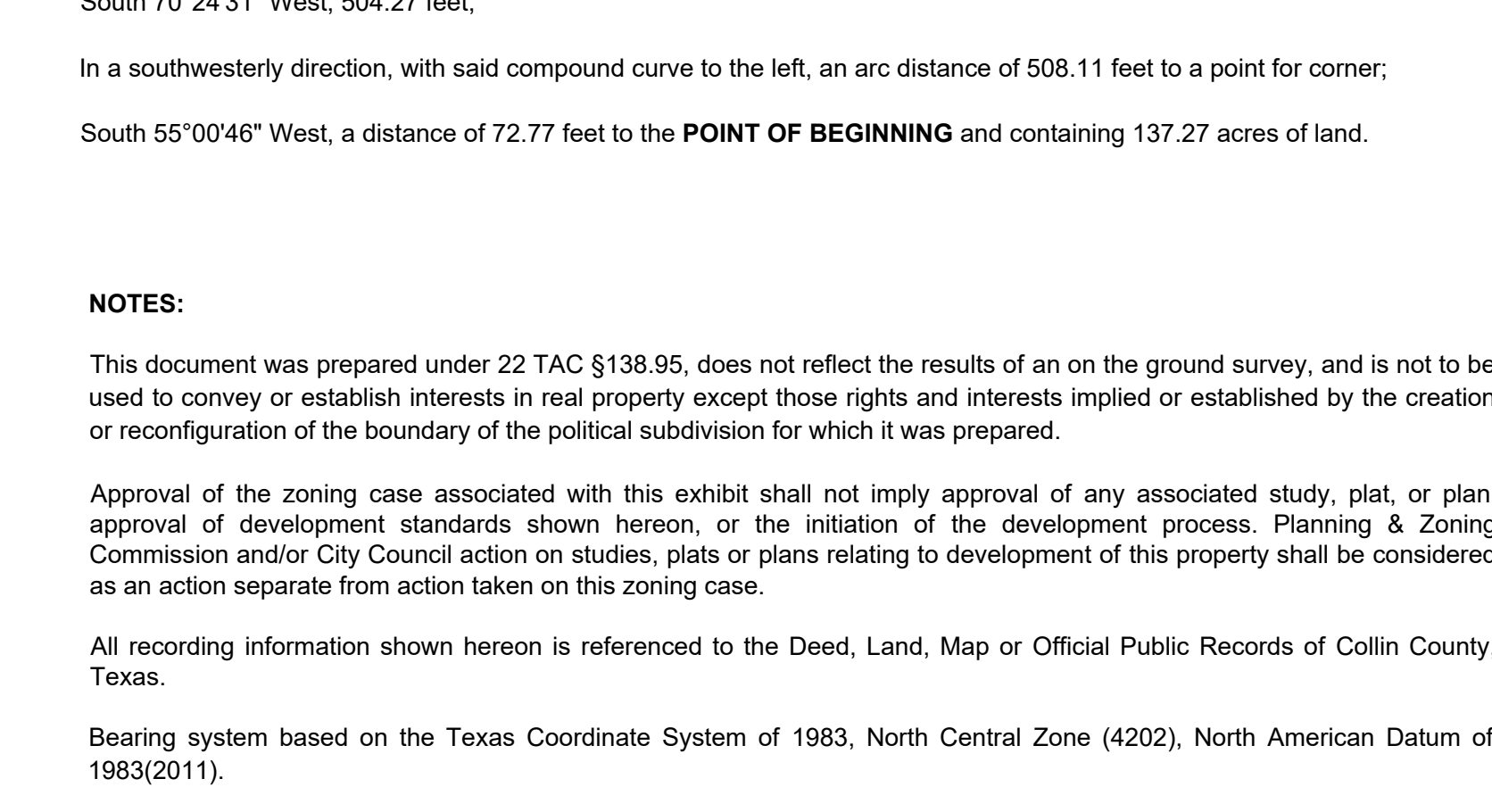
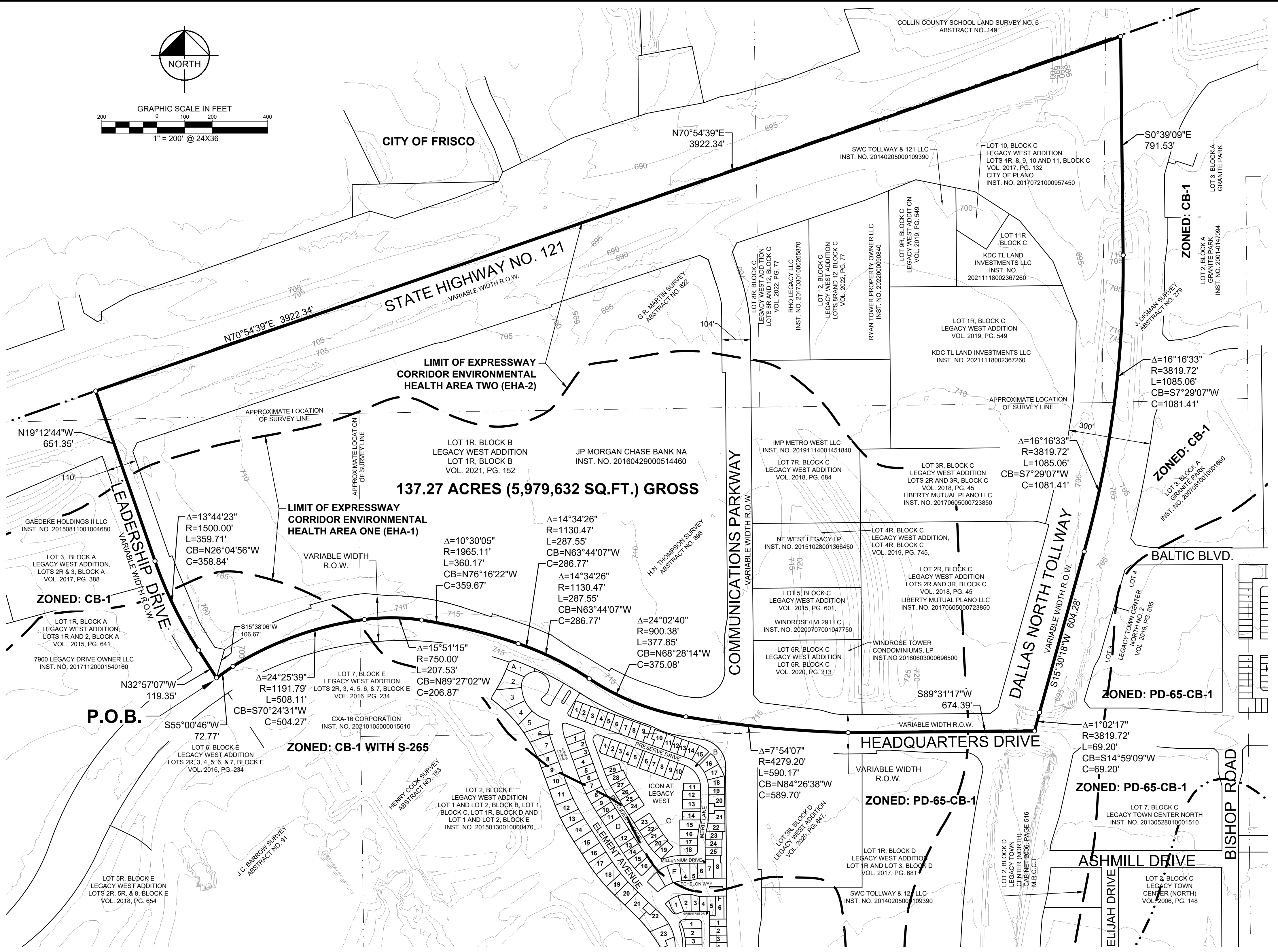
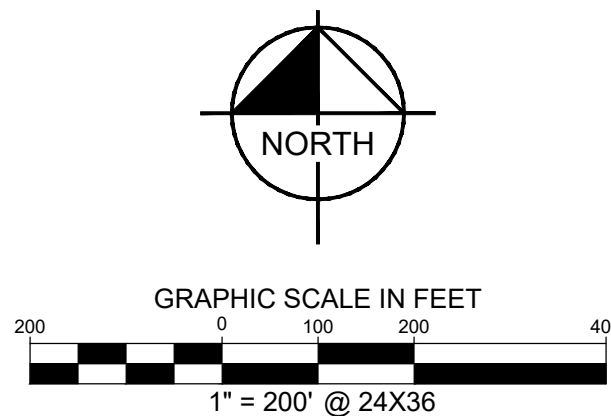
NOTES:

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

All recording information shown hereon is referenced to the Deed, Land, Map or Official Public Records of Collin County, Texas.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).



VICINITY MAP	
1"=4000'	
OWNERS	
CITY OF PLANO	1520 K Avenue, Plano, TX 75074
IMP METRO WEST LLC c/o GID	455 Market Street, Suite 1810 San Francisco, CA 94105
JP MORGAN CHASE BANK NA	1111 Polaris Parkway, Suite 4P, Columbus, Ohio 43240
KDC TL LAND INVESTMENTS LLC	8115 Preston Road, Suite 700, Dallas, TX 75225
LIBERTY MUTUAL PLANO LLC	175 Berkeley Street, Boston MA, 02116
RHO LEGACY LLC, c/o Ryan LLC	13155 Noel Road, Suite 100, Dallas, Texas 75240
RYAN TOWER PROPERTY OWNER LLC, c/o Ryan LLC	13155 Noel Road, Suite 100, Dallas, Texas 75240
SWC TOLLWAY & 121 LLC	7200 Bishop Road, Suite E 250, Plano, TX 75024
NE WEST LEGACY LP	865 N. Cowan Avenue, Lewisville, TX 75057
WINDROSE/LVL29 LLC	865 N. Cowan Avenue, Lewisville, TX 75057
WINDROSE TOWER CONDOMINIUMS, LP	7500 San Jacinto, Plano, TX 75024

ZONING CASE # ZC2024-009
ZONING EXHIBIT
LEGACY WEST - 137.27 ACRES
 LOT 1R, BLOCK B
 LOTS 1R, 2R, 3R, 4R, 5, 6R, 7R, 8R, 9R, 10, 11R, AND
 12 BLOCK C, OF LEGACY WEST ADDITION
 J.C. BARROW SURVEY, ABSTRACT NO. 91
 G.R. MARTIN SURVEY, ABSTRACT NO. 622
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 6
 ABSTRACT NO. 149
 J. DIGMAN SURVEY, ABSTRACT NO. 279
 H.N. THOMPSON SURVEY, ABSTRACT NO. 896
 CITY OF PLANO, COLLIN COUNTY, TEXAS

DEVELOPER:
 COLUMBUS PARTNERS, LTD.
 8343 Douglas Avenue, Suite 360,
 Dallas, Texas 75225
 Contact: Griffen Shaw
 PH. 214-686-8016

SURVEYOR/PREPARER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office
 Tower, Suite 700
 Dallas, Texas 75240
 Contact: David J. De Weirld, RPLS
 PH. 972-770-1300

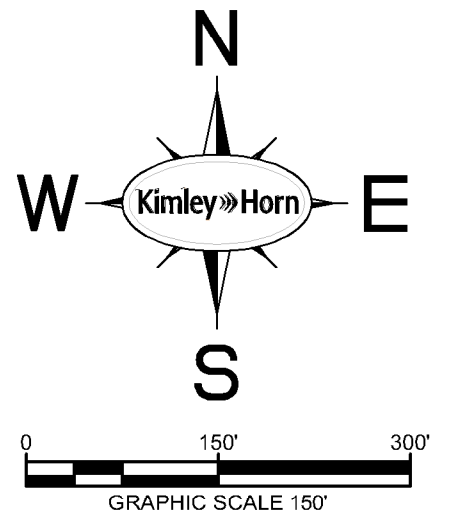
Kimley»Horn
 13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SRD	DJD	April 2024	064316055	1 OF 1

OPEN SPACE TABLE

BLOCK - LOT	OPEN SPACE (AC)
B - 1	0.86
C - 1R, 6R, & 7R	1.67
TOTAL PROVIDED	2.53
TOTAL REQUIRED	MIN. 2.50

- a. THE OPEN SPACE EXHIBIT IS ADOPTED AS PART OF THIS ORDINANCE.
- b. USABLE PUBLIC OPEN SPACE MUST BE PROVIDED IN AN AMOUNT NOT LESS THAN 2.5 ACRES AS DEFINED IN THE OPEN SPACE EXHIBIT.
- c. USABLE OPEN SPACE MUST BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND MUST NOT BE FENCED.
- d. USABLE OPEN SPACE MUST HAVE A MINIMUM DIMENSION OF 30 FEET LONG BY 30 FEET WIDE.



APPROVED
 SUBJECT TO STIPULATIONS
 MAY 02, 2022
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: *RP*



100 W. Oak Street
 Suite 203
 Denton, Texas 76201
 940-536-0175
 State of Texas Registration No. F-928

LEGACY WEST PD-64-CB-1
 137.27 ACRES
 REVISED OPEN SPACE PLAN
 ROSP2022-001
 LEGACY WEST ADDITION
 LOTS 1R, 6R, AND 7R BLOCK C, AND LOT 1R, BLOCK B
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 149
 G.R. MARTIN SURVEY, ABSTRACT NO. 622
 H.N. THOMPSON SURVEY, ABSTRACT NO. 896
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: 4/27/2022

DATE: May 7, 2024

TO: Petitioners with Items before the Planning & Zoning Commission

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission *MB*
 Christina D. Day, AICP, Director of Planning *CD*

SUBJECT: Results of Planning & Zoning Commission Meeting of May 6, 2024

AGENDA ITEM NO. 3A - ZONING CASE 2024-009
PETITIONER: LIBERTY MUTUAL PLANO, LLC

Request to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres located at the northwest corner of the Dallas North Tollway and Headquarters Drive, within the Dallas North Tollway Overlay District. Project #ZC2024-009.

APPROVED: 7-0

Speaker Card(s) Received:	Support: <u>4</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Letters Received Within 200' Notice Area:	Support: <u>4</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Petition Signatures Received:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>5</u>	Oppose: <u>1</u>	Neutral: <u>1</u>

RESULTS:

The Commission recommended the item for approval subject to the following amendments to the stipulations (additions are indicated by underline; deletions are indicated by strike-through):

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

1. Mid-rise residential is an additional permitted use subject to the following standards:
 - a. A maximum of 13 acres may be developed as mid-rise residential.
 - b. Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway, ~~except for the site located on the southeast corner of Windrose Ave and S.H. 121, which may be developed as mid-rise residential with the following restrictions:~~

- c. The site located at the northeast corner of Windrose Avenue and Columbus Avenue may be developed with the following restrictions:
- i. The maximum number of units is 177.
 - ii. ~~Minimum setback from northern and eastern property lines: 40 feet.~~
 - ii. A parking structure must be located between the residential units and the frontage road of the Dallas North Tollway, the design of which must conform to the Multifamily Site & Massing Study dated December 5, 2023.
 - iii. 50% of all units on the western and southern facades must have a true balcony to create outdoor living space.
 - iv. All ground floor units facing the northern, western, and southern facades are to have stoops or patios.
 - v. No building facade may exceed a length of 100 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
 - vi. A minimum of two benches, trash receptacles, and/or bicycle racks, or any combination thereof, must be provided every 200 linear feet along the public ways.
 - vii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern, ~~and/or western,~~ and northern exterior facades and the courtyard facades.
 - viii. Pollution and Noise Mitigation Measures – The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 1. ~~Mechanical ventilation must exceed the building code as follows:~~
 - a. ~~All ventilation units will be “outdoor air sourced.”~~
 - b. ~~Units will be installed on the roof of the buildings with air intakes “ducted” to the southernmost elevation of the building.~~
 2. ~~All ventilations units will be “outdoor air sourced.”~~
 - a. ~~Each “outdoor air sourced” mechanical ventilation unit must contain a filter box on its air intake side.~~
 - b. ~~These filter boxes must contain a filter (or combination of filters in “series”), capable of filtering outdoor airborne “particulates” to the MERV 16 standard or greater, based on American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) ratings.~~
1. All ventilation units will be “outdoor-air sourced.”

2. Each "outdoor-air sourced" mechanical ventilation unit must contain a filter box on its air-intake side with a MERV 13 filter, based on American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE) Engineers.

3. No balconies above the ground floor on the northern facade.

~~ix. Noise Mitigation Measures—The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.~~

~~1. Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to final building inspection.~~

~~2. The minimum height for individual balcony is 4 feet. The minimum height for the pool terrace will be 5 feet. Laminated glass will be used in the railings.~~

c. Maximum Density: None

d. Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories, except that additional units may be constructed at 5 stories in accordance with Section 1.c. above. The remaining units must be constructed at a minimum of 7 stories.

e. Maximum Number of Dwelling Units: 1,000

2. Open Space

a. The open space exhibit is adopted as part of this ordinance.

b. Usable public open space must be provided in an amount not less than 2.5 acres as defined in the open space exhibit.

c. Useable open space must be accessible to the public at all times and must not be fenced.

d. Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

To view the hearing, please click on the provided link:

<https://planotx.new.swagit.com/videos/304307?ts=430>

DS/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 3A

PUBLIC HEARING: Zoning Case 2024-009

PETITIONER: Liberty Mutual Plano, LLC

CASE PLANNER: Donna Sepulvado

DESCRIPTION: Request to amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District. Project #ZC2024-009.

EXECUTIVE SUMMARY:

The purpose of the request is to consider amendments to Planned Development-64-Central Business-1 (PD-64-CB-1), which is currently developed with several corporate offices and residential developments. The applicant has acquired the rights to the 177 remaining units in the Planned Development (PD) and intends to relocate them to a lot located at the northeast corner of Windrose and Columbus Avenues. The units are already permitted by-right at this location if constructed at a minimum of 7 stories in height; however, the applicant is requesting to reduce the minimum height to 5 stories and include new architectural standards requiring balconies, stoops, and other street activation. On March 18, 2024, the Planning & Zoning Commission called a public hearing to amend PD-64-CB-1 for this purpose.

Major topics of consideration in this request include:

- Mid-Rise Residential – 177 units are currently permitted by-right on the tract, so long as they are more than 400 feet away from the Dallas North Tollway and a minimum of 7 stories in height. The applicant intends to meet the separation requirement; therefore, the primary purpose of the request is to reduce the minimum height to 5 stories. No additional units are being requested above the 1,000 total units originally approved.
- Noise and Air Pollution Mitigation – The subject property is located within areas protected by the Expressway Corridor Environmental Health Map; however, the units are already permitted by current zoning, and an EHA analysis is not required as part of this request. To mitigate potential impacts, the applicant is proposing PD stipulations that limit balcony placement, require a parking garage to buffer the residential units, and standards for air filtration and ventilation.
- Building Height and Street Activation – PD-64-CB-1 currently requires the remaining 177 units to be constructed at 7 stories. This requirement was originally established in 2014 because building codes at the time required 7-story buildings to be constructed with higher-quality materials, such as steel and concrete. Changes to the building codes resulting from improved construction methods have since nullified the intent of this standard. As a result, the applicant

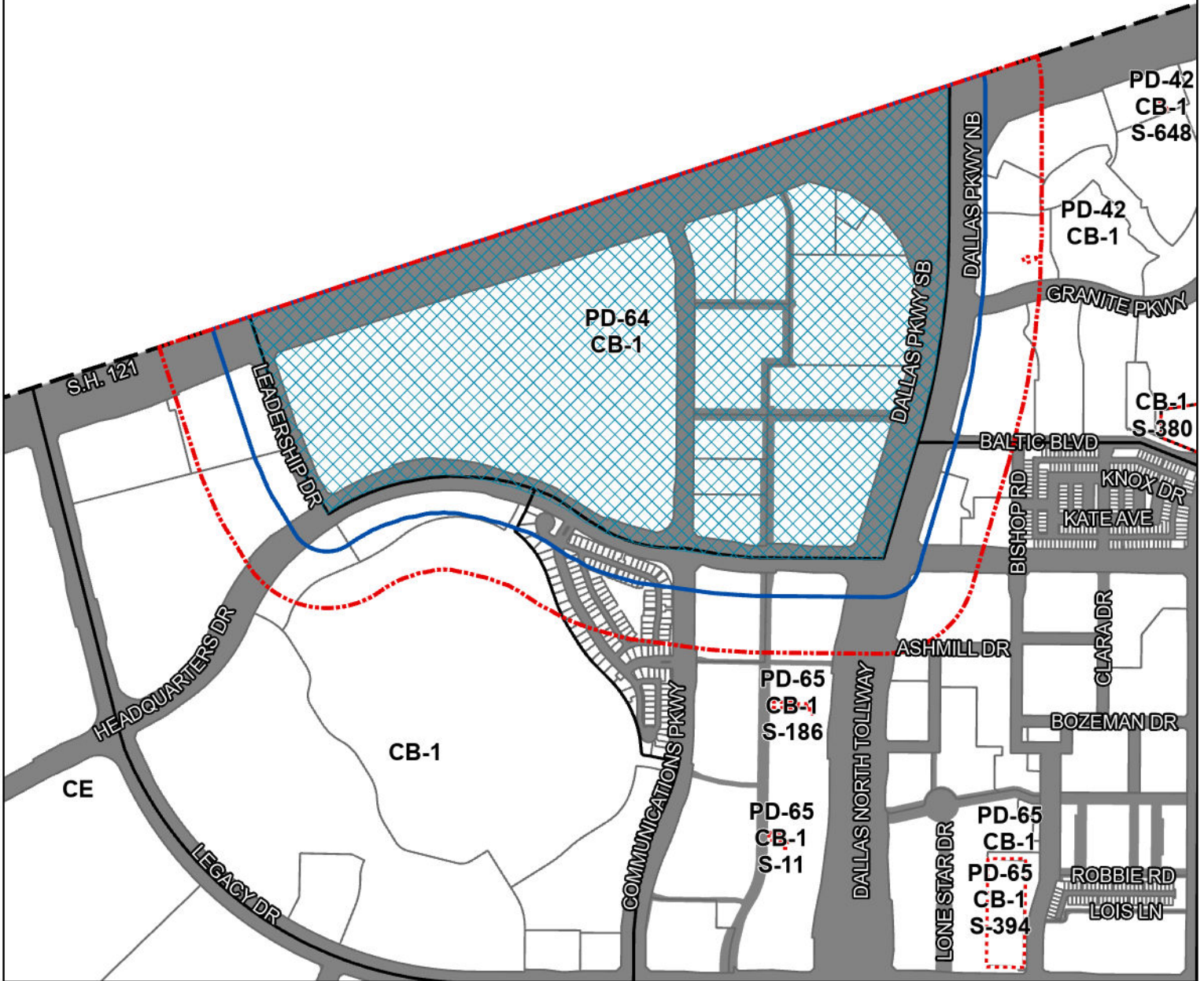
is requesting to reduce the minimum height to 5 stories. Staff is in support of this change with the proposed PD stipulations relating to patios, stoops, balconies, facade design, and street furniture intended to maintain ground-floor activity and contribute to a pedestrian-friendly environment.

- Conformance to the Comprehensive Plan – The subject property is located within the Urban Activity Centers (UA) category on the Future Land Use Map, which is for areas designated for significant development or redevelopment with high-intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high-density residential development. This request is consistent with the Comprehensive Plan.

For these reasons, staff is supportive of the request.

A revised concept plan accompanies this request as Agenda Item No. 3B.

City of Frisco

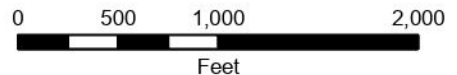
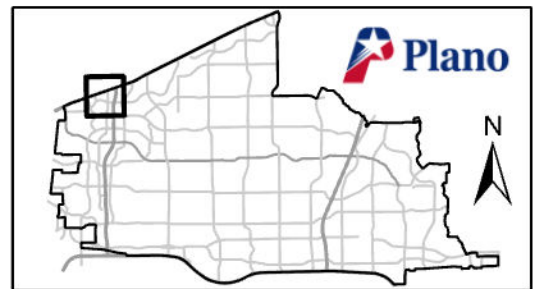


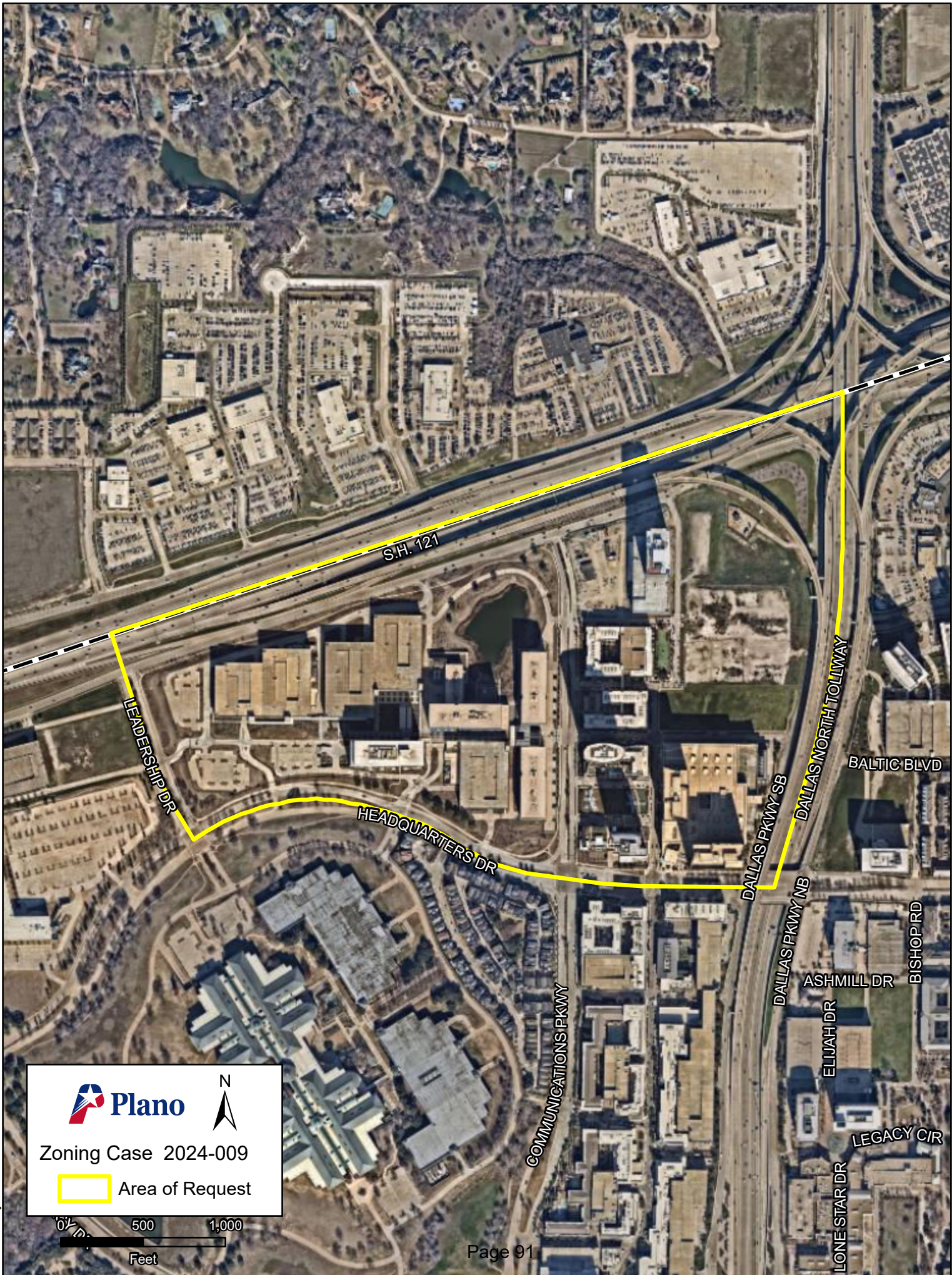
Zoning Case: 2024-009

Existing Zoning: Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District


Proposed Zoning: Amend Planned Development-64-Central Business-1

- - - 500' Notification Buffer
- - - 200' Notification Buffer
- Subject Property
- Streets
- Municipal Boundaries
- - - Zoning Boundary Change/SUP
- Zoning Boundary
- - - Specific Use Permit





Zoning Case 2024-009

 Area of Request



STAFF PRELIMINARY REPORT – HISTORY AND INTRODUCTORY REMARKS

The applicant is requesting to amend Planned Development-64-Central Business-1 (PD-64-CB-1) to modify development standards related to mid-rise residential.

Zoning – Section 10.900 of the Zoning Ordinance states the purpose for the CB-1 district as follows:

Central Business-1 (CB-1): The CB-1 district is intended for use in conjunction with the [Commercial Employment (CE)] district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

Mid-Rise Residential – Section 8.200 (Terms Defined) of the Zoning Ordinance defines Mid-Rise Residential as follows:

Mid-Rise Residential: Buildings containing not less than five floors designed for residential occupancy and including accessory uses including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and non-residential uses in the same structure.

Planned Developments – A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This section states that planned developments are intended for the following purposes:

- 1. To protect and provide for the public health, safety, and general welfare of the city.*
- 2. To guide the future development of the city in accordance with the Comprehensive Plan.*
- 3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.*
- 4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.*
- 5. To protect and enhance the aesthetic and visual quality of development.*

PD-64-CB-1 History

PD-64-CB-1 was initially established in 2014, in association with amendments to PD-65-CB-1, as part of the rezoning for the Legacy West development. These PDs are companion zoning districts that share standards for open space, with PD-65-CB-1 inclusive of the areas commonly referred to as The Shops at Legacy and the remaining portions of Legacy West (outside PD-64-CB-1). When originally established in 2014, PD-64-CB-1 included an allowance for up to 1,000 mid-rise residential units on 10 acres. These units were required to be located 700 feet or more from the Dallas North Tollway and State Highway 121 to allow a separation of residential units from the expressways. It also required the units to be a minimum building height of seven stories to provide diversity of housing options and, at the time, resulted in specific construction standards under the building code.

Amendments to the PD in 2015 and 2016 increased the acreage to 13 acres, reduced the setback from expressways to 400 feet, and allowed 400 of the 1,000 total units to have a minimum height of 5 stories. Of the 1,000 units originally approved, 823 have been constructed, leaving 177 units remaining:

- Windsor Metro West: 394 units, 5 stories
- LVL29: 101 units, 29-stories
- Windrose Tower: 328 units, 27 stories

In June 2022, the most recent amendments to PD-64-CB-1 were approved, which granted an exception to the 400-foot separation from the adjacent expressways for the remaining 177 units. This exception was specific to the tract of land located at the southeast corner of Windrose Avenue and State Highway 121 (shown in orange on the map to the right) and required additional air pollution and noise mitigation protections.



Below is a summary of those changes with a comparison to the changes proposed as part of this request. No changes to the other PD-64-CB-1 standards related to open space are proposed.

Mid-Rise Residential Standards	2014 (Original)	2015 Amendments	2016 Amendments	2022 Amendments	2024 (Proposed)
Max. Units	1,000	1,000	1,000	1,000	1,000
Max. Density	None	None	None	None	None
Max. Acreage	10	10	13	13	13
Min. Height	7story	7-story	Up to 400 units at 5-story, the rest at 7-story	Up to 400 units at 5-story, the rest at 7-story	Up to 577 units at 5-story, the rest at 7-story
Min. Setback from SH 121 and DNT	700 feet	450 feet	400 feet	400 feet, with exceptions for one specific lot	400 feet

Planned Development Stipulations

PD-64-CB-1 stipulations are proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

1. Mid-rise residential is an additional permitted use subject to the following standards:
 - a. A maximum of 13 acres may be developed as mid-rise residential.
 - b. Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway, ~~except for the site located on the southeast corner of Windrose~~

~~Ave and S.H. 121, which may be developed as mid-rise residential with the following restrictions:~~

c. The site located at the northeast corner of Windrose Avenue and Columbus Avenue may be developed with the following restrictions:

- i. The maximum number of units is 177.
- ~~ii. Minimum setback from northern and eastern property lines: 40 feet.~~
- ii. A parking structure must be located between the residential units and the frontage road of the Dallas North Tollway, the design of which must conform to the Multifamily Site & Massing Study dated December 5, 2023.
- iii. 50% of all units on the western and southern facades must have a true balcony to create outdoor living space.
- iv. All ground floor units facing the northern, western, and southern facades are to have stoops or patios.
- v. No building facade may exceed a length of 100 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- vi. A minimum of two benches, trash receptacles, and/or bicycle racks, or any combination thereof, must be provided every 200 linear feet along the public ways.
- vii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern, ~~and/or western,~~ and northern exterior facades and the courtyard facades.
- viii. Pollution and Noise Mitigation Measures – The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 - ~~1. Mechanical ventilation must exceed the building code as follows:~~
 - ~~a. All ventilation units will be “outdoor air sourced.”~~
 - ~~b. Units will be installed on the roof of the buildings with air intakes “ducted” to the southernmost elevation of the building.~~
 - ~~2. All ventilations units will be “outdoor air sourced.”~~
 - ~~a. Each “outdoor air sourced” mechanical ventilation unit must contain a filter box on its air intake side.~~

~~b. These filter boxes must contain a filter (or combination of filters in “series”), capable of filtering outdoor airborne “particulates” to the MERV 16 standard or greater, based on American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) ratings.~~

~~1. All ventilation units will be “outdoor-air sourced.”~~

~~2. Each “outdoor-air sourced” mechanical ventilation unit must contain a filter box on its air-intake side with a MERV 13 filter, based on American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE) Engineers.~~

~~3. No balconies above the ground floor on the northern facade.~~

~~ix. Noise Mitigation Measures — The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.~~

~~1. —~~

~~Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to final building inspection.~~

~~2. The minimum height for individual balcony is 4 feet. The minimum height for the pool terrace will be 5 feet. Laminated glass will be used in the railings.~~

c. Maximum Density: None

d. Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories, except that additional units may be constructed at 5 stories in accordance with Section 1.c. above. The remaining units must be constructed at a minimum of 7 stories.

e. Maximum Number of Dwelling Units: 1,000

2. Open Space

a. The open space exhibit is adopted as part of this ordinance.

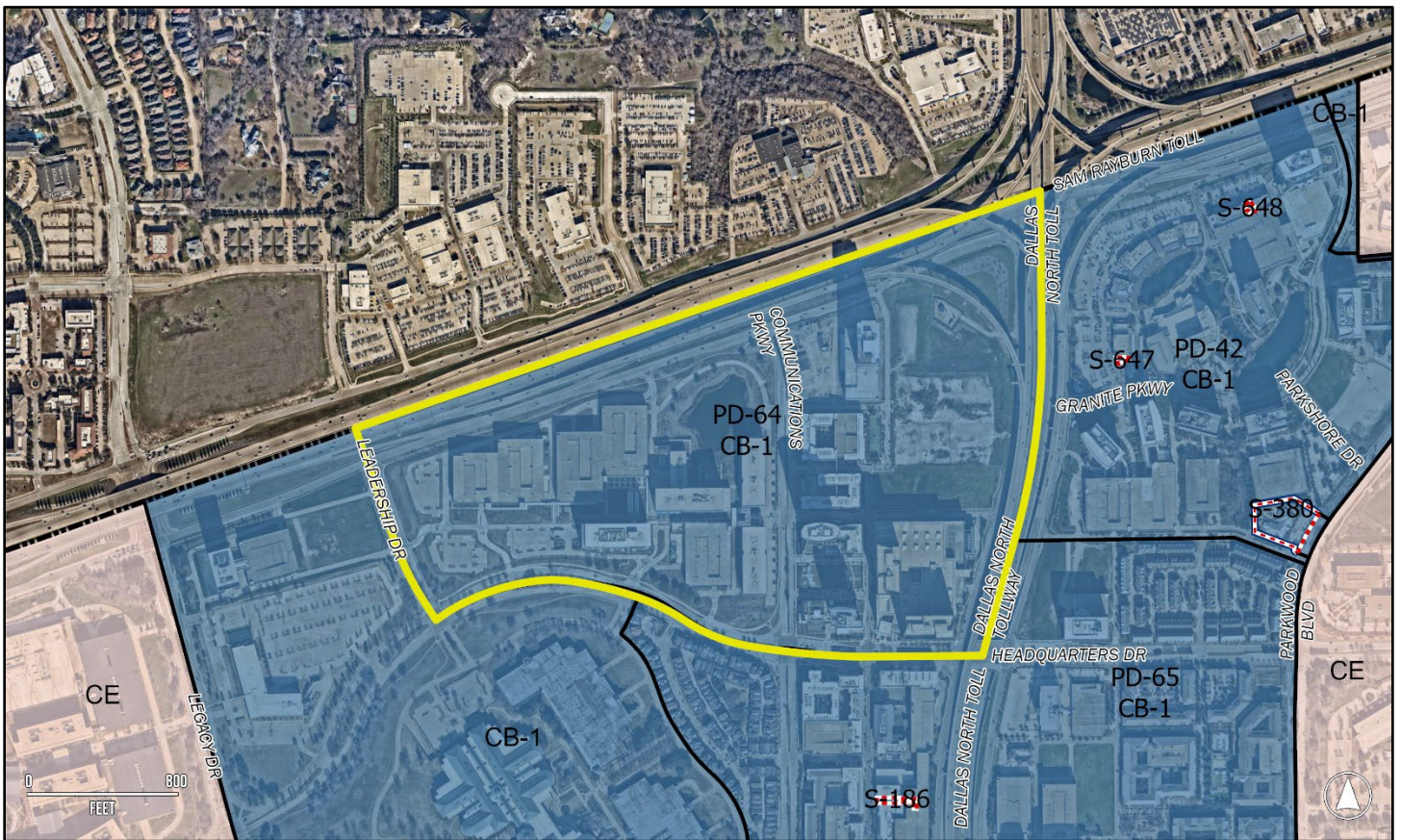
b. Usable public open space must be provided in an amount not less than 2.5 acres as defined in the open space exhibit.

c. Useable open space must be accessible to the public at all times and must not be fenced.

d. Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

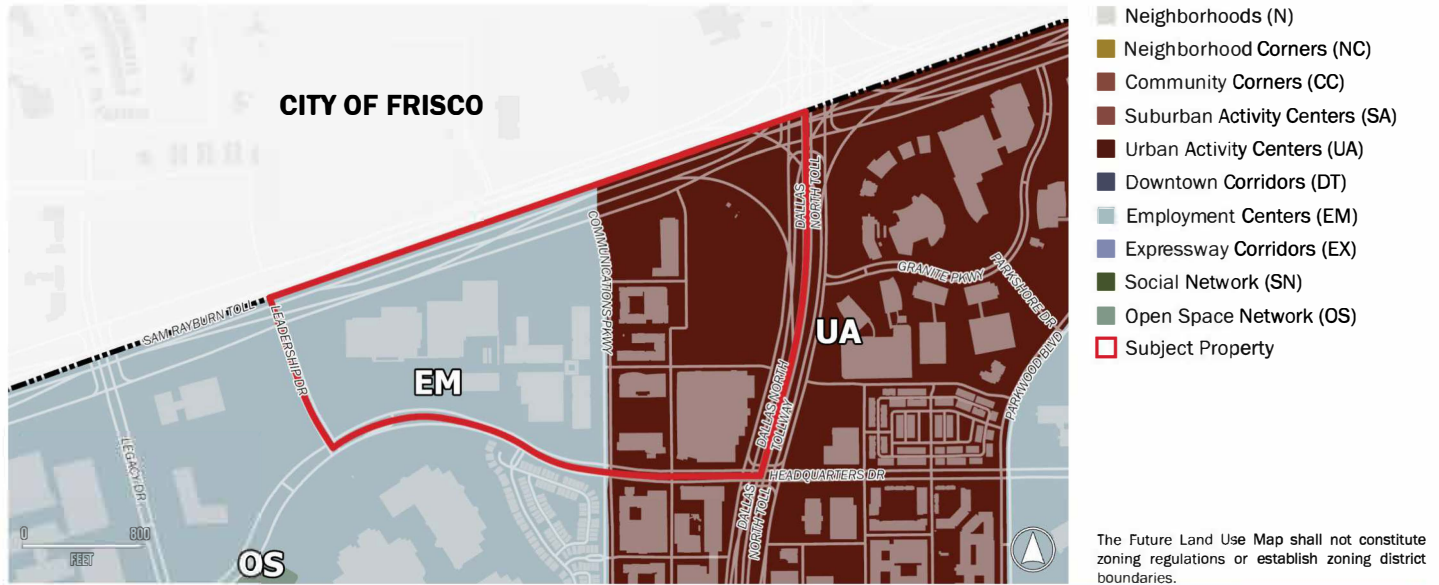
Surrounding Land Use and Zoning

North	The properties to the north across State Highway 121, are in the City of Frisco and are developed with new vehicle dealer uses.
East	The properties to the east across the Dallas North Tollway are general/professional office, restaurant, hotel, and retail zoned Planned Development-42-Central Business-1 (PD-42-CB-1) and a mixed-use development zoned Planned Development-65-Central Business-1 (PD-65-CB-1).
South	The properties to the south across Headquarters Drive are zoned PD-65-CB-1 and Central Business-1 (CB-1) and are developed with single-family residence detached, professional/general administrative office, vacant land, retail, and restaurants.
West	The properties are zoned CB-1 and are developed with professional/general administrative office and vacant land.



VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods"
GUIDING PRINCIPLES: Plano Today. Plano 2050. Plano Together.

1 | Future Land Use Map



Planned Development-64-Central Business-1 (PD-64-CB-1) is located in the Employment Centers (EM) and Urban Activity Centers (UA) future land use designations. Changes request with this zoning case are focused in the UA designation only.

Urban Activity Centers (UA)

The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Complete Neighborhoods - Uses should be highly integrated, creating self-contained neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, bicycle and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit-Oriented Development to accommodate future transit connections.

Design Standards - These areas will be developed on the principles of mixed-use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with plazas, fountains, public art, and linear greenspaces.

PRIORITIES

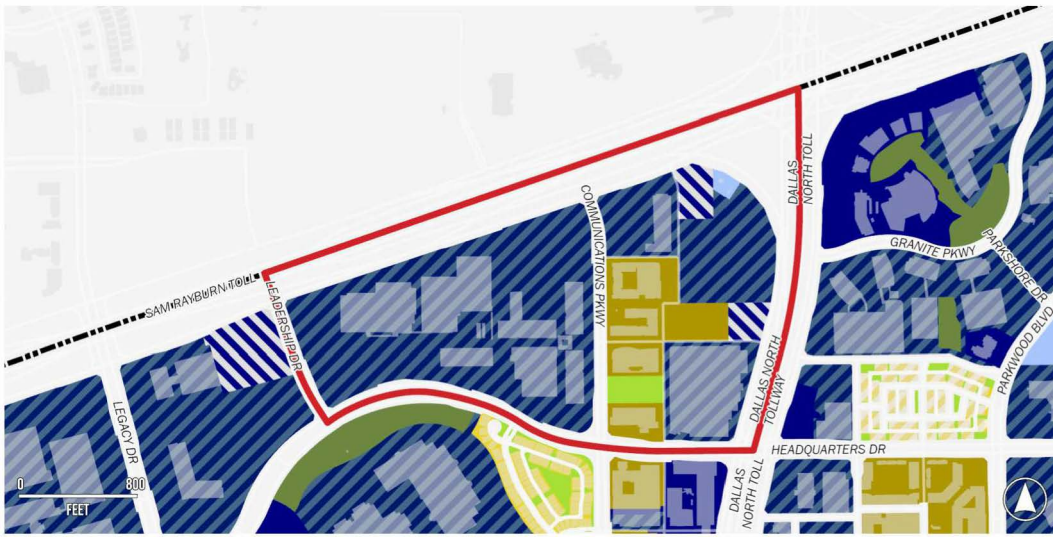
1. Attracting corporate headquarters and promoting economic development
2. High standards for mixed-use form, amenities, and open space
3. Providing amenities in early phases of development.



2 | Mix of Uses

[Click here for "How to Read The Dashboards"](#)

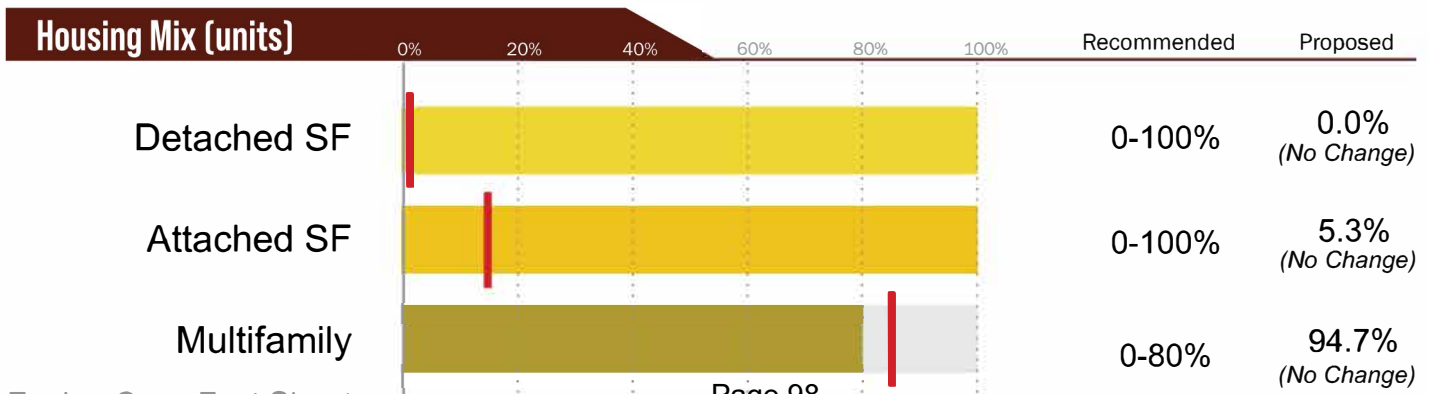
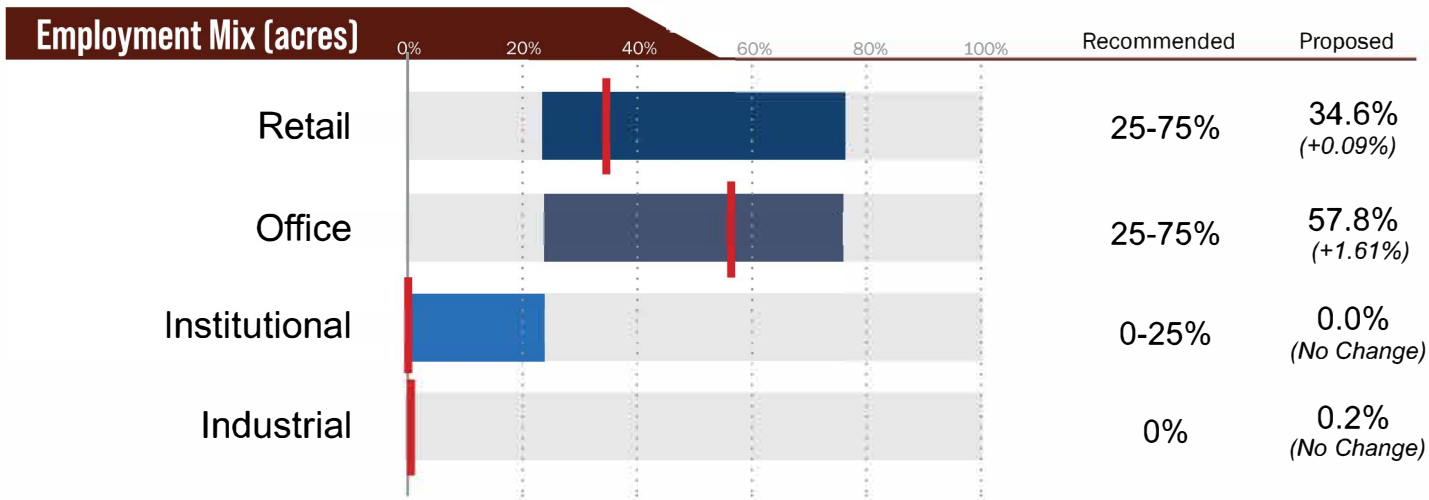
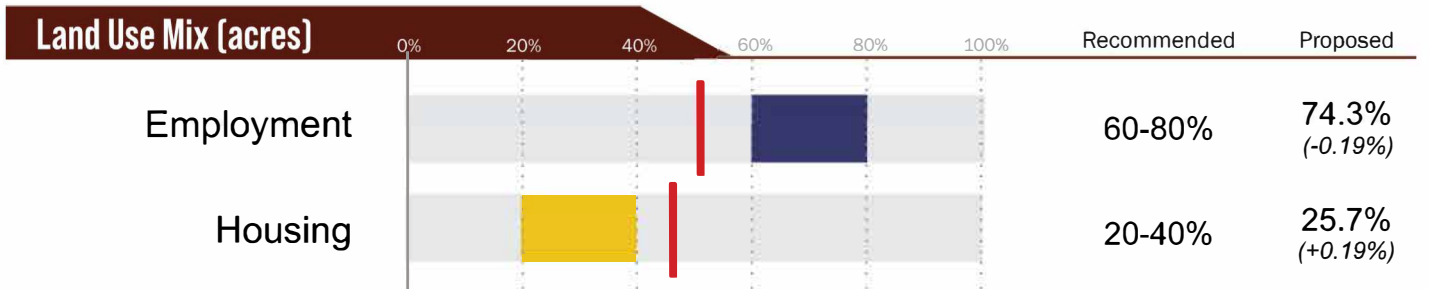
If approved, the request would result in the following Mix of Uses:



Land Use & Housing Inventory (LUHI)


- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 1/1/2023
 Measurement Area: All properties within the EX Category along US 75



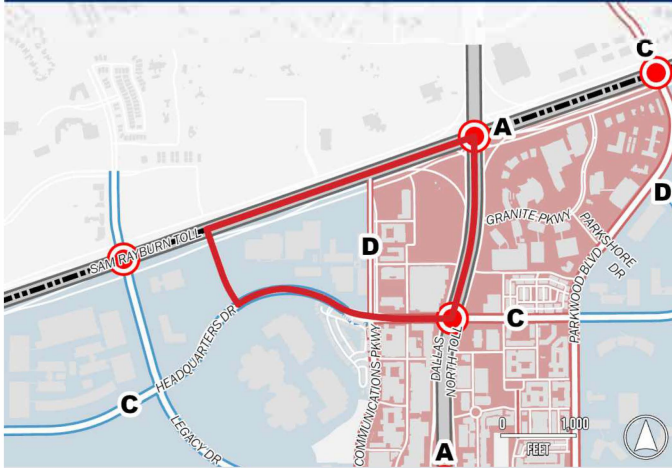
3 | Desirable Character Defining Elements

 [Click here for "How to Read The Dashboards"](#)

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 20 stories	5 Stories
Density	SF: 10 to 40 DUA MF: 30 to 120 DUA	No changes are proposed.
Intensity	High (75 to 100% Lot Coverage)	Intensity is not applicable to this request.
Open Space	10% to 15% Active Open Space	No changes are proposed.
Parking Orientation	Structured, on-street, and valet; surface lots limited to single aisles	Structured parking garage and on-street parking
Block Pattern & Streetscape	Short block grid Urban Streets	No changes are proposed.
Multimodal Access		
1. Automobiles	MEDIUM: May require short walk to destination	HIGH: Direct access from Windrose Avenue, Columbus Avenue, and Wilmont Avenue.
2. Transit	HIGH: Integrated bus and rail when possible	HIGH: DART Bus Route #241 stop is located 0.25 miles south of the site along Headquarters Drive. The site is located within the Legacy West GoLink Shuttle Zone which provides on-demand curb-to-curb service. Additionally, rail service is not possible as there are no existing rail services in the area.
3. Micromobility	HIGH: Integrated bike routes and trails	HIGH: On-Street Bike Route #80 and #13 are located south of the subject site respectively, along Headquarters Drive and Communications Parkway. A trail is proposed along Headquarters Drive east of Dallas North Tollway. 
4. Pedestrians	HIGH: Highly Walkable	HIGH: Sidewalks and crosswalks provide pedestrian connectivity to Windrose Avenue, the PD-64-CB-1 site as a whole, and Legacy West directly to the south of the site.

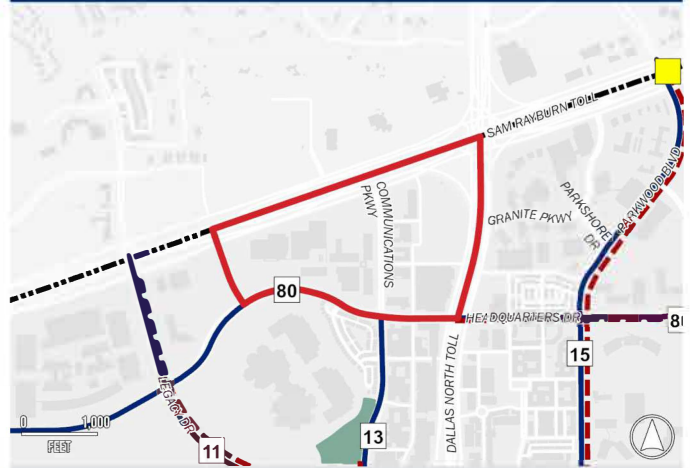
4 | Other Comprehensive Plan Maps

Thoroughfare Plan Map



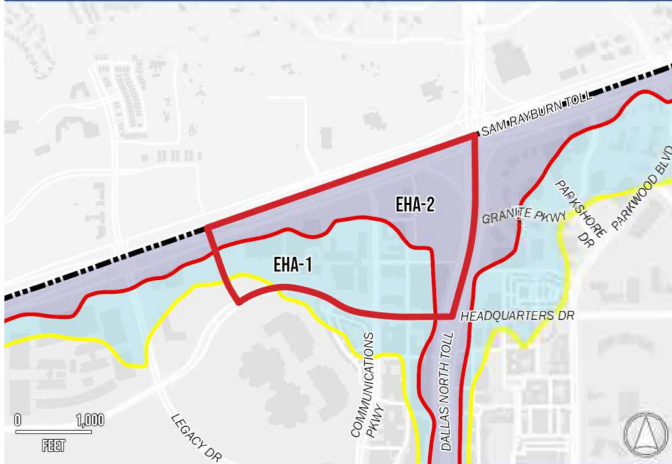
Headquarters Drive south of the site is designated as a Type C: Major Arterial Mixed Use Context Street and Dallas North Tollway East of the site is designated as a Type A Expressway. No street improvements are required as a part of this request.

Bicycle Transportation Plan Map



On-Street Bike Route #80 is located approximately 0.15 miles south of the subject site along Headquarters Drive. On-Street Bike Route #13 is located approximately 0.15 miles south of the site along Communications Parkway. A trail is proposed along Headquarters Drive east of the site and Dallas North Tollway.

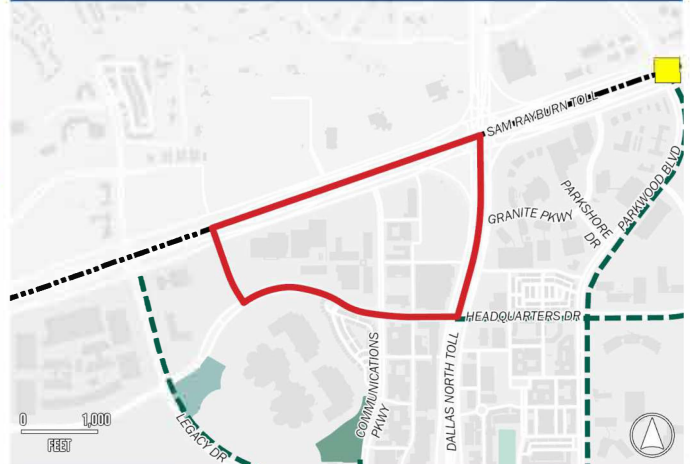
Expressway Corridor Environmental Health Map



The subject site is located within the EHA-1 and EHA-2 boundaries.

- EHA-1
- EHA-2
- Not Applicable

Parks Master Plan Map



Bruce Glasscock Park is the closest existing park located approximately 0.5 miles south of the subject site along Communications Parkway. Additionally, a Proposed Trail - Not on Park Land is included along Headquarters Drive east of Dallas North Tollway.

5 | Comprehensive Plan Policies & Actions

CORE POLICIES: The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



Land Use: Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



Redevelopment & Growth Management: Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

LAND USE-RELATED POLICIES: The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



Redevelopment of Regional Transportation Corridors: Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
 Not Applicable



Revitalization of Retail Shopping Centers: Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

- Applicable
 Not Applicable



Special Housing Needs: Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

- Applicable
 Not Applicable



Transit-Oriented Development: Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

- Applicable
 Not Applicable



Undeveloped Land: Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
 Not Applicable

OTHER POLICIES/DOCUMENTS: Additional policies may apply where applicable:

No other policies or documents are applicable to this request.

- Envision Oak Point (2018)
 Downtown Vision & Strategy Update (2019)
 Spring Creekwalk Master Plan (1990)
 Preservation Plano 150 (2018)

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

RGM5: Ensure that any rezoning requests for multiuse development include:

- Applicable
 Not Applicable

- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and
- C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

RGM8: Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

- Applicable
 Not Applicable

6 | Findings Policy

RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

Are Findings Required?

- Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
- Yes, because the request does not comply with the Building Heights of the associated Dashboard.
- Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
- Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
- No, findings are not required.

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map Category & Dashboard

Future Land Use Map & Dashboards – The boundary of PD-64-CB-1 is within the [Employment Centers \(EM\)](#) and [Urban Activity Centers \(UA\)](#) categories of the Future Land Use Map. However, the subject site and requested changes apply only to the portion of the property within the UA designation. The applicant’s request generally meets the description and priorities of the UA category.

FLUM – UA Description and Priorities		
Description		Meets
Priorities	Attracting corporate headquarters and promoting economic development	N/A
	High standards for mixed-use form, amenities, and open space	N/A
	Providing amenities in early phases of development	N/A

Mix of Uses – The request as proposed does not alter the maximum number of units permitted in PD-64-CB-1, therefore, there are no changes to the Housing Mix of Uses for this area. With the slight change in acreages from the previous location to the proposed location for the remaining units, there are marginal changes to the Land Use Mix and Employment Mix.

FLUM – UA Mix of Uses	
Land Use Mix	Meets
Employment Mix	Meets
Housing Mix	No Change

Desirable Character-Defining Elements – The requested change in height is consistent with the recommended building heights of the UA district and does not alter existing zoning regulations related to the UA desirable character-defining elements.

FLUM – UA Desirable Character Defining Elements			
Building Height	Meets	Multimodal Access	
Maximum Density	N/A	• Automobiles	N/A
Intensity	N/A	• Transit	N/A
Open Space	N/A	• Micromobility	N/A
Parking Orientation	N/A	• Pedestrians	N/A
Block Pattern & Streetscape	N/A		

Other Comprehensive Plan Maps

PD-64-CB-1 includes both EHA-1 and EHA-2 of the Expressway Corridor Environmental Health Map. The mid-rise units are located more than 400 feet from the right-of-way of Dallas North Tollway, consistent with the setback for residential units required by the PD but still within EHA-1. To provide mitigation, the PD stipulations require a parking garage to buffer the residential units, "outdoor-air sourced" ventilation units, MERV 13 or greater filter boxes, and restricting balconies above the ground floor on the northern facade. Thus, the request is providing mitigation which will provide additional conformance to the Expressway Corridor Environmental Health Map.

The request does not require any improvements related to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Parks Master Plan Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets

Policies & Actions of the Comprehensive Plan and Other Studies

Undeveloped Land Policy – The proposed zoning change will modify the location for the remaining 177 mid-rise residential units from the site located at the southeast corner of State Highway 121 and Windrose Avenue and construct them at the site located at the northwest corner of the Dallas North Tollway and Columbus Avenue. Staff finds that the relocation could be beneficial to the PD-64-CB-1 site as a whole, as Lot 9R, located at the southeast corner of State Highway 121 and Windrose Avenue may be better suited for employment use due to its proximity and access to State Highway 121. Additionally, the request is consistent with the Future Land Use Map and other Comprehensive Plan standards, as previously mentioned. Therefore, this request is in conformance with the Undeveloped Land Policy.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards <ul style="list-style-type: none"> • Description & Priorities • Mix of Uses • Character Defining Elements 	<ul style="list-style-type: none"> • Meets • Not Applicable • Not Applicable
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets
Undeveloped Land Policy	Meets

Adequacy of Public Facilities – Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request.

Public Safety Response Time -- Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

Access to and Availability of Amenities and Services

Parks: The subject property is located within Park Fee Service Area 14.

Libraries: The subject property is located within the Parr Library's service area, and service to future residents would be possible with the current library resources.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Minimum Building Height: The 177 proposed mid-rise residential units are currently allowed by-right at this location if constructed at a minimum height of 7 stories and located 400 feet away from the Dallas North Tollway. As the applicant intends to meet the 400-foot setback requirement, the only substantive change requested is to lower the minimum height from 7 stories to 5 stories. Staff was initially reluctant to support this change, as the 7-story minimum was established to require steel and concrete construction methods (at the time, building codes restricted wood-frame construction to five stories above a single ground-floor concrete podium). However, changes to the building code now allow for multi-story podiums, effectively nullifying the intent of requiring seven stories. The applicant could meet the existing 7-story requirement by constructing a multi-story, concrete podium with parking at the ground level. However, ground-level parking would not foster the street activity and pedestrian-friendly environment intended for this mixed-use area. It would also limit the protections the parking garage will provide from the effects of the Dallas North Tollway. Therefore, staff supports the request with PD stipulations that require a percentage of ground-floor residential units to include exterior entrances with a stoop or patio (see Street Activation section below).

Setbacks from Expressways/Mitigation Measures: Since 2016, PD-64-CB-1 has required a setback of 400 feet from the Dallas North Tollway and State Highway 121 to protect residents from noise and air quality impacts. This setback was established prior to the creation of the city's Expressway Corridor Environmental Health Map in 2017, which now guides the development of residential and other sensitive land uses within proximity of the expressways. In 2022, an exception to the 400-foot setback was approved for the parcel at the southeast corner of Windrose Avenue and State Highway 121, with requirements to provide noise and air pollution mitigation measures. As the newly proposed location does not require the same exception, it will be removed from the PD stipulations. The original 400-foot setback will still apply.

The applicant is proposing to maintain similar noise and air pollution mitigations to those originally approved for the previous location. These include requiring all ventilation to be “outdoor-air sourced,” prohibiting intake openings for outdoor air on the eastern side of the building facing the Dallas North Tollway, providing MERV 13 filters in the mechanical ventilation, and limiting balconies on the northern side of the building. The residential units must also be buffered by a parking garage that complies with the Multifamily Site & Massing Study provided to the city.

Street Activation: To support the change from 7 stories to 5 stories, the applicant is proposing PD stipulations relating to patios, stoops, balconies, facade design, and street furniture to contribute to the pedestrian realm. The proposed PD stipulations aim to ensure that the height reduction does not compromise the quality of the built environment or the pedestrian experience. By requiring these elements, the applicant seeks to create an inviting urban environment that benefits both residents and the surrounding community.

Setbacks: The PD stipulations include the removal of a 40-foot setback from the northern and eastern property lines which were specific to the previously-planned site at the southeast corner of State Highway 121 and Windrose Avenue. They are no longer needed and will be removed.

Planned Development Stipulations Summary

	Current	Proposed
Max. Number of Units	1,000	No change
Max. Acreage	13 acres	No change
Max. Density	None	No change
Setback from Expressways	Permitted beyond 400 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway, with an exception for the site located on the southeast corner of Windrose Avenue and State Highway 121.	Permitted beyond 400 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
Setbacks	Minimum setback from northern and eastern property lines: 40 feet.	None (consistent with the current CB-1 requirements)
Minimum Height	<ul style="list-style-type: none"> Up to 400 units may be a minimum of 5 stories. The remainder must be a minimum of 7 stories. 	<ul style="list-style-type: none"> Up to 400 units may be a minimum of 5 stories. An additional 177 units may be a minimum of 5 stories when constructed in accordance with standards specific to the lot at the northeast corner of Windrose and Columbus Avenues. The remaining units must be a minimum of 7 stories.
Street Activation	No requirements.	<ul style="list-style-type: none"> 50% of units shall have a balcony, except for the north facade, due to noise mitigation from State Highway 121. All ground-floor units shall include a patio or stoop. No building facades exceeding 100 feet in length without articulation break. At least two benches, trash receptacles, or bike racks for every 200 feet of frontage.
Pollution Mitigation Measures	<ul style="list-style-type: none"> Intake openings for outdoor air are required to be located on sides of the building facing away from the expressway. All ventilation must be "outdoor-air sourced." Units will be installed on the roof of the building with air intakes "ducted" to the southernmost elevation of the building. MERV 16 filters. 	<ul style="list-style-type: none"> Intake openings for outdoor air required in courtyards and on sides of the building facing away from the expressway. All ventilation must be "outdoor-air sourced." MERV 13 filters.
Noise Mitigation Measures	<ul style="list-style-type: none"> Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to the final building inspection. The minimum height for individual balcony rails is 4 feet. The minimum height for the pool terrace rail will be 5 feet. Laminated glass will be used in the railings. 	<ul style="list-style-type: none"> A parking garage must be constructed between the residential building and the Dallas North Tollway. No balconies above the ground floor on the northern facade.
Open Space	<ul style="list-style-type: none"> Open Space exhibit is part of the ordinance. 	No change.

	<ul style="list-style-type: none">• Useable open space not less than 2.5 acres.• Useable open space accessible to the public and not fenced.• Useable open space must have a minimum dimension of 30 ft. x 30 ft.	
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SUMMARY:

In summary, the applicant’s request entails relocating 177 mid-rise residential units from the southeast corner of State Highway 121 and Windrose Avenue to the northwest corner of the Dallas North Tollway and Columbus Avenue. The current zoning allows for the construction of these units at the new site, but the applicant proposes reducing the height requirement for these units from 7 stories to 5 stories and introducing street activation requirements and other protections. The request is in conformance with the recommendations and policies of the Comprehensive Plan. For these reasons, staff is supportive of the request.

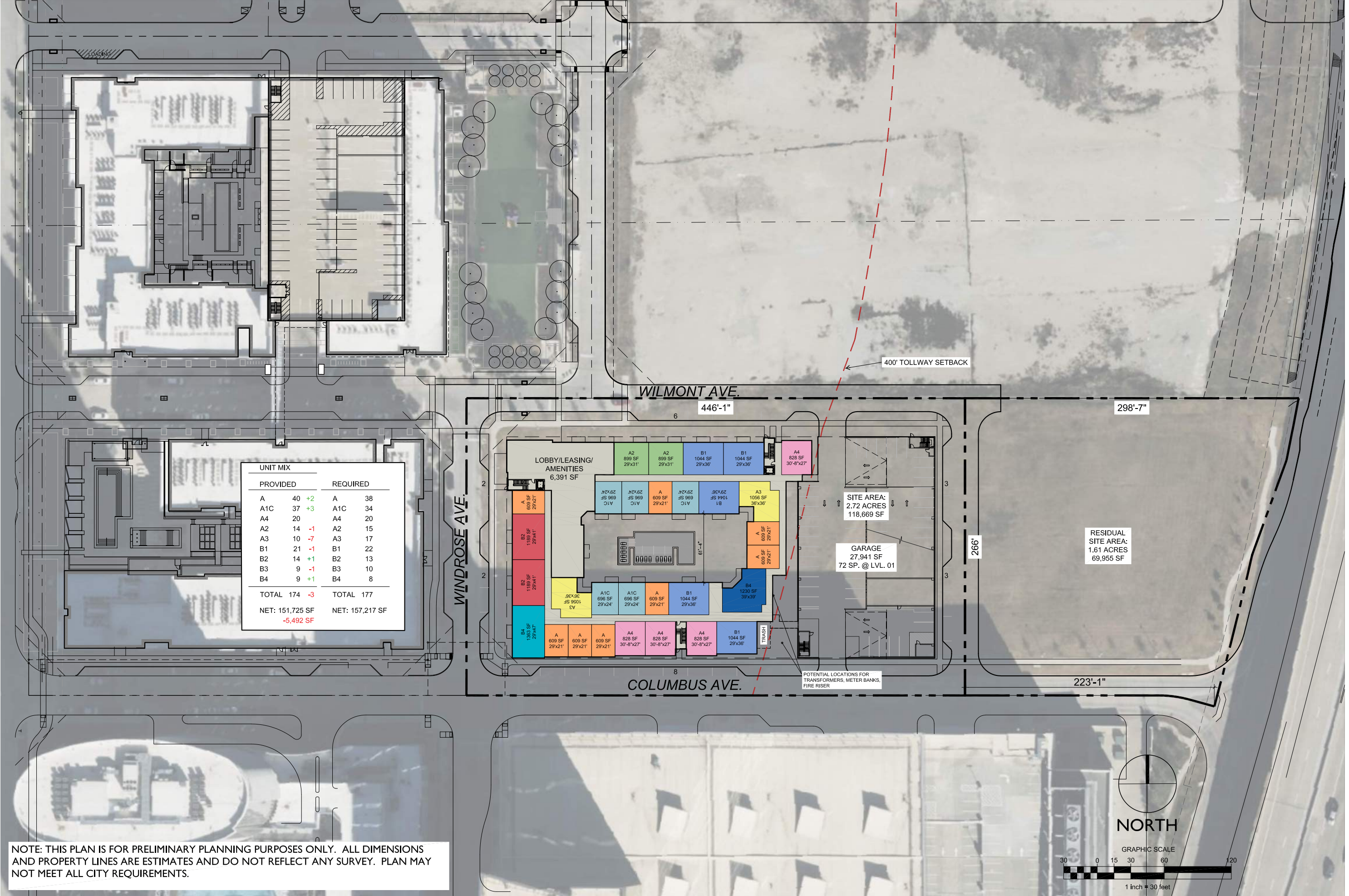
RECOMMENDATION:

Recommended for approval.



COLUMBUS LEGACY WEST

MULTIFAMILY SITE & MASSING
STUDY
12.05.2023



NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

Legacy West - Windrose Ave.

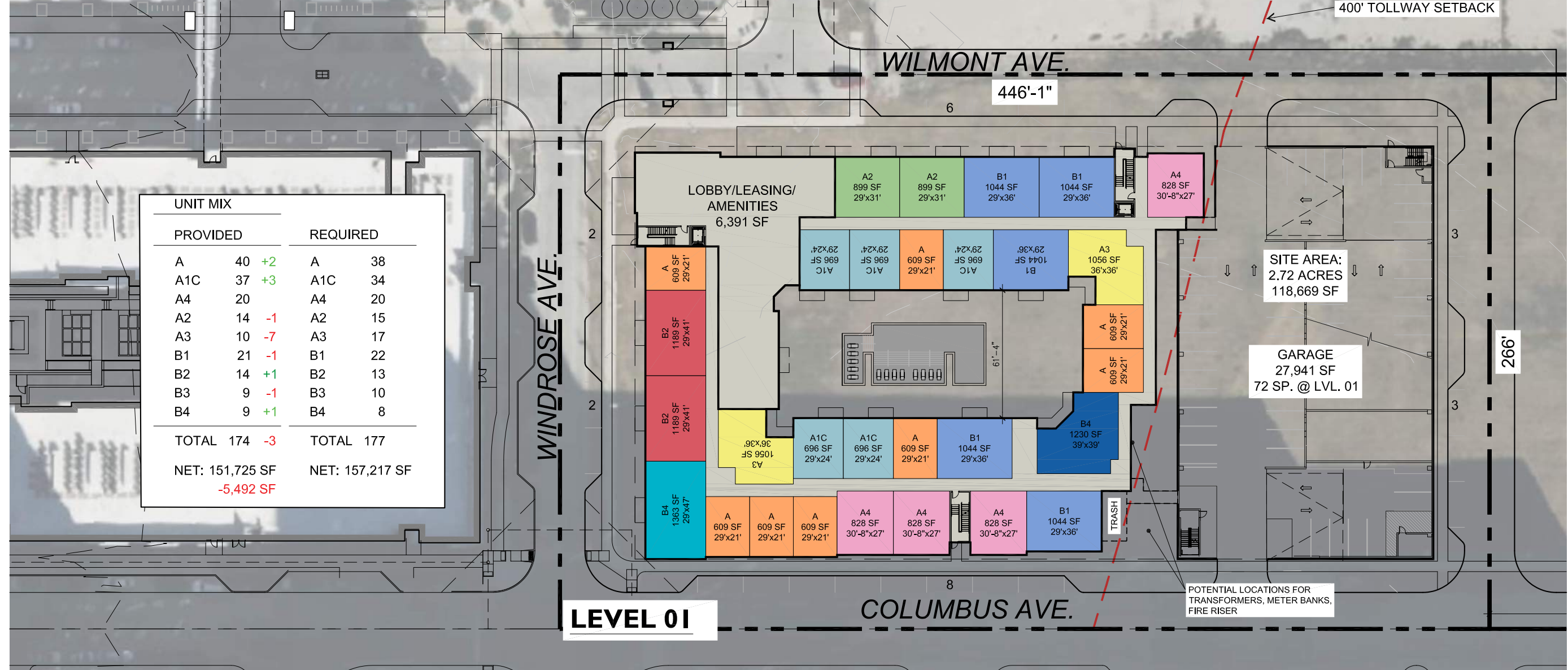
Columbus Realty Partners, LTD.

Plano, TX

OVERALL SITE PLAN

SCALE: 1" = 30'-0" JOB No.: 23-084 DATE: 12.04.23

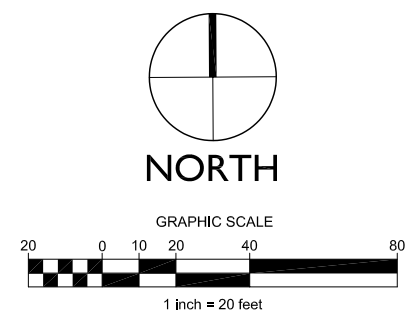




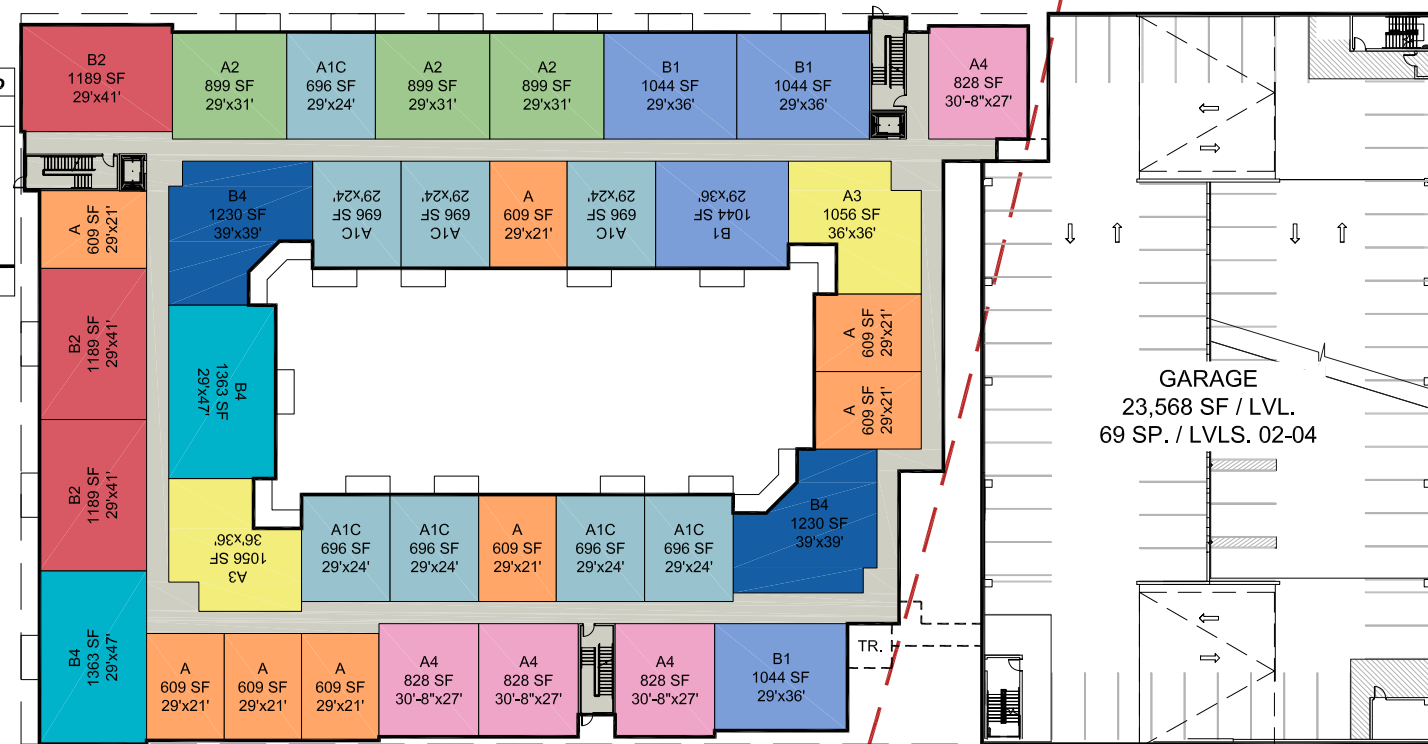
UNIT MIX					
PROVIDED			REQUIRED		
A	40	+2	A	38	
A1C	37	+3	A1C	34	
A4	20		A4	20	
A2	14	-1	A2	15	
A3	10	-7	A3	17	
B1	21	-1	B1	22	
B2	14	+1	B2	13	
B3	9	-1	B3	10	
B4	9	+1	B4	8	
TOTAL	174	-3	TOTAL	177	
NET:	151,725 SF		NET:	157,217 SF	
	-5,492 SF				

BUILDING TABULATIONS

Level	Area (Square Feet)					Units / Level	Units - Avg. SF Eff.	Pkg. Provided	Pkg. Ratio Sp./Unit
	Net	Amenities	Gross	Total	Garage				
01	25,765	6,391	30,974	37,365	27,941	30		72	
02	31,490		37,237	37,237	23,568	36		69	
03	31,490		37,237	37,237	23,568	36		69	
04	31,490		37,237	37,237	23,568	36		69	
05	31,490		37,237	37,237	23,568	36		69	
Total	151,725	6,391	179,922	186,313	98,645	174		279	1.60



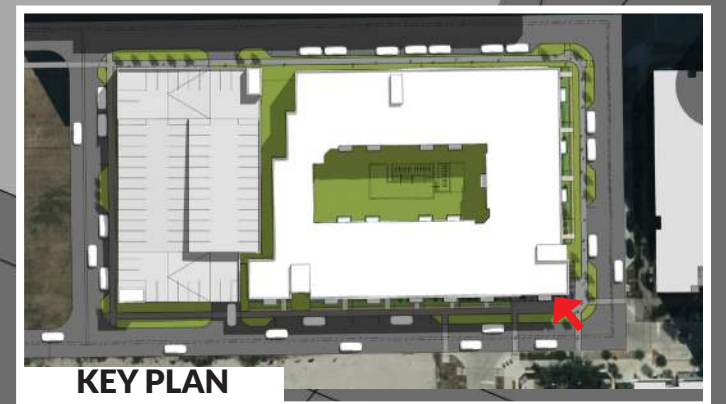
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Legacy West - Windrose Ave.

LEVELS 02-05

SP-08







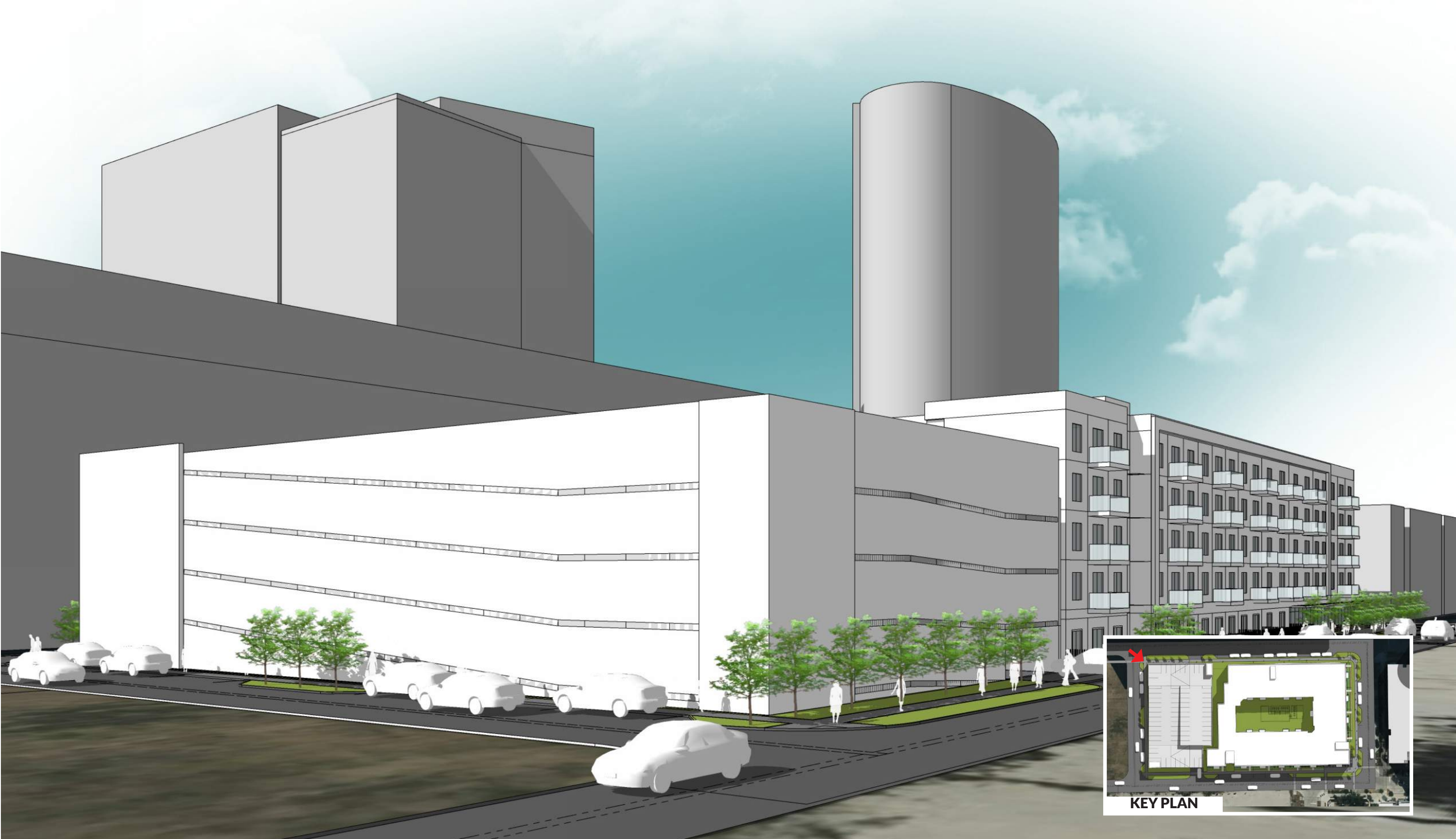
MASSING VIEWS- BUILDING VIEW 1

Page 114

COLUMBUS - LEGACY WEST MULTIFAMILY



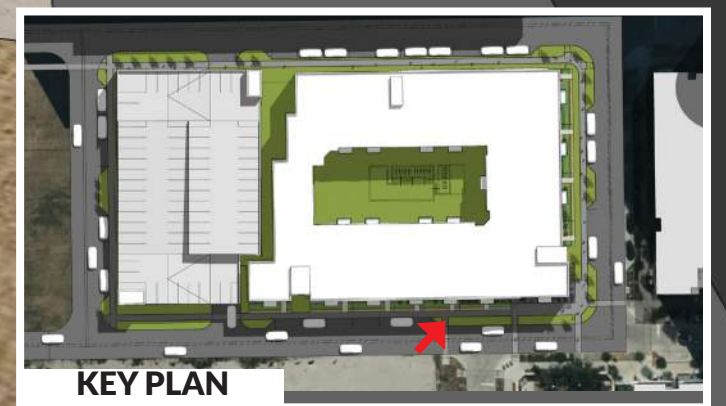




MASSING VIEWS- GARAGE VIEW 1



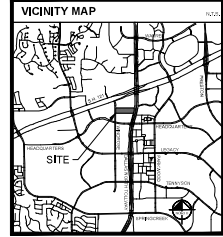
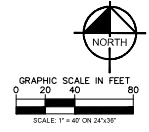
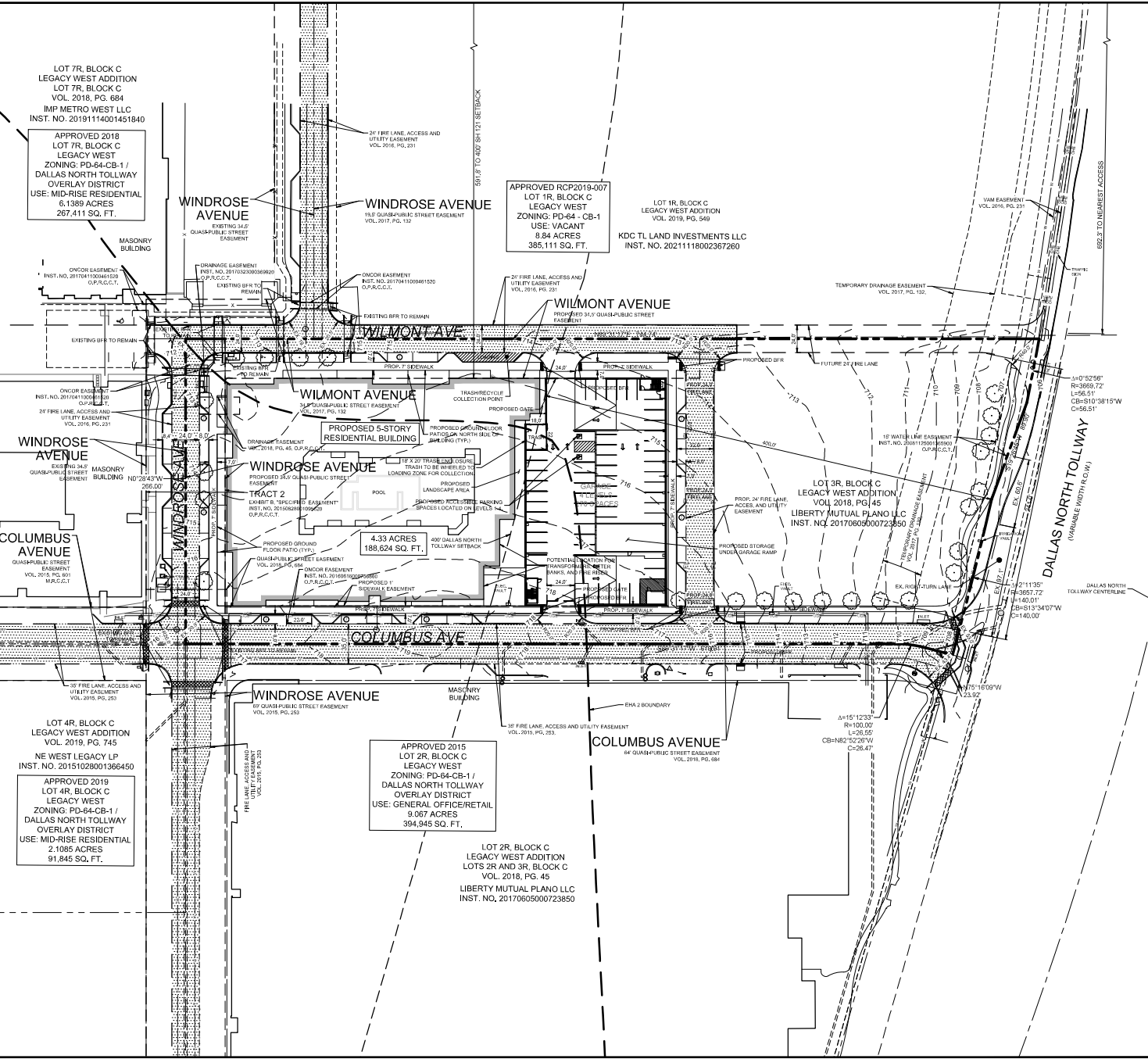
MASSING VIEWS- PEDESTRIAN VIEW 1







This document, together with the concepts and designs presented herein, is intended only for the specific project and shall be subject to any amendments and additions by City/County and Associates, Inc. and its related entities to Kimley-Horn and Associates, Inc.



General Site Data	
Zoning (from zoning map)	Planned Development-64 (Central Business-1 Dallas North Tollway Overlay District)
Land Use (from Zoning Ordinance; include all applicable uses)	Mid-Rise Residential
Lot Area (square feet & acres)	4.33 188,624
Building Footprint Area (square feet) (excluding garage)	37,237
Total Building Area (square feet) (excluding garage)	186,313
Building Height (ft. overing)	64' 4" (6)
Building Height (feet - distance to tallest building element)	70'
Lot Coverage (percent) - x.xx%	19.7%
Floor Area Ratio (Ratio x.xx:1)	0.66:1
Existing Open Storage (square feet)	NA
Proposed Open Storage (square feet)	NA
Recreation (Square Footage Area)	NA
*Net Acreage = Total acreage minus streets and open space	40.90
Multifamily Units	
# of bedrooms & Minimum unit size	0
# of 1 bedrooms & Minimum unit size	124,004 sf
# of 2 bedrooms & Minimum unit size	531,105 sf
# of 3 bedrooms & Minimum unit size	0
Total Unit Count	377
Residential Density (Units/Net Acreage)*	77.83
Parking	
Parking Ratio (from Zoning Ordinance)	1.5 SP/BR
Required Parking (if spaces)	568
Provided Parking (if spaces)	270
Accessible Parking Required (if spaces)	7
Accessible Parking Provided (if spaces)	NA
Parking in Excess of 110% of required parking (if spaces)	NA

THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO REVISE PD 64 TO REMOVE THE MINIMUM HEIGHT REQUIREMENT FOR THE REMAINING 177 MULTIFAMILY UNITS ALLOWED IN THE DEVELOPMENT.

APPROVED
MAY 8, 2024
CITY OF PLANO
PAL COMMISSION
EXAMINEE: SR

EXPIRES
MAY 8, 2028
CITY OF PLANO

REVISED CONCEPT PLAN
LEGACY WEST
4.33 ACRES
188,624 SQ. FT.
LOT 3R, BLOCK C
H.N. THOMPSON SURVEY
ABSTRACT NO. 869
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: APRIL 30, 2024

OWNER:
LIBERTY MUTUAL PLANO, LLC
175 Bankley Street
Beverly, Massachusetts 02116
Tel No. 214-698-6016
Contact: Neil Hoffmann

APPLICANT:
COLUMBUS PARTNERS, LTD
8343 Douglas Avenue Suite 300
Dallas, Texas 75225
Tel No. 214-698-6016
Contact: Griffin Shaw

CIVIL ENGINEER:
KIMLEY-HORN
13455 North Stemme Two Gallons Office Tower
Suite 700
Dallas, Texas 75240
Tel No. 817-570-1100
Contact: Cable Anne P.E.

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
13455 N. STEMMER ROAD, TWO GALLONS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: 817-570-1100
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. 1498

PRELIMINARY
This drawing is preliminary and subject to change without notice. It is not to be used for construction purposes.

NO.	REVISIONS	DATE

PROJECT: LEGACY WEST
DATE: 04/30/2024
SCALE: AS SHOWN
DESIGNED BY: CDA
DRAWN BY: CDA
CHECKED BY: CDA

REVISED CONCEPT PLAN

**LEGACY WEST
PREPARED FOR:
COLUMBUS REALTY
PARTNERS**

PLANO TX

**SHEET NUMBER
EX. 01**



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/28/2024

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM: ***IMPORTANT MESSAGE*** Comments of Public Interest (general comments on items related to city business not on the agenda) will be heard via Zoom at the end of each regular council meeting. To provide general comments, you must register to speak online and register for Zoom by 4:00 p.m. on the day of the meeting. No in-person Comments of Public Interest will be heard at the meeting. If your comments pertain to business unrelated to the City, we will provide a contact to the appropriate agency that can assist you, if applicable, as an alternative means of communication.

RECOMMENDED ACTION: Important Message
