



## CITY COUNCIL

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

**DATE: September 9, 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](http://www.planotv.org) by clicking on the Public Meetings Live tab, YouTube.com/cityofplanotexas and Facebook.com/cityofplanotx.

To speak at the meeting, register at [Plano.gov/SpeakerRegistration](http://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](mailto:councilcomments@plano.gov).

### **CALL TO ORDER**

**INVOCATION: Sr. Pastor Jason Atchley - Hunters Glen Baptist Church**

### **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.**

## **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) August 26, 2024  
**Approved**

### **Approval of Expenditures**

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

- (b) RFB No. 2024-0530-B for Residential Concrete Pavement Repair Zone Q4, Project No. PW-S-00031, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of \$5,233,250; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFB No. 2024-0499-B for 071 - Municipal Center - Generator Replacement, Project No. FAC-F-7607, for the Engineering Department to P3 Partners, LLC DBA P3 Builds in the amount of \$100,708; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2024-0402-B for Oak Grove Drive Paving, Waterline & Trail Improvements, Project No. 7459, for the Engineering Department to Tri-Con Services, Inc. in the amount of \$3,594,150; and authorizing the City Manager to execute all necessary documents. **Approved**
- (e) RFB No. 2024-0383-B for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements, Project No. 7461, for the Engineering Department to Jim Bowman Construction Company, L.P. in the amount of \$3,949,795; and authorizing the City Manager to execute all necessary documents. **Approved**

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

- (f) To approve the purchase of CCTV Expansion Project-Equipment, Project No. TP-S-00009, for the Engineering Department in the estimated amount of \$688,828 from AM Signal, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (PCA Contract No. OD-383-23) **Approved**
- (g) To approve the purchase of implementation services, software, hardware, and maintenance for the City's Fire Station Alerting System for a one (1) year contract with up to nine (9) additional twelve (12) month automatic renewals through Honeywell International, Inc. through its US Digital Design Group in the estimated total contract amount of \$2,390,431, Motorola Solutions to provide two (2) dispatch consoles with 5-years of maintenance in the estimated total contract amount of \$370,766, and Central Square interfaces in the estimated total contract amount of \$112,850, for a combined total amount across contracts of \$2,874,047 through existing contracts; and authorizing



the City Manager to execute all necessary documents. (HGAC Contract No. EC07-23 and Texas DIR Contract No. TX DIR-TSO-4101) **Approved**

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

- (h) To approve an increase to the current awarded contract amount of \$164,228 by \$155,600, for a total contract amount of \$319,828, for landscape architect professional services for Chisholm Trail Extension, Project No. 7306.1, from Freese and Nichols, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2021-0517-X; Modification No. 2) **Approved**
- (i) To approve a decrease to the current awarded contract amount of \$1,139,600 by \$278,770, for a total contract amount of \$860,830, for engineering professional services for Shiloh Road Expansion - Park Boulevard to 14th Street, Project No. 7036, from Kimley-Horn and Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2019-0229-X; Modification No. 6) **Approved**

#### **Approval of Expenditure**

- (j) To approve an expenditure for landscape architect professional services for Bruce Glasscock Park Improvements, Project No. PKR-P-00073, in the amount of \$446,085 from Studio Outside LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (k) To approve an expenditure for construction materials testing professional services for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements, Project No. 7461, in the amount of \$181,825 from Raba Kistner, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (l) To approve an expenditure for engineering professional services for 13th Street Paving, Sewer, and Water Reconstruction - Municipal Avenue to N Avenue, Project No. ENG-S-00015, in the amount of \$377,100 from Teague Nall and Perkins, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

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

- (m) To approve an Interlocal Agreement by and between the City of Plano and the City of Dallas with no financial impact for Radio Interoperability for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0619-I) **Approved**

#### **Adoption of Resolutions**

- (n) To approve a revised Fee Schedule for the Environmental Health & Sustainability Department to reflect fee changes; and providing an effective date. **Adopted Resolution No. 2024-9-1(R)**

### **Adoption of Ordinances**

- (o) To abandon all right, title and interest of the City in and to a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, and being 1.11 acres of Coit Road; abandoning all right, title and interest of the City in such right-of-way to the abutting property owner, 601 Coit Partners LP, to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary to quitclaim the City's interest; and providing an effective date. **Adopted Ordinance No. 2024-9-2**

### **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 to grant the appeal of the Planning & Zoning Commission's denial of Zoning Case 2024-012. Request to rezone from Neighborhood Office to Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) on 7.7 acres located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive. Petitioner: Big OS Properties, LP **Conducted and Adopted Ordinance No. 2024-9-3 granting the appeal.**
- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-014 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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: Oak Point Plaza I, LLC **Conducted and Adopted Ordinance No. 2024-9-4**
- (3) Consideration of an Ordinance to approve and adopt the Operating Budget and setting the appropriations for the fiscal year beginning October 1, 2024, and terminating September 30, 2025; and providing an effective date. (Public Hearings held on August 12, 2024, August 15, 2024, and August 26, 2024.) **Adopted Ordinance No. 2024-9-5**

- (4) Consideration of an Ordinance to approve and adopt the Community Investment Program and setting the appropriations for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and providing an effective date. (Public Hearings held on August 12, 2024, August 15, 2024, and August 26, 2024.) **Adopted Ordinance No. 2024-9-6**
- (5) Public Hearing on the proposed tax rate of \$0.4176 per \$100 of taxable value for Fiscal Year 2024-25. (The first Public Hearing was held on August 26, 2024.) **Conducted**
- (6) Consideration of an Ordinance to approve and adopt the Tax Rate for the fiscal year beginning October 1, 2024 and terminating September 30, 2025; and providing an effective date. (The first Public Hearing was held on August 26, 2024. The second Public Hearing is being held on September 9, 2024, prior to the adoption of this Ordinance.) **Adopted Ordinance No. 2024-9-7**
- (7) Consideration of an Ordinance to ratify the property tax revenue in the 2024-25 Budget as a result of the City receiving more revenues from property taxes in the 2024-25 Budget than in the previous fiscal year; and providing an effective date. (The first Public Hearing was held on August 26, 2024. The second Public Hearing is being held on September 9, 2024, prior to the adoption of this Ordinance.) **Adopted Ordinance No. 2024-9-8**

#### **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:** 9/9/2024

**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:** To speak at the meeting, register at [Plano.gov/SpeakerRegistration](http://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.**

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**RECOMMENDED  
ACTION:** Location Link

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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** City Secretary  
**DIRECTOR:** Lisa Henderson, City Secretary  
**AGENDA ITEM:** Approval of Minutes  
**RECOMMENDED ACTION:** Approval of Minutes

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### **ITEM SUMMARY**

August 26, 2024

**Approved**

### **ATTACHMENTS:**

Description	Upload Date	Type
Preliminary Open Meeting Minutes	9/2/2024	Minutes
Regular Meeting Minutes	9/2/2024	Minutes

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
August 26, 2024**

**COUNCIL MEMBERS PRESENT**

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

**STAFF PRESENT**

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

Mayor Muns called the meeting to order at 5:00 p.m., Monday, August 26, 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 Children's Program Room of the Davis Library, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and discuss Litigation, Section 551.071; discuss Economic Development matters, Section 551.087, and discuss 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 6:48 p.m. Deputy Mayor Pro Tem Holmer was away from the dais.

- **Consideration and action resulting from Executive Session discussion**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 6:49 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL  
REGULAR SESSION  
August 26, 2024**

**COUNCIL MEMBERS PRESENT**

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

**STAFF PRESENT**

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

Mayor Muns convened the Council into the Regular Session on Monday, August 26, 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**

Imam Azhar Subedar with Islamic Association of Collin County led the invocation and the City Council led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

Proclamation: September is Hunger Action Month meant to mobilize the public to action on the issue of hunger.

**Consent Agenda**

**MOTION:** Upon a motion made by Councilmember Horne and seconded by Councilmember Ricciardelli, the Council voted 8-0 to approve all items on the Consent Agenda, as follows:

**Approval of Minutes**

August 12, 2024  
August 15, 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. 2024-0240-AC** for a one (1) year contract with four (4) one-year automatic renewals for Public Grounds Mowing and Landscape Maintenance, Group 2, for Parks and Recreation Department to The BENK Group LLC dba Emerald Cut Lawn and Landscape, in the estimated annual amount of \$105,284; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**RFB No. 2024-0233-B** for Bob Woodruff Dog Park Shade and Drainage Improvements, Project No. PKR-P-7504, for the Parks and Recreation Department to ALCC, LLC dba Perfect Finish Landscaping in the amount of \$684,200; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**RFB No. 2024-0336-B** for Bob Woodruff Park South Restroom Replacement, Project No. PKR-P-00005, for the Parks and Recreation Department to CGC General Contractors, Inc. in the amount of \$1,156,967; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

**RFB No. 2024-0321-B** for Glen Meadows Park Renovation, Project No. PKR-P-7018, for the Parks and Recreation Department to T.F. Harper & Associates, LP in the amount of \$1,455,987; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

**RFB No. 2024-0183-B** for Manhole Risers and Valve Risers & Lids for a one (1) year contract with four (4) one-year automatic renewals to purchase inventory stock items to support Public Works Utility Operations Division from Consolidated Pipe and Supply in the estimated annual amount of \$302,383; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

**RFB No. 2024-0490-B** for Sewer Improvements Plano Parkway Parallel Interceptor, Project No. 7294, for the Engineering Department to S. J. Louis Construction of Texas, LTD. in the amount of \$14,363,106; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

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

To approve the purchase of Hurst Rescue Tools for Plano Fire-Rescue in the amount of \$838,124 from Municipal Emergency Services, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 698-23) (Consent Agenda Item “H”)

To approve the purchase of licensing, support and maintenance of Lytx Drive Cam solution for a four (4) year contract with four (4) one-year automatic renewals for Risk Management in the estimated amount of \$1,029,000 for the initial four year term, plus \$1,029,000 provided all four renewal terms are exercised, from Lytx, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 020221) (Consent Agenda Item “I”)



To approve the purchase of one (1) Tractor in the amount of \$88,632 from United Ag and Turf and one (1) Mower in the amount of \$93,239 from Alamo Industrial for Fleet Services through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 082923-DAC and Sourcewell Contract No. 070821-AGI) (Consent Agenda Item “J”)

To approve the purchase of one (1) Forestry Truck for Fleet Services in the amount of \$182,691 from Altec Industries, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 110421-ALT) (Consent Agenda Item “K”)

To approve the purchase of Furnishing and Installation of Pavement Marking Material for a one (1) year contract with four (4) one-year automatic renewals for the Public Works Department in the estimated annual amount of \$775,000 from A & M Maintenance Services, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (City of Richardson Contract No. 72-24) (Consent Agenda Item “L”)

To approve the purchase of Adobe Enterprise Licenses, Maintenance and Support for one (1) year with two (2) one-year automatic renewals for Technology Solutions in the estimated amount of \$710,255 from Dell Marketing, LP through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas DIR Contract No. TX DIR-TSO-3763) (Consent Agenda Item “M”)

### **Approval of Contract Modification**

To approve an increase to the current awarded contract amount of \$80,850 by \$46,790, for a total contract amount of \$127,640, for construction materials testing professional services for Water Rehabilitation - Parker Road from Independence Parkway to Country Place Drive, Project No. 7050.1, from HVJ North Texas – Chelliah Consultants, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0298-X; Modification No. 1) (Consent Agenda Item “N”)

### **Approval of Change Order**

To approve an increase to the current awarded contract amount of \$16,372,694 by \$755,192, for a total contract amount of \$17,127,886, for Shiloh Road Expansion - Park Boulevard to 14th Street, Project No. 7036, from Texas Sterling Construction, Co. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0241-B, Change Order No. 3). (Consent Agenda Item “O”)

### **Approval of Expenditure**

To approve an expenditure for the purchase of forty-one (41) LIFEPAK 35's in the estimated amount of \$1,366,482 from Stryker Corporation for Plano Fire-Rescue; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “P”)

To ratify an expenditure in the amount of \$402,979 for Stadium Pump Station HMI & PLC Modernization from HOLT CAT for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “Q”)

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

To approve an Economic Development Agreement between the City of Plano and NexPoint Development Company, LP, a Delaware limited partnership for the Texas Research Quarter Project; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “R”)

### **Adoption of Resolutions**

**Resolution No. 2024-8-8(R):** To approve the Investment Portfolio Summary for the quarter ended June 30, 2024; and providing an effective date. (Consent Agenda Item “S”)

### **Adoption of Ordinances**

**Ordinance No. 2024-8-9:** To approve the Project and Financial Plan for Tax Increment Financing Reinvestment Zone Number Five; making certain findings; providing a severability clause; and providing for an immediate effective date. (Consent Agenda Item “T”)

**Ordinance No. 2024-8-10:** To approve a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”) regarding the Company’s 2024 Rate Review Mechanism (“RRM”) filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; adopting a severability clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and the ACSC’s legal counsel. (Consent Agenda Item “U”)

**Ordinance No. 2024-8-11:** To amend Section 12-74(b), Maximum Limits on Specific Streets, of Article IV, Speed of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to lower the prima facie maximum speed limit from forty-five (45) miles per hour to forty (40) miles per hour on Hedgcoxe Road from its intersection with Legacy Drive to its intersection with Robinson Road and to maintain the prima facie maximum speed of forty-five (45) miles per hour on Hedgcoxe Road from its intersection with Robinson Road to its intersection with Custer Road 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 “V”)

### **End of Consent**

**Second Reading and adoption of Ordinance No. 2024-8-12** to grant to Denton County Electric Cooperative, Inc., d/b/a CoServ Electric, a Texas electric cooperative corporation, its successors and assigns, a non-exclusive franchise to use the present and future streets, avenues, alleys, roads, highways, sidewalks, easements and other public rights-of-way in the City of Plano, Texas for the purposes of constructing and operating an Electric Distribution System; setting forth terms and conditions to govern the franchise; providing a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Regular Item “1”)

**MOTION:** Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Williams, the Council voted 8-0 to grant to Denton County Electric Cooperative, Inc., d/b/a CoServ Electric, a Texas electric cooperative corporation, its successors and assigns, a non-exclusive franchise to use the present and future streets, avenues, alleys, roads, highways, sidewalks, easements and other public rights-of-way in the City of Plano, Texas for the purposes of constructing and operating an Electric Distribution System; setting forth terms and conditions to govern the franchise; and providing an effective date; and further to adopt Ordinance No. 2024-8-12.

**Public Hearing** on the FY 2024-25 Recommended Budget, Proposed Community Investment Program (CIP) and the Proposed Ad Valorem Tax Rate. (Regular Item “2”)

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

**Discussion and direction re:** FY 2024-25 Recommended Budget. (Regular Item “3”)

The Council expressed concurrence to fund salary adjustments to bring employees to median plus five percent.

**Comments of Public Interest**

Bill Lisle registered to speak but was unable due to audio issues.

With no further discussion, the Regular City Council Meeting adjourned at 7:34 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Public Works  
**DIRECTOR:** Abby Owens, Director of Public Works  
**AGENDA ITEM:** Award of bid in the amount of \$5,233,250 for Residential Concrete Pavement Repair Zone Q4, Project No. PW-S-00031.  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

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### **ITEM SUMMARY**

RFB No. 2024-0530-B for Residential Concrete Pavement Repair Zone Q4, Project No. PW-S-00031, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of \$5,233,250; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

Public Works recommends the bid for the Residential Concrete Pavement Repair Zone Q4 be awarded to Garret Shields Infrastructure, LLC, in the amount of \$5,233,250; to be accepted as the lowest responsive and responsible bid for the project, conditioned upon timely execution of all necessary documents. A total of 2,130 vendors were notified of the bid. Seven (7) bids were submitted.

This project involves the repair of approximately 37,500 square yards of residential concrete streets and alleys, 27,000 square feet of sidewalk, and 171 barrier free ramps located in residential Zone Q4.

Public Works employs three options for different types of pavement repair needs. City staff typically handle smaller isolated repairs of significantly damaged street, sidewalk and alley paving. Utilizing city crews for these areas is more cost-effective than a third party due to costs of mobilization and economy of scale. Next, the Department utilizes Requirements Projects that are location-based work orders to address moderate sized areas of disrepair. Staff creates work orders for these areas with higher quantities of concrete repair and traffic control than city crews can address. Staff also inspects the third-party construction activities to ensure the work is performed to city specifications. Finally, larger areas of repair such as this project, are bid as separate contracts as neighborhood zone rehabilitation projects and arterial rehabilitation projects that cover several miles of infrastructure.

Public Works staff evaluates both the effectiveness of our street projects and feasibility to do more work with Public Works staff. At this time, sufficient yard/storage space, staff space, and equipment is not available for city staff to perform larger pavement rehabilitation projects, such as this neighborhood zone rehabilitation project, and still address isolated areas for repair that cost the city more for private contractors to complete.

If this project is not awarded, the areas located inside of Residential Zone Q4, will not be repaired. This will result in elevated maintenance and replacement costs in the future. In addition, existing ADA compliance issues will not be repaired, leaving pedestrian facilities in an unsafe condition.

Engineer's estimate for this project is \$6,700,000.

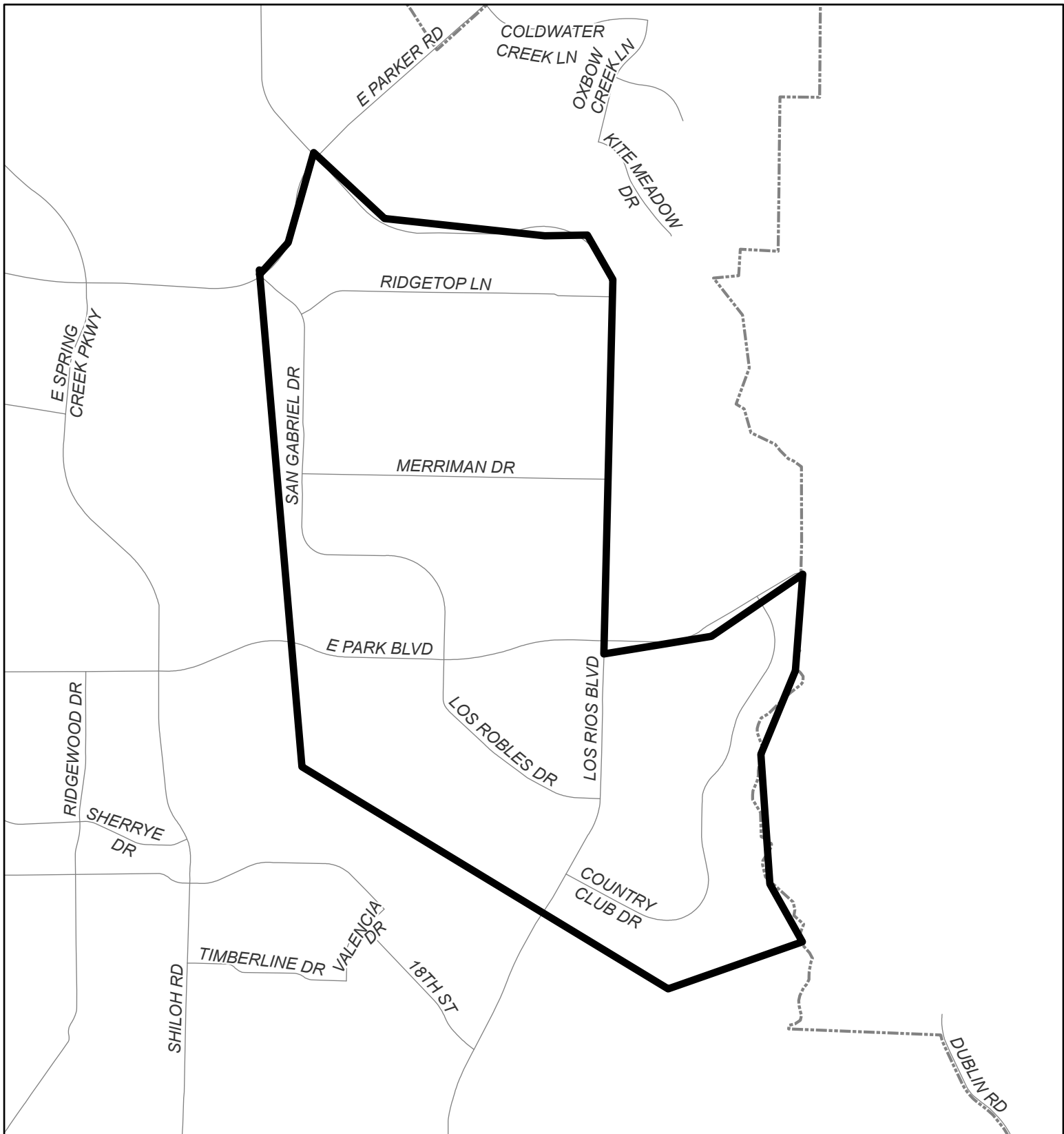
## **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this project is budgeted in the 2024-25 Street Improvements CIP and is planned for future years, as well. Construction services for the Residential Concrete Pavement Repair Zone Q4 project, in the total amount of \$5,233,250, will leave a balance of \$3,116,150 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	8/12/2024	Map
Bid Recap	8/12/2024	Bid Recap



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Feet



City of Plano BI-GIS Division  
August 2024

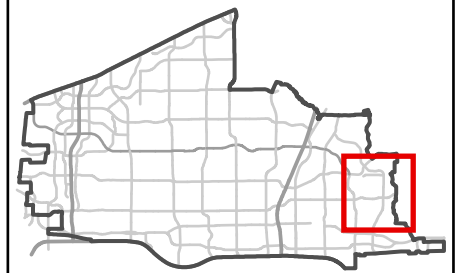
## Residential Concrete Pavement Repair

Zone Q4

Project No. PW-S-00031

Page 16

### Project Location



# CITY OF PLANO

## RFB CIP

**Bid No. 2024-0530-B**

**Residential Concrete Pavement Repair Zone Q4**

**Project No. PW-S-00031**

## Bid Recap

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<b><u>Bid Opening Date/Time:</u></b>	Thursday, August 1, 2024 @ 2:00PM
<b><u>Number of Vendors Notified:</u></b>	2,130
<b><u>Vendors Submitting "No Bids":</u></b>	5
<b><u>Number of Non-Responsive Bids Submitted:</u></b>	0
<b><u>Number of Responsive Bids Submitted:</u></b>	7

<b><u>Vendor:</u></b>	<b><u>Total Bid:</u></b>
Garret Shields Infrastructure, LLC	\$ 5,233,250.00
Cam-Crete Contracting, Inc.	\$ 5,458,800.00
Jim Bowman Construction Company	\$ 5,496,150.00
ICOS Management, LLC	\$ 5,575,450.00
Ratliff Hardscape, Ltd.	\$ 6,387,340.00
Urban Infraconstruction, LLC	\$ 6,391,550.00
AXIS Contracting, Inc.	\$ 8,824,500.00

### **Recommended Vendor:**

Garret Shields Infrastructure, LLC	\$ 5,233,250.00
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*Stephanie Shaffer*

Stephanie Shaffer, Contract Administrator

8/12/2024

Date

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Engineering-Facilities

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

**AGENDA ITEM:** Award of bid in the amount of \$100,708 for 2024-0499-B 071 - Municipal Center - Generator Replacement Project No. FAC-F-7607.

**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

---

### **ITEM SUMMARY**

RFB No. 2024-0499-B for 071 - Municipal Center - Generator Replacement, Project No. FAC-F-7607, for the Engineering Department to P3 Partners, LLC DBA P3 Builds in the amount of \$100,708; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Engineering Department opened bids on July 30, 2024, for the FAC-F-7607 – 071 – Municipal Center – Generator Replacement project.

The lowest responsive and responsible bid was submitted by P3 Partners, LLC DBA P3 Builds in the amount of \$100,708. There were a total 1,677 vendors notified of this project. Six (6) bidder's complete bids were received for the project as shown in the attached bid recap.

This generator needing replacement is over 20 years old and is at the end of its life expectancy. If this is not approved, failure of equipment could occur resulting in loss of power to mission critical systems.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is budgeted in the 2024-25 Capital Maintenance Fund. Construction services for the Municipal Center - Generator Replacement project, in the total amount of \$100,708, will leave a balance of \$247,226 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	8/22/2024	Bid Recap



# CITY OF PLANO

## RFB CIP

**Bid No. 2024-0499-B**

**071 – Municipal Center – Generator Replacement**

**Project No. FAC-F-7607**

### **Bid Recap**

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**Bid Opening Date/Time:** Tuesday, July 30, 2024, @ 2:00 PM

**Number of Vendors Notified:** 1677

**Vendors Submitting “No Bids”:** 3

**Number of Non-Responsive Bids Submitted:** 0

**Number of Responsive Bids Submitted:** 6

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
P3 Partners, LLC DBA P3 Builds	\$100,708.00
MBC Services LLC	\$117,873.50
Prater Electric	\$152,250.00
R Chan Construction Company	\$157,250.00
North American Information Systems	\$177,183.90
HBC Ready Mix/HBC Generators	\$180,000.00

**Recommended Vendor:**

P3 Partners, LLC DBA P3 Builds	\$100,708.00
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*Ruth Escalera*

Ruth Escalera , Sr. Buyer

8/22/2024

Date

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Engineering-CIP  
**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering  
**AGENDA ITEM:** Award a bid in the amount of \$3,594,150, for Oak Grove Drive Paving, Waterline & Trail Improvements, Project No. 7459.  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

---

### **ITEM SUMMARY**

RFB No. 2024-0402-B for Oak Grove Drive Paving, Waterline & Trail Improvements, Project No. 7459, for the Engineering Department to Tri-Con Services, Inc. in the amount of \$3,594,150; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Engineering Department opened bids July 18, 2024 for the Oak Grove Drive Paving, Waterline & Trail Improvements project. The project includes the removal and replacement of full-width pavement, sidewalk, barrier free ramps, driveways, alley approaches for Oak Grove Drive from Oak Grove Court to Peachtree Lane, including Oak Grove Court. The project also includes the replacement of existing 6" waterlines and appurtenances in Oak Grove Drive. In addition to the infrastructure replacement in Oak Grove Drive, the adjacent 10'-12' hike and bike trail in Santa Fe Park will be replaced with this project between Jupiter Road and Spring Creek Parkway as part of the Parks Department's initiative to complete the replacement of this trail.

The lowest responsive and responsible bid was submitted by Tri-Con Services, Inc. in the amount of \$3,594,150. There were a total of 1,680 vendors notified of this project. Nine (9) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, concrete pavement, trail deterioration and water service interruptions will continue, resulting in increased maintenance costs and a reduction of the quality of life for area residents.

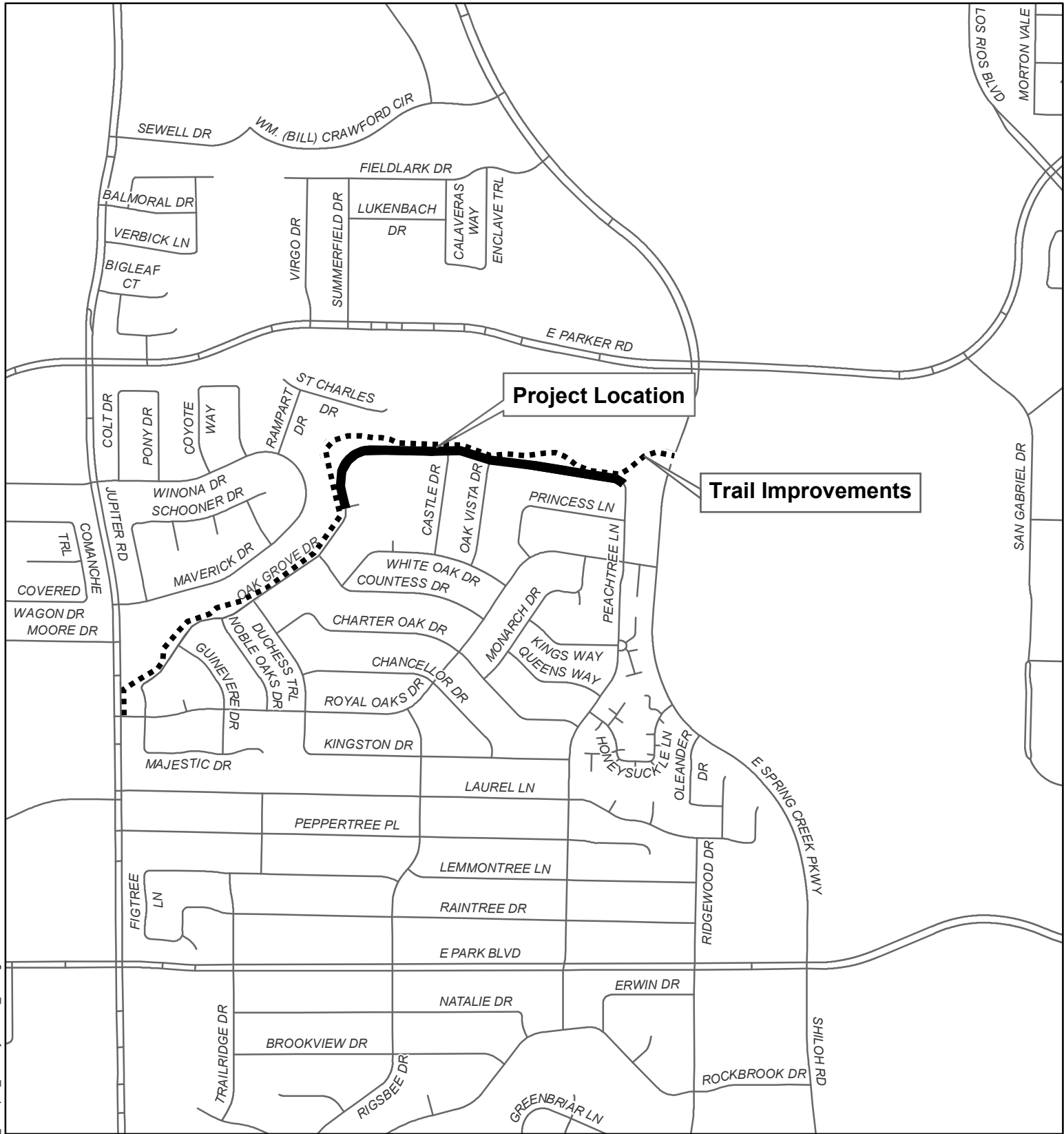
### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is budgeted in the 2024-25 Street Improvements CIP, Water CIP, and Park Improvements CIP and is planned for future years in the Street Improvements CIP, as well. Construction services for the Oak Grove Drive Paving, Water Line & Trail Improvements project, in the total amount of \$3,594,150, will leave a combined balance of \$1,087,850 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	8/12/2024	Map
Bid Recap	8/22/2024	Bid Recap



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Feet



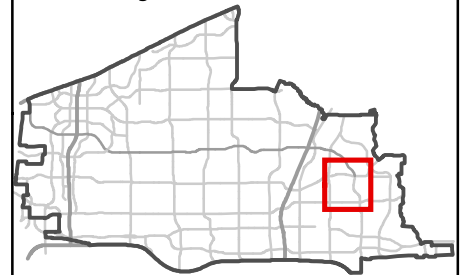
City of Plano, BI/GIS  
March 2022

**Project No. 7459**

**Oak Grove Drive Paving, Water  
Line, & Trail Improvements.**

Page 21

**Project Location**



# CITY OF PLANO

## RFB CIP

**Bid No. 2024-0402-B**

**RFB for Oak Grove Drive Paving, Waterline & Trail Improvements**

**Project No. 7459**

### **Bid Recap**

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**Bid Opening Date/Time:** Thursday, July 18, 2024 at 2:00 PM

**Number of Vendors Notified:** 1680

**Vendors Submitting “No Bids”:** 6

**Number of Non-Responsive Bids Submitted:** 0

**Number of Responsive Bids Submitted:** 9

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
Tri-Con Services, Inc.	\$3,594,150.00
KIK Underground, LLC	\$3,900,605.70
DDM Construction Corporation	\$4,098,886.00
Gecontrac 1.0 LLC	\$4,192,216.70
Ratliff Hardscape, Ltd	\$4,223,984.00
ANA Site Construction	\$4,323,590.00
Reliable Paving	\$4,380,822.40
Jeske Construction Company	\$4,469,860.00
Jim Bowman Construction Company, L.P.	\$4,565,301.20

**Recommended Vendor:**

Tri-Con Services, Inc.	\$3,594,150.00
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*Christle Brungardt*

Christle Brungardt, Buyer II

9/9/2024

Date

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Award of bid in the amount of \$3,949,795 for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements Project No. 7461.

**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

---

### **ITEM SUMMARY**

RFB No. 2024-0383-B for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements, Project No. 7461, for the Engineering Department to Jim Bowman Construction Company, L.P. in the amount of \$3,949,795; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Engineering Department opened bids on August 1, 2024 for the Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements project. The project includes replacement of existing street pavement, sidewalk, and water lines at the following locations:

1. Middle Cove Drive - Lookout Trail to Buffalo Bend (1,380 LF)
2. Lookout Trail - 200' north of Middle Cove Drive to Eagle Pass (1,100 LF)
3. Tumbleweed Drive - 140' north of Middle Cove Drive to 90' south of Middle Cove Drive (230 LF)
4. Westridge Drive - Custer Road to 260 feet west of Dartbrook Drive (950 LF)
5. Carrington Drive - Glenmont Drive to Winslow Drive (630 LF)
6. Early Morn Drive - Midnight Drive to Daybreak Trail (1,130 LF)
7. Early Morn Court - Early Morn Drive to end of cul-de-sac (180 LF)

The scope of improvements include replacement of 17,400 SY of 6" reinforced concrete pavement, 2,180 SY of 4" concrete sidewalk, 2,500 LF of 8" water main, and 1,860 LF of 6" water main.

The lowest responsive and responsible bid was submitted by Jim Bowman Construction Company, L.P., in the amount of \$3,949,795. There were a total of 1,723 vendors notified of this project. Seven (7) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the result is continued deterioration of the existing water lines along the project limits, resulting in increased maintenance costs, service interruptions, and a negative impact on the quality of life in this neighborhood.

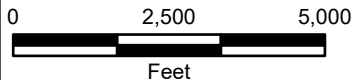
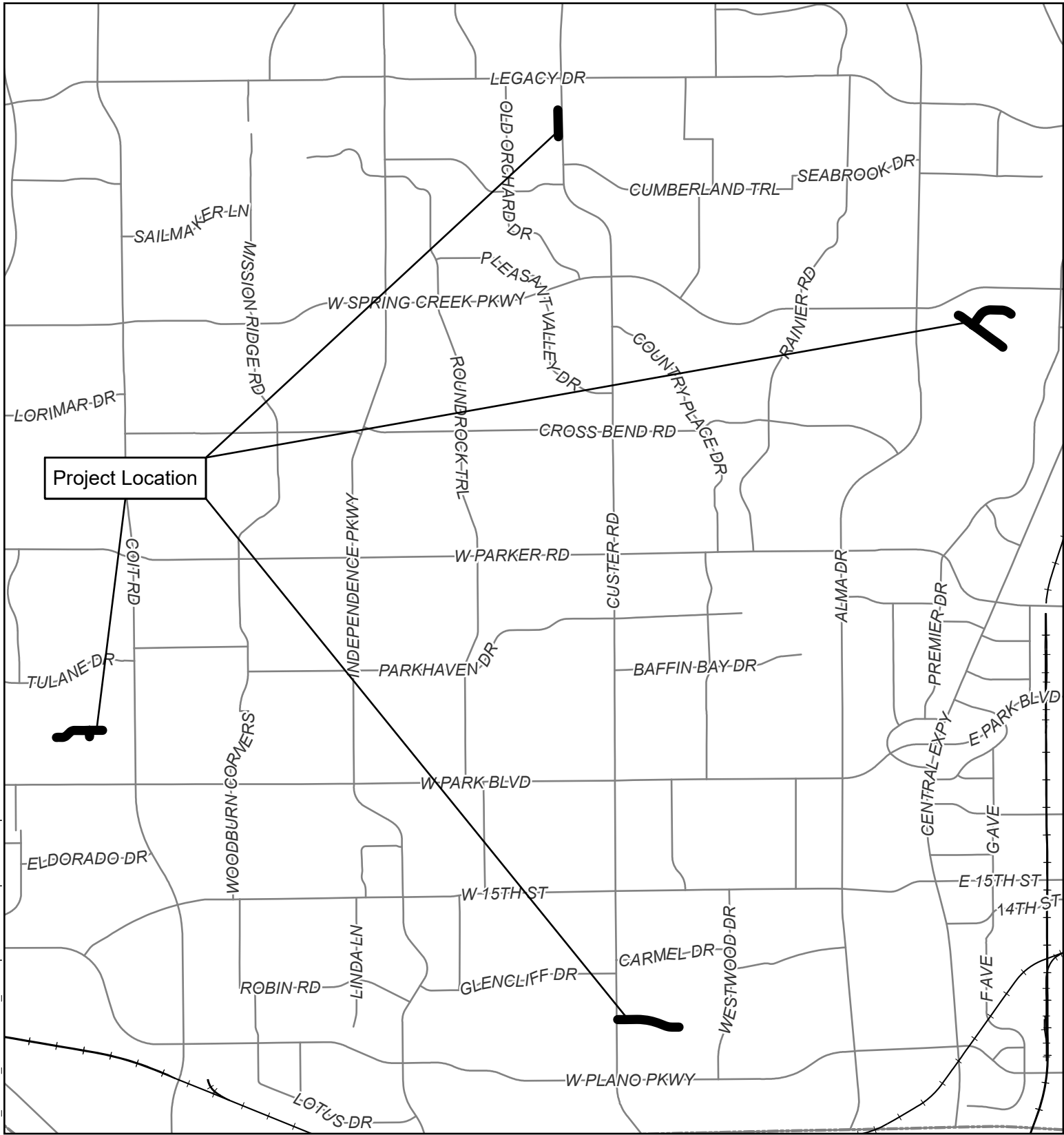
### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2023-24 Street Improvements CIP and Water CIP and is budgeted in both funds for 2024-25, as well. Construction services for the Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements project, in the total amount of \$3,949,795, will leave a combined balance of \$787,082 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:**

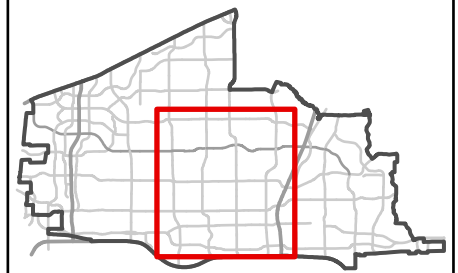
Description	Upload Date	Type
Location Map	8/23/2024	Map
Bid Recap	8/23/2024	Bid Recap



## Project 7461

**Middle Cove, Lookout, Tumbleweed,  
Westridge, Carrington & Early Morn –  
Paving and Waterline Improvements**

### Project Location



# CITY OF PLANO

## RFB CIP

**Bid No. 2024-0383-B**

**Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early  
Morn - Paving and Waterline Improvements**

**Project No. 7461**

### **Bid Recap**

---

**Bid Opening Date/Time:** Thursday, August 1, 2024 @ 2:00 PM

**Number of Vendors Notified:** 1723

**Vendors Submitting "No Bids":** 6

**Number of Non-Responsive Bids Submitted:** 0

**Number of Responsive Bids Submitted:** 7

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
Jim Bowman Construction Company, L.P.	\$3,949,794.50
ANA Site Construction	\$4,290,217.75
KIK Underground, LLC	\$4,630,220.85
Tiseo Paving	\$4,941,418.10
AXIS Contracting, Inc.	\$5,166,669.13
Jeske Construction Company	\$5,214,395.00
FNH Construction, LLC	\$5,950,319.00

**Recommended Vendor:**

Jim Bowman Construction Company, L.P.	\$3,949,794.50
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*Ruth Escalera*

Ruth Escalera , Sr. Buyer

8/21/2024

Date



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Engineering-Transportation  
**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering  
**AGENDA ITEM:** Approve purchase of the CCTV Expansion Project-Equipment, Project No. TP-S-00009  
**RECOMMENDED ACTION:** Purchase from Existing Contract

---

### **ITEM SUMMARY**

To approve the purchase of CCTV Expansion Project-Equipment, Project No. TP-S-00009, for the Engineering Department in the estimated amount of \$688,828 from AM Signal, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (PCA Contract No. OD-383-23) **Approved**

### **BACKGROUND**

The Engineering Department - Transportation Division recommends the approval of an expenditure in the amount of \$688,828 to purchase CCTV camera equipment from AM Signal, LLC through the PCA purchasing cooperative. This purchase includes the procurement of 146 CCTV cameras. The installation of these cameras is being done under a previously approved contract.

Quotes from three vendors were received under this procurement with AM Signal, LLC submitting the lowest, responsive quote. The PCA purchasing cooperative documentation shows that the Bosch CCTV camera hardware substantially meets the City's technical requirements and represents the best value for the City of Plano. The Bosch CCTV camera has previously been installed at two of Plano's existing traffic signal locations.

The benefit of this project includes adding visual capabilities at a significant majority of traffic signals and a few mid-block locations between signals. These new cameras will give the Traffic Management Center personnel and Emergency Operations Center remote real-time viewing capabilities and allow Transportation staff to respond to incidents and failed equipment much faster.

Not approving the expenditure would result in the loss of Federal funds, continued blind spots around the city for the Traffic Management Center and Emergency Operations Center personnel, and delays in responding to incidents and equipment failures.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (PCA Contract No. OD-383-23 and City of Plano Contract No. 2024-0518-O)

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is budgeted in the 2024-25 Street Improvements CIP and expenditures are reimbursable via federal grant. The purchase of equipment for the CCTV Expansion project, in the total

amount of \$688,828, will leave a balance of \$104,533 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
Project Map	8/19/2024	Map
Cooperative Quote Recap	8/26/2024	Cooperative Quote Recap

# CCTV Expansion

CCTV Cameras

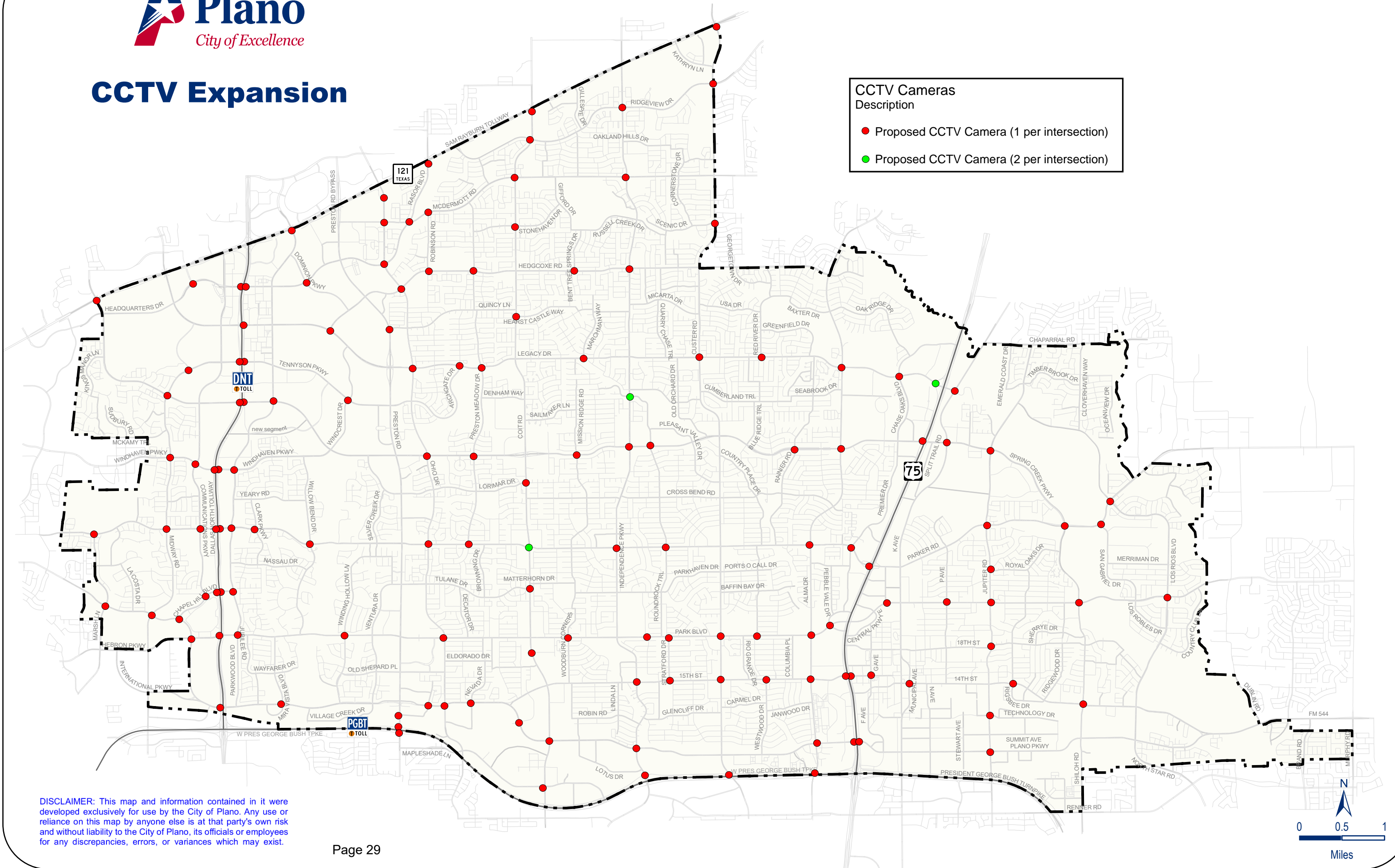
Description

●

Proposed CCTV Camera (1 per intersection)

●

Proposed CCTV Camera (2 per intersection)



# CITY OF PLANO

**Bid No. 2024-0518-O**

**CCTV Expansion Project-Equipment, Project No. TP-S-00009**

## **Cooperative Quote Recap**

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**Bid opening Date/Time:** August 1, 2024 at 12:00 p.m.

**Number of Vendors Notified:** 3

**Vendors Submitting “No Bids”:** 0

**Number of Bids Nonresponsive:** 1

**Number of Bids Submitted:** 2

**Vendor Name**

AM Signal, LLC  
(via PCA OD-383-23)

**Amount**

\$688,828.00

Paradigm Traffic Systems, Inc.  
(via TXShare 2023-092 and BuyBoard 695-23)

\$700,800.00

**Recommended Vendor**

AM Signal, LLC  
(via PCA OD-383-23)

**Amount**

\$688,828.00

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Technology Solutions  
**DIRECTOR:** Roger Wright, Chief Information Officer  
**AGENDA ITEM:** To approve the purchase of hardware, software, implementation services and maintenance for a Fire Station Alerting System.  
**RECOMMENDED ACTION:** Purchase from Existing Contract

---

### **ITEM SUMMARY**

To approve the purchase of implementation services, software, hardware, and maintenance for the City's Fire Station Alerting System for a one (1) year contract with up to nine (9) additional twelve (12) month automatic renewals through Honeywell International, Inc. through its US Digital Design Group in the estimated total contract amount of \$2,390,431, Motorola Solutions to provide two (2) dispatch consoles with 5-years of maintenance in the estimated total contract amount of \$370,766, and Central Square interfaces in the estimated total contract amount of \$112,850, for a combined total amount across contracts of \$2,874,047 through existing contracts; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. EC07-23 and Texas DIR Contract No. TX DIR-TSO-4101) **Approved**

### **BACKGROUND**

The existing fire station alerting system was purchased in October 2014 and now has some architectural and functional deficiencies that need to be addressed. These deficiencies can have potential impacts on both public safety response times as well as firefighter health and well-being. While the City's first responders have defined contingency plans and are well-trained to adapt, a more reliable alerting system is necessary. Updating and replacing the alerting system minimizes the risk of missed or delayed calls and ensures a prompt response to emergency calls.

The USDD system offers significant advantages over the current system, directly addressing the following:

- **Improved Uptime:** The USDD system architecture is simplified and modular allowing for core system module replacement in hours, often by city staff and not dependent on external support resources being scheduled, mitigating the possibility of extended station down time due to system outages.
- **Improved Alerting:** The USDD system has improved architecture design in the area of station alerting components and peripherals improving redundancy and alerting configuration capabilities.
- **Mobile App Redundancy:** The USDD system provides a mobile application, adding another layer of redundancy for receiving emergency calls. This ensures personnel are notified even if there are issues with in station alerts.
- **Zoned Alerting:** The system offers zoned alerting capabilities, reducing unnecessary dispatches and minimizing firefighter fatigue. This promotes recovery time and optimizes resource allocation.

This upgrade will significantly enhance our overall emergency response capabilities and reliability, protect lives and property, and contribute to maintaining our ISO Class 1 rating. The fire station alerting system includes services, software licenses, dispatch center and fire station hardware, with annual maintenance for the planned 10-year lifecycle of this system and includes the following components.

The USDD system, which provides the core of the alerting capabilities, will include services, software licenses, dispatch center and fire station hardware. Initial implementation along with the first year of annual maintenance is \$1,611,139 thru USDD, Inc., via HGAC contract #EC07-23. Annual recurring costs of \$86,588 for years 2-10 a total \$779,292. Combined costs of the system with implementation and recurring costs is \$2,390,431.

Central Square, which will provide an interface under an annual subscription from the alerting system to our Computer Aided Dispatch (CAD) system. The initial set up which includes the first years annual subscription cost is \$13,280. The annual recurring subscription for Year 2-10 total cost is \$99,570; the combined implementation and subscription total cost is \$112,850 via existing City of Plano contract #2021-0549-XR.

Motorola will provide two (2) dedicated radio consoles, which enable radio based dispatching capabilities and further enhance the overall redundancy of the system, in the amount of \$256,014. Recurring maintenance for Years 2-5 total cost is \$114,752; for a combined total cost of hardware and maintenance of \$370,766 via contract Texas Department of Information Resources Contract # TX DIR TSO-4101.

Considering the critical nature of a reliable fire station alerting system, not approving this request may result in the potential of missed or delayed calls with delayed responses, and the lack of overall benefits of the USDD system as it relates to firefighter health and well-being.

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local government to seek competitive bids for items. (DIR # TX DIR-TSO-4101)

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (HGAC# EC07-23 and City of Plano Contract No. 2024-0374-BR)

#### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2024-25 Technology Improvements CIP Fund and is planned for future years, as well. This request is to approve a one (1) year contract with nine (9) additional automatic twelve (12) month renewal periods for Fire Station Alerting System for an estimated total of \$2,874,047. The initial expenditure of \$1,995,185 comprised of USDD initial implementation and Year 1 maintenance, Central Square interface subscription and Year 1 annual cost and Motorola consoles with Years 2-5 of maintenance, will be funded out of the 2024-25 Technology Improvements CIP Fund. Funding for future year maintenance and support is available in the Technology Solutions Applications Budget in the estimated amount of \$95,618 for FY 2025-26; \$96,070 for FY 2026-27; \$96,544 for FY 2027-28; \$97,041 for FY 2028-29; \$97,564 for FY 2029-30; \$98,113 for FY 2030-31; \$98,689 for FY 2031-32; \$99,294 for FY 2032-33; and \$99,929 for FY 2033-34 for annual combined USDD and Central Square costs. All future year expenditures will occur within council approved appropriations.

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



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Parks

**DIRECTOR:** Ron Smith, Director of Parks and Recreation

**AGENDA ITEM:** Approve an increase in the amount of \$155,600 for landscape architect professional services for Chisholm Trail Extension, Project No. 7306.1

**RECOMMENDED ACTION:** Approval of Contract Modification

---

### **ITEM SUMMARY**

To approve an increase to the current awarded contract amount of \$164,228 by \$155,600, for a total contract amount of \$319,828, for landscape architect professional services for Chisholm Trail Extension, Project No. 7306.1, from Freese and Nichols, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2021-0517-X; Modification No. 2) **Approved**

### **PREVIOUS ACTION/PRESENTATION**

On October 11, 2021, City Council approved a landscape architect professional services agreement in the amount of \$156,568 for Chisholm Trail Extension, Project No. 7306.1 to Freese and Nichols, Inc.

### **BACKGROUND**

In October 2021, Council approved an expenditure in the amount of \$156,568.00 for professional services with Freese and Nichols, Inc. for the Chisholm Trail Extension, Project No. PKR-P-7306.1. The project contract includes conceptual planning, preliminary hydraulic and hydrologic modeling and analysis, final construction documents, bidding, and construction administrative services for a twelve-foot-wide, quarter mile long shared-use concrete recreational trail, from 15th Street to the Collin Creek Mall redevelopment. The project will connect to the current 9.5-mile Chisholm Trail that travels along Spring Creek, from Legacy Drive to East 15th Street.

Modification No. 1 was executed on May 5, 2022 to amend the scope of services. Modification No.1 increased the total amount by \$7,660 for a total of \$164,228.

This contract modification will add stream bank stabilization to the scope of the project's on-going design process. Additionally, the project number is changing from 7306.1 to PKR-P-7306 due to the implementation of the City's capital project management software, Masterworks. Freese and Nichols Inc., along with City Parks and Engineering staff, have identified concerns with erosion of the stream bank along approximately 225 linear feet of Spring Creek stream bank along the right bank (facing downstream) at the location of the proposed trail. The draft *Citywide Streambank Erosion Assessment Project* also identifies this section of streambank as a high priority for erosion stabilization. Specific project tasks include developing three conceptual design alternatives, a geotechnical investigation, environmental permitting, three rounds of design review, and construction documents, and construction support of the bank stabilization project.

The benefit of this contract amendment includes the construction design needed for erosion mitigation for the Chisholm Trail to ensure the lifespan of the trail can be met without future additional trail renovation or

stream bank stabilization projects. Failure to approve this item could result in construction of a trail that fails soon due to the continued erosion of the adjacent creek bank.

**FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is budgeted in the 2024-25 Municipal Drainage CIP. The modification to the contract for engineering professional services for the Chisholm Trail Extension project, in the total amount of \$155,600, will leave a balance of \$844,400 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	8/23/2024	Map





0 0.1 0.2  
Miles

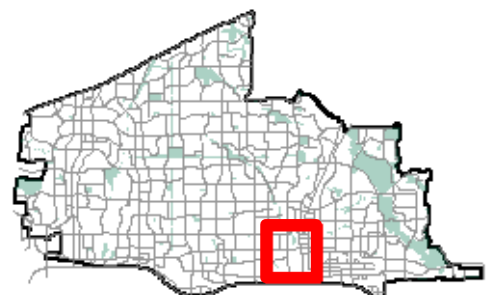


City of Plano Park Planning Division  
8/20/2024

## Location Map Chisholm Trail Extension

Project No: PKR-P-7306  
Page 35

### Project Location





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Approve a decrease in the amount of \$278,770 for engineering professional services for Shiloh Road Expansion - Park Boulevard to 14th Street, Project No. 7036.

**RECOMMENDED ACTION:** Approval of Contract Modification

---

### **ITEM SUMMARY**

To approve a decrease to the current awarded contract amount of \$1,139,600 by \$278,770, for a total contract amount of \$860,830, for engineering professional services for Shiloh Road Expansion - Park Boulevard to 14th Street, Project No. 7036, from Kimley-Horn and Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2019-0229-X; Modification No. 6) **Approved**

### **PREVIOUS ACTION/PRESENTATION**

On February 25, 2019, City Council awarded an engineering professional services agreement for Shiloh Road Expansion - Park Boulevard to 14th Street Project No. 7036 to Kimley-Horn and Associates in the amount of \$527,400.

On March 17, 2020, City Council awarded Modification No. 1 for an increase of \$191,100 for a new total contract amount of \$718,500.

On March 28, 2022, City Council awarded Modification No. 4 for an increase of \$349,500 for a new total contract amount of \$1,139,600.

### **BACKGROUND**

The Engineering Department recommends approval of Contract Modification No. 6 for the decrease for engineering professional services with Kimley-Horn and Associates, Inc., in the amount of \$278,770, for the Shiloh Road Expansion – Park Boulevard to 14th Street.

On October 7, 2020, Modification No. 2 was executed for an increase of \$38,100 for a new total contract amount of \$756,600.

On July 27, 2021, Modification No. 3 was executed for an increase of \$33,500 for a new total contract amount of \$790,100.

On November 21, 2022, Modification No. 5 was executed and was a no-cost modification.

Contract Modification No. 6 includes the construction costs to remove and replace the existing bridge rail on the Shiloh Road bridge over the creek crossing. The existing bridge rail creates an unsafe condition and restricts sight distance for motorists exiting adjacent driveways. The bridge rail replacement is needed to correct deficient sight distance at both ends of the bridge resulting from the elevation of the concrete

bridge rail. To correct this situation, the existing solid bridge rail must be removed and replaced with an open rail that allows adequate sight distance.

If this contract modification is not approved, it would pose a safety concern for traveling motorists across the bridge and continue to impair visibility for motorists crossing traffic on both the north and south sides of the new bridge over the creek crossing along Shiloh Road.

**FINANCIAL SUMMARY/STRATEGIC GOALS**

This item approves a modification in the contract with Kimley-Horn and Associates, Inc. for engineering professional services for the Shiloh Road Expansion - Park Boulevard to 14<sup>th</sup> Street project. The modification reduces the current contract by an estimated \$278,770.

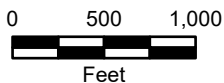
Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

**ATTACHMENTS:**

Description	Upload Date	Type
Location Map	8/21/2024	Map



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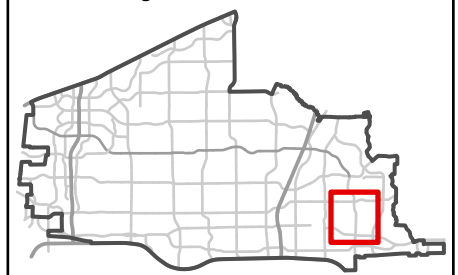


City of Plano BI-GIS Division  
November 2018

## Shiloh Road Expansion - Park Boulevard to 14th Street

**Project No. 7036**

### Project Location



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Parks

**DIRECTOR:** Ron Smith, Director of Parks and Recreation

**AGENDA ITEM:** Approve an expenditure in the amount of \$446,085 for landscape architect professional services for Bruce Glasscock Park Improvements Project No. PKR-P-00073

**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for landscape architect professional services for Bruce Glasscock Park Improvements, Project No. PKR-P-00073, in the amount of \$446,085 from Studio Outside LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. **Approved**

### **PREVIOUS ACTION/PRESENTATION**

On January 14, 2019, City Council approved an expenditure for design services for master planning and future development of the new park property located near the intersection of Legacy Drive and Communications Parkway for the Legacy Drive Park Site Master Plan, Project No. 7070, in the amount of \$64,600 from Studio Outside LLC.

On April 22, 2019, City Council approved naming the 7.1 acre park located on the west side of Communications Parkway and north of Legacy Drive, Bruce Glasscock Park.

### **BACKGROUND**

The Bruce Glasscock Park Improvements Project No. PKR-P-00073 will include landscape architect professional services for park improvements in accordance with the Bruce Glasscock Park Master Plan created through resident outreach. The park provides a much-needed public park for residents of the rapidly growing Legacy West area. Landscape architect professional services include geotechnical investigation, civil engineering, architectural, structural engineering, electrical engineering, lighting and irrigation design for construction and site plans, as well as bidding and construction administration. Planned improvements for a passive park are in direct response to public requests and staff observations, and include a new pavilion, lighted trails, retaining walls, seating irrigation and tree planting.

The Parks and Recreation Department recommends approval of an expenditure in the amount of \$446,085 for landscape architect professional services from Studio Outside LLC for Bruce Glasscock Park Improvements Project No. PKR-P-00073. Studio Outside LLC was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0380-XR and their past efforts in master planning and community engagement for the Bruce Glasscock Park Master Plan in 2019.

The benefit of this project is the provision of a passive park with safe and accessible trails and providing a greater recreational use of the site for an underserved part of our community. If this project is not approved, funding approved by the voters will not be used for the design of the community directed improvements intended to maximize the site's potential.

**FINANCIAL SUMMARY/STRATEGIC GOALS**

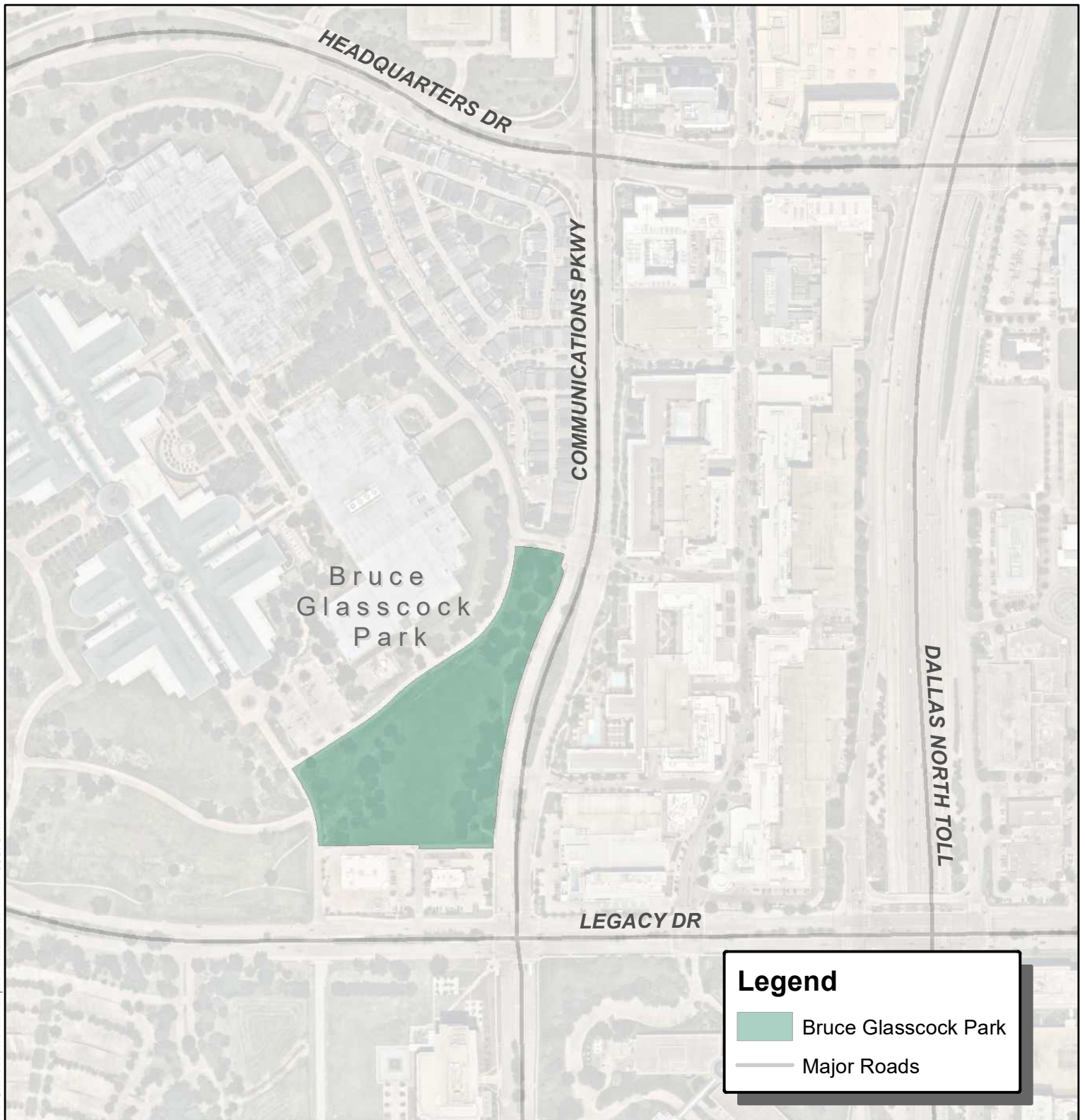
Funding for this item is available in the 2023-24 Park Improvements CIP and is planned for future years, as well. Landscape architect professional services for the Bruce Glasscock Park Improvements Project No. PKR-P-00073, in the total estimated amount of \$446,085, will leave a balance of \$553,915 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.



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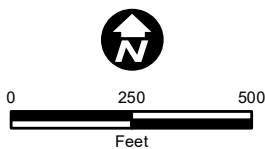
Description	Upload Date	Type
Location Map	8/12/2024	Map

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**Legend**

-  Bruce Glasscock Park
-  Major Roads

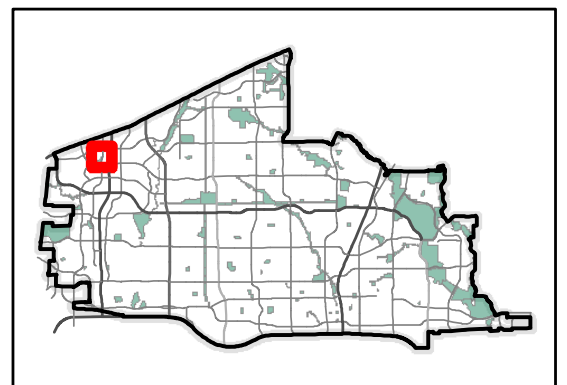


City of Plano Park Planning Division  
8/9/2024

Location Map

## Bruce Glasscock Park Improvements

Project No. PKR-P-00073  
Page 41





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Approve an expenditure in the amount of \$181,825 for construction materials testing professional services for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements Project No. 7461.

**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for construction materials testing professional services for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving and Waterline Improvements, Project No. 7461, in the amount of \$181,825 from Raba Kistner, 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 \$181,825 for construction materials testing professional services from Raba Kistner, Inc., for the Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn – Paving and Waterline Improvements project.

This project includes testing services for the installation of approximately 4,300 linear feet of 6" and 8" water alignments, and replacement of approximately 17,400 SY of 6" reinforced concrete paving. In addition, the project will also include replacement of deteriorating concrete alley pavement, concrete sidewalks, and barrier free ramps . The total expenditure amount is for \$181,825.

Raba Kistner, Inc., was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0378-XR.

Raba Kistner, Inc., was deemed most qualified for this project based on previous successful materials testing experience with the City of Plano Engineering Department for similar project scope including concrete pavement and utility backfill testing for past pavement/utility rehabilitation projects in the City.

The benefit of this project includes verification that the materials furnished and installed by the Contractor meet or exceed project specifications and standards.

Not approving the expenditure would result in limiting the Contractor's accountability to provide materials meeting the specified project requirements, potentially reducing the quality of materials placed and the infrastructure's service life.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2024-25 Street Improvements CIP and is planned for future years, as well. Material Testing services for the Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn - Paving & Waterline Improvements project, in the total amount of \$181,825, will leave a

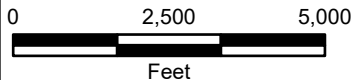
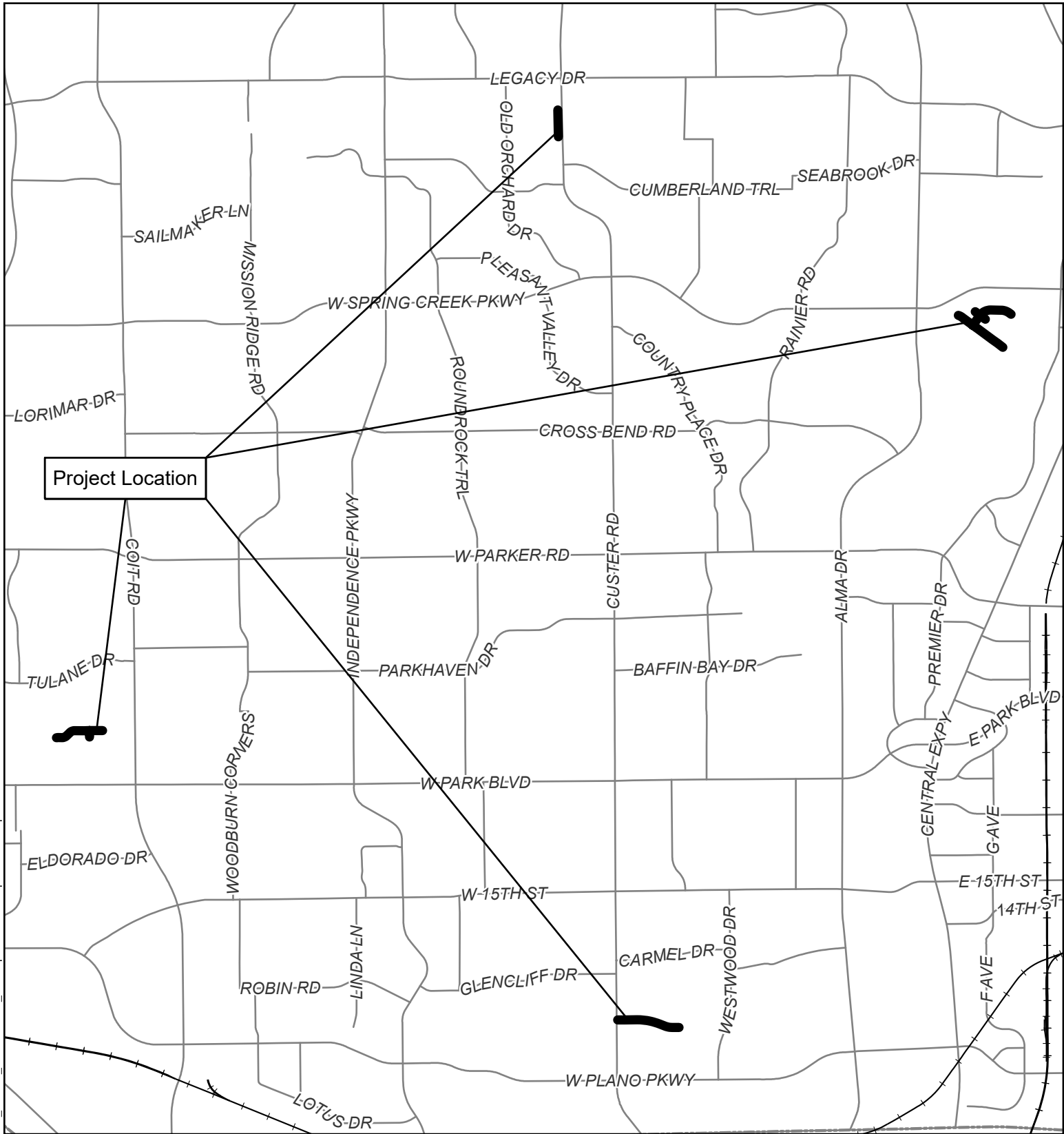


balance of \$3,315,052 for future expenditures.

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

**ATTACHMENTS:**

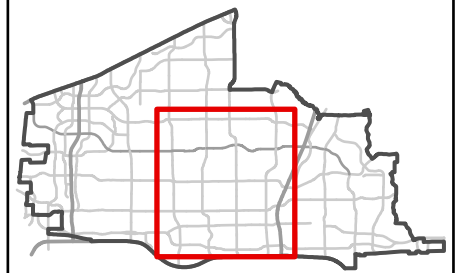
Description	Upload Date	Type
Location Map	8/23/2024	Map



## Project 7461

**Middle Cove, Lookout, Tumbleweed,  
Westridge, Carrington & Early Morn –  
Paving and Waterline Improvements**

### Project Location



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Approve an expenditure in the amount of \$377,100 for engineering professional services for 13th Street Paving, Sewer, and Water Reconstruction - Municipal Avenue to N Avenue, Project No. ENG-S-00015.

**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for engineering professional services for 13th Street Paving, Sewer, and Water Reconstruction - Municipal Avenue to N Avenue, Project No. ENG-S-00015, in the amount of \$377,100 from Teague Nall and Perkins, 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 \$377,100 for engineering professional services from Teague Nall and Perkins, Inc., for the 13th Street Paving, Sewer, and Water Reconstruction - Municipal Avenue to N Avenue project. This project includes replacement of 1,000 linear feet of concrete pavement, curb, on-street parking, and sidewalk. Also included in the project is the replacement of 1,050 linear feet of existing 12-inch water lines and replacement of 1,270 linear feet of existing 6-inch and 8-inch sanitary sewer lines.

Teague Nall and Perkins, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0377-XR Civil Design. Teague Nall and Perkins, Inc. also has successful experience in completing the design of Commerce Drive Reconstruction project of similar scope from 15th Street to Plano Parkway. Teague Nall and Perkins, Inc. also has extensive expertise in surveying, subsurface utility exploration, and design of roadway and pavement improvements, all necessary to complete this specific project.

The benefit of this project includes replacement of concrete street pavement, sidewalks, the addition of on-street parking and ramps and replacement of antiquated clay sewer lines, cast iron water lines, resulting in reduced maintenance costs and interruptions of service to residents.

Not approving the expenditure would result in continued deterioration of pavement and infrastructure, continued maintenance costs, intermittent service interruptions, and reduction in quality of life for residents and businesses.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

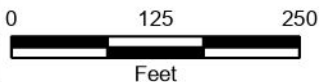
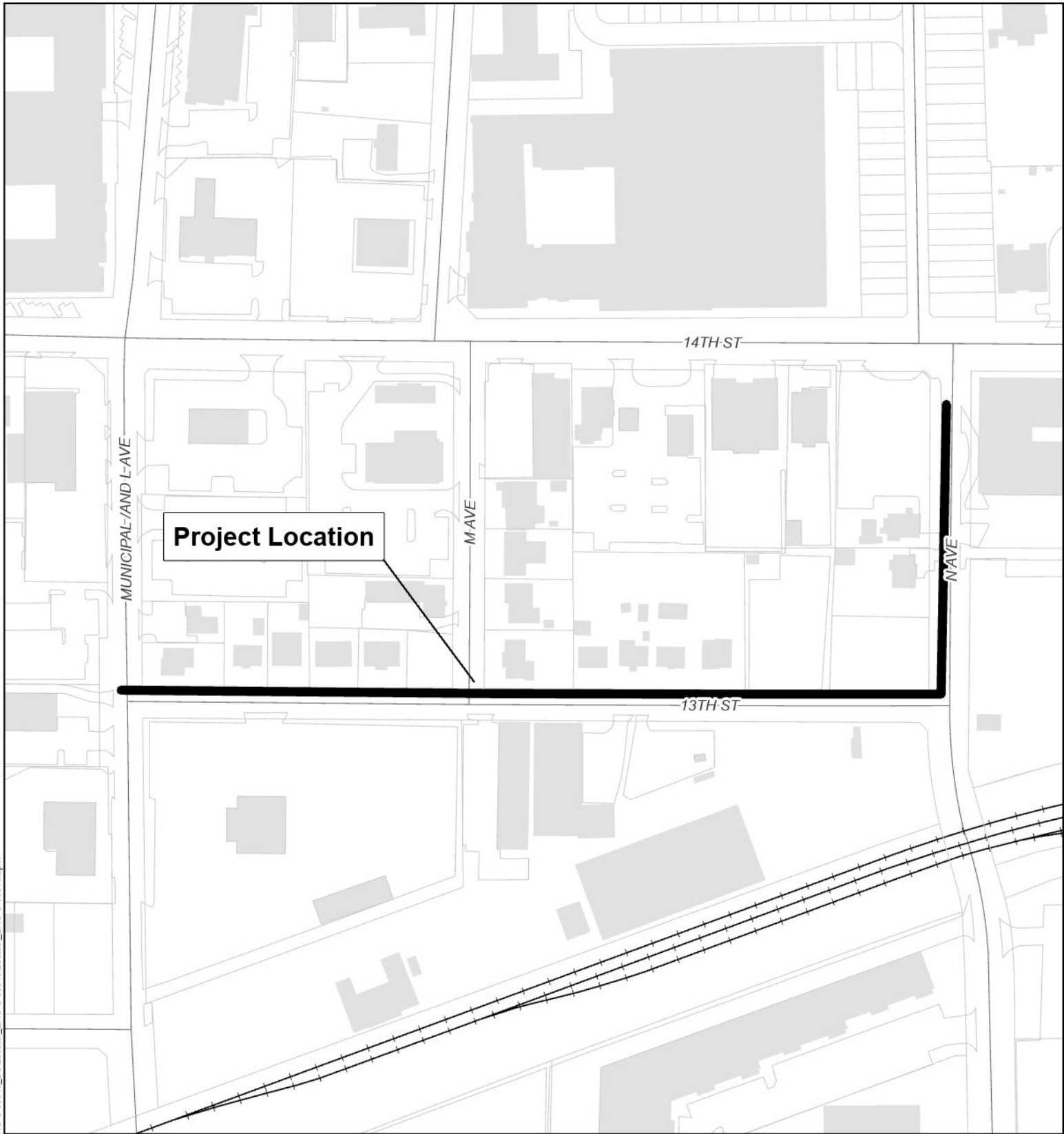
Funding for this item is budgeted in the 2024-25 Street Improvements CIP and is planned for future years, as well. Engineering professional services for the 13<sup>th</sup> Street Paving, Sewer, and Water Reconstruction - Municipal Avenue to N Avenue project, in the total amount of \$377,100, will leave a balance of \$22,900 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	8/19/2024	Map



City of Plano BI-GIS Division  
July 2024

## Project ENG-S-00015

**13th Street Paving, Sewer,  
and Water Reconstruction -  
Municipal Avenue to N Avenue**

### Project Location



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Technology Solutions  
**DIRECTOR:** Roger Wright, Chief Information Officer  
**AGENDA ITEM:** Interlocal Agreement with the City of Dallas for Radio Interoperability  
**RECOMMENDED ACTION:** Approval of Contract / Agreement

---

### **ITEM SUMMARY**

To approve an Interlocal Agreement by and between the City of Plano and the City of Dallas with no financial impact for Radio Interoperability for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0619-I) **Approved**

### **BACKGROUND**

If approved, this agreement would enable the City of Plano and the City of Dallas police and fire departments to communicate seamlessly on dedicated interoperability channels during emergencies.

The recent upgrade of the City of Dallas radio system to digital P25 compliance in 2023 ensures compatibility with the City of Plano's radio system. This new agreement does not come at a financial cost to either entity.

If the City of Plano does not approve the agreement public safety radio communication between the two cities could be challenging or even untenable.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact.

Approval of this item will support the City's Strategic Plan Critical Success Factors of Safe, Vibrant Neighborhoods, and Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
Interlocal Agreement	9/3/2024	Agreement

## **COMMUNICATIONS SYSTEM AGREEMENT**

### **CATEGORY 1 – GOVERNMENT ENTITY**

This INTERLOCAL AGREEMENT (this “Agreement”) is made and entered into in the County of Dallas, State of Texas, by and between the CITY OF DALLAS, TEXAS, a municipal corporation, duly incorporated and existing under the constitution and laws of the State of Texas (“DALLAS”), and the City of Plano, Texas (“USER”), a municipal corporation, duly incorporated and existing under the constitution and laws of the State of Texas.

**WHEREAS**, USER and DALLAS (the “Parties”) are local governments as defined in Texas Government Code, Section 791.003(4) (the “Interlocal Cooperation Act”), that have the authority to enter into this Agreement, and have each entered into this Agreement by the action of its governing body in the appropriate manner prescribed by law; and

**WHEREAS**, DALLAS’ existing radio communications network is at the end of its product life cycle; and

**WHEREAS**, pursuant to that certain Interlocal Agreement between DALLAS and County of Dallas, Texas (“COUNTY”), (“County ILA”), DALLAS and COUNTY partnered, secured and committed financial funding for the modernization and upgrading of DALLAS’ dated communications network (current radio system and infrastructure) to create a P25 compliant trunk voice radio communications system in compliance with state and federal requirements and capable of countywide coverage for use by both public safety and public works groups in DALLAS, COUNTY, and all Dallas County cities and political subdivisions seeking to engage the system for their local needs through subscriber agreements approved by DALLAS; and

**WHEREAS**, in 2017, to achieve the purposes of the County ILA, DALLAS procured and entered into a contract with Motorola Solutions Inc. for completion of the P25 compliant countywide digital public radio system and added a microwave backbone that can be shared in the DALLAS’ Public Safety and Public Works communications system (the “Radio System” or “Project”); and

**WHEREAS**, in order to obtain the maximum radio interoperability and reliability of the Project between DALLAS, other governmental entities in Dallas County, and governmental entities within the regionally interoperable radio communications area surrounding DALLAS, including incidental interoperability use by these other non-DALLAS entities during catastrophic or special use circumstances or during daily operations based on agreed subscriber terms, it is necessary to establish and enable a countywide equipment installation to achieve Project coverage spanning beyond DALLAS jurisdictional boundaries; and

**WHEREAS**, DALLAS will own, operate, and maintain DALLAS Trunked Voice Radio Systems for the purpose of providing Public Safety voice radio communications and is the sole license holder of the DALLAS Trunked Voice Radio Systems with all privileges and responsibilities thereof; and

**WHEREAS**, pursuant to all the foregoing USER and DALLAS desire to enter into this agreement pursuant to the Interlocal Cooperation Act, as amended, to set forth the terms of their cooperation, rights, and obligations; and

**WHEREAS**, pursuant to all the foregoing, the Parties desire to enter into this Agreement pursuant to the Interlocal Cooperation Act, as amended, to set forth the terms of their cooperation, rights, and obligations in the Project, including, but not limited to, DALLAS' grant of a license to USER for utilization of radio equipment interfaced to the Project.

**NOW, THEREFORE, IN CONSIDERATION** of the mutual terms, conditions, promises, and covenants hereinafter set forth, the Parties agree to perform the following acts and to be bound by the following statements to establish, operate, and maintain the Project:

1. Grant of License. DALLAS hereby grants USER specific permission to operate USER's owned or leased field radio equipment or equipment attached and/or interfaced to the Radio System infrastructure in accordance with the specific details and requirements for use as set forth in "Exhibit A, Terms of Use," which is attached hereto, incorporated herein, and made a part of this Agreement for all purposes. Failure to comply with these specific details and requirements may result in the immediate withdrawal of the specified permissions.

2. Term. The Agreement shall become effective upon the signing of the Agreement by the City of DALLAS (the "Effective Date") and shall continue in full force and effect unless terminated in accordance with the provisions set forth herein and in Exhibit A.

4. Responsibilities of the Parties. USER agrees to be responsible for its own acts of negligence, and DALLAS agrees to be responsible for its own acts of negligence, which may arise in connection with this Agreement. In the event of joint and concurrent negligence, USER and DALLAS agree that responsibility shall be apportioned comparatively. This obligation shall be construed for the benefit of the Parties hereto, and not for the benefit of any third-parties, nor to create liability for the benefit of any third-parties, nor to deprive the Parties hereto of any defenses or immunities each may have as against third-parties under the laws and court decisions of the State of Texas.

5. Independent Contractor. It is expressly understood and agreed that USER shall operate as an independent contractor as to all rights and privileges granted herein, and not as agent, representative or employee of DALLAS. Subject to and in accordance with the conditions and provisions of this Agreement, USER shall have the exclusive right to control the details of its operations and activities and be solely responsible for the acts and omissions of its employees, directors, officers, agents, authorized representatives, subcontractors, and consultants. USER acknowledges that the doctrine of *respondeat superior* shall not apply as between DALLAS, its employees, directors, officers, agents, and authorized representatives, and USER and its employees, directors, officers, agents, authorized representatives, subcontractors, and consultants. USER further agrees that nothing herein shall be construed as the creation of a partnership or joint enterprise between DALLAS and USER.

6. Non-Appropriation of Funds. DALLAS and USER will use best efforts to appropriate sufficient funds to support obligations under this Agreement. However, in the event that sufficient funds are not appropriated by either party's governing body, and as a result, that



party is unable to fulfill its obligations under this Agreement, that party (i) shall promptly notify the other party in writing and (ii) may terminate this Agreement, effective as of the last day for which sufficient funds have been appropriated.

7. Right to Audit. USER agrees that DALLAS shall, at no additional cost to DALLAS, during and until the expiration of three (3) years after termination of this Agreement, have access to and the right to examine at reasonable times any directly pertinent books, documents, papers, records, and communications of the USER involving transactions relating to this Agreement. USER agrees that DALLAS shall have access during normal working hours to all necessary USER facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. DALLAS shall give USER reasonable advance notice of intended audits.

8. Assignment. USER shall not have the right to assign or subcontract any of its duties, obligations, or rights under this Agreement without the prior written consent of DALLAS, which such right shall be granted solely at the discretion of DALLAS. Any assignment in violation of this provision shall be void.

9. No Waiver. The failure of either party to insist upon the performance of any provision or condition of this Agreement or to exercise any right granted herein shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. Governmental Powers/Immunities. It is understood and agreed that by execution of this Agreement, neither DALLAS nor USER waives or surrenders any of its governmental powers or immunities.

11. Amendments. No amendment to this Agreement shall be binding upon either party hereto unless such amendment is set forth in writing, dated subsequent to the date of this Agreement, and signed by both Parties.

12. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

13. Confidential Information. To the extent permitted by law, USER for itself and its officers, agents, and employees, agrees that it shall treat all information provided to it by DALLAS as confidential ("City Information") and shall not disclose any such information to a third party without the prior written approval of DALLAS, unless such disclosure is required by law, rule, regulation, court order, in which event USER shall notify DALLAS in writing of such requirement in sufficient time to allow DALLAS to seek injunctive or other relief to prevent such disclosure. USER shall store and maintain City Information in a secure manner and shall not allow unauthorized users to access, modify, delete or otherwise corrupt City Information in any way. USER shall notify DALLAS immediately if the security or integrity of any City Information has been compromised or is believed to have been compromised.

14. Force Majeure. The Parties shall exercise their best efforts to meet their respective duties and obligations hereunder, but shall not be held liable for any delay in or omission of performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any state or federal law or regulation, acts of God, fires, strikes, lockouts, national disasters, wars, riots, material or labor restrictions, transportation problems, existing contractual obligations directly related to the subject matter of this Agreement, or declaration of a state of disaster or emergency by the federal, state, county, or City government in accordance with applicable law.

15. Notices. Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other party, its agents, employees, servants or representatives, (2) delivered electronically via email to CISFinanceTeam@dallas.gov or (3) received by the other party by United States Mail, registered, return receipt requested, addressed as follows:

If intended for DALLAS, to:  City of Dallas Information & Technology Services, Director Attn: Chief Information Officer Dallas, TX 75201	If intended for USER, to:  City of Plano, Texas Technology Solutions Department Attn: Chief Information Officer P.O. Box 860358 Plano, TX 75086
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16. Governing Law / Venue. This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought on the basis of this Agreement shall lie exclusively in state courts located in Dallas County, Texas or the United States District Court for the Northern District of Texas – DALLAS Division. In any such action, each party shall pay its own attorneys' fees, court costs and other expenses incurred as a result of the action.

17. Entirety of Agreement. This written instrument, including all Exhibits attached hereto, contains the entire understanding and agreement between DALLAS and USER as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with this Agreement. Any previously executed Communication System Agreement between the Parties shall be terminated simultaneously with the final execution of this Agreement by both Parties.

18. Counterparts. This Agreement may be executed in one or more counterparts and each counterpart shall, for all purposes, be deemed an original, but all such counterparts shall together constitute one and the same instrument.

*[Remainder of page intentionally blank. Signatures on next page.]*

DALLAS has executed this Agreement, signing by and through its City Manager, duly authorized pursuant to City Council Resolution No. 22-0857 approved on the 8th day of June 2022. USER has executed this Agreement, through its duly authorized officials authorized by USER'S City Council on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Effective as of the \_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_ (the "Effective Date").

APPROVED AS TO FORM:  
TAMMY L. PALOMINO  
City Attorney

CITY OF DALLAS  
KIMBERLY BIZOR TOLBERT  
Interim City Manager

BY \_\_\_\_\_  
*AK* Assistant City Attorney

BY \_\_\_\_\_  
Assistant City Manager

CITY OF PLANO, TEXAS

APPROVED AS TO FORM:

BY \_\_\_\_\_

\_\_\_\_\_  
For Paige Mims, CITY ATTORNEY

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **EXHIBIT A**

### **CATEGORY 1, TERMS OF USE**

The following definitions shall have the meanings set forth below and apply to this Agreement and the Terms of Use set forth herein:

#### **DEFINITIONS**

“Console System” shall mean all hardware and software associated with any dispatch console or set of consoles operated by the USER that are connected to the DALLAS Master Switch.

“Interoperable Communications Governance Committee” (“Governance Committee”) shall mean that group of individuals tasked with maintaining and administering the Interoperable Communications Plan. The Governance Committee shall consist of ten to fifteen individuals with DALLAS selecting at least one representative and each classification of users selecting at least one representative. The Governance Committee shall determine and may periodically adjust the number of members and the method for selecting members for each classification of users with a goal of ensuring that the Governance Committee reflects the full range of user types.

“Interoperable Communications Plan” (the “Plan”) means the plan developed and established to facilitate, enhance and simplify radio communications among all agencies utilizing the Radio System or connecting their Site Repeater Systems or Console Systems to the DALLAS Master Switch. The Plan is available upon request from DALLAS.

“Master Switch” shall mean the primary processing and network infrastructure to which all Console Systems and Site Repeater Systems must connect in order to operate on the Radio System. The Master Switch is currently located at the DALLAS Oak Lane facility.

“Over the Air Rekeying” (“OTAR”) shall mean the management and support of Subscriber Radio encryption keys via over-the-air, radio channel transmission.

“Private Call” shall mean a feature that reserves channel resources specifically for conversations between two Subscriber Radios.

“Site Repeater System” shall mean the base stations, shelter, tower and all site-specific hardware and software infrastructure associated with the provision of a radio site connected to the DALLAS Master Switch.

“Subscriber Radio” shall mean a radio that has a unique identification number and is programmed to operate on the Radio System. The term shall include, but not be limited to, control stations (desk top radios), mobile radios, and portable radios.

“Talk Group” shall mean a specific group of Subscriber Radios allowed to communicate privately within that group over shared infrastructure resources.

## TERMS OF USE

1. The installation and maintenance of the Radio System infrastructure equipment is the responsibility of DALLAS unless otherwise stated in this Agreement.
2. DALLAS will use licensed radio frequencies specifically licensed to the State of Texas, Department of Public Safety who shall be the holder of the FCC (Federal Communications Commission) license(s) that the Radio System uses for its operation. This Agreement shall not be construed or interpreted to grant, convey, or otherwise provide USER with any rights whatsoever to the State of Texas FCC license(s), the agreement between DALLAS and the State of Texas or to the Radio Frequency spectrum used by the Radio System.
3. DALLAS makes no guarantee, either express or implied, as to radio signal strength or a specific level of radio coverage in a particular location. USER is responsible for conducting appropriate and applicable in-building and geographical coverage testing to determine the expected radio coverage level for USER's equipment.
4. USER will be responsible for the acquisition, programming, and maintenance of all equipment USER will be utilizing in connection with the Radio System infrastructure, including, but not limited to, Subscriber Radios, consoles, and special equipment.
5. In order to ensure hardware and software compatibility with the Radio System infrastructure, all Subscriber Radios and consoles intended for use by USER on the Radio System shall be compliant with Project 25 standards established by the Telecommunications Industry Association. The use of unauthorized radios on the Radio System may result in suspended operation of the radios and/or termination of the Agreement.
6. USER agrees to exclusively utilize antennas specifically approved by the radio manufacturer for use with the specific models of USER's radios. The use of short, broad spectrum, or "stubby," antennas is not recommended. USER shall be solely liable for coverage gaps in the event USER utilizes short broad spectrum or stubby antennas or other antennas not approved by the manufacturer for use with the specific models of USER's radios unless specifically okayed in writing by DALLAS.
7. No antenna gain greater than 3 DB will be allowed for mobiles and consolettes.
8. USER shall use due diligence in the maintenance and configuration of its Subscriber Radio equipment to ensure that no USER radio or console causes a degradation to the Radio System operation. DALLAS shall have the right to remove from operation any field radio unit or equipment owned or leased by USER that is operating on, attached and/or interfaced to the DALLAS infrastructure, if DALLAS determines in its sole reasonable discretion that such equipment is causing interference or harm to the Radio System in any way. DALLAS reserves the right to request that USER-operated field radio units or equipment operating on, attached and/or interfaced to the infrastructure be tested for proper operation and/or repaired by an authorized radio repair facility approved by DALLAS. The cost of such testing or repair will be the sole responsibility of USER. Furthermore, DALLAS shall have the right to deactivate, without prior notification to or consent of USER, any field radio or other USER equipment suspected of

causing interference, intentionally or unintentionally, to any other radios on the Radio System or to the Radio System's overall operation.

9. In instances in which the Parties are engaged in providing mutual aid assistance, USER's radios may be used for voice radio communications over the Radio System infrastructure in accordance with the terms and conditions of this Agreement for as long as this Agreement remains in effect. This Agreement does not authorize regular or day-to-day use of the Radio System in situations that do not involve mutual aid assistance between the Parties in an emergency.

10. DALLAS will be responsible for managing infrastructure loading and demand. DALLAS reserves the right, without notice to incumbent users, to enter into a similar agreement with other entities or to deny the addition of new Subscriber Radio equipment to any user of the Radio System. DALLAS shall have sole discretion in determining whether to allow additional users or radios based on DALLAS' determination of whether such addition to the Radio System can be made without adversely impacting the Radio System.

11. USER is prohibited from utilizing telephone interconnect on the Radio System. This prohibition shall include, but is not limited to, connecting to either the PSTN (Public Switched Telephone Network) or USER's internal phone system(s) through a console patch into the Radio System or to any Subscriber Radio on the Radio System.

12. Due to the radio infrastructure resource allocations required by "Private Call," USER is not permitted to utilize "Private Call" on the Radio System.

13. USER is prohibited from utilizing data communications on the Radio System without DALLAS' explicit written permission.

14. The use of OTAR in association with Subscriber Radio encryption is prohibited without prior approval of DALLAS. Administration of encryption keys will be performed exclusively by DALLAS. USER may utilize and administer other encryption methods as required.

15. DALLAS will provide USER with an Advanced System Key (ASK) for use with the USER's Subscriber Radios only. The ASK will expire annually and USER shall be responsible for requesting a renewal following expiration if one is required. USER will be responsible for safeguarding the security of the ASK to prevent theft and/or loss. USER agrees to notify DALLAS immediately upon the theft or loss of the ASK.

16. [RESERVED]

17. Roaming to other systems or the use of USER's Talk Groups on other trunked systems that are interconnected to the Radio System is prohibited without prior approval by DALLAS. Roaming to other trunked systems will be limited to the Radio System's interoperable Talk Groups, although this capability may be terminated by DALLAS if its use is determined to result in performance degradation to either the Radio System or the interconnected trunked system.

18. Either USER or DALLAS may terminate this Agreement for any reason, with or without cause, upon ninety (90) days written notice to the other party. DALLAS further reserves the right to terminate this Agreement immediately, or deny access to the USER, upon notice of USER misuse of the Radio System. Notwithstanding the foregoing, DALLAS, in its sole

discretion, reserves the right to immediately deny access to the USER if such action is required to prevent the spread of a security breach or threatened security breach or due to an emergency, operational issue, or other critical incident between the Master Switch and the USER's environment. DALLAS will use best efforts to restore access to the USER as soon as possible once the security breach, emergency, operational issue, or critical incident is resolved.

#### COMPLIANCE WITH LAWS

19. USER shall comply with all current and future Federal, State, and Local laws, Ordinances, and Mandates, including Federal Communications Commission rules and regulations regarding proper use of radio communications equipment. USER will also comply with the guidelines, or procedures set out in this Agreement. USER is responsible for enforcing such compliance by its employees, directors, officers, agents, authorized representatives, subcontractors, and consultants for USER Subscriber Radio equipment. USER will be responsible for payment of any fines and penalties levied against DALLAS (as the license holder) as a result of improper or unlawful use of Subscriber Radio equipment owned or leased by USER.

21. Modification, reconfiguration, or exchange of Subscriber Radio equipment may be required in order for DALLAS to comply with Federal, State, and Local Laws and/ or Mandates imposed on DALLAS as the license holder. Following reasonable notice from DALLAS, USER shall be responsible for undertaking such modifications, reconfiguration, or exchange. In the event USER fails to undertake any necessary action, such failure shall be considered "misuse" under Paragraph 19, and DALLAS may terminate this Agreement immediately or deny access to USER. Use will attach to this Agreement a list of radios it utilizes pursuant to this Agreement in the form of the attached Schedule One; USER will specify the make, model, and serial number of each radio it utilizes on Schedule One.

[End of Document]

SCHEDULE ONE

[Agency Name] RADIO LIST

[Agency Name] POLICE DEPARTMENT RADIO INVENTORY

MAKE	MODEL	SERIAL #

[Agency Name] FIRE DEPARTMENT RADIO INVENTORY

MAKE	MODEL	SERIAL #



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Environmental Health And Sustainability  
**DIRECTOR:** Rachel Patterson, Director of Environmental Health & Sustainability  
**AGENDA ITEM:** Revised Fee Schedule for the Environmental Health & Sustainability Department  
**RECOMMENDED ACTION:** Adoption of Resolutions

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### **ITEM SUMMARY**

To approve a revised Fee Schedule for the Environmental Health & Sustainability Department to reflect fee changes; and providing an effective date. **Adopted Resolution No. 2024-9-1(R)**

### **BACKGROUND**

The Environmental Health & Sustainability Department requests approval of a revised department fee schedule. Only one update is currently needed, which entails a permit fee increase for grease and grit trap permits.

In 2018, the Budget Department employed a consultant to determine actual cost to provide EHS services with the objective of setting fees based on cost recovery. At that time, we set a cost recovery policy of 50%, with the goal of moving toward a 75% cost recovery, with consideration for 100% recovery for some services.

As part of the FY 24-25 budget, the department proposed this fee increase due to finding the cost recovery for this service to be low. Staff recommends an increase from the current fee of \$50 per year to \$60 per year. We believe this small increase is appropriate for the upcoming budget year and will generate a base revenue increase of approximately \$17,130 (1713 permits at \$10 increase).

As part of the fiscal road map initiative, the cost recovery policy is under review which will likely result in further adjustments. However, this is the most pressing need for the department budget and necessary in order to meet revenue projections.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Approval of this item will revise the Fee Schedule for Environmental Health & Sustainability rates. The revisions will generate a base revenue increase of approximately \$17,130 (1,713 permits at \$10 increase).

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
FEE RESOLUTION	8/26/2024	Resolution
EXHIBIT A FEE SCHEDULE	8/26/2024	Exhibit

**A Resolution of the City of Plano, Texas, approving a revised Fee Schedule for the Environmental Health & Sustainability Department to reflect fee changes; and providing an effective date.**

**WHEREAS**, on September 10, 2018, the City Council approved Resolution No. 2018-9-1(R), and adopted fees for permits, inspections, and other services entitled “Environmental Health & Sustainability Department Fee Schedule”; and

**WHEREAS**, on September 23, 2019, the City Council approved Resolution No. 2019-9-11(R), and adopted changes to the Environmental Health & Sustainability Department Fee Schedule as a result of certain legislative changes; and

**WHEREAS**, on February 14, 2022, the City Council approved Resolution No. 2022-2-1(R), and made revisions to the Environmental Health & Sustainability Department Fee Schedule to reflect certain ordinance changes and clarify certain terms; and

**WHEREAS**, on September 12, 2022, the City Council approved Resolution No. 2022-9-4(R), and adopted revisions to the Environmental Health & Sustainability Department Fee Schedule to reflect fee changes and add certain fees; and

**WHEREAS**, on January 8, 2024, the City Council approved Resolution No. 2024-1-3(R), and adopted revisions to the Environmental Health & Sustainability Department Fee Schedule to reflect fee changes, add certain fees and clarify certain terms; and

**WHEREAS**, it is necessary to update and approve a new Environmental Health & Sustainability Fee Schedule to reflect fee changes; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City of Plano, Texas, to adopt a revised fee schedule, attached hereto as Exhibit “A”.

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

**Section I.** The Environmental Health & Sustainability Department Fee Schedule, attached hereto as Exhibit “A,” 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 approved.

**Section II.** This Resolution shall become effective October 1, 2024.

**PASSED AND APPROVED** on the 9<sup>th</sup> day of September, 2024.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

## EXHIBIT “A”

### ENVIRONMENTAL HEALTH & SUSTAINABILITY DEPARTMENT FEE SCHEDULE

PERMIT FEES	
<b><i>FOOD ESTABLISHMENT</i></b>	
1. Food Establishment – Retail Food Store Type I <sup>1</sup>	\$ 275.00
2. Food Establishment – Retail Food Store Type II	\$ 550.00
3. Food Establishment – Retail Food Store Type III	\$ 800.00
4. Food Establishment Type I <sup>1</sup>	\$ 225.00
5. Food Establishment Type II	\$ 400.00
6. Food Establishment Type III	\$ 550.00
7. Food Establishment Type IV	\$ 600.00
8. Mobile Food Unit	
A. Mobile Type I	\$ 200.00
B. Mobile Type II	\$ 255.00
C. Mobile Type III	\$ 300.00
9. Temporary & Seasonal Events	
A. Seasonal, Non-TCS	\$ 155.00
B. Temporary – first booth	\$ 95.00
a. Each additional booth (for vendors with more than one)	\$ 25.00
C. Temporary – with valid COP annual food service permit (per booth)	\$ 20.00
D. Annual Temporary	\$ 500.00
E. Non-Profit Processing Fee <sup>2</sup>	\$ 20.00
F. Late Fee (seasonal or temporary application submitted less than five (5) business days prior to event)	\$ 50.00
10. Farmers’ Market & Farm Stand	
A. Market: 1-30 Vendors	\$ 200.00
B. Market: 31-60 Vendors	\$ 400.00
C. Market: 61+ Vendors	\$ 470.00
D. Farm Stand: Annual (separate from a market, or sells from farmer’s farm)	\$ 100.00
<b><i>POOL</i></b>	
1. Swimming Pool, Spa, or Public Interactive Water Feature/Fountain (PIWF)	\$ 250.00
2. Additional Pool, Spa, or PIWF	\$ 150.00
<b><i>LIQUID WASTE HAULER AND GENERATOR</i></b>	
1. Waste Hauler	\$ 100.00
2. Waste Generator (Grit/Sand or Grease Trap) – per trap	\$ 60.00
<b><i>INDUSTRIAL WASTEWATER PRETREATMENT</i></b>	
1. Industrial Pretreatment BMP Permit Fee	\$ 50.00
<b><i>INDUSTRIAL USER</i></b>	
1. Industrial User Fee Per Outfall (monthly)	\$ 590.00
<b><i>OTHER</i></b>	
1. Entertainment Venue Permit Application (3 year permit)	\$ 500.00
2. Entertainment Venue Permit Notifications (per required notification)	\$ 5.00
<b>PERMIT LATE FEES<sup>3</sup></b>	
<b><i>PERMIT RENEWAL LATE FEE</i></b>	
1-30 days after expiration date	10% of permit fee
31-60 days after expiration date	20% of permit fee

<b>MISCELLANEOUS FEES</b>	
<b>PLAN REVIEW</b>	
1. Food Establishment Plan Review <sup>4</sup>	\$ 475.00
2. Pool Plan Review <sup>4</sup>	\$ 575.00
3. Pool or Food Establishment Remodel, Expansion, or Equipment Review <sup>5</sup>	\$ 275.00
<b>FOOD &amp; POOL ESTABLISHMENT PERMITTING INSPECTIONS</b>	
1. Permitting inspection	-0-
2. Second and subsequent permitting inspection(s)	\$ 100.00
<b>OTHER FEES</b>	
1. Swimming Pool Re-Inspection <sup>6</sup>	\$ 75.00
2. Food Establishment Re-inspection or Compliance Inspection <sup>6</sup>	\$ 75.00
3. Mobile Food Inspection Appointment No-Show	\$ 25.00
4. Variance Review (Food Code)	\$ 250.00
<b>TRAINING</b>	
1. Food Manager Certification	\$ 100.00
2. Food Handler class (class instruction fee only)	\$ 10.00
3. Food Establishment or Pool Permit Reprint	\$ 5.00
4. Certified Pool Operator Course	\$ 350.00
<b>ENVIRONMENTAL EDUCATION CENTER RENTAL</b>	
1. Meeting Room, Kitchen, Outdoor Space (per hour rate; minimum two hours) <sup>7</sup>	\$ 155.00
2. Meeting Room, Kitchen, Outdoor Space; Non-Profit (per hour rate; minimum two hours) <sup>7</sup>	\$ 55.00
3. Group Tours & Field Trips Per Person (Minimum group size 15)	\$ 5.00
<b>ENVIRONMENTAL PROGRAMMING</b>	
1. Adopt a Highway Registration (One-Time Fee) <sup>8</sup>	\$ 160.00
<b>NOTES</b>	
<sup>1</sup> Type I – IV refers to the risk categorization and resulting inspection frequencies of food establishments as defined in the FDA's Voluntary National Retail Food Regulatory Program Standards.	
<sup>2</sup> Proof of charitable non-profit status [501(c)(3)] must be submitted with application. Late fees may apply.	
<sup>3</sup> No permit shall be issued or renewed until the applicable permit fee is paid. Late fees for permit renewals shall apply as indicated.	
<sup>4</sup> A plan review fee shall be charged for the review of plans and specifications of new construction.	
<sup>5</sup> A remodel or expansion review applies only to those establishments currently permitted by the Environmental Health Division. All other construction is considered "new construction" and must pay the regular plan review fee.	
<sup>6</sup> For re-inspections required due to critical violation issues or required compliance inspection.	
<sup>7</sup> Deposit of 50% due at booking with remainder due at contract signing. Reservations cancelled with at least 14 days' notice from the rental date will be refunded minus a 10% administrative fee. Reservations cancelled with less than 14 days' notice from the rental date will not be refunded.	
<sup>8</sup> Adopt a Highway Partners pay a one-time \$160 registration fee to cover the cost of fabricating and installing two signs recognizing the adopting organization.	

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Special Projects  
**DIRECTOR:** Peter Braster, Director of Special Projects  
**AGENDA ITEM:** Abandonment of 1.11 Acres of Coit Road Right-of-Way North of Canadian Pacific Kansas City Railroad  
**RECOMMENDED ACTION:** Adoption of Ordinances

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### **ITEM SUMMARY**

To abandon all right, title and interest of the City in and to a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, and being 1.11 acres of Coit Road; abandoning all right, title and interest of the City in such right-of-way to the abutting property owner, 601 Coit Partners LP, to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary to quitclaim the City's interest; and providing an effective date.

### **Adopted Ordinance No. 2024-9-2**

### **BACKGROUND**

601 Coit Partners LP has submitted a request to abandon a segment of Coit Road north of the Canadian Pacific Kansas City Railroad to be incorporated into the existing lot located at 601 Coit Road to serve its major vehicle repair business. On September 3, 2024, the Plano Planning & Zoning Commission approved Revised Site Plan 2024-033 pertaining to the planned business expansion on the site.

The City owns the Property in fee simple, which has a fair-market value of \$1,001,238 determined by a third-party appraisal. 601 Coit Partners LP has agreed to pay this amount for the property.

The Engineering Department has reviewed this request and determined that there are no detrimental effects to the City if the Right-of-Way is abandoned and quitclaimed to 601 Coit Partners LP. Staff recommends approval of the request to abandon the segment of Coit Road as requested.

This item was prepared in coordination with the City of Plano Engineering Department and Planning Department.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Approval of the abandonment of 1.11 acres of Coit Road Right-of-Way north of the Canadian Pacific Kansas City Railroad will result in a one-time revenue of \$1,001,238.

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
Ordinance	9/3/2024	Ordinance
Location Map	7/19/2024	Map

**An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City in and to a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, and being 1.11 acres of Coit Road; abandoning all right, title and interest of the City in such right-of-way to the abutting property owner, 601 Coit Partners LP, to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary to quitclaim the City's interest; and providing an effective date.**

**WHEREAS**, the City Council of the City of Plano has been requested to abandon all right, title and interest of the City in and to a portion of that certain right-of-way situated in the Martha McBride Survey, Abstract No. 553 (hereinafter called "Right-of-Way"), which is located within the city limits of Plano, Collin County, Texas, and which is more particularly described in Exhibit "A-1" attached hereto and incorporated herein by reference; and

**WHEREAS**, 601 Coit Partners LP (the "Abutting Property Owner") has filed with the City a Petition for Abandonment, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference; and

**WHEREAS**, a third-party appraiser determined the market value of the Right-of-Way is \$1,001,238, and the City and Abutting Property Owner both agree to the appraiser's opinion of value; and

**WHEREAS**, the Engineering Department has determined that there will be no detrimental effect on the City if the Right-of-Way is abandoned and quitclaimed to the Abutting Property Owner, and has advised that the Right-of-Way should be abandoned.

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

**Section I.** All the right, title and interest of the City of Plano, Texas, in and to the Right-of-Way is hereby abandoned, and all right, title and interest of the City in and to the Right-of-Way is hereby quitclaimed to the Abutting Property Owner in accordance with its respective interests in exchange for \$1,001,238 (ONE MILLION ONE THOUSAND TWO HUNDRED THIRTY-EIGHT AND 00/100 DOLLARS). A certified copy of this Ordinance may be recorded in the Collin County Land Records to reflect this abandonment and quitclaim. The City Manager, or his authorized designee, is hereby authorized to execute on behalf of the City of Plano, Texas, any instruments necessary to complete the abandonment and quitclaim of the right-of-way by the City of Plano.

**Section II.** The abandonment and quitclaim is without prejudice to any and all improvements, facilities, equipment or lines of any public utility, municipal or otherwise, if any, which are presently located within any portion of the Right-of-Way. Any such utility shall have the continued right to locate, maintain, repair, reconstruct, preserve or relocate improvements, facilities, equipment or lines in such portion of the Right-of-Way.

**Section III.** The City Council hereby finds and determines that the abandonment of the right-of-way is in the public interest of the City of Plano, Texas, and its citizens, and will inure to the benefit of the public generally.

**Section IV.** This Ordinance shall become effective immediately upon its passage.

**PASSED AND APPROVED** on the 9<sup>th</sup> day of September, 2024.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY



## **EXHIBIT "A"**

### **PETITION FOR ABANDONMENT**

[For Right-of-Way Abandonment]

I, the undersigned, (hereinafter "Owner"), being the owner of real property abutting 605 Coit Road, Plano, Texas (hereinafter called "Right-of-Way"), more particularly described by metes and bounds in the field note description attached hereto and incorporated herein as **Exhibit "A-1"** do hereby request that the City of Plano, Texas (called "City") abandon the Right-of-Way.

1. The Owners are requesting the abandonment of the Right-of-Way for the following reasons:

To purchase the property to obtain greater options for business expansion and/or redevelopment of my abutting 601 Coit Road property.

2. The following public interest will be served as a result of the abandonment:

This proposed abandonment would shift unused right-of-way to a local small business, increasing the value of the property tax roll, reducing the City of Plano's maintenance costs and ensuring future redevelopment of the adjoining property would meet the City of Plano's subdivision ordinance. The abandonment would also facilitate future construction and allow for new services to be provided to motorists in Plano and the surrounding area.

3. Unless the City determines that this abandonment is exempt from payment of fair market value, the Owners agree to pay to the City the fair market value of the Right-of-Way as determined by an appraisal obtained by the City (called "Price"). The appraisal shall be conclusive as to the fair market value. The Owners shall reimburse the City for the cost of the appraisal and other costs incident to the abandonment (called "Costs"). The Price and Costs shall be paid to the City prior to the abandonment. Should the Plano City Council decide not to abandon the Right-of-Way, the Price shall be returned to the Owners, but the Costs shall be retained by the City. Each Owner's share of the Price and Costs shall be in the same proportion as their abutting ownership as hereinafter defined.
4. If the Owners are providing a replacement right-of-way for the Right-of-Way requested to be abandoned herein, Owners will attach a metes and bounds description or plat identifying the replacement right-of-way and attach same to this Petition as **Exhibit "B"**.

5. The Owners hereby represent and affirm to the City that no other property owner, lessee, tenant or easement or license holder uses the Right-of-Way to access or to serve their property.
6. **The Owners further agree to release, defend, indemnify and hold the City, its officers, agents and employees harmless from and against any and all claims, losses, demands, suits, judgments and costs, including reasonable and necessary attorney's fees and expenses, arising out of, related to or resulting from the abandonment and closing of the Right-of-Way by City.**
7. The Owners understand and agree that the abandonment is in the sole discretion of the Plano City Council. The Owners also understand and agree that the Right-of-Way will be abandoned to them in proportion to their abutting ownership. The abutting ownership will be determined by the number of linear feet of frontage adjacent to the Right-of-Way owned by each property owner. Based on the foregoing, the Owners hereby represent and affirm that they have searched the public land records and determined that the abutting ownership is in the following proportions:  
100% of abutting ownership is vested in 601 Coit Partners LP
8. Owners shall also prepare a map or drawing showing the Right-of-Way to be abandoned along with a designation of all abutting property owners. This map or drawing shall be attached hereto and incorporated herein as **Exhibit "C"**.
9. Abutting property owners have signed letters indicating their support of the right-of-way abandonment. These are attached hereto and incorporated herein as **Exhibit "D"**.

[Reminder of page blank]



10. The undersigned officers and/or agents of the Owners hereby represent and affirm that they have the necessary authority to execute this Petition for Abandonment on behalf of the Owners.

NERCES MAVELIAN  
Typed Name of Owner

601 COIT ROAD  
Address

PLANO, TX  
City, State and Zip

Dated: September 5, 2023 Nerces Mavelian  
Signature of Owner

Contact Person for Property Owners:  
Name: TIM MILLER  
Phone No: 972-867-7467

## Metes &amp; Bounds Description (Petition for Abandonment)

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Martha McBride Survey, Abstract No. 553, being part of a called 1.316 acre tract conveyed by plat for right-of-way dedication to the City of Plano according to Coit Road Office & Miniwarehouse Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 114 of the Plat Records of Collin County, Texas, being all of a called 0.095 acre tract conveyed to the City of Plano by deed recorded in Volume 2575, Page 493 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a Roome capped iron rod in the north line of Lot 1 and the south line of Lot 2 of said Coit Road Office & Miniwarehouse Addition, found marking the northwest corner of said 0.095 acre tract to the City of Plano, and the northwest corner of the herein described premises;

THENCE with the north line of said 0.095 acre tract to the City of Plano, and crossing through said 1.316 right-of-way dedication, South 89°54'00" East, passing at 7.93 feet the southeast corner of Lot 2 and the northeast corner of Lot 1, same being the northeast corner of said 0.095 acre tract, and continuing for a total distance of 138.94 feet to a point in the easterly curve of said 1.316 acre right-of-way dedication;

THENCE with the easterly curve of said 1.316 acre right-of-way dedication, Southwesterly with said curve to the right having a radius of 1844.86 feet, a central angle of 11°22'33", an arc length of 366.29 feet and a chord bearing and distance of South 12°37'36" West, 365.68 feet to a Roome capped iron rod found in the north line of the Kansas City Southern Railroad right-of-way, marking the southeast corner of said 1.316 acre tract, and the southeast corner of said premises;

THENCE with the north right-of-way line of said Kansas City Southern Railroad, the south line of said 1.316 acre tract, the south line of Lot 1, Block 1 of said Coit Road Office & Miniwarehouse Addition and the south line of said 0.095 acre tract, North 67°01'37" West, passing at 130.46 feet the southeast corner of Lot 1 and said 0.095 acre tract, and continuing for a total distance of 146.98 feet to a Roome capped iron rod found marking the southwest corner of said 0.095 acre tract and said premises;

THENCE crossing through said Lot 1 and with the west line of said 0.095 acre tract as follows: North 16°40'00" East, 173.62 feet to a Roome capped iron rod found for corner, and North 11°15'00" East, 136.00 feet to the place of beginning and containing 1.110 acres or 48,369 square feet of land.



9/12/2023

*Petition for Abandonment*  
**605 Coit Road**  
*Being Part of the*  
**Martha McBride Survey**  
**Abstract No. 553**

City of Plano, Collin County, Texas  
 September 2023

P:\AC\2023Q3\AC914019.DWG



**Roome**  
**Land Surveying**

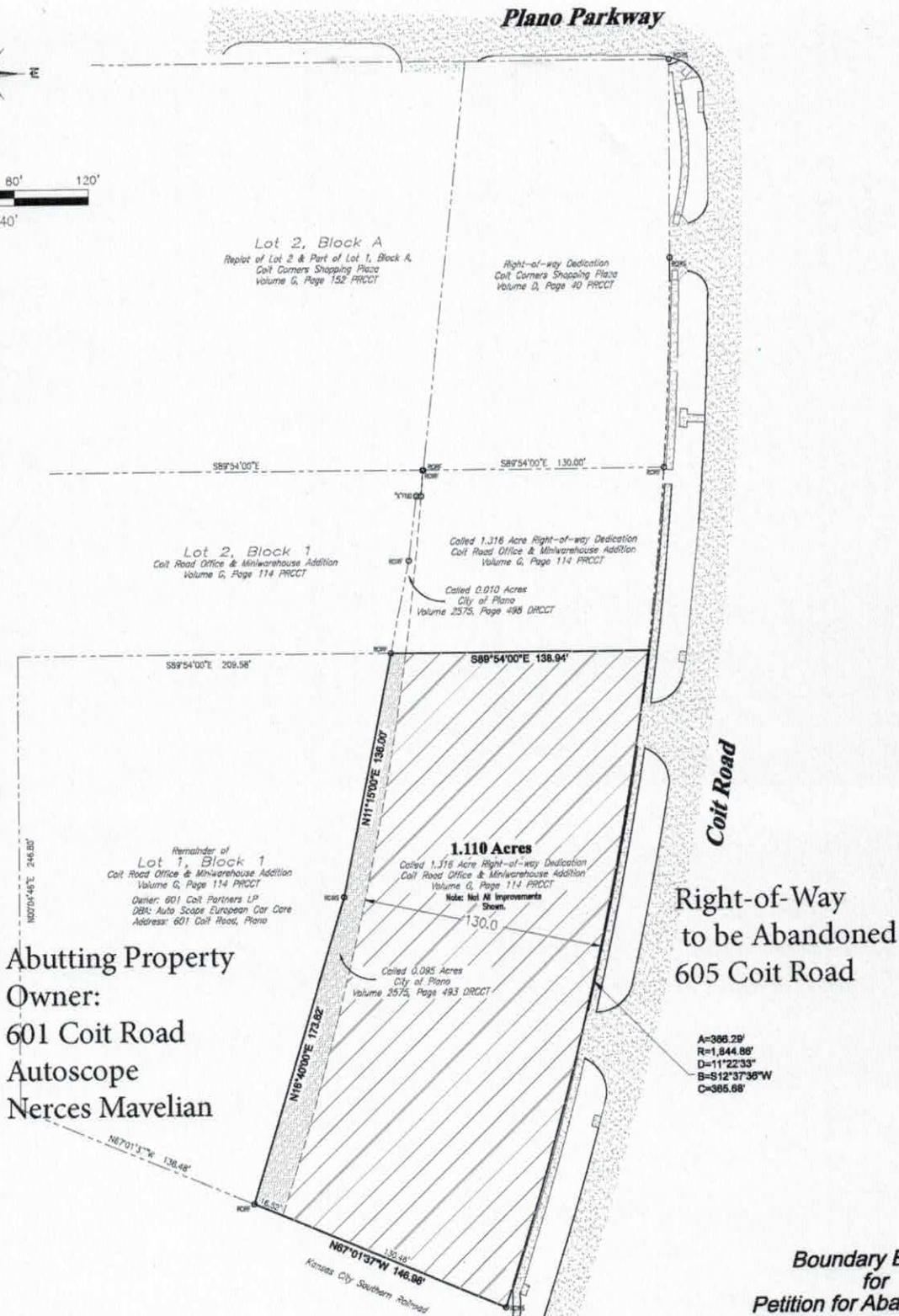
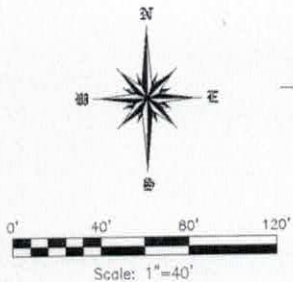
2000 Avenue G, Suite 810  
 Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523  
 www.roomesurveying.com / Firm No. 10013100





## EXHIBIT "C"



Called 1.316 Acre Right-of-way Dedication  
= Coit Road Office & Miniwarehouse Addition  
Volume 6, Page 114 PRCGT

 = Called 0.095 Acres  
Dedication Deed  
City of Plano  
Volume 2575, Page 493 DRCCG

*Boundary Exhibit  
for  
Petition for Abandonment  
**605 Coit Road**  
Being Part of the  
Martha McBride Survey  
Abstract No. 553  
City of Plano, Collin County, Texas  
September 2023*

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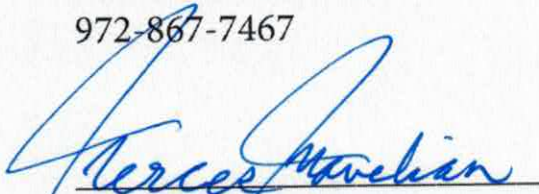


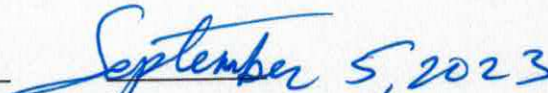
EXHIBIT "D"

PLEASE NOTE the following 601 Coit Road, Plano, Texas "abutting property owner" Nerces Mavelian of Autoscope European Car Care, has agreed and is indicating here his support of the petition for the "right-of-way abandonment" by the City of Plano of the "605 Coit Road, Plano, Texas" property parcel immediately adjacent east of his own corresponding property as shown in attached EXHIBIT "C".

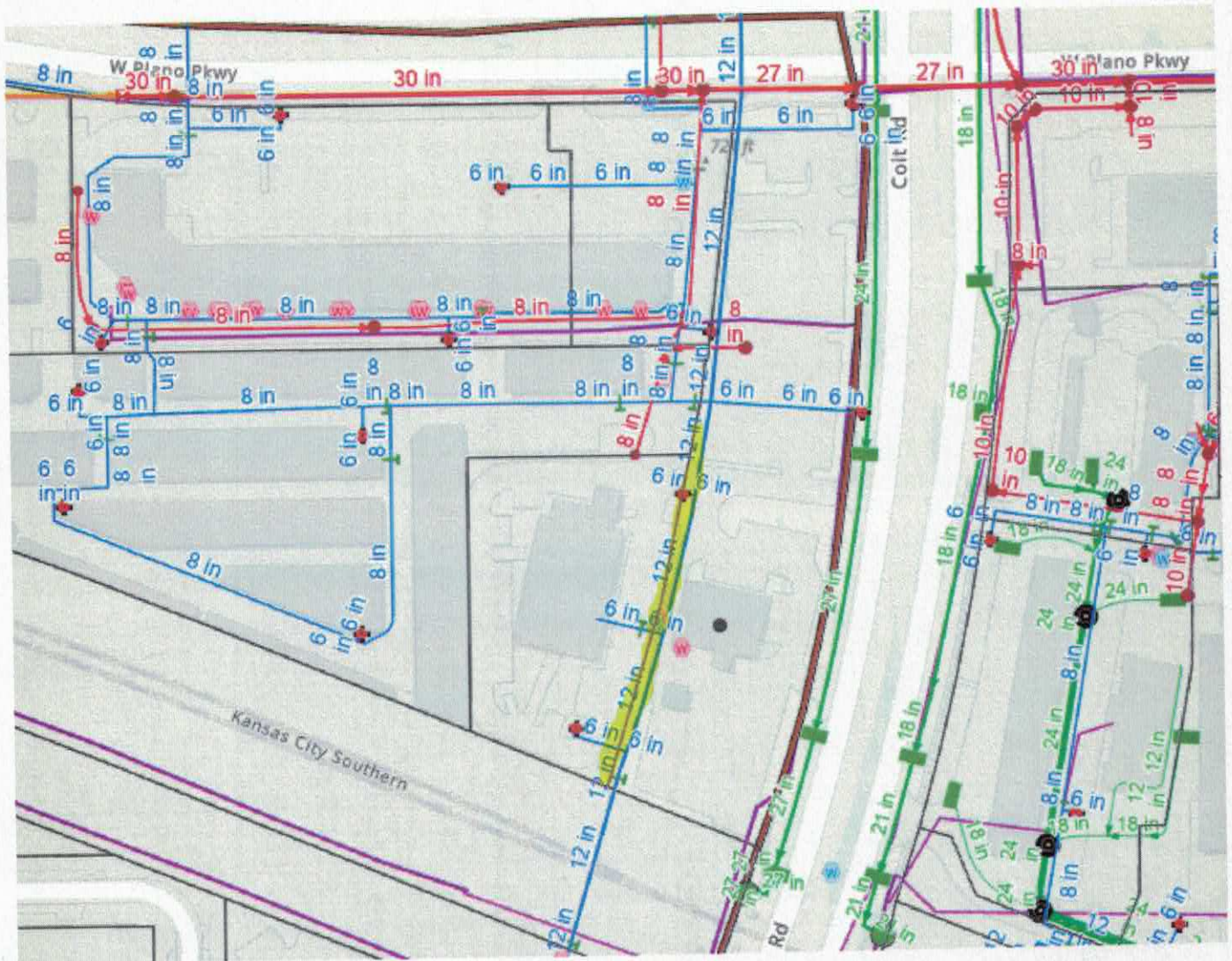
PROPERTY OWNER

Autoscope European Car Care  
Nerces Mavelian  
601 Coit Road, Plano, TX 75075  
972-867-7467

  
Nerces Mavelian

  
Date

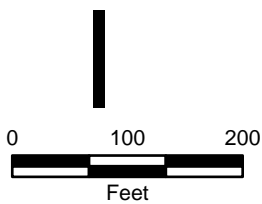
# CITY OF PLANO UTILITIES - MAP 605 COIT ROAD



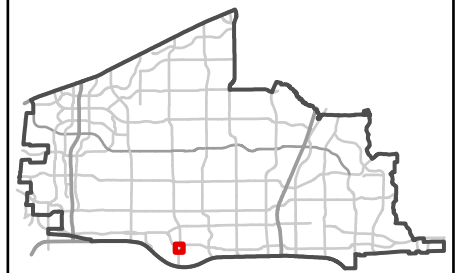




## Abandonment of Right-of-Way at Coit Rd and the Canadian Pacific Kansas City Railroad



### Project Location





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**DEPARTMENT:** Zoning

**DIRECTOR:** Christina Day, Director of Planning

**AGENDA ITEM:** Public Hearing and consideration of Ordinance to grant the appeal of the Planning & Zoning Commission's denial of Zoning Case 2024-012.

**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Public Hearing and consideration of an Ordinance to grant the appeal of the Planning & Zoning Commission's denial of Zoning Case 2024-012. Request to rezone from Neighborhood Office to Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) on 7.7 acres located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive. Petitioner: Big OS Properties, LP **Conducted and Adopted Ordinance No. 2024-9-3 granting the appeal.**

### **BACKGROUND**

At its August 5, 2024, meeting, the Planning & Zoning Commission denied this request with a vote of 6-2.

The applicant has appealed the Commission's denial. A 3/4 vote, or 6 of the 8 City Council members, is required to overturn the denial on appeal.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

For detailed comments on the comprehensive plan related to this item, please see Staff Preliminary Report in the attached Supporting Documents.

### **ATTACHMENTS:**

Description	Upload Date	Type
ZC2024-012 - Ordinance	8/30/2024	Ordinance
ZC2024-012 - Supporting Documents	8/30/2024	Informational

## **Zoning Case 2024-012**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 7.7 acres of land out of the H. Cook Survey, Abstract No. 235, located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive in the City of Plano, Denton County, Texas, from Neighborhood Office to Single-Family Residence-6 and repealing Ordinance No. 2007-7-8 for the purpose of rescinding Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens); 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 9th day of September 2024, for the purpose of considering rezoning 7.7 acres of land out of the H. Cook Survey, Abstract No. 235, located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive in the City of Plano, Denton County, Texas, from Neighborhood Office to Single-Family Residence-6 and rescinding Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens); 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 Planning & Zoning Commission denied the petition to rezone and offered reasons for the denial at the public hearing, and the petitioner, upon its own motion, filed a written request that a public hearing be scheduled and held before the City Council regarding the petition; 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 9th day of September 2024; and

**WHEREAS**, a three-fourths vote of City Council was required to approve the petition based upon the denial of the Planning & Zoning Commission; and

**WHEREAS**, the City Council is of the opinion and finds that such rezoning 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.

**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 rezone 7.7 acres of land out of the H. Cook Survey, Abstract No. 235, located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive in the City of Plano, Denton County, Texas, from Neighborhood Office to Single-Family Residence-6, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) as described in Ordinance No. 2007-7-8, and Ordinance No. 2007-7-8 is hereby repealed.

**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 9th day of September, 2024.

---

John B. Muns, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

**Zoning Case 2024-012**

**BEING** a tract of land situated in the H. Cook Survey, Abstract No. 235, City of Plano, Denton County, Texas, and being all of Lot 1, Block A of Normandy Estates, Lots 1 thru 6 Block A, according to the Conveyance Plat thereof recorded in Cabinet Y, Page 350 of the Plat Records of Collin County, Texas, and a portion of Spring Creek Parkway, a variable width right of way, dedicated in Volume 4387, Page 1492 and Volume 4705, Page 1062 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for the northeast corner of said Lot 1, common to the northwest corner of Lot 10, Block H of Normandy Estates, Lots 1R, 2R, 6R, 7, 8, 9 and 10, Block H, according to the plat thereof recorded in Document No. 2009-43 of the Plat Records of Denton County, Texas, being on the southerly line of Lot 3, Block 1 of Fifth Replat of Frito-Lay National Headquarters, Lots 1R, 2, and 3, Block 1, according to the plat thereof recorded in Document No. 2024-93 of the Plat Records of Denton County, Texas;

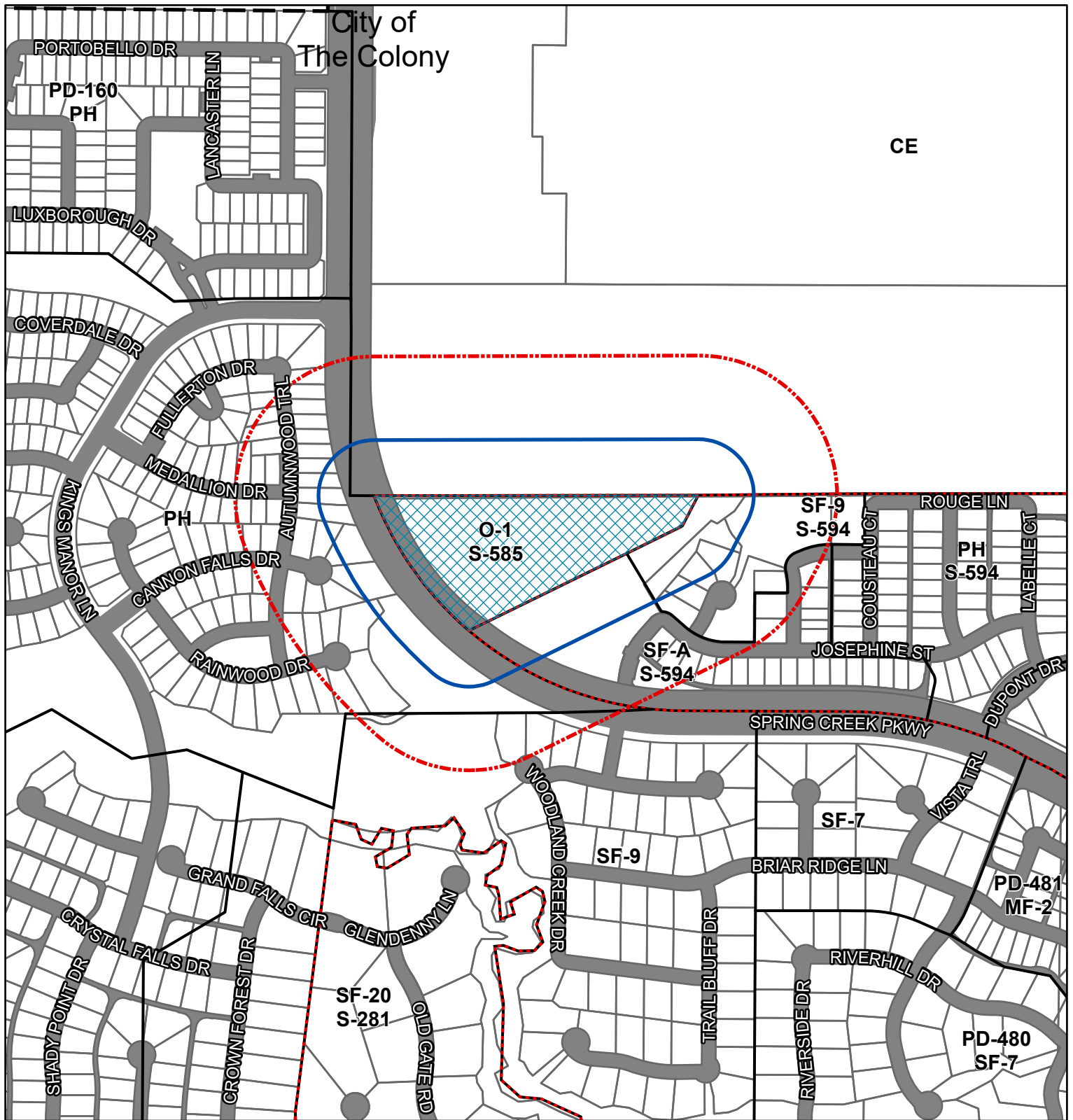
**THENCE** South 26°23'40" West, departing the southerly line of said Lot 3, along the common line of said Lot 1 and said Lot 10, a distance of 123.56 feet to a point for corner, from which, a 5/8 inch iron rod found for witness bears North 9°00' East, 0.25 foot;

**THENCE** South 62°45'53" West, continuing along said common line, passing at a distance of 777.75 feet the southeast corner of said Lot 1, common to the southwest corner of said Lot 10, being on the northeasterly right of way line of said Spring Creek Parkway, and continuing along the same course and crossing said Spring Creek Parkway, for a total distance of 865.68 feet to a point for corner in the centerline of said Spring Creek Parkway, and at the beginning of a non-tangent curve to the right with a radius of 1,200.00 feet, a central angle of 28°51'04", and a chord bearing and distance of North 36°25'59" West, 597.89 feet;

**THENCE** in a northwesterly direction along the centerline of said Spring Creek Parkway and with said non-tangent curve to the right, an arc distance of 604.26 feet to a point for corner;

**THENCE** North 88°44'47" East, departing the centerline of said Spring Creek Parkway and crossing said Spring Creek Parkway, passing at a distance of 85.99 feet the northwest corner of said Lot 1, common to the southwest corner of said Lot 3, being on the northeasterly right of way line of said Spring Creek Parkway, from which, a 3 inch aluminum disk found for witness bears North 39°02' East, 0.59 foot, and continuing along the same course and along the common line of said Lot 1 and said Lot 3, for a total distance of 1,179.99 feet to the **POINT OF BEGINNING AND CONTAINING** 7.695 acres (335,171 square feet) of land, more or less.

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



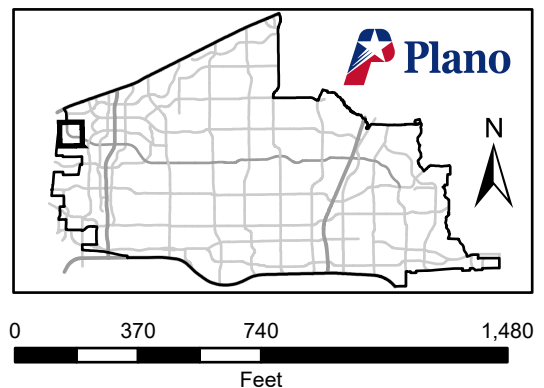
Zoning Case: 2024-012

Existing Zoning: Neighborhood Office with Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens)

Proposed Zoning: Single-Family Residence-6

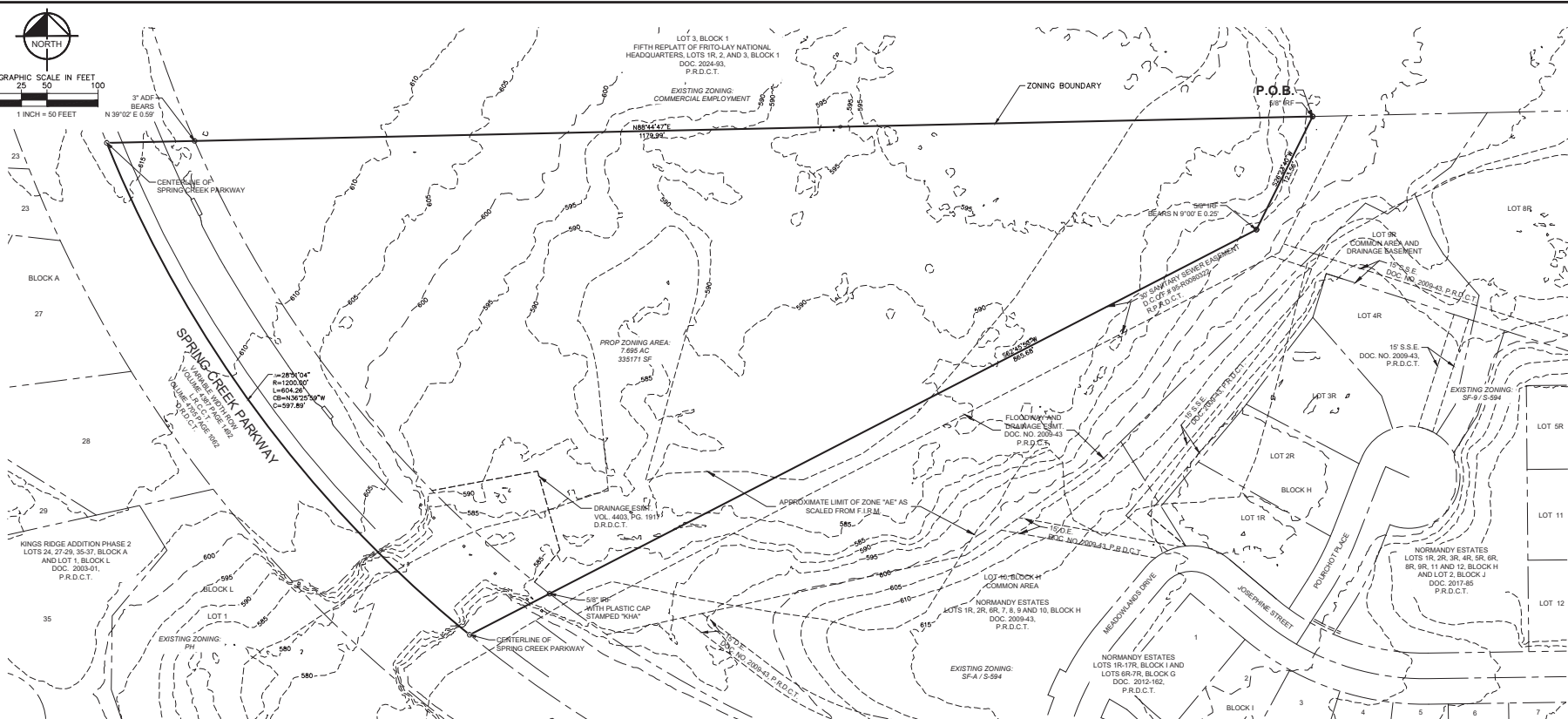
--- 500' Notification Buffer   
   Subject Property   
 --- Zoning Boundary Change/SUP  
--- 200' Notification Buffer   
   Streets   
 --- Zoning Boundary  
 Municipal Boundaries   
--- Specific Use Permit

Source: City of Plano





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## LEGAL DESCRIPTION

### ZONING DESCRIPTION:

BEING a tract of land situated in the H. Cook Survey, Abstract No. 235, City of Plano, Denton County, Texas, and being all of Lot 1, Block A of Normandy Estates, Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, and 10R, Block H, according to the Conveyance Plat thereof recorded in Cabinet Y, Page 300 of the Plat Records of Collin County, Texas, same being all of a called 6.617 acre tract of land described in a deed to Big OS Properties, LP, as recorded in Instrument No. 2007-107119 of the Official Records of Denton County, Texas, and a portion of Spring Creek Parkway, a variable width right of way, dedicated in Volume 4387, Page 1492 and Volume 4705, Page 1002 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for the northeast corner of said Lot 1, common to the northwest corner of Lot 10, Block H of Normandy Estates, Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, and 10R, Block H, according to the plat thereof recorded in Document No. 2009-43 of the Plat Records of Denton County, Texas, being on the southerly line of Lot 3, Block 1 of Fifth Replat of Frito-Lay National Headquarters, Lots 1R, 2, and 3, Block 1, according to the plat thereof recorded in Document No. 2004-69 of the Plat Records of Denton County, Texas;

**THENCE** South 28°23'40" West, departing the southerly line of said Lot 3, along the common line of said Lot 1 and said Lot 10, a distance of 123.56 feet to a point for corner, from which, a 5/8 inch iron rod found for witness bears North 9°00' East, 0.25 foot;

**THENCE** South 62°40'53" West, continuing along said common line, passing at a distance of 177.75 feet a 5/8 inch iron rod with plastic cap stamped "WMA" found for the southeast corner of said Lot 1, common to the southwest corner of said Lot 10, being on the northeasterly right of way line of said Spring Creek Parkway, and continuing along the same course and crossing said Spring Creek Parkway, for a total distance of 860.68 feet to a point for corner in the centerline of said Spring Creek Parkway, and at the beginning of a non-tangent curve to the right with a radius of 1,200.00 feet, a central angle of 28°5'10", and a chord bearing and distance of North 36°20'59" West, 597.89 feet;

**THENCE** in a northeasterly direction along the centerline of said Spring Creek Parkway and with said non-tangent curve to the right, an arc distance of 604.26 feet to a point for corner;

**THENCE** North 88°44'47" East, departing the centerline of said Spring Creek Parkway and crossing said Spring Creek Parkway, passing at a distance of 85.99 feet the northwest corner of said Lot 1, common to the southwest corner of said Lot 3, being on the northeasterly right of way line of said Spring Creek Parkway, from which, a 3/4 inch aluminum disk found for witness bears North 39°02' East, 0.69 foot, and continuing along the same course and along the common line of said Lot 1 and said Lot 3, for a total distance of 1,179.39 feet to the **POINT OF BEGINNING** and containing 7.695 acres (335,171 square feet) of land, more or less.

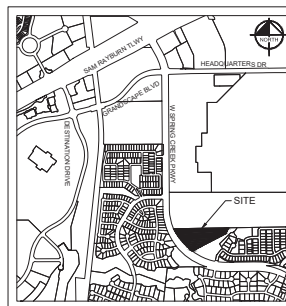
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

## LEGEND

- ZONING BOUNDARY
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING GROUND CONTOUR LINES
- EXISTING LOT LINES
- IRF IRON ROD FOUND
- ADF ALUMINUM DISK FOUND
- P.O.B. POINT OF BEGINNING

## PURPOSE

THE PURPOSE OF THIS ZONING CASE IS TO REZONE THE PROPERTY FROM NEIGHBORHOOD OFFICE (N-O) TO SINGLE-FAMILY RESIDENCE 6 (SF-6) AND TO RESCIND SPECIFIC USE PERMIT S-685.



## NOTE

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAT, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND 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.

ZONING CASE #ZC2024-012

## ZONING EXHIBIT

NORMANDY ESTATES  
ALL OF LOT 1, BLOCK A  
7.695 AC (335,171 SF)  
SITUATED IN THE H. COOK SURVEY  
ABSTRACT NO. 235  
CITY OF PLANO, DENTON COUNTY, TEXAS

DATE: June 16, 2024

OWNER:  
BIG OS PROPERTIES, LP  
238 Boulder Road  
Manchester, Connecticut 06040  
Tel. No. 214-635-7955  
Contact: Jennifer Blas  
Email: jblas@bigosproperties.com

APPLICANT:  
BARCO INVESTMENTS, LLC  
5700 Granite Pkwy, Ste 380  
Plano, Texas 75024  
Tel. No. 214-658-9775  
Contact: Bryan A. Robertson  
Email: bryan@barcoinvestments.com

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
19455 Noel Road  
The Galleria Office Tower, Suite 700  
Dallas, Texas 75251  
Tel. No. 972-770-1300  
Contact: Bryan Moody, P.E.

SHEET NUMBER  
C-01

NORMANDY ESTATES  
ALL OF LOT 1, BLOCK A  
CITY OF PLANO  
DENTON COUNTY, TEXAS

## ZONING EXHIBIT

KHA PROJECT NO. 2024-012  
DATE: JUNE 2024  
SCALE: AS SHOWN  
DESIGNED BY: MTH  
DRAWN BY: JC  
CHECKED BY: BRM

Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, THE GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75251  
PHONE: 972-770-1300  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

NO.	REVISIONS	DATE	BY





August 8, 2024

Ms. Destiny Woods - Planner  
City of Plano  
1520 K Avenue, Suite 250  
Plano, TX 75074

**RE:    *Zoning Case #ZC2024-012 – Appeal Request***

Dear Ms. Woods:

On behalf of the property owner and applicant of the subject zoning case, please accept this letter as a formal request for a public hearing at the September 9, 2024 City Council meeting to appeal the action taken by the Planning & Zoning Commission at its meeting on August 5, 2024 denying the item.

Please contact me should you have any questions or need anything else.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read "Bryan Moody", with a stylized flourish at the end.

Bryan Moody, P.E.

**DATE:** August 6, 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 August 5, 2024

---

**AGENDA ITEM NO. 2 – ZONING CASE 2024-012**  
**PETITIONER: BIG OS PROPERTIES, LP**

Request to rezone from Neighborhood Office to Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) on 7.7 acres located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive. Project #ZC2024-012.

**DENIED:** 6-2

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>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

**RESULTS:**

The Commission denied the item.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/311541?ts=418>

DW/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. 2**

**PUBLIC HEARING:** Zoning Case 2024-012

**PETITIONER:** Big OS Properties, LP

**CASE PLANNER:** Destiny Woods

**DESCRIPTION:** Request to rezone **from** Neighborhood Office **to** Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) on 7.7 acres located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive. Project #ZC2024-012.

### **EXECUTIVE SUMMARY:**

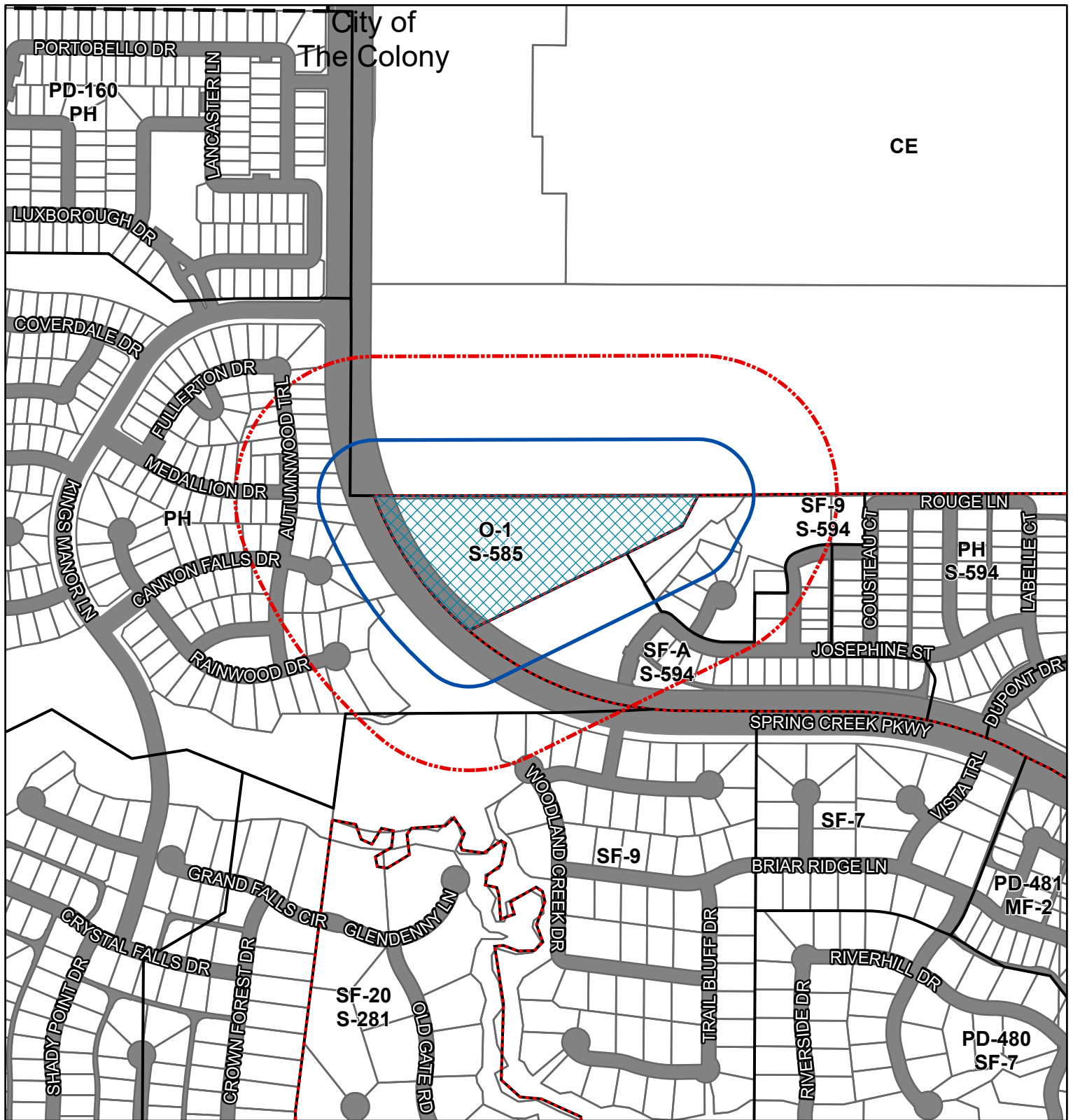
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The primary purpose of the request is to rezone the subject property from Neighborhood Office (O-1) to Single-Family Residence-6 (SF-6) to allow for the development of single-family residences. An existing Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens), approved in 2007 for an office and veterinarian development that was never constructed, will also be rescinded as part of the request. Major topics of consideration in this request include:

- Residential Suitability vs. Demand – The site has challenges to single-family development, including dam breach, floodplain, access, and connectivity. Subdivision ordinance requirements for maximum cul-de-sac length will likely require a waiver, due to the shape of the lot and location of street frontage. The resulting residential subdivision would be isolated between commercial zoning and the floodplain with limited connectivity to adjacent neighborhoods. However, this request could help meet the demand for housing in the area, consistent with the conclusions of the Housing Trends Analysis.
- Floodplain and Quisenberry Lake Dam Breach Analysis – Approximately 1/3 of the site is located within the floodplain of Indian Creek. No development is permitted in the floodplain without approval from FEMA. Additionally, the site is located 1,100 feet southwest of Quisenberry Lake, a private lake and dam on the PepsiCo Global campus. In 2020, a study of the dam was prepared for PepsiCo Global that found most of the subject property is located within an area that would be inundated with water in the event of a dam failure. There are no FEMA regulations preventing development within a dam breach inundation zone; however, there are different life, health, and safety risks between construction of commercial buildings and construction of residences. The applicant has expressed willingness to require disclosure of the dam location in the property deed or HOA documents.
- Conformance to the Comprehensive Plan – The subject property is designated as Proposed Park in the Parks Master Plan Map and Open Space Network (OS) on the Future Land Use Map. Residential development is generally inconsistent with these designations; however, if the city

does not own the property, appropriate development should be allowed. Approval of the request will require findings due to a lack of consistency with the mix of uses in the OS future land use category.

For these reasons, staff recommends denial of the request.



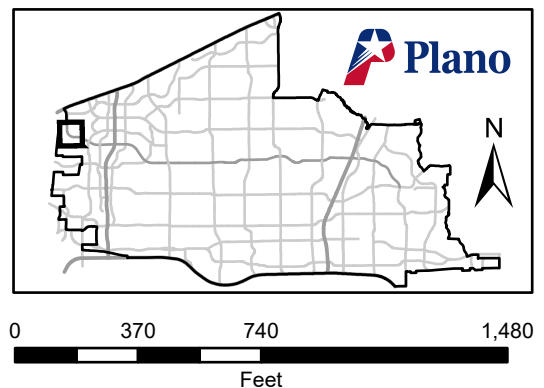
Zoning Case: 2024-012

Existing Zoning: Neighborhood Office with Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens)

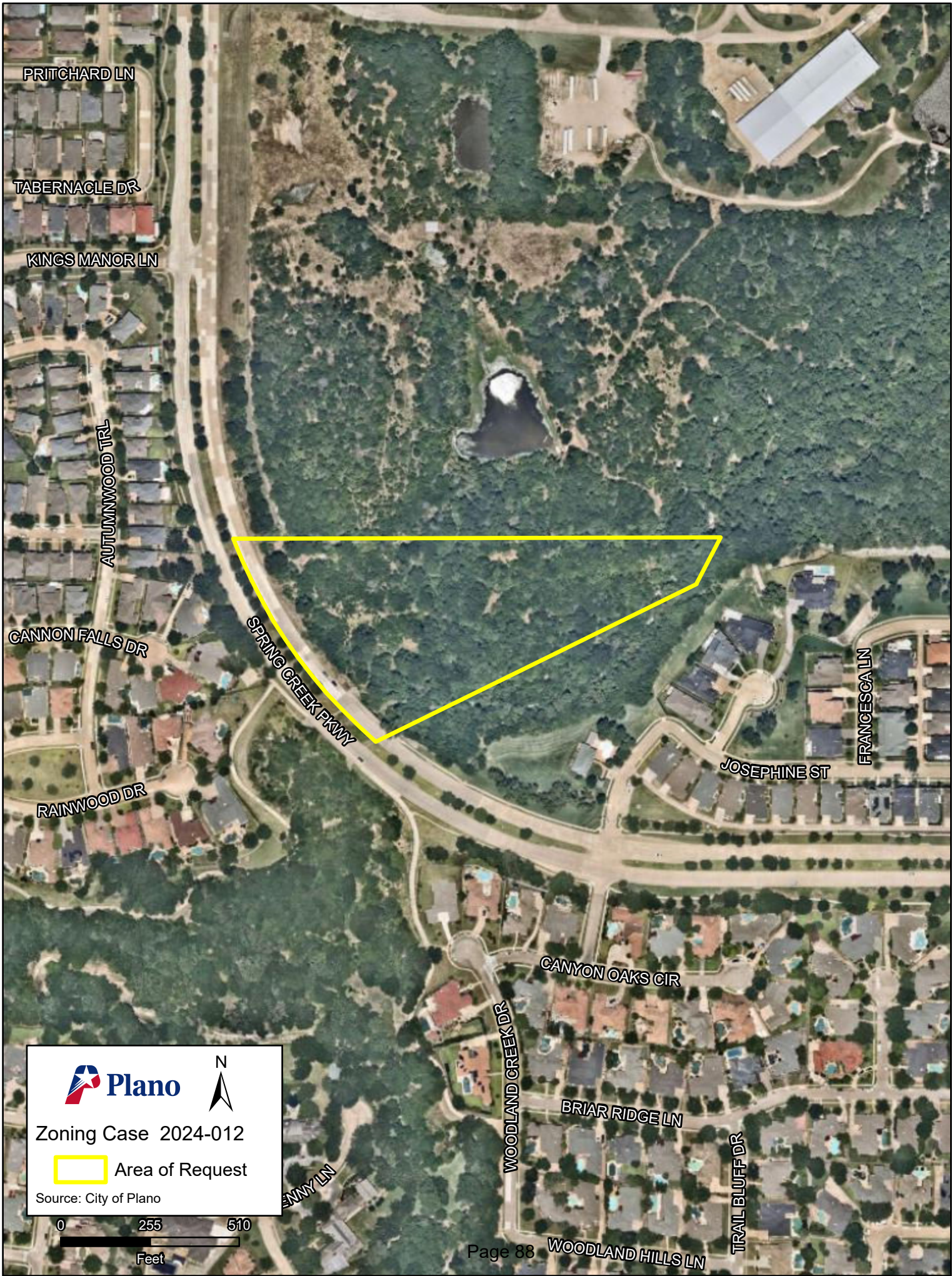
Proposed Zoning: Single-Family Residence-6



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

Source: City of Plano







 **Plano** 

Zoning Case 2024-012

 Area of Request

Source: City of Plano





## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The purpose of the request is to rezone from Neighborhood Office (O-1) to Single-Family Residence-6 (SF-6) and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens).

### Zoning

Sections 9.700.1 and 10.200.1 of the Zoning Ordinance state the purpose of the SF-6 and O-1 districts, respectively, as follows:

- Single Family Residence-6 (SF-6): *The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.*
- Neighborhood Office (O-1): *The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses.*

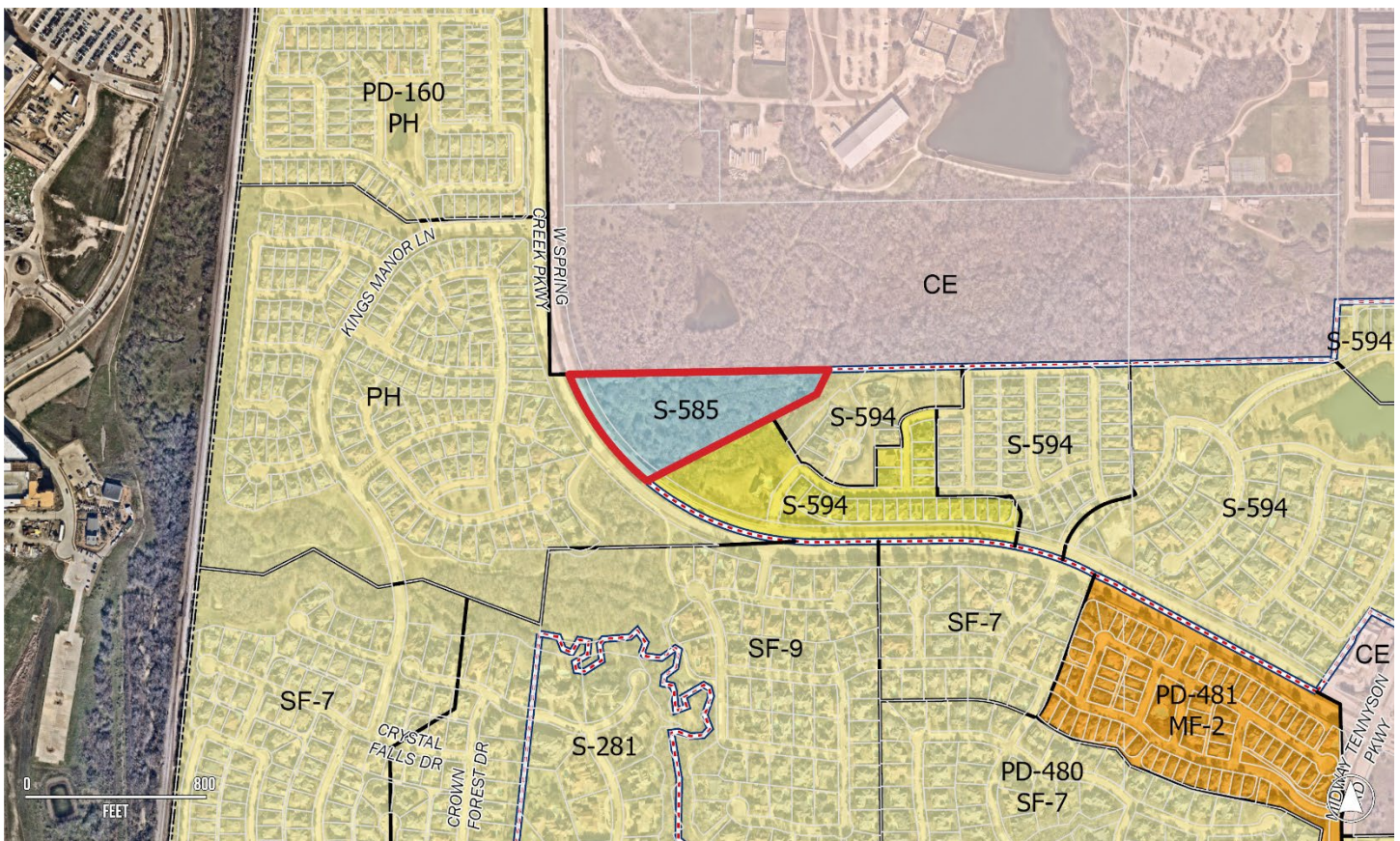
### History

In 2007, the subject property was rezoned from Commercial Employment (CE) to O-1 with Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens). This rezoning was intended to facilitate development of office buildings and a veterinary clinic; however, these were never constructed. Since that time, the Planning Department has regularly received inquiries from prospective buyers on how the site could be developed.

In 2023, the Future Land Use Map, Parks Master Plan Map, and Bicycle Transportation Plan Map of the Comprehensive Plan were amended to include the subject property as a Proposed Park with trail connections and shared use paths connecting to residential areas to the west. The floodplain challenges and demand for additional parkland in this area contributed to the perception of this location as a park.

## Surrounding Land Use and Zoning

North	The property to the north is zoned Commercial Employment (CE) and is undeveloped.
East	The properties to the east are zoned Single-Family Residence-9 (SF-9) with Specific Use Permit No. 594 (S-594) for Private Street Subdivision and are developed with detached single-family residences.
South	The properties to the south are zoned Single-Family Residence-Attached (SF-A) with S-594 for Private Street Subdivision and are developed with an amenity center for the single-family neighborhood.
West	The properties to the west across Spring Creek Parkway are zoned Patio Home (PH) and developed with patio homes.





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



- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Downtown Corridors (DT)
- Employment Centers (EM)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)
- Subject Property

The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

### Open Space Network (OS)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities

### PRIORITIES

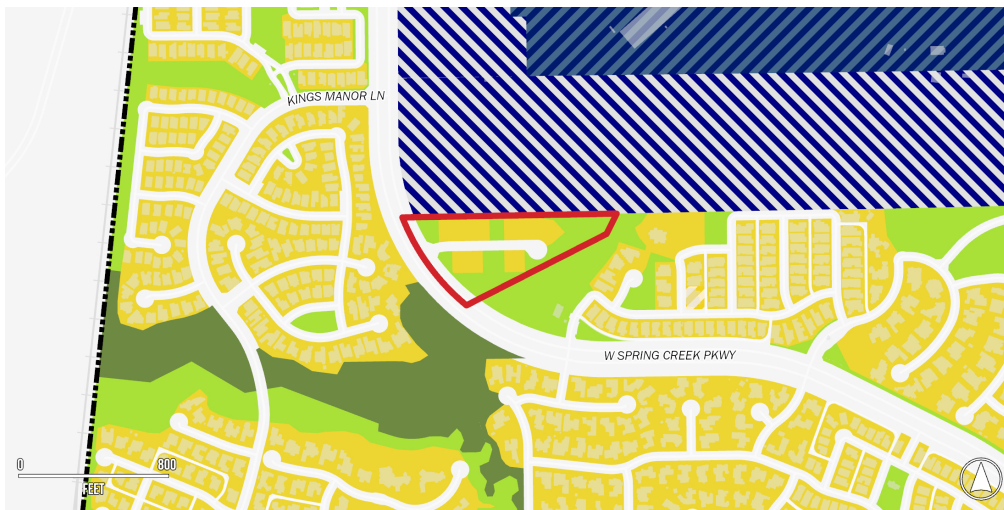
1. Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.
2. Improve access to these areas through transit and micromobility options.

## 2 | Mix of Uses



Click here for  
"How to Read  
The Dashboards"

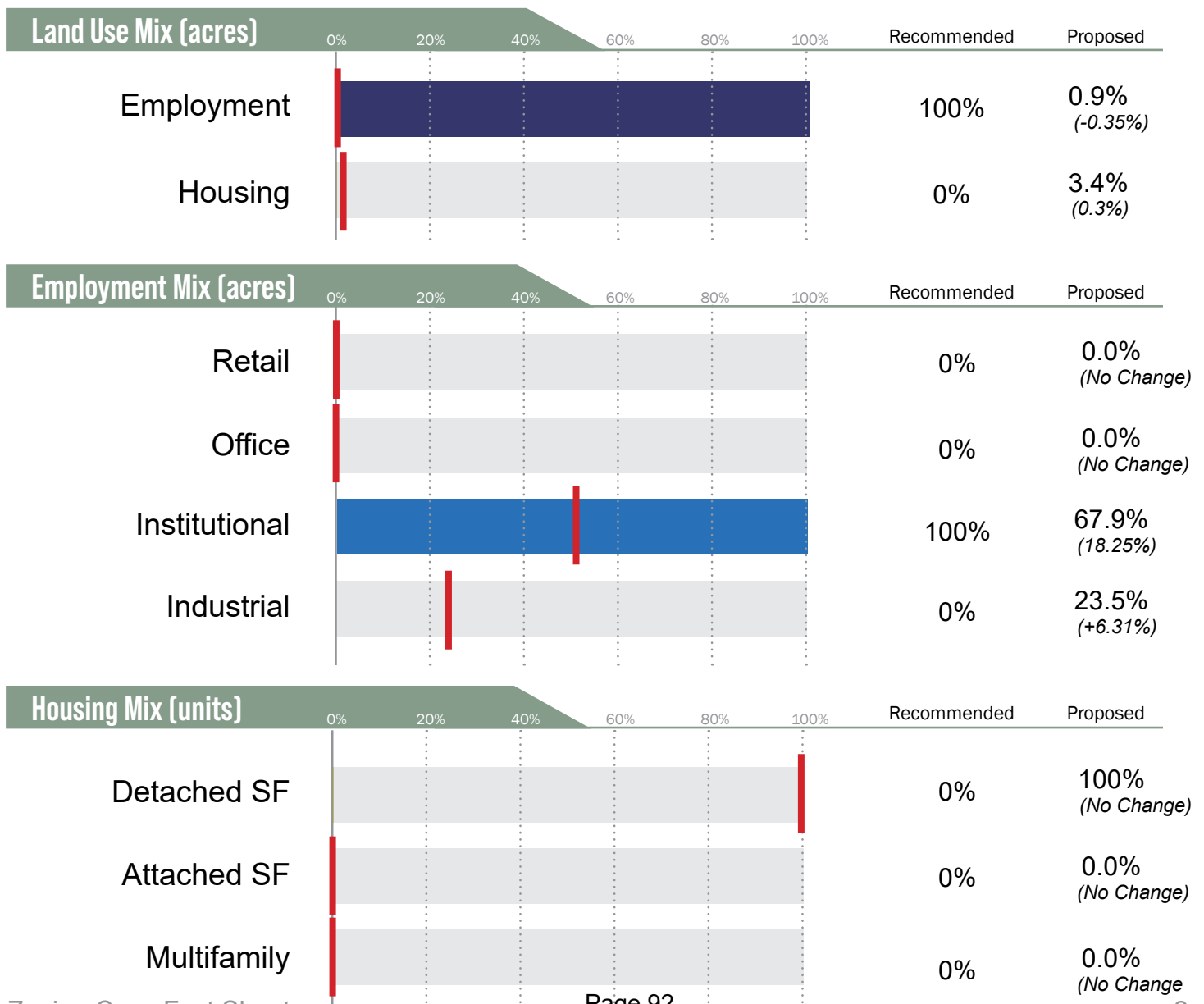
If approved, the request would result in the following Mix of Uses:



### 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

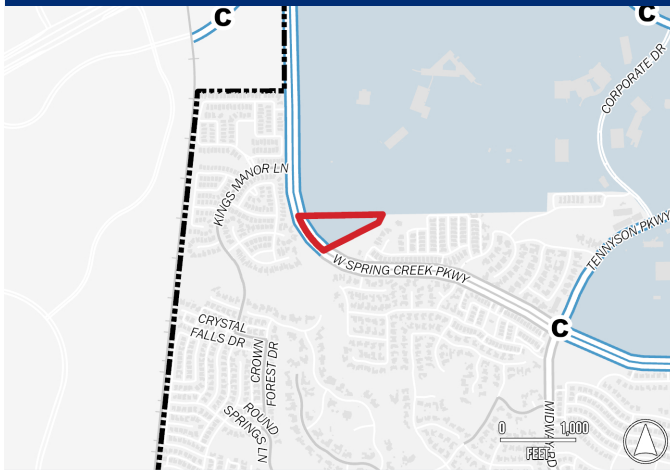


Click here for  
"How to Read  
The Dashboards"

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 2 stories	1 to 2 stories
Density	N/A	2.8 DUA
Intensity	Low (0 to 50% Lot Coverage)	Not Applicable
Open Space	100% Active & Recreational Open Space	No site plan provided.
Parking Orientation	Surface lots	Garages with Driveways
Block Pattern & Streetscape	Wide Blocks Open Space Corridor Streets	Curvilinear Blocks and Traditional Residential Streetscape
Multimodal Access		
1. Automobiles	MEDIUM: Limited access to ma- jor and local streets	Subject site has direct vehicular access to Spring Creek Parkway.
2. Transit	MEDIUM: Served by bus	More than 1.2 miles to the Communications/Spring Creek Bus Stop for Bus Line 239.
3. Micromobility	HIGH: Integrated trails and bike routes	Direct access across Spring Creek Parkway to Shady Brock Trail. Staff recommends creating an easement to extend Shady Brock Trail along the southern side of the property and providing direct access to the proposed request.
4. Pedestrians	HIGH: Short walk from neigh- borhoods	Sidewalks and trails are provided but proximity to pedestrian retail/office/recreation destinations is more than 1 mile away.

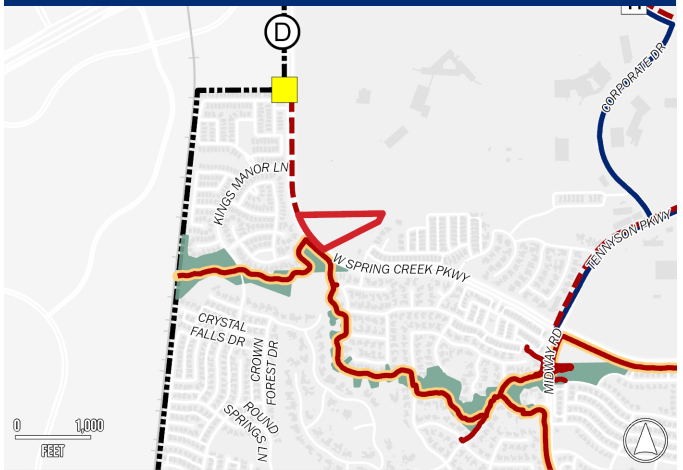
## 4 | Other Comprehensive Plan Maps

### Thoroughfare Plan Map



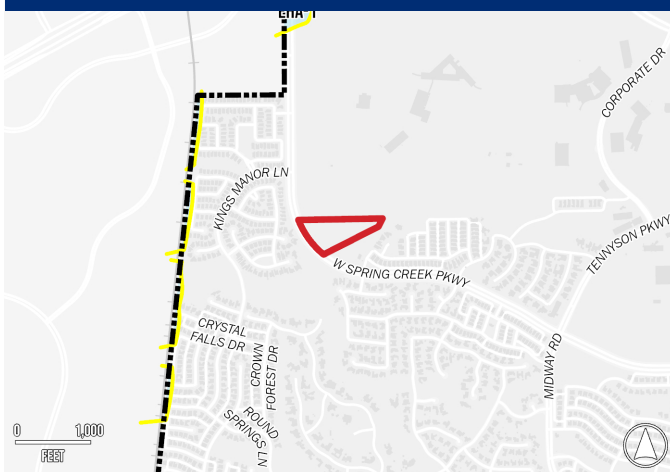
The subject site is located along Spring Creek Parkway which is a Type B Regional Arterial. The proposed project would not alter or impact the Thoroughfare Plan Map.

### Bicycle Transportation Plan Map



The subject site is located across the street from the Shady Brook Trail which is a designated Shared Use Path according to the Bicycle Transportation Plan Map. The subject site is also near the Proposed Shared Use Path planned along Spring Creek Parkway with a Proposed Trail Connection

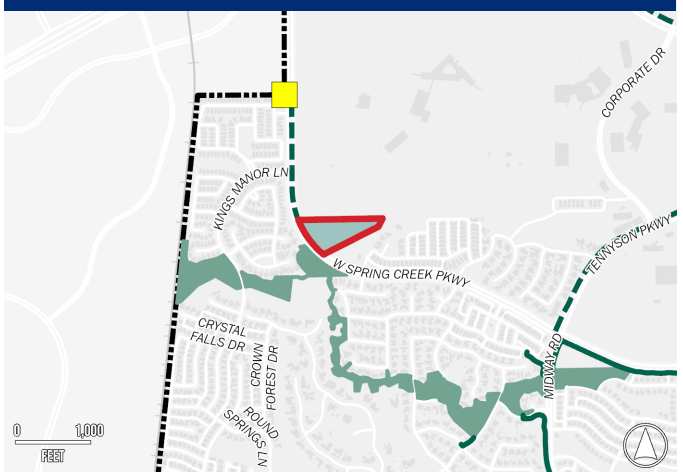
### Expressway Corridor Environmental Health Map



The proposed request is not located within the EHA Map Area.

☐ EHA-1 ☐ EHA-2 ☒ Not Applicable

### Parks Master Plan Map



The subject site is designated as Proposed Park in the Parks Master Plan Map. It is also located just east of the Shady Brook Trail and is the terminus of the existing trail corridor.

## 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:

- ☐ 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 Consolated 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 Category** – The subject property is located in the [Open Space Network \(OS\)](#) category of the Future Land Use Map (FLUM). The OS future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.

OS properties on the future land use map generally correspond with existing and proposed parks on the Parks Master Plan Map. The city can only require land to be used for park purposes if it owns the property. Although the request for residential zoning is inconsistent with the OS Description, development is allowed per the existing zoning where the city does not own the property. Due to these considerations, staff recommends the Commission evaluate the appropriateness of the request based on other land use policies and site considerations.

**Mix of Uses** – The OS Mix of Uses recommends no *Housing Types* within this category area. Approval of this request would increase the amount of *Detached Single-Family Types* within the OS category citywide to 3.4% (+0.3%). Due to the inconsistency with the OS Mix of Uses, findings will be required to approve this request.

FLUM – OS Mix of Uses	
Land Use Mix	Does Not Meet
Employment Mix	N/A
Housing Mix	Does Not Meet

**Desirable Character Defining Elements** – The request for SF-6 zoning is consistent with the heights, intensity, and multimodal access recommendations of the OS Dashboard, as these areas are generally intended to be low-rise, low impact forms of development. It is inconsistent with the open space recommendations due to the OS category's intent of being used entirely for active or passive recreational purposes. The parking and block pattern of a single-family neighborhood would be complimentary to OS areas but not meet exactly; therefore, staff finds these as neutral. Density is not applicable in OS category.

FLUM – OS Desirable Character Defining Elements			
Building Height	Meets	Multimodal Access • Automobiles • Transit • Micromobility • Pedestrians	Meets Meets Meets Meets
Maximum Density	N/A		
Intensity	Meets		
Open Space	Does Not Meet		
Parking Orientation	Neutral		
Block Pattern & Streetscape	Neutral		

### Other Comprehensive Plan Maps

The scope of the request would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Expressway Corridor Environmental Health Map.

The proposed request is located on a designated Proposed Park site on the Parks Master Plan Map. The request is for single-family residential development, which does not influence the city's ability to acquire property for park or trail improvements; therefore, the proposed request is neutral to the Parks Master Plan Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Neutral
Expressway Corridor Environmental Health Map	N/A

### Policies & Actions of the Comprehensive Plan and Other Studies

[Undeveloped Land Policy](#) – The subject site is an undeveloped property adjacent to existing single-family residential and other undeveloped land zoned for office. It includes portions of FEMA floodplain and is located in an area of potential flooding in the event of a dam failure at Quisenberry Lake (see Analysis and Recommendations section of this report). The proposed request is inconsistent with the Undeveloped Land Policy due to its lack of conformance with the Future Land Use Map and other comprehensive plan standards, such as Guiding Principle 2.3 about guiding future development where it is safe, attractive, appropriate, and convenient.

[Redevelopment and Growth Management Policy – Action 8 \(RGM8\)](#) – Policy RGM8 limits new residential development to areas that are appropriate based on individual site considerations and consistency with Future Land Use Map and Dashboards. Staff finds the proposed request inconsistent with RGM8 due to the challenging individual site considerations resulting from the shape, size, and hydrology of the site discussed in more detail later in this report.

[City of Plano Housing Trends Analysis](#) – The Housing Trends Analysis and Strategic Plan aims to understand the housing needs of Plano residents, prepare for future growth and redevelopment, and guide community investment and sustainable development. This analysis notes that the city has supply-side constraints due to limited areas to facilitate additional growth, except for infill sites, redevelopment opportunities, and a few areas for new development. Additionally, rising construction costs have furthered housing affordability issues. The proposed additional housing would help to ease these supply-side housing cost burdens.



## Comprehensive Plan Summary

The request for residential zoning is inconsistent with the OS Description; however, development is allowed per the existing zoning where the city does not own the property. Due to these considerations, staff recommends the Commission evaluate the appropriateness of the request based on other land use policies and site considerations. The proposed request does not meet the Undeveloped Land Policy and RGM8 but is consistent with the City of Plano Housing Trends Analysis. Due to the inconsistency regarding recommended mix of uses, the approval of this request will require Findings by the Commission and City Council.

### Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards: <ul style="list-style-type: none"> <li>Mix of Uses</li> <li>Character Defining Elements</li> </ul>	<b>Does Not Meet</b> (Triggers Findings Policy) <b>Partially Meets</b>
Thoroughfare Plan Map	<b>Meets</b>
Bicycle Transportation Plan	<b>Meets</b>
Parks Master Plan Map	<b>Neutral</b>
Expressway Corridor Environmental Health Map	N/A
Undeveloped Land Policy	<b>Does Not Meet</b>
Redevelopment & Growth Management Policy – Action 8	<b>Does Not Meet</b>
City of Plano Housing Trends Analysis	<b>Meets</b>

Adequacy of Public Facilities – Water and sanitary sewer services are available to serve the subject property. The engineering needs of the site related to drainage and hydrology are unknown at this time, but could significantly impact the developable area of the site.

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.

School Capacity – The subject property is located within Lewisville Independent School District. Due to the limited amount of land within this district, the city does not have the same agreement to provide a letter on school capacity for zoning changes. However, the district was notified of this potential change. Staff has not received a response from the district as of the time of this report.

### Access to and Availability of Amenities and Services

**Parks:** The subject property is located within Park Fee Service Area 13 and requires park fees for each unit.

**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

Proposed Development – The applicant is proposing to develop the site with single-family homes. They estimate 13 residential lots are possible; however, this is not verified through a plan review process. Access to the homes will be provided via a cul-de-sac from Spring Creek Parkway. A median opening on Spring Creek Parkway will also be required.

Staff cannot verify the feasibility of developing the site with 13 residential lots, as a concept plan was not provided for review. Conceptual drawings were provided at the time of pre-application, which staff noted would not conform to the city's 600-foot maximum cul-de-sac length. Variances to the Subdivision Ordinance and International Fire Code will likely be required to develop the site with the number of lots described.

### Floodplain

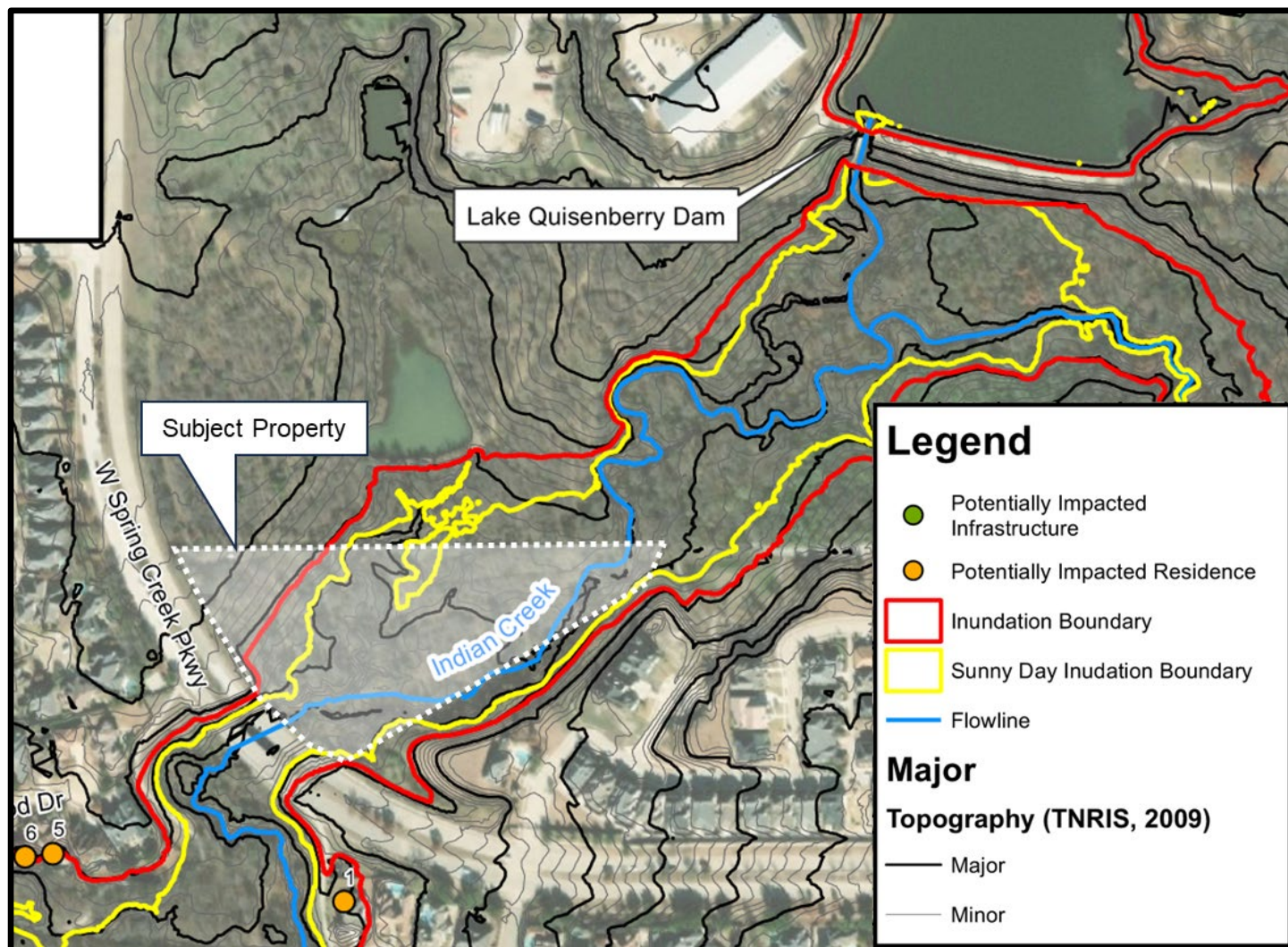


Approximately 1/3 of the property is currently located within the FEMA 100-year, fully-developed floodplain (Zone AE on the graphic above). A flood study is not required with this zoning request; however, the applicant has discussed floodplain conditions with the Engineering Department. Some of this area may be reduced with FEMA approval at later stages of the development.



2020 Dam Breach Analysis – Quisenberry Lake is a privately owned and operated dam located approximately 1,100 feet north of the subject property on the PepsiCo Global campus. In 2020, Kimley Horn and Associates, on behalf of PepsiCo Global, prepared plans to modify the dam spillway to comply with State of Texas dam safety regulations, which included a dam breach analysis and an emergency action plan. The dam breach analysis (see attached) showed what areas would be subject to flood inundation in the event of dam failure at Quisenberry Lake in two scenarios:

1. Sunny Day Breach – Reservoir at maximum normal operating level during a period of little or no precipitation.
2. Design Flood Breach – Reservoir is at its maximum capacity flood design.



The map above shows the results of that study, with the area subject to inundation of a Sunny Day Breach in yellow and an inundation at Design Flood Breach in red. The analysis showed that most of the subject property is located within areas subject to inundation during either breach event.

Unlike the FEMA floodplain, there are no federal regulations prohibiting development in dam breach inundations boundaries. It is ultimately the property owner's responsibility for researching the risk and acquiring appropriate insurance to mitigate impacts of a potential dam failure. However, as this is a request to rezone the property, there are different life, health, and safety impacts of flooding that should

be considered in determining the appropriateness of developing the site with either non-residential or residential land uses. Due to the greater risk for residents, staff finds that non-residential uses, as allowed under the existing zoning, would be better suited for the subject property.

The applicant has agreed to place a deed restriction or informational covenant in the HOA documents to notify future owners about the proximity of the dam. If approved, this disclosure language should be included with the HOA restrictions that are reviewed and approved by staff at the time of the preliminary plat. However, there is not a means of securing this agreement through the zoning process and the city will not continually monitor whether this information is being properly disclosed. It will ultimately be the responsibility of future prospective homebuyers to be diligent in researching the property and acquiring insurance as deemed appropriate.

FEMA publications include more information about the risk of living near dams:  
[https://www.fema.gov/sites/default/files/2020-08/fema\\_living-with-dams\\_p-956.pdf](https://www.fema.gov/sites/default/files/2020-08/fema_living-with-dams_p-956.pdf).

Residential Suitability vs. Demand – The Undeveloped Land Policy of the Comprehensive Plan states that the city should ensure new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities, such as proximity to existing compatible residential development, configuration to support housing, access to neighborhood parks, and adequate green space. Although the property is adjacent to other single-family zoning, future homes would be separated by the floodplain with no direct connections. Additionally, the housing to the east is located in a gated, private street subdivision, requiring property-owner maintenance of streets and limiting access. Approval would result in an enclave of homes located between undeveloped, non-residential zoning to the north and a floodplain to the south. For this reason, staff finds the property more suitable for non-residential development.

Due to demand for housing, staff has considered what alternatives might exist if officials seek to approve this change in use. A Planned Development (PD) district would provide flexibility to place some restrictions allowing mitigation of flood and hazard risk; however, the request does not meet the standards for a PD. A plan is normally required to initiate a PD district, but the requirement for submitting a concept plan may be waived by the Planning & Zoning Commission or the City Council if they determine sufficient information exists to evaluate the proposed establishment or amendment of a PD district. Notice standards must also be considered when amending the request.

Proposed Park – The Parks & Recreation Department identified this property as a potential park during the 2023 [Parks Master Plan](#) update. The change was primarily due to the complexity of the adjacent dam and spillway, the amount of floodplain in this property, the need for more parkland in this area of the city.

S-585 – Veterinary Clinic and Kennel (Indoor Pens) is not permitted by right or by Specific Use Permit in the Single-Family Residence-6 zoning district. Therefore, Specific Use Permit No.585 for Veterinary Clinic and Kennel (Indoor Pens) needs to be rescinded upon approval of this case.

## **SUMMARY:**

This request is intended to rezone the subject property land from Neighborhood Office to Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) to allow for development of single-family homes. The site has many challenges, including floodplain and location within a dam breach inundation zone, that make its suitability for residential uses questionable. For these reasons, the site has identified the property as a candidate for future park land

and designated it accordingly in the city's Future Land Use Map and Parks Master Plan Map. The request is not in conformance with the recommendations and policies of the Comprehensive Plan.

**RECOMMENDATION:**

Recommended for denial. Per the Comprehensive Plan and Findings Policy, this request must be found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest if the Commission wishes to recommend approval to the City Council.







## TECHNICAL MEMORANDUM

To: Johnny Cosgrove, P.E. – TCEQ, Dam Safety Section

From: Steve Galloway, P.E., CFM – Kimley-Horn and Associates, Inc.  
Mitchell Jensen, P.E., CFM – Kimley-Horn and Associates, Inc.

Date: September 30, 2020

Subject: Quisenberry Lake Dam Breach Analysis

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Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this dam breach analysis to determine the limits of inundation in a breach event for Quisenberry Lake Dam (TX00596). The dam is owned and maintained by PepsiCo Global (the Client) and is located on their Frito Lay headquarters site in the City of Plano (City), Texas. Kimley-Horn has previously prepared the *"H&H Analysis for Quisenberry Lake Dam"* dated April 6, 2020 (H&H Analysis).

### BREACH ANALYSIS

According to Title 30 TAC Chapter 299, §299.15(a)(1)(A), the minimum design flood hydrograph for a small, high hazard structure is the 75% Probable Maximum Flood (PMF) hydrograph. Kimley-Horn performed the Breach Analysis in accordance with *Hydrologic and Hydraulic Guidelines for Dams in Texas* ("Guidelines") (TCEQ, 2007). According to the Guidelines, the following breach scenarios should be considered when performing a full breach analysis:

- Sunny Day breach: Reservoir at its maximum normal operating pool level.
- Design Flood breach: Inflow hydrograph equal to the full design flood. In this case, the 75% PMF event.

### Hydrology

Per the H&H Analysis, the critical storm for Quisenberry Lake was found to be the 1-Hour 75% PMF and is thus the design storm for the Dam. The inflow hydrograph for the 1-Hour 75% PMF was utilized for the breach analysis.

Inflow hydrographs for the Indian Creek watershed downstream of Quisenberry Lake were calculated using HEC-HMS. Kimley-Horn utilized drainage areas delineations, Curve Numbers, and Time Concentration values from the City of Carrollton Floodplain Update Study for Indian Creek. Kimley-Horn converted the Curve Numbers to Antecedent Moisture Condition (AMC) III and added the rainfall values for 1-Hour PMP storm event. The hydrographs for the downstream watershed were reduced to 75% of the PMF to be consistent with design hydrograph for Quisenberry Lake. A drainage area map referencing the downstream areas has been included an attachment to this memo

### Hydraulics

Kimley-Horn performed the beach analysis using an unsteady 2D hydraulic model using HEC-RAS v. 5.0.7 modeling software. Two breach events were modeled: the 75% PMF breach event (design storm) and the Sunny Day breach event. It was determined at the conclusion of this modeling effort that the



75% PMF breach event resulted in the largest inundation area and will be the inundation area displayed on the inundation maps included with the EAP.

#### Model Geometry

Kimley-Horn created a 2D mesh of Indian Creek and its tributaries extending from the downstream face of Quisenberry Lake Dam down to point just upstream of Indian Creek's crossing with N Josey Ln. The cell size for the 2D mesh consists of 40'x40' cells supplemented with 20'x20' cells along the flowline, ridgelines, and other areas where additional detail is needed. The mesh geometry was determined using TNRIS aerial topography dated 2009. Manning's "n" values were selected using aerial photography, engineering judgement, and HEC-RAS 2D modeling guidelines.

Quisenberry Lake was modeled as storage area and Quisenberry Dam was modeled as an inline structure. Geometry of the embankments is based on the TNRIS aerial topography dated 2009. The outfall structure was modeled as a outfall rating curve obtained from the H&H Analysis for the proposed spillway layout.

The inflow hydrograph for 75% PMF event for the 1-hour duration storm for Quisenberry lake was routed through the storage area, and the inflow hydrographs for the downstream watershed was applied along the flowline of Indian Creek as inflow hydrographs. For the Sunny Day breach event, Quisenberry Lake was assumed to be at its normal pool depth (628.0') and the downstream channel was considered to be empty.

The Guidelines indicate the breach width should be at least 3 times the depth of water impounded in each of the breach events. The breach is initiated once the peak WSE is reached and forms at a rate of three feet of depth of water impounded per minute per the Guidelines. For Quisenberry Lake Dam the breach width was assumed to be 72' and formed in 0.13 hours.

#### **Inundation Mapping**

As previously mentioned, the 75% hydrograph resulted in the maximum inundation area. The 75% PMF and Sunny Day breach elevations determined from the HEC-RAS modeling were mapped using 1-foot aerial contours (TNRIS, 2009). A breach inundation map showing the limits of inundations for the 75% PMF breach event and the Sunny Day breach is attached to this memo. The limits of the Sunny Day breach are not shown on the inundation maps included with the EAP.

When comparing the 75% breach event to a non-breach event, the difference in water surface elevation is less than 1.0' once flow reaches Indian Creek's crossing with Windhaven Parkway. Thus, per Section 8.5 of the Guidelines, the inundation length terminates at the downstream face of Windhaven Parkway, which is approximately 10,000 linear feet downstream of the Quisenberry Lake dam.

#### **Attachments**

Drainage Area Map

Inundation Maps

Digital Files

HEC-HMS 4.2.1

HEC-RAS 5.0.7



**Notes:**

1. Because of the method, procedures, and assumptions used to determine the flooded areas; the limits of flooding shown are approximate and should be used only as a guideline for establishing evacuation zones. Areas inundated in an actual event will depend on actual failure conditions and may differ from areas shown on the map.

2. In the event when a "possible or imminent dam failure" conditions is identified, the City of Plano and City of The Colony emergency management office will establish an evacuation zone downstream of the dam. The emergency management officials will reach out to the address of the "affected resident" and residents within the established zone of evacuation and notify them of the "possible or imminent dam failure" condition.

3. "Affected Resident" refers to the residents living in the structure inundated by the breach flow shown on this map. Addresses of "Affected Residents" are shown on this map.

### Legend

- Potentially Impacted Infrastructure
- Potentially Impacted Residence
- Inundation Boundary
- Sunny Day Inudation Boundary
- Flowline

### Major Topography (TNRIS, 2009)

- Major
- Minor



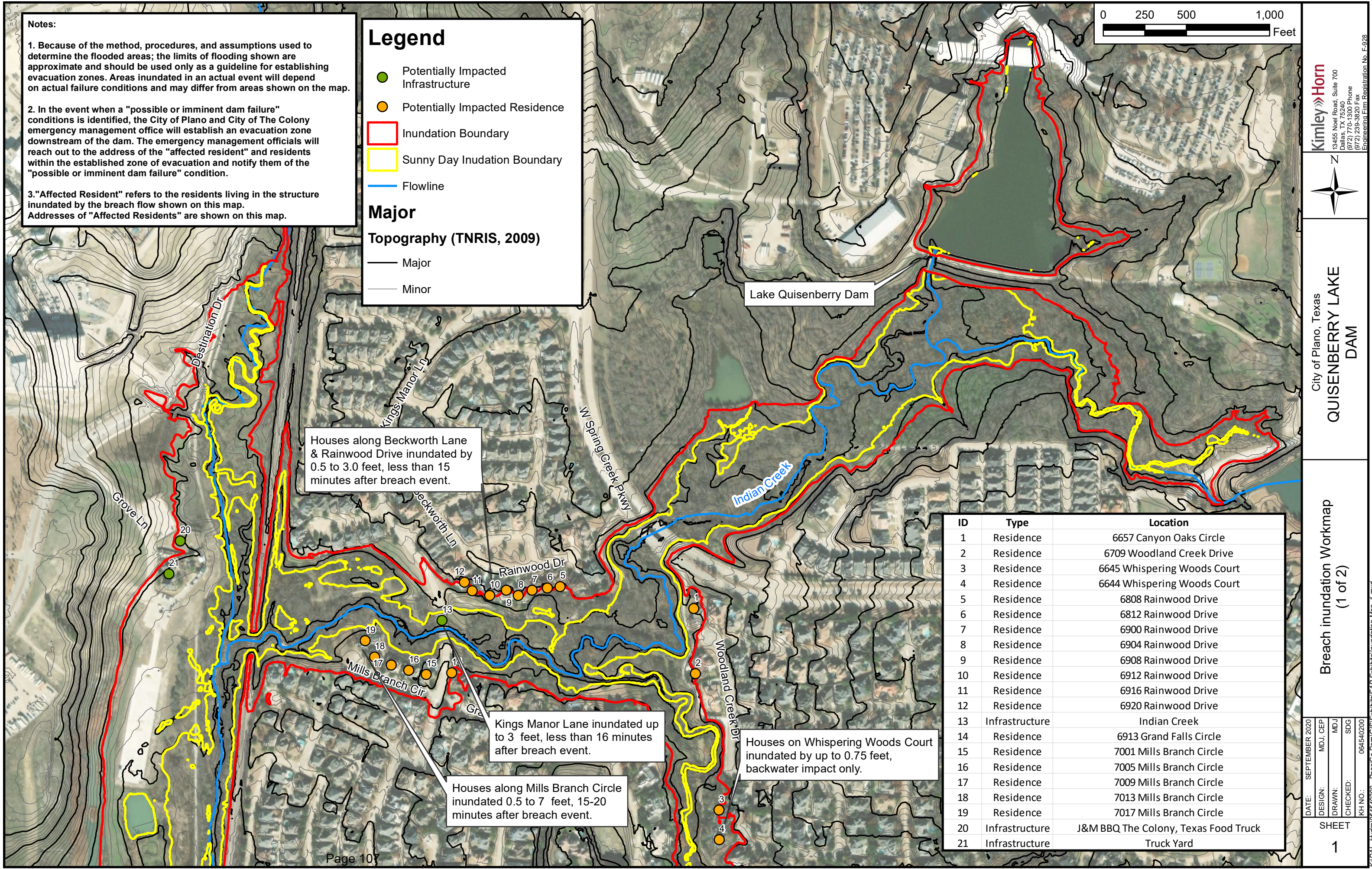
**Kimley»Horn**  
13455 Noel Road, Suite 700  
Dallas, TX 75240  
(972) 770-1300 Phone  
(972) 239-3620 Fax  
Engineering Firm Registration No. E-928



City of Plano, Texas  
**QUISENBERRY LAKE DAM**

**Breach inundation Workmap  
(1 of 2)**

DATE:	SEPTEMBER 2020
DESIGN:	MDJ, CEP
DRAWN:	MDJ
CHECKED:	SDG
KH NO.:	064540200



Houses along Beckworth Lane & Rainwood Drive inundated by 0.5 to 3.0 feet, less than 15 minutes after breach event.

Kings Manor Lane inundated up to 3 feet, less than 16 minutes after breach event.

Houses along Mills Branch Circle inundated 0.5 to 7 feet, 15-20 minutes after breach event.

Houses on Whispering Woods Court inundated by up to 0.75 feet, backwater impact only.

ID	Type	Location
1	Residence	6657 Canyon Oaks Circle
2	Residence	6709 Woodland Creek Drive
3	Residence	6645 Whispering Woods Court
4	Residence	6644 Whispering Woods Court
5	Residence	6808 Rainwood Drive
6	Residence	6812 Rainwood Drive
7	Residence	6900 Rainwood Drive
8	Residence	6904 Rainwood Drive
9	Residence	6908 Rainwood Drive
10	Residence	6912 Rainwood Drive
11	Residence	6916 Rainwood Drive
12	Residence	6920 Rainwood Drive
13	Infrastructure	Indian Creek
14	Residence	6913 Grand Falls Circle
15	Residence	7001 Mills Branch Circle
16	Residence	7005 Mills Branch Circle
17	Residence	7009 Mills Branch Circle
18	Residence	7013 Mills Branch Circle
19	Residence	7017 Mills Branch Circle
20	Infrastructure	J&M BBQ The Colony, Texas Food Truck
21	Infrastructure	Truck Yard



**Notes:**

1. Because of the method, procedures, and assumptions used to determine the flooded areas; the limits of flooding shown are approximate and should be used only as a guideline for establishing evacuation zones. Areas inundated in an actual event will depend on actual failure conditions and may differ from areas shown on the map.

2. In the event when a "possible or imminent dam failure" conditions is identified, the City of Plano and City of The Colony emergency management office will establish an evacuation zone downstream of the dam. The emergency management officials will reach out to the address of the "affected resident" and residents within the established zone of evacuation and notify them of the "possible or imminent dam failure" condition.

3. "Affected Resident" refers to the residents living in the structure inundated by the breach flow shown on this map. Addresses of "Affected Residents" are shown on this map.



**Kimley»Horn**  
13455 Noel Road, Suite 700  
Dallas, TX 75240  
(972) 770-1300 Phone  
(972) 239-3620 Fax  
Engineering Firm Registration No. E-928



City of Plano, Texas  
**QUISENBERRY LAKE  
DAM**

**Breach Inundation Workmap  
(2 of 2)**

DATE:	SEPTEMBER 2020
DESIGN:	MDJ, CEP
DRAWN:	MDJ
CHECKED:	SDG
KH NO.:	064540200

SHEET  
**2**

Electric Substation on Plano Parkway  
inundated up to 3.5 feet by flood  
event prior to breach event.

Gas Station at Plano Parkway and  
Windhaven Parkway inundated up to  
5 feet by flood event prior to breach event.

Intersection of Plano Parkway  
and Windhaven Parkway  
inundated by up to 4 feet by  
flood event prior to breach event.

Breach event attenuated downstream  
from Windhaven Parkway (Main Crossing).

### Legend

- Potentially Impacted Infrastructure
- Potentially Impacted Residence
- Inundation Boundary
- Sunny Day Inudation Boundary
- Flowline

### Topography (TNRIS, 2009)

- Major
- Minor

ID	Type	Location
22	Infrastructure	Electric Substation on Plano Pkwy
23	Infrastructure	Gas Station at Plano Pkwy & Windhaven Pkwy
24	Infrastructure	Intersection of Plano Pkwy & Windhaven Pkwy



**MEETING DATE**

Monday, September 9, 2024

**RESULTS**

I, Mayor/Councilmember \_\_\_\_\_, 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:

\_\_\_\_\_.

**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:

☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)

☐ Undeveloped Land Policy

☐ Other: \_\_\_\_\_

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be 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 of the other principles to be fully and accurately understood.

### Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

### Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

### Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

**MEETING DATE**

Monday, September 9, 2024

**RESULTS**

I, Mayor/Councilmember \_\_\_\_\_, 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: \_\_\_\_\_;  
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: \_\_\_\_\_;  
and
3. The request is consistent with other policies, actions, maps:
  - ☐ Bicycle Transportation Plan Map
  - ☐ Housing Trends Analysis and Strategic Plan (2018)
  - ☐ Thoroughfare Plan Map & Cross Sections
  - ☐ Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be 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 of the other principles to be fully and accurately understood.

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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Zoning  
**DIRECTOR:** Christina Day, Director of Planning  
**AGENDA ITEM:** Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-014.  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-014 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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: Oak Point Plaza I, LLC **Conducted and Adopted Ordinance No. 2024-9-4**

### **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.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Approval of this agenda item will support the City's Critical Success Factor of Residential and Commercial Economic Vitality. For detailed comments on the comprehensive plan related to this item, please see the Staff Preliminary Report in the attached Supporting Documents.

### **ATTACHMENTS:**

Description	Upload Date	Type
ZC2024-014 - Ordinance with Exhibits	8/30/2024	Ordinance
ZC2024-014 - Supporting Documents	8/30/2024	Informational

## **Zoning Case 2024-014**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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 9th day of September 2024, for the purpose of considering granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial; and

**WHEREAS**, the City Secretary of the 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 9th day of September 2024; and

**WHEREAS**, the City Council is of the opinion and finds that granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, would not be detrimental to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

**WHEREAS**, the City Council is of the opinion and finds that such change 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.

**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 grant Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, said property being described in the legal description in Exhibit A attached hereto.

**Section II.** The change in Section I is granted subject to the following restriction:

Outdoor vehicle storage and staging are prohibited.

**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 9th day of September, 2024.

---

John B. Muns, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

**Zoning Case 2024-014**

**SITUATED** in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 337, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, LLC, recorded in Document No. 20180205000148050, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

**COMMENCING** at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above-described Lot 2, Block A and the northeasterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T. and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 38, P.R.C.C.T.;

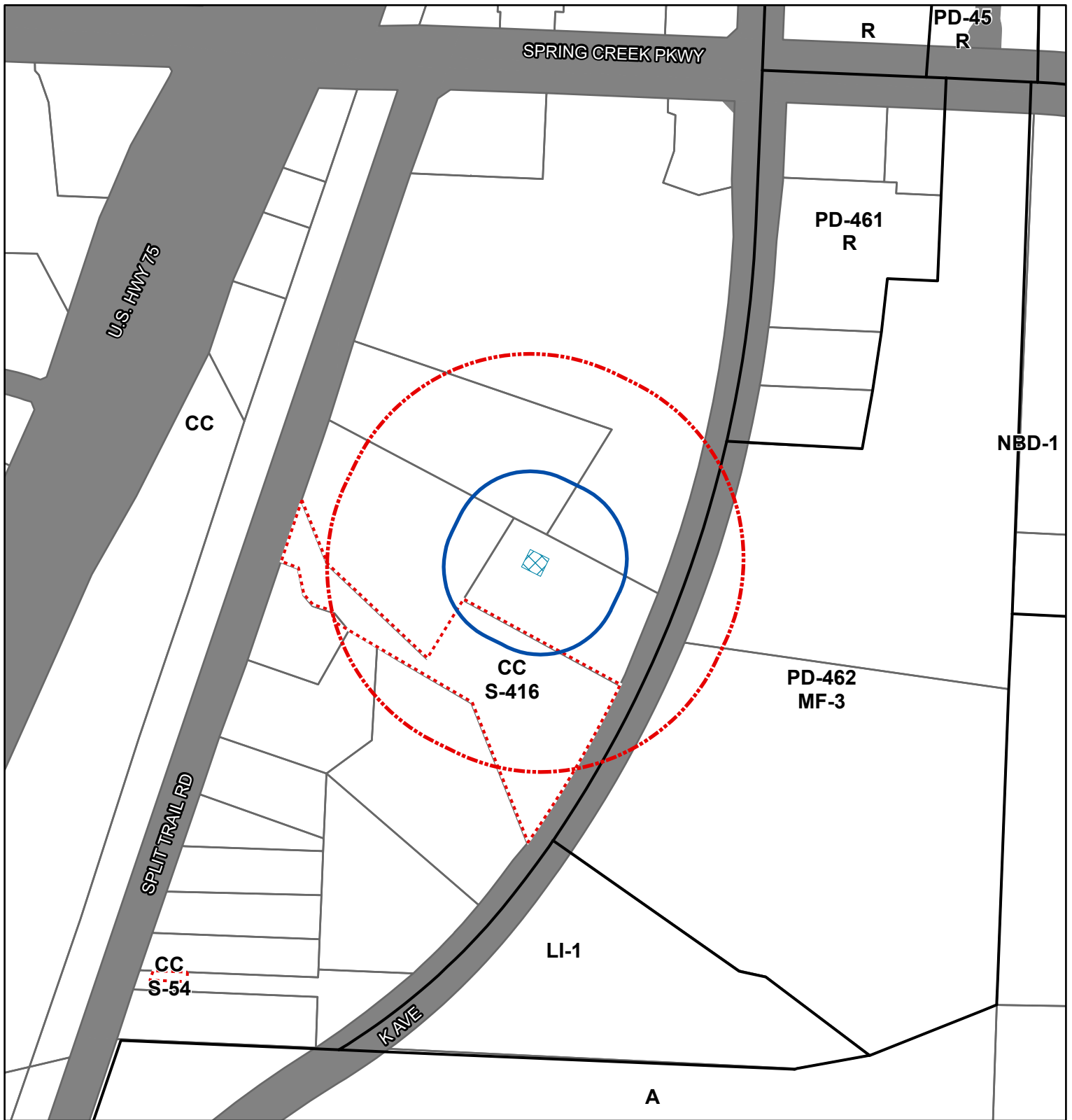
**THENCE:** South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northwest corner of this hereinafter described parcel of land;

**THENCE:** South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

**THENCE:** South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

**THENCE:** North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

**THENCE:** North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the **POINT OF BEGINNING and CONTAINING** 2,708 square feet or 0.062 acres of land.



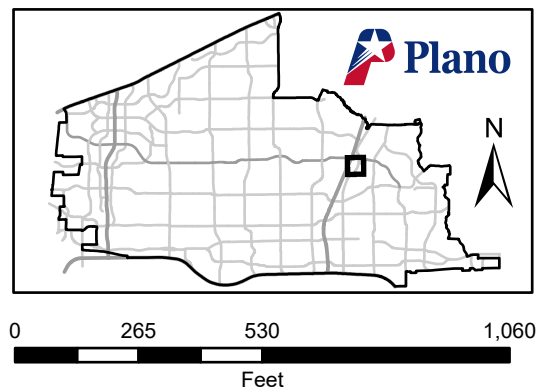
Zoning Case: 2024-014

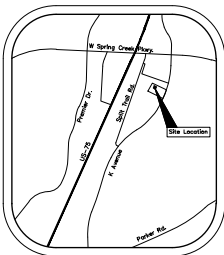
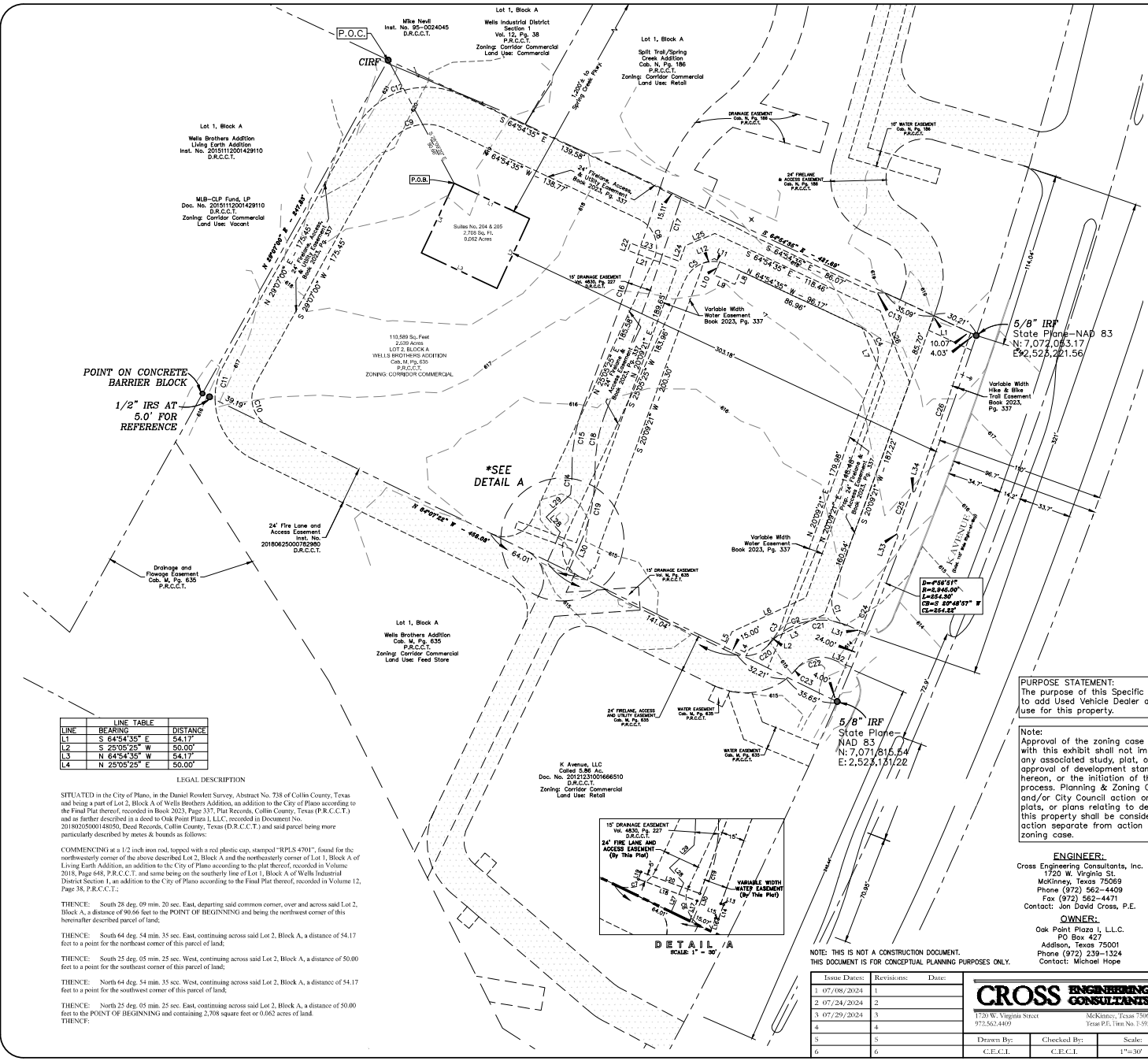
Existing Zoning: Corridor Commercial

Proposed Zoning: Specific Use Permit for Used Vehicle Dealer

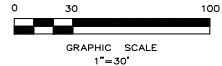
--- 500' Notification Buffer   
   Subject Property   
 --- Zoning Boundary Change/SUP  
  200' Notification Buffer   
  Streets   
  Zoning Boundary  
 Municipal Boundaries   
--- Specific Use Permit

Source: City of Plano





VICINITY MAP  
NTS



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 21°40'44" W	2.40	L18	N 69°50'38" W	40.68
L2	N 30°00'00" E	1.11	L19	N 20°02'21" E	9.00
L3	S 69°09'21" W	53.81	L20	S 69°50'38" E	40.68
L4	S 25°05'25" W	50.00	L21	N 69°50'38" W	34.00
L5	N 25°05'25" E	10.93	L22	N 20°09'21" E	5.00
L6	S 69°50'38" E	5.00	L23	S 69°50'38" W	34.00
L7	N 22°29'43" W	38.20	L24	N 20°09'21" E	10.74
L8	N 64°54'35" E	8.50	L25	S 67°27'23" E	20.79
L9	N 25°05'25" E	9.50	L26	N 23°21'06" E	20.48
L10	N 25°05'25" E	9.50	L27	N 23°21'06" E	20.48
L11	N 64°54'35" E	4.07	L28	N 42°20'11" W	14.33
L12	S 67°27'23" W	7.60	L29	N 47°05'59" E	21.61
L13	S 69°50'38" E	3.00	L30	N 67°27'23" E	13.77
L14	N 20°09'21" E	6.00	L31	S 67°27'23" E	13.77
L15	N 20°09'21" E	6.94	L32	N 23°21'06" E	20.48
L16	N 20°09'21" E	6.94	L33	N 23°21'06" E	20.48
L17	N 20°09'21" E	13.94	L34	N 65°27'31" E	2.83

CURVE TABLE				CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	88°30'00"	20.00	23.93	C17	88°30'00"	20.00	23.93
C2	88°30'00"	20.00	23.93	C18	88°30'00"	20.00	23.93
C3	88°30'00"	20.00	23.93	C19	88°30'00"	20.00	23.93
C4	88°30'00"	20.00	23.93	C20	88°30'00"	20.00	23.93
C5	88°30'00"	20.00	23.93	C21	88°30'00"	20.00	23.93
C6	88°30'00"	20.00	23.93	C22	88°30'00"	20.00	23.93
C7	88°30'00"	20.00	23.93	C23	88°30'00"	20.00	23.93
C8	88°30'00"	20.00	23.93	C24	88°30'00"	20.00	23.93
C9	88°30'00"	20.00	23.93	C25	88°30'00"	20.00	23.93
C10	88°30'00"	20.00	23.93	C26	88°30'00"	20.00	23.93
C11	88°30'00"	20.00	23.93	C27	88°30'00"	20.00	23.93
C12	88°30'00"	20.00	23.93	C28	88°30'00"	20.00	23.93
C13	88°30'00"	20.00	23.93	C29	88°30'00"	20.00	23.93
C14	88°30'00"	20.00	23.93	C30	88°30'00"	20.00	23.93
C15	88°30'00"	20.00	23.93	C31	88°30'00"	20.00	23.93
C16	88°30'00"	20.00	23.93	C32	88°30'00"	20.00	23.93
C17	88°30'00"	20.00	23.93	C33	88°30'00"	20.00	23.93
C18	88°30'00"	20.00	23.93	C34	88°30'00"	20.00	23.93
C19	88°30'00"	20.00	23.93	C35	88°30'00"	20.00	23.93
C20	88°30'00"	20.00	23.93	C36	88°30'00"	20.00	23.93
C21	88°30'00"	20.00	23.93	C37	88°30'00"	20.00	23.93
C22	88°30'00"	20.00	23.93	C38	88°30'00"	20.00	23.93
C23	88°30'00"	20.00	23.93	C39	88°30'00"	20.00	23.93
C24	88°30'00"	20.00	23.93	C40	88°30'00"	20.00	23.93
C25	88°30'00"	20.00	23.93	C41	88°30'00"	20.00	23.93
C26	88°30'00"	20.00	23.93	C42	88°30'00"	20.00	23.93
C27	88°30'00"	20.00	23.93	C43	88°30'00"	20.00	23.93
C28	88°30'00"	20.00	23.93	C44	88°30'00"	20.00	23.93
C29	88°30'00"	20.00	23.93	C45	88°30'00"	20.00	23.93
C30	88°30'00"	20.00	23.93	C46	88°30'00"	20.00	23.93
C31	88°30'00"	20.00	23.93	C47	88°30'00"	20.00	23.93
C32	88°30'00"	20.00	23.93	C48	88°30'00"	20.00	23.93
C33	88°30'00"	20.00	23.93	C49	88°30'00"	20.00	23.93
C34	88°30'00"	20.00	23.93	C50	88°30'00"	20.00	23.93
C35	88°30'00"	20.00	23.93	C51	88°30'00"	20.00	23.93
C36	88°30'00"	20.00	23.93	C52	88°30'00"	20.00	23.93
C37	88°30'00"	20.00	23.93	C53	88°30'00"	20.00	23.93
C38	88°30'00"	20.00	23.93	C54	88°30'00"	20.00	23.93
C39	88°30'00"	20.00	23.93	C55	88°30'00"	20.00	23.93
C40	88°30'00"	20.00	23.93	C56	88°30'00"	20.00	23.93
C41	88°30'00"	20.00	23.93	C57	88°30'00"	20.00	23.93
C42	88°30'00"	20.00	23.93	C58	88°30'00"	20.00	23.93
C43	88°30'00"	20.00	23.93	C59	88°30'00"	20.00	23.93
C44	88°30'00"	20.00	23.93	C60	88°30'00"	20.00	23.93
C45	88°30'00"	20.00	23.93	C61	88°30'00"	20.00	23.93
C46	88°30'00"	20.00	23.93	C62	88°30'00"	20.00	23.93
C47	88°30'00"	20.00	23.93	C63	88°30'00"	20.00	23.93
C48	88°30'00"	20.00	23.93	C64	88°30'00"	20.00	23.93
C49	88°30'00"	20.00	23.93	C65	88°30'00"	20.00	23.93
C50	88°30'00"	20.00	23.93	C66	88°30'00"	20.00	23.93
C51	88°30'00"	20.00	23.93	C67	88°30'00"	20.00	23.93
C52	88°30'00"	20.00	23.93	C68	88°30'00"	20.00	23.93
C53	88°30'00"	20.00	23.93	C69	88°30'00"	20.00	23.93
C54	88°30'00"	20.00	23.93	C70	88°30'00"	20.00	23.93
C55	88°30'00"	20.00	23.93	C71	88°30'00"	20.00	23.93
C56	88°30'00"	20.00	23.93	C72	88°30'00"	20.00	23.93
C57	88°30'00"	20.00	23.93	C73	88°30'00"	20.00	23.93
C58	88°30'00"	20.00	23.93	C74	88°30'00"	20.00	23.93
C59	88°30'00"	20.00	23.93	C75	88°30'00"	20.00	23.93
C60	88°30'00"	20.00	23.93	C76	88°30'00"	20.00	23.93
C61	88°30'00"	20.00	23.93	C77	88°30'00"	20.00	23.93
C62	88°30'00"	20.00	23.93	C78	88°30'00"	20.00	23.93
C63	88°30'00"	20.00	23.93	C79	88°30'00"	20.00	23.93
C64	88°30'00"	20.00	23.93	C80	88°30'00"	20.00	23.93
C65	88°30'00"	20.00	23.93	C81	88°30'00"	20.00	23.93
C66	88°30'00"	20.00	23.93	C82	88°30'00"	20.00	23.93
C67	88°30'00"	20.00	23.93	C83	88°30'00"	20.00	23.93
C68	88°30'00"	20.00	23.93	C84	88°30'00"	20.00	23.93
C69	88°30'00"	20.00	23.93	C85	88°30'00"	20.00	23.93
C70	88°30'00"	20.00	23.93	C86	88°30'00"	20.00	23.93
C71	88°30'00"	20.00	23.93	C87	88°30'00"	20.00	23.93
C72	88°30'00"	20.00	23.93	C88	88°30'00"	20.00	23.93
C73	88°30'00"	20.00	23.93	C89	88°30'00"	20.00	23.93
C74	88°30'00"	20.00	23.93	C90	88°30'00"	20.00	23.93
C75	88°30'00"	20.00	23.93	C91	88°30'00"	20.00	23.93
C76	88°30'00"	20.00	23.93	C92	88°30'00"	20.00	23.93
C77	88°30'00"	20.00	23.93	C93	88°30'00"	20.00	23.93
C78	88°30'00"	20.00	23.93	C94	88°30'00"	20.00	23.93
C79	88°30'00"	20.00	23.93	C95	88°30'00"	20.00	23.93
C80	88°30'00"	20.00	23.93	C96	88°30'00"	20.00	23.93
C81	88°30'00"	20.00	23.93	C97	88°30'00"	20.00	23.93
C82	88°30'00"	20.00	23.93	C98	88°30'00"	20.00	23.93
C83	88°30'00"	20.00	23.93	C99	88°30'00"	20.00	23.93
C84	88°30'00"	20.00	23.93	C100	88°30'00"	20.00	23.93

PURPOSE STATEMENT:  
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

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

ENGINEER:  
Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

OWNER:  
Oak Point Plaza I, L.L.C.  
PO Box 427  
Addition, Texas 75001  
Phone (972) 239-1324  
Contact: Michael Hope

SURVEYOR:  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

ARCHITECT:  
Batten Architects, Inc.  
1802 Thornhill Way  
Wylie, Texas 75098  
Phone (214) 763-6815  
Contact: Michael Batten

Note:  
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°54'35" E	54.17
L2	S 25°05'25" W	50.00
L3	N 64°54'35" W	54.17
L4	N 25°05'25" E	50.00

SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Block 2023, Page 337, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, L.L.C., recorded in Document No. 2018020500148050, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northwesterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T.; and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 38, P.R.C.C.T.;

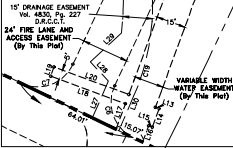
THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northeast corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.062 acres of land.



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	07/08/2024	1
2	07/24/2024	2
3	07/29/2024	3
4		4
5		5
6		6

**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street  
972.562.4409

McKinney, Texas 75069  
Texas P.E. No. 5-9515

Drawn By: C.E.C.I.

Checked By: C.E.C.I.

Scale: 1"=30'

**ZONING EXHIBIT ZC2024-014**

**SPECIFIC USE PERMIT  
USED VEHICLE DEALER**  
0.062 Acres, 2,708 Sq. Ft.  
Part of LOT 2, BLOCK A  
WELLS BROTHERS ADDITION  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DANIEL ROWLETT SURVEY, ABST. NO. 738

City Case# \_\_\_\_\_ Date: 07-08-2024

**ZONING EXHIBIT**

5025 K AVENUE OFFICE

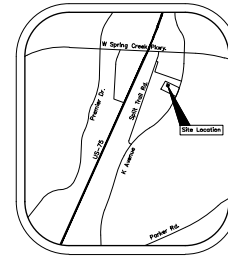
OAK POINT PLAZA I, LLC

PLANO, TEXAS

Sheet No. **ZE**

Project No. 17157

CIRF



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION**

SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 137, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, LLC, recorded in Document No. 2018020900148095, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northwesterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T. and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 36, P.R.C.C.T.,

THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northwest corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

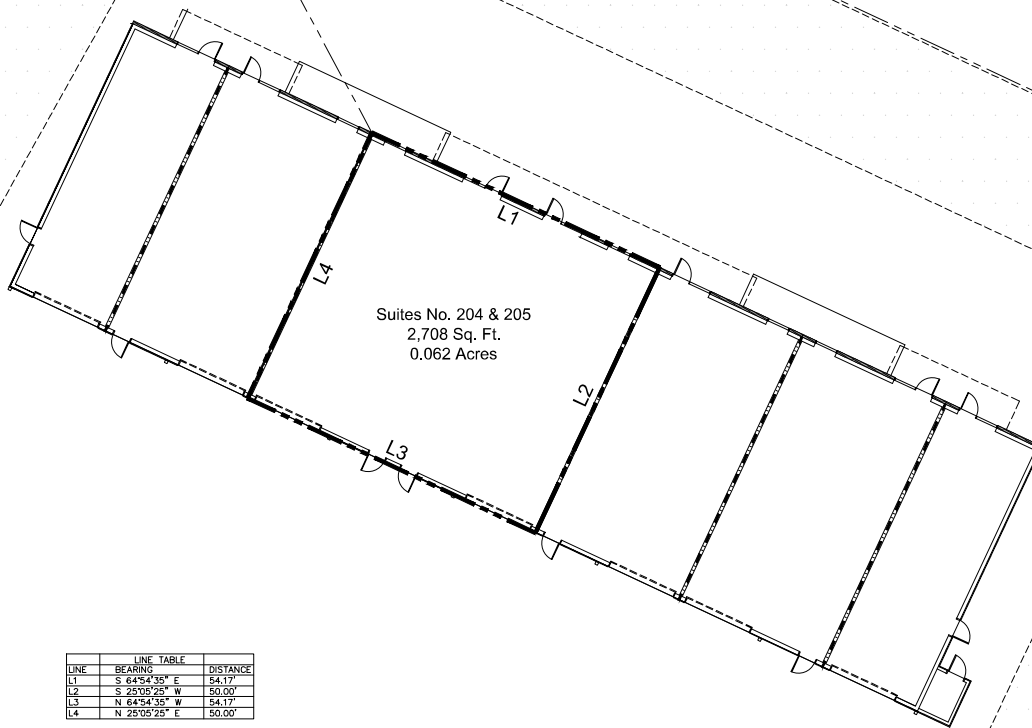
THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.062 acres of land.

THENCE:

**Note:**  
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

**PURPOSE STATEMENT:**  
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

**Note:**  
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, 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.



LINE	BEARING	DISTANCE
L1	S 84°54'35" E	54.17'
L2	S 25°05'25" W	50.00'
L3	N 84°54'35" W	54.17'
L4	N 25°05'25" E	50.00'

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

**OWNER:**  
Oak Point Plaza I, L.L.C.  
PO Box 427  
Addison, Texas 75001  
Phone (972) 239-1324  
Contact: Michael Hope

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-9682  
Contact: Lawrence Ringley

**ARCHITECT:**  
Batten Architects, Inc.  
1802 Thornhill Way  
Wylie, Texas 75098  
Phone (214) 763-6815  
Contact: Michael Batten

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
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**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=10'

ZONING EXHIBIT ZC2024-014	
SPECIFIC USE PERMIT USED VEHICLE DEALER 0.062 Acres, 2,708 Sq. Ft. Part of LOT 2, BLOCK A WELLS BROTHERS ADDITION CITY OF PLANO, COLLIN COUNTY, TEXAS DANIEL ROWLETT SURVEY, ABST. NO. 738	
City Case#	Date: 07-08-2024
<b>BUILDING PLAN</b>	
5025 K AVENUE OFFICE	
OAK POINT PLAZA I, LLC PLANO, TEXAS	
Sheet No. <b>BP</b>	Project No. 17157

5001 K AVENUE OFFICE



**DATE:** August 20, 2024

**TO:** Honorable Mayor & City Council

**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

**SUBJECT:** Results of Planning & Zoning Commission Meeting of August 19, 2024

---

**AGENDA ITEM NO. 2 - ZONING CASE 2024-014**  
**PETITIONER: OAK POINT PLAZA I, LLC**

Request for a Specific Use Permit for Used Vehicle Dealer on one lot on 0.1 acre located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #ZC2024-014.

**APPROVED:** 7-0

Speaker Card(s) Received:	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</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>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

**RESULTS:**

The Commission recommended the item for approval subject to the following restriction:

Outdoor vehicle storage and staging are prohibited.

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

<https://planotx.new.swagit.com/videos/312746?ts=254>

DW/lm

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. 2**

**PUBLIC HEARING:** Zoning Case 2024-014

**PETITIONER:** Oak Point Plaza I, LLC

**CASE PLANNER:** Destiny Woods

**DESCRIPTION:** Request for a Specific Use Permit for Used Vehicle Dealer on one lot on 0.1 acre located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #ZC2024-014.

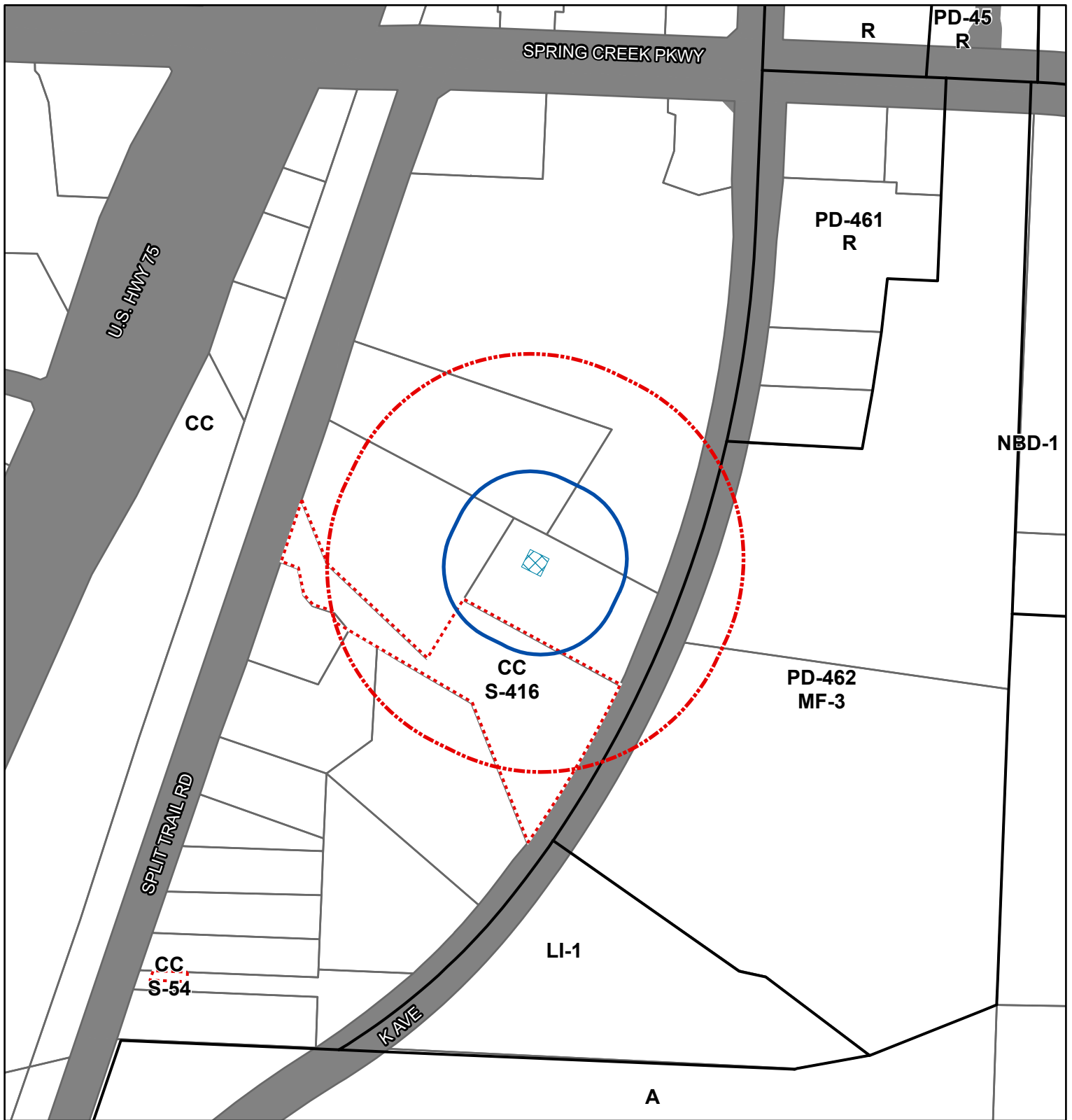
**EXECUTIVE SUMMARY**

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The petitioner is requesting a Specific Use Permit (SUP) for a used vehicle dealer to be located within an existing building at 5025 K Avenue. Major topics of consideration of this request include:

- Indoor Vehicle Storage and Display – The proposed dealership will specialize in the sale of classic cars. All vehicle inventory will be stored within a 2,708-square-foot suite in an existing building located towards the rear of the subject property. No outside storage or display will be permitted.
- Conformance to the Comprehensive Plan – The subject property is designated as Suburban Activity Centers (SA) on the Future Land Use Map of the Comprehensive Plan and Commercial Node on the Community Vision Map of the Envision Oak Point Small Area Plan. A typical used-vehicle dealership with outdoor storage and display would not be consistent with these designations; however, staff finds the applicant's request for indoor sales only within an existing building to be an appropriate transitional use of the property until more extensive redevelopment of the area is proposed.

Staff recommends approval as submitted.



Zoning Case: 2024-014

Existing Zoning: Corridor Commercial

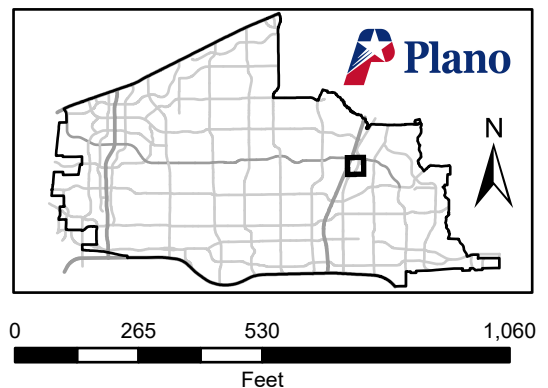
Proposed Zoning: Specific Use Permit for Used Vehicle Dealer

--- 500' Notification Buffer
 --- Subject Property
 --- Zoning Boundary Change/SUP

--- 200' Notification Buffer
 --- Streets
 --- Zoning Boundary

--- Municipal Boundaries
 --- Specific Use Permit

Source: City of Plano







Plano



Zoning Case 2024-014



Area of Request

Source: City of Plano

0 130 260

Feet



## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

---

The purpose of the request is for a Specific Use Permit for a Used Vehicle Dealer on a property currently zoned Commercial Corridor (CC).

### Zoning

Subsection 10.600.1 of the Zoning Ordinance states the purpose of the CC district is as follows:

*Corridor Commercial (CC): The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.*

### Specific Use Permits

Subsection 6.100.2 (Specific Use Permits) of the Zoning Ordinance states the purpose of SUPs is as follows:

*The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.*

Additionally, Subsection 6.100.3 (Specific Use Permits) states the following:

*The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to ensure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.*

### Proposed Use

Section 8.200 (Terms Defined) of the Zoning Ordinance defines the proposed use as follows:

*Vehicle Dealer (Used): Retail sales and leasing of used personal vehicles or light commercial vehicles.*

### Proposed SUP Restrictions

Outdoor vehicle staging and storage are prohibited.



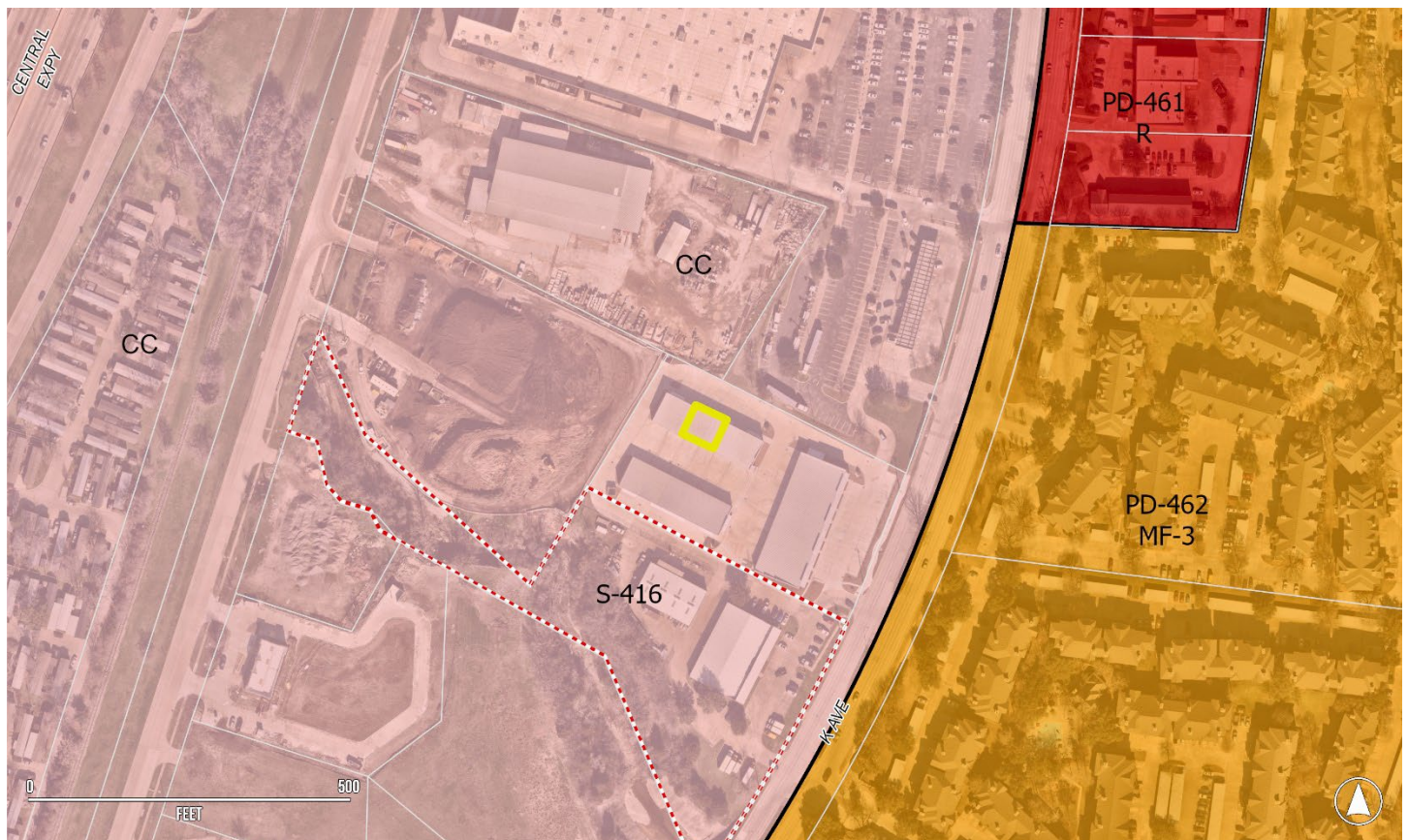
## Site History

In 2000, the subject property was rezoned from Light industrial-1 (LI-1) to Corridor Commercial (CC) as part of a city-initiated effort to rezone the U.S. Highway 75 corridor. In 2023, the site was developed with three retail and office showroom/warehouse buildings.

## Surrounding Land Use and Zoning

The subject property is a 2,708-square-foot suite on a larger 2.4-acre property zoned Corridor Commercial (CC) and developed with vacant retail and office (showroom/warehouse) buildings.

North	The properties to the north are zoned CC and are developed with a superstore with fueling station and office (showroom/warehouse) with open storage.
East	The properties to the east across K Avenue are zoned Planned Development-462-Multifamily Residence-3 (PD-462-MF-3) and are developed with multifamily residences.
South	The property to the south is zoned CC with Specific Use Permit No. 416 (S-416) for Truck/Bus Leasing and is developed with a retail store with truck/bus leasing.
West	The property to the west is zoned CC and is developed with an outdoor manufacturing and distribution center for landscape materials including open storage.



## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

**Guiding Principles** – The 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 of the 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** – The subject property is located within the Oak Point [Suburban Activity Centers \(SA\)](#) category of the Future Land Use Map.



### Envision Oak Point

This area is guided by the [Envision Oak Point](#) small area plan. Small area plans are considered an extension of the Comprehensive Plan and provide greater direction on the community's vision for specific locations within the city due to their extensive public outreach efforts and additional detail within the plans. Adopted in 2018, Envision Oak Point (EOP) serves as a guide for development for approximately 730 acres in northeast Plano, including the subject property. The plan's vision states:

*"Oak Point enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area's diverse population to its vast network of natural features and civic spaces."*

**Community Vision Map** – The EOP Community Vision Map guides future development, mobility improvements, and social amenities within the plan area. The subject property is within an area designated as a Commercial Node, defined as follows:

*"Commercial Node areas serve as employment centers, and accommodate a mix of office, retail, and commercial buildings. Buildings in Commercial Node are larger in scale, and include traditional office buildings, big box stores and other regional destination retail, as well as grocery stores, restaurants, and other compatible commercial services. Strong access to transit and the Oak Point Street and pedestrian network will help this area thrive."*



A typical used-vehicle dealership with outdoor storage and display would not be consistent with the Commercial Node designation; however, staff finds the applicant’s request for indoor sales only within an existing building to be an appropriate transitional use of the property until more extensive redevelopment of the area is proposed. As there are no proposed improvements associated with the use, the request does not impact the development, the Commercial Node Character Defining Elements are not applicable, and the request does not impact the policies of the Envision Oak Point Area Plan.



**Mix of Uses** – The proposed used vehicle dealership will occupy a suite within an existing retail/office (showroom/warehouse) development and will result in no change to the current mix of uses.

EOP Community Vision Map – Commercial Node Description & Mix of Uses	
Commercial Node Description	Meets
Land Use Mix	No Change
Employment Mix	No Change
Open Space	N/A

**Character Defining Elements** – This request does not impact the development of the property; therefore, the Commercial Node Character Defining Elements are not applicable.

EOP Community Vision Map – Commercial Node Character Defining Elements	
Building Height	N/A
Block Pattern & Streetscape	N/A
Parking Orientation	N/A
Civic/Open Space	N/A

Parks, Open Space & Mobility Improvements – The scope of the request would not require improvements applicable to the EOP Community Vision Map.

EOP Community Vision Map – Other Improvements	
Parks & Open Space Improvements	N/A
Mobility Improvements	N/A

#### Other Envision Oak Point Policies

Reinvestment Policy – *Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point’s major roadway corridors.*

The proposed use promotes investment and retail occupancy in an underutilized portion of a major roadway corridor within the area.

#### **Other Comprehensive Plan Maps**

The request is in conformance with and would not require improvements to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

#### **Other Comprehensive Plan Policies**

The following policies serve as the fundamental basis for staff recommendations for zoning cases:

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.*

The requested SUP provides an additional nonresidential use which is aligned with the mix of uses within EOP. Since the use is restricted to within the building, the request will respect the viability and quality of life for the surrounding area.

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.*

As proposed, the used vehicle dealer will not impact the built environment and will respect the development pattern of the surrounding area.

#### **Adequacy of Public Facilities**

Water and Sewer – Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

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

Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Parks – The subject property is located within Park Fee Service Area 3.

Libraries – The subject property is located within the Gladys Harrington Library's service area.

### **Conformance to the Comprehensive Plan Summary**

As the request is consistent with the Commercial Node development area of the Envision Oak Point plan and other policies and maps of the Comprehensive Plan, staff finds the request in conformance with the Comprehensive Plan.



## **STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION**

---

The applicant is proposing to use the 2,708-square-foot suite in the existing building to sell used vehicles. No services, repairs, or test drives will occur onsite. Additionally, all vehicles will be stored inside. The applicant intends to have the suite function as a showroom and signing office. An SUP restriction prohibiting outdoor display and storage is proposed accordingly.

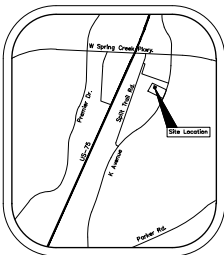
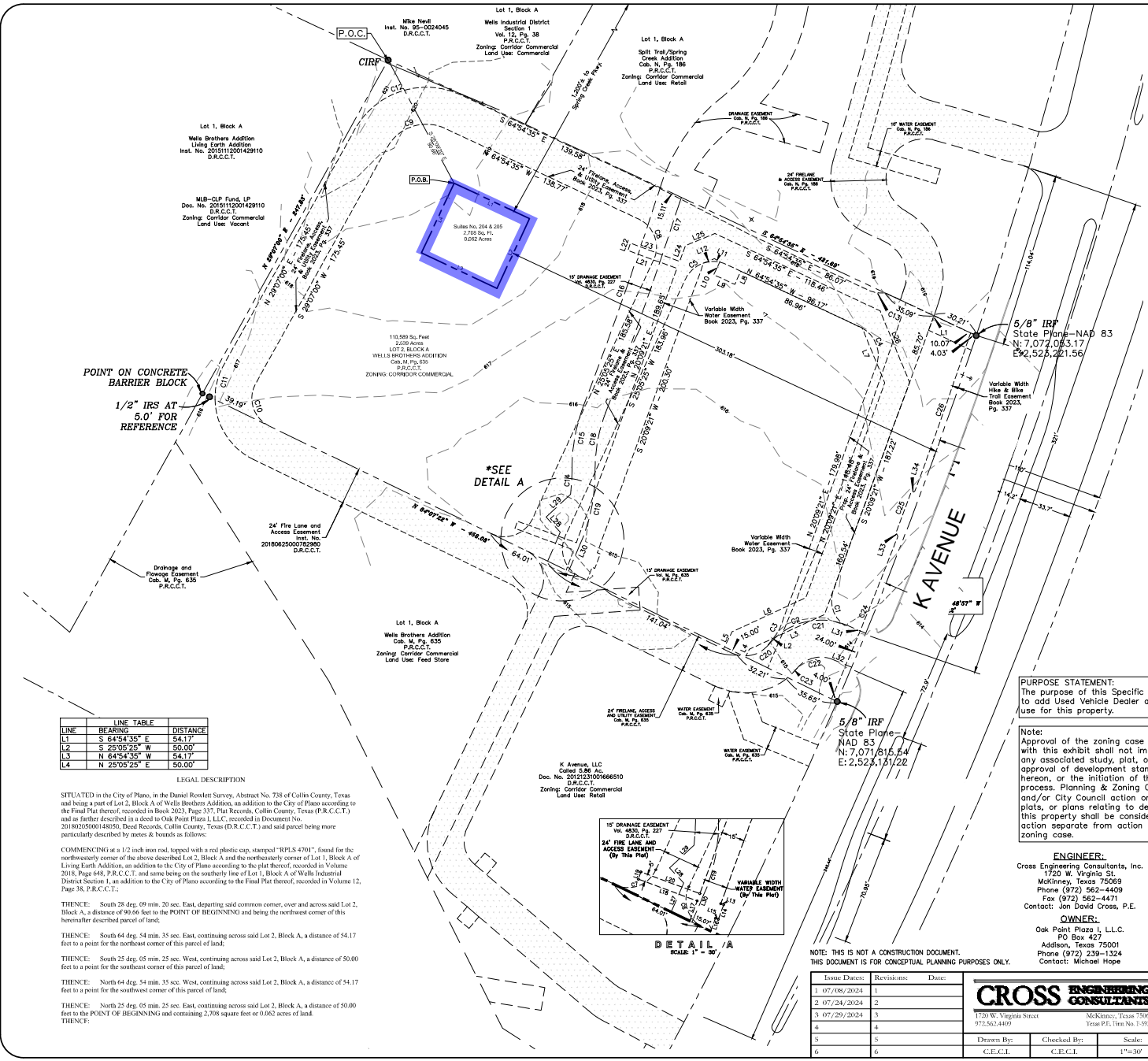
### **SUMMARY:**

This request for a Specific Use Permit for Used Vehicle Dealer is in conformance with the recommendations and policies of the Comprehensive Plan.

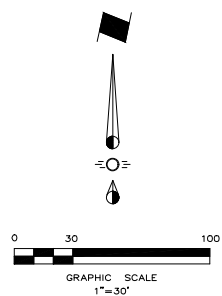
### **RECOMMENDATION:**

Recommended for approval with the following restriction:

Outdoor vehicle storage and staging are prohibited.



VICINITY MAP  
NTS



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 21°40'44" W	2.40	L18	N 69°50'38" W	40.68
L2	N 30°00'00" E	1.11	L19	N 20°02'21" E	9.09
L3	S 89°09'21" W	53.81	L20	S 69°50'38" E	40.68
L4	S 25°05'25" W	50.00	L21	N 69°50'38" W	34.00
L5	N 28°01'23" E	10.93	L22	N 20°09'21" E	5.00
L6	S 89°09'21" W	53.81	L23	S 69°50'38" E	34.00
L7	N 22°22'22" W	38.20	L24	N 20°09'21" E	10.74
L8	N 64°54'35" E	54.17	L25	S 67°22'22" E	30.79
L9	N 25°05'25" E	9.50	L26	N 23°21'06" E	20.48
L10	N 25°05'25" E	9.50	L27	N 23°21'06" E	20.48
L11	N 64°54'35" E	4.07	L28	N 42°20'21" W	14.33
L12	S 67°22'22" W	7.60	L29	N 47°00'59" E	21.61
L13	S 69°50'38" E	3.00	L30	N 67°22'22" E	13.77
L14	N 20°09'21" E	6.84	L31	S 87°24'19" E	13.37
L15	N 20°09'21" E	6.84	L32	N 73°58'01" E	2.83
L16	N 20°09'21" E	6.84	L33	N 65°27'31" E	2.83
L17	N 20°09'21" E	13.94	L34	N 65°27'31" E	2.83

CURVE TABLE				CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	CHORD BEARING
C1	88°30'00"	20.00	S 14°30'00" E	C11	88°30'00"	20.00	S 14°30'00" E
C2	88°30'00"	20.00	S 14°30'00" E	C12	88°30'00"	20.00	S 14°30'00" E
C3	88°30'00"	20.00	S 14°30'00" E	C13	88°30'00"	20.00	S 14°30'00" E
C4	88°30'00"	20.00	S 14°30'00" E	C14	88°30'00"	20.00	S 14°30'00" E
C5	88°30'00"	20.00	S 14°30'00" E	C15	88°30'00"	20.00	S 14°30'00" E
C6	88°30'00"	20.00	S 14°30'00" E	C16	88°30'00"	20.00	S 14°30'00" E
C7	88°30'00"	20.00	S 14°30'00" E	C17	88°30'00"	20.00	S 14°30'00" E
C8	88°30'00"	20.00	S 14°30'00" E	C18	88°30'00"	20.00	S 14°30'00" E
C9	88°30'00"	20.00	S 14°30'00" E	C19	88°30'00"	20.00	S 14°30'00" E
C10	88°30'00"	20.00	S 14°30'00" E	C20	88°30'00"	20.00	S 14°30'00" E
C21	88°30'00"	20.00	S 14°30'00" E	C22	88°30'00"	20.00	S 14°30'00" E
C23	88°30'00"	20.00	S 14°30'00" E	C24	88°30'00"	20.00	S 14°30'00" E
C25	88°30'00"	20.00	S 14°30'00" E	C26	88°30'00"	20.00	S 14°30'00" E
C27	88°30'00"	20.00	S 14°30'00" E	C28	88°30'00"	20.00	S 14°30'00" E
C29	88°30'00"	20.00	S 14°30'00" E	C30	88°30'00"	20.00	S 14°30'00" E
C31	88°30'00"	20.00	S 14°30'00" E	C32	88°30'00"	20.00	S 14°30'00" E
C33	88°30'00"	20.00	S 14°30'00" E	C34	88°30'00"	20.00	S 14°30'00" E
C35	88°30'00"	20.00	S 14°30'00" E	C36	88°30'00"	20.00	S 14°30'00" E
C37	88°30'00"	20.00	S 14°30'00" E	C38	88°30'00"	20.00	S 14°30'00" E
C39	88°30'00"	20.00	S 14°30'00" E	C40	88°30'00"	20.00	S 14°30'00" E
C41	88°30'00"	20.00	S 14°30'00" E	C42	88°30'00"	20.00	S 14°30'00" E
C43	88°30'00"	20.00	S 14°30'00" E	C44	88°30'00"	20.00	S 14°30'00" E
C45	88°30'00"	20.00	S 14°30'00" E	C46	88°30'00"	20.00	S 14°30'00" E
C47	88°30'00"	20.00	S 14°30'00" E	C48	88°30'00"	20.00	S 14°30'00" E
C49	88°30'00"	20.00	S 14°30'00" E	C50	88°30'00"	20.00	S 14°30'00" E
C51	88°30'00"	20.00	S 14°30'00" E	C52	88°30'00"	20.00	S 14°30'00" E
C53	88°30'00"	20.00	S 14°30'00" E	C54	88°30'00"	20.00	S 14°30'00" E
C55	88°30'00"	20.00	S 14°30'00" E	C56	88°30'00"	20.00	S 14°30'00" E
C57	88°30'00"	20.00	S 14°30'00" E	C58	88°30'00"	20.00	S 14°30'00" E
C59	88°30'00"	20.00	S 14°30'00" E	C60	88°30'00"	20.00	S 14°30'00" E
C61	88°30'00"	20.00	S 14°30'00" E	C62	88°30'00"	20.00	S 14°30'00" E
C63	88°30'00"	20.00	S 14°30'00" E	C64	88°30'00"	20.00	S 14°30'00" E
C65	88°30'00"	20.00	S 14°30'00" E	C66	88°30'00"	20.00	S 14°30'00" E
C67	88°30'00"	20.00	S 14°30'00" E	C68	88°30'00"	20.00	S 14°30'00" E
C69	88°30'00"	20.00	S 14°30'00" E	C70	88°30'00"	20.00	S 14°30'00" E
C71	88°30'00"	20.00	S 14°30'00" E	C72	88°30'00"	20.00	S 14°30'00" E
C73	88°30'00"	20.00	S 14°30'00" E	C74	88°30'00"	20.00	S 14°30'00" E
C75	88°30'00"	20.00	S 14°30'00" E	C76	88°30'00"	20.00	S 14°30'00" E
C77	88°30'00"	20.00	S 14°30'00" E	C78	88°30'00"	20.00	S 14°30'00" E
C79	88°30'00"	20.00	S 14°30'00" E	C80	88°30'00"	20.00	S 14°30'00" E
C81	88°30'00"	20.00	S 14°30'00" E	C82	88°30'00"	20.00	S 14°30'00" E
C83	88°30'00"	20.00	S 14°30'00" E	C84	88°30'00"	20.00	S 14°30'00" E
C85	88°30'00"	20.00	S 14°30'00" E	C86	88°30'00"	20.00	S 14°30'00" E
C87	88°30'00"	20.00	S 14°30'00" E	C88	88°30'00"	20.00	S 14°30'00" E
C89	88°30'00"	20.00	S 14°30'00" E	C90	88°30'00"	20.00	S 14°30'00" E
C91	88°30'00"	20.00	S 14°30'00" E	C92	88°30'00"	20.00	S 14°30'00" E
C93	88°30'00"	20.00	S 14°30'00" E	C94	88°30'00"	20.00	S 14°30'00" E
C95	88°30'00"	20.00	S 14°30'00" E	C96	88°30'00"	20.00	S 14°30'00" E
C97	88°30'00"	20.00	S 14°30'00" E	C98	88°30'00"	20.00	S 14°30'00" E
C99	88°30'00"	20.00	S 14°30'00" E	C100	88°30'00"	20.00	S 14°30'00" E

PURPOSE STATEMENT:  
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

Note:  
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 herein, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plans, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

Note:  
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

ENGINEER:  
Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jan David Cross, P.E.

OWNER:  
Oak Point Plaza I, L.L.C.  
PO Box 427  
Addicks, Texas 75001  
Phone (972) 239-1324  
Contact: Michael Hope

SURVEYOR:  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

ARCHITECT:  
Batten Architects, Inc.  
1802 Thornhill Way  
Wylie, Texas 75098  
Phone (214) 763-6815  
Contact: Michael Batten

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 07/08/2024	1	
2 07/24/2024	2	
3 07/29/2024	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street  
972.562.4409

McKinney, Texas 75069  
Texas P.E. No. 5-9515

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

**ZONING EXHIBIT ZC2024-014**

**SPECIFIC USE PERMIT  
USED VEHICLE DEALER**  
0.062 Acres, 2,708 Sq. Ft.  
Part of LOT 2, BLOCK A  
WELLS BROTHERS ADDITION  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DANIEL ROWLETT SURVEY, ABST. NO. 738

City Case# 10 Date: 07-08-2024

**ZONING EXHIBIT**

5025 K AVENUE OFFICE

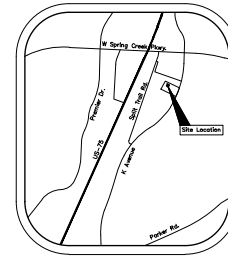
OAK POINT PLAZA I, LLC

PLANO, TEXAS

Sheet No. **ZE**

Project No. 17157

CIRF



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION**

SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 137, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, LLC, recorded in Document No. 2018020900148095, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northwesterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T. and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 36, P.R.C.C.T.,

THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northwest corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.062 acres of land.

THENCE:

**Note:**  
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

**PURPOSE STATEMENT:**  
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

**Note:**  
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, 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, plots, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-9682  
Contact: Lawrence Ringley

**OWNER:**  
Oak Point Plaza I, L.L.C.  
PO Box 427  
Addison, Texas 75001  
Phone (972) 239-1324  
Contact: Michael Hope

**ARCHITECT:**  
Batten Architects, Inc.  
1802 Thornhill Way  
Wylie, Texas 75098  
Phone (214) 763-6815  
Contact: Michael Batten

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°54'35" E	54.17'
L2	S 25°05'25" W	50.00'
L3	N 84°54'35" W	54.17'
L4	N 25°05'25" E	50.00'

Suites No. 204 & 205  
2,708 Sq. Ft.  
0.062 Acres

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 07/08/2024	1	
2 07/24/2024	2	
3 07/29/2024	3	
4	4	
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**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=10'

**ZONING EXHIBIT ZC2024-014**  
**SPECIFIC USE PERMIT**  
**USED VEHICLE DEALER**  
0.062 Acres, 2,708 Sq. Ft.  
Part of LOT 2, BLOCK A  
WELLS BROTHERS ADDITION  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DANIEL ROWLETT SURVEY, ABST. NO. 738

City Case# \_\_\_\_\_ Date: 07-08-2024

**BUILDING PLAN**

**5025 K AVENUE OFFICE**

**OAK POINT PLAZA I, LLC**  
**PLANO, TEXAS**

Sheet No.

**BP**

Project No.  
17157

5001 K AVENUE OFFICE

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** FY 2024-25 Budget Ordinance  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Consideration of an Ordinance to approve and adopt the Operating Budget and setting the appropriations for the fiscal year beginning October 1, 2024, and terminating September 30, 2025; and providing an effective date. (Public Hearings held on August 12, 2024, August 15, 2024, and August 26, 2024.)

**Adopted Ordinance No. 2024-9-5**

### **BACKGROUND**

This Ordinance adopts the Operating Budget for Fiscal Year 2024-25 and sets the level of appropriation and transfers for the various funds, as reviewed and adjusted by City Council.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact as it solely sets Operating Budget appropriations for the 2024-25 fiscal year.

Adoption of this Ordinance relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
Memo	9/3/2024	Memo
2024-25 Budget Ordinance	9/4/2024	Ordinance
2024-25 Fund Summaries	8/29/2024	Exhibit

**Date:** September 9, 2024

**To:** Mark D. Israelson, City Manager

**From:** Karen Rhodes-Whitley, Director of Budget & Research

**Subject:** FY 2024-25 Budget & CIP and Tax Rate Adoption

On the evening of Monday, September 9, 2024, the City Council will have five (5) agenda items regarding the adoption of the Operating Budget, Community Investment Program and FY 2024-25 Property Tax Rate. Listed below is a brief description regarding each agenda item:

1. Ordinance to approve and adopt the Operating Budget and set appropriations for FY 2024-25 – The FY 2024-25 Operating Budget totals \$758.0 million. Updated fund summaries are provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Operating Budget effective date is October 1, 2024 and terminating September 30, 2025.
2. Ordinance to approve and adopt the Community Investment Program and set appropriations for FY 2024-25 – The FY 2024-25 Community Investment Program totals \$320.9 million. An updated combined fund summary is provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Community Investment Program effective date is October 1, 2024 and terminating September 30, 2025.
3. Public Hearing on Property Tax Rate – Chapter 26 of the Property Tax Code requires a municipality to hold an in person public hearing on the proposed property tax rate if the proposed property tax rate exceeds the lower of the voter approval tax rate or no-new-revenue tax rate. This year's proposed tax rate of \$0.4176 cents per \$100 of assessed property value is above the no-new-revenue rate of \$0.3972 cents and below the voter approval rate of \$0.4293 and a public hearing is required. The City Council also conducted a tax rate public hearing on Monday, August 26, 2024.
4. Ordinance to approve and adopt the Property Tax Rate for FY 2024-25 – The proposed tax rate is \$0.4176 cents per \$100 of assessed property valuation, which is the same tax rate as the current tax rate for FY 2023-24. The O&M portion of the tax rate will remain at \$0.3026 cents and the debt rate will remain at \$0.1150 cents per \$100 of assessed property valuation. A Public Hearing on the proposed tax rate will be held prior to the adoption of this ordinance.

Chapter 26 of the Property Tax Code requires on the cover page of the agenda item the acknowledgment of the difference between the Maintenance & Operation (M&O) no-new-revenue rate and the M&O proposed tax rate on a \$100,000 house. The agenda item includes this statement in adherence to the tax code. *The tax rate will effectively be raised by 5.29% and will raise taxes for maintenance and operations on a \$100,000 house by approximately \$15.20.* This statement is alerting the taxpayers of the difference between the no-new-revenue M&O rate and the proposed M&O tax rate. Our proposed M&O rate is \$0.3026 while our no-new-revenue M&O tax rate is \$0.2874 which results in a change of \$0.0152 cents or \$15.20 cents for a \$100,000 house on the M&O side. However, our proposed M&O tax rate remains at the



current M&O tax rate of \$0.3026 per \$100, therefore the actual increase on the M&O side is \$0.00 as compared to last year on a \$100,000 house.

5. Ordinance to ratify the Property Tax Revenue – Chapter 26 of the Property Tax Code requires that if a municipality raises even \$1 more in revenue than the prior year, an ordinance must be passed recognizing the property tax revenue increase in the budget. This is called the Ratification Ordinance. The FY 2024-25 Budget will raise more total property taxes than last year's budget by \$15,693,206 or 6.9% and of that amount \$3,786,026 is tax revenue to be raised from new property added to the tax roll this year.

**An Ordinance of the City of Plano, Texas, approving and adopting the Operating Budget and setting the appropriations for the fiscal year beginning October 1, 2024, and terminating September 30, 2025; and providing an effective date.**

**WHEREAS**, following public notice duly posted and published as required by law, public hearings were held on August 12, 2024, August 15, 2024, and August 26, 2024, by and before the City Council of the City of Plano, the subject of which was the proposed Operating Budget of the City of Plano for Fiscal Year 2024-25 as filed and submitted by the City Manager in accordance with provisions of the City Charter and state and federal statutes; and

**WHEREAS**, during said public hearings, all interested persons were given the opportunity to be heard for or against any item or the amount of any item contained in said Operating Budget, after which said public hearings were closed; and

**WHEREAS**, the City Council, upon full consideration of the matter, is of the opinion that the Operating Budget hereinafter set forth is proper and should be approved and adopted.

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

**Section I.** Subject to the applicable provisions of state law and the City Charter, the Operating Budget for the Fiscal Year beginning October 1, 2024, and terminating September 30, 2025, as filed and submitted by the City Manager and shown attached as Exhibit "A", and adjusted by the City Council, containing estimates of resources and revenues for the year from all of the various sources, and the projects, operations, activities, and purchases proposed to be undertaken during the year, together with the estimated costs thereof, and estimated amounts of all other proposed expenditures, is hereby approved and adopted, as follows:

A.	General Fund - Operating Appropriation:	\$350,423,293
B.	General Fund - Transfer to Capital Maintenance Fund:	25,000,000
C.	General Fund - Transfer to Risk Management Fund:	7,600,000
D.	General Fund - Transfer to Technology Fund:	1,000,000
E.	General Fund - Transfer to Technology Replacement Fund:	500,000
F.	General Fund - Transfer to PTV Fund:	250,000
G.	General Fund - Transfer to Economic Development Incentive Fund:	8,500,000
H.	Convention & Tourism Fund - Operating Appropriation:	16,102,517

I.	Convention & Tourism Fund - Transfer to General Fund:	1,121,665
J.	Convention & Tourism Fund - Transfer to Capital Maintenance Fund:	1,500,000
K.	Convention & Tourism Fund - Transfer to Technology Fund:	20,000
L.	Water & Sewer Fund - Operating Appropriation:	179,684,029
M.	Water & Sewer Fund - Transfer to General Fund:	20,156,551
N.	Water & Sewer Fund - Transfer to Water & Sewer CIP:	22,000,000
O.	Water & Sewer Fund – Transfer to Capital Maintenance Fund:	4,000,000
P.	Water & Sewer Fund – Transfer to Water & Sewer Debt Service Fund:	6,193,700
Q.	Water & Sewer Fund - Transfer to Risk Management Fund:	880,613
R.	Water & Sewer Fund - Transfer to Technology Fund:	300,000
S.	Water & Sewer Fund - Transfer to Technology Solutions Fund:	5,133,778
T.	Sustainability & Environmental Services Fund - Operating Appropriation:	33,549,763
U.	Sustainability & Environmental Services Fund - Transfer to General Fund:	3,075,572
V.	Sustainability & Environmental Services Fund - Transfer to Technology Fund:	60,000
W.	Sustainability & Environmental Services Fund - Transfer to Risk Management Fund:	827,714
X.	Sustainability & Environmental Services Fund - Transfer to Internal Loan (Water & Sewer Fund):	357,143
Y.	Municipal Drainage Fund - Operating Appropriation:	5,447,075
Z.	Municipal Drainage Fund - Transfer to General Fund:	1,048,340

AA.	Municipal Drainage Fund - Transfer to Capital Maintenance Fund:	500,000
BB.	Municipal Drainage Fund – Transfer to Technology Fund:	20,000
CC.	Municipal Drainage Fund - Transfer to Municipal Drainage Debt:	4,677,085
DD.	Recreation Revolving Fund - Operating Appropriation:	3,448,395
EE.	Recreation Revolving Fund - Transfer to General Fund:	243,279
FF.	Golf Course Fund - Operating Appropriation:	1,341,556
GG.	Golf Course Fund - Transfer to General Fund:	137,158
HH.	Risk Management Fund - Operating Appropriation:	9,213,922
II.	HUD Grant Fund - Operating Appropriation:	2,680,564
JJ.	PTV Fund - Operating Appropriation:	1,565,222
KK.	Criminal Investigation Fund - Operating Appropriation:	1,181,500
LL.	Technology Fund - Operating Appropriation:	10,345,965
MM.	Technology Fund - Transfer to PTV Fund:	250,000
NN.	Technology Replacement Fund - Operating Appropriation:	3,692,313
OO.	General Obligation Debt Service Fund - Debt Service Appropriation:	68,759,508
PP.	Water & Sewer Debt Service Fund - Debt Service Appropriation:	6,195,200

**Section II.** This ordinance shall be in full force and effect from and after its adoption.

**PASSED AND APPROVED** on the 9<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY



## COMBINED OPERATING BUDGET

	Actuals 2021-22	Actuals 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>BEGINNING BALANCES</b>							
<b>Operating Funds:</b>							
General Fund	\$63,392,225	\$72,161,018	\$58,320,009	\$64,663,748	\$44,382,593	-23.9%	-31.4%
Water & Sewer Fund	28,922,220	42,761,623	39,912,483	55,164,730	48,145,256	20.6%	-12.7%
Sustainability & Env. Svc. Fund	1,983,495	(586,699)	719,311	1,765,708	2,150,296	198.9%	21.8%
Convention & Tourism Fund	4,283,084	4,167,614	5,875,736	6,390,690	7,693,116	30.9%	20.4%
Municipal Drainage Utility Fund	7,120,635	7,549,711	4,640,681	7,001,782	4,009,223	-13.6%	-42.7%
Recreation Revolving Fund	838,165	1,308,217	1,088,411	1,249,304	961,752	-11.6%	-23.0%
Municipal Golf Course Fund	327,277	572,081	416,040	442,247	244,250	-41.3%	-44.8%
PTV Fund	2,033,862	2,049,406	631,205	1,938,139	747,358	18.4%	-61.4%
<b>TOTAL OPERATING FUNDS</b>	<b>\$108,900,963</b>	<b>\$129,982,971</b>	<b>\$111,603,876</b>	<b>\$138,616,348</b>	<b>\$108,333,844</b>	<b>-2.9%</b>	<b>-21.8%</b>
<b>Debt Service Funds:</b>							
General Obligation	\$7,352,771	\$7,306,452	\$6,283,414	\$6,861,930	\$6,130,494	-2.4%	-10.7%
Water & Sewer Debt	888,061	908,606	919,106	932,967	941,467	2.4%	0.9%
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>\$8,240,832</b>	<b>\$8,215,058</b>	<b>\$7,202,520</b>	<b>\$7,794,897</b>	<b>\$7,071,961</b>	<b>-1.8%</b>	<b>-9.3%</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>\$117,141,795</b>	<b>\$138,198,029</b>	<b>\$118,806,396</b>	<b>\$146,411,245</b>	<b>\$115,405,805</b>	<b>-2.9%</b>	<b>-21.2%</b>
<b>REVENUES &amp; TRANSFERS IN</b>							
<b>Operating Funds:</b>							
General Fund	\$342,162,147	\$351,123,629	\$362,320,843	\$368,532,757	\$377,433,789	4.2%	2.4%
Water & Sewer Fund	191,816,394	217,382,900	214,116,321	218,854,723	239,394,591	11.8%	9.4%
Sustainability & Env. Svc. Fund	29,893,238	35,517,739	37,478,591	37,823,639	39,109,536	4.4%	3.4%
Convention & Tourism Fund	14,034,670	16,378,984	17,257,706	17,657,354	18,263,947	5.8%	3.4%
Municipal Drainage Utility Fund	10,003,889	10,118,811	10,035,706	10,085,207	10,139,768	1.0%	0.5%
HUD Grant Fund	1,975,466	2,269,228	2,559,801	2,858,783	2,680,564	4.7%	-6.2%
Recreation Revolving Fund	3,436,837	3,914,735	2,979,750	3,945,863	3,014,531	1.2%	-23.6%
Municipal Golf Course Fund	1,345,397	1,340,045	1,355,109	1,285,970	1,371,584	1.2%	6.7%
PTV Fund	1,046,874	1,016,669	982,934	977,934	946,562	-3.7%	-3.2%
<b>TOTAL OPERATING FUNDS</b>	<b>\$595,714,912</b>	<b>\$639,062,740</b>	<b>\$649,086,761</b>	<b>\$662,022,230</b>	<b>\$692,354,873</b>	<b>6.7%</b>	<b>4.6%</b>
<b>Debt Service Funds:</b>							
General Obligation	\$52,064,203	\$58,247,848	\$63,781,506	\$63,280,919	\$68,425,513	7.3%	8.1%
Water & Sewer Debt	4,615,115	4,618,711	4,602,450	4,602,450	6,203,700	34.8%	34.8%
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>\$56,679,318</b>	<b>\$62,866,559</b>	<b>\$68,383,956</b>	<b>\$67,883,369</b>	<b>\$74,629,213</b>	<b>9.1%</b>	<b>9.9%</b>
<b>TOTAL REVENUE &amp; TRANSFERS IN</b>	<b>\$652,394,230</b>	<b>\$701,929,299</b>	<b>\$717,470,717</b>	<b>\$729,905,599</b>	<b>\$766,984,086</b>	<b>6.9%</b>	<b>5.1%</b>
Less: Interfund Transfers	22,072,097	23,467,466	24,938,011	25,495,086	26,282,565	5.4%	3.1%
<b>NET BUDGET REVENUE</b>	<b>\$630,322,133</b>	<b>\$678,461,833</b>	<b>\$692,532,706</b>	<b>\$704,410,513</b>	<b>\$740,701,521</b>	<b>7.0%</b>	<b>5.2%</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$747,463,928</b>	<b>\$816,659,862</b>	<b>\$811,339,102</b>	<b>\$850,821,758</b>	<b>\$856,107,326</b>	<b>5.5%</b>	<b>0.6%</b>
<b>APPROPRIATIONS &amp; TRANSFERS OUT</b>							
<b>Operations:</b>							
General Fund	\$333,393,354	\$358,620,899	\$392,328,590	\$388,813,912	\$393,273,293	0.2%	1.1%
Water & Sewer Fund	177,976,991	204,979,793	217,688,411	225,874,198	238,348,671	9.5%	5.5%
Sustainability & Env. Svc. Fund	32,463,432	33,165,332	37,422,378	37,439,051	37,870,192	1.2%	1.2%
Convention & Tourism Fund	14,150,140	14,155,908	17,326,701	16,354,928	18,744,182	8.2%	14.6%
Municipal Drainage Utility Fund	9,574,813	10,666,740	10,808,682	10,435,716	11,692,500	8.2%	12.0%
HUD Grant Fund	1,975,466	2,269,228	2,559,801	2,858,783	2,680,564	4.7%	-6.2%
Recreation Revolving Fund	2,966,785	3,973,648	3,657,541	4,233,415	3,691,674	0.9%	-12.8%
Municipal Golf Course Fund	1,100,591	1,469,879	1,635,087	1,483,967	1,478,714	-9.6%	-0.4%
PTV Fund	1,031,330	1,127,936	1,451,467	2,168,715	1,565,222	7.8%	-27.8%
<b>TOTAL OPERATIONS</b>	<b>\$574,632,902</b>	<b>\$630,429,363</b>	<b>\$684,878,658</b>	<b>\$689,662,685</b>	<b>\$709,345,012</b>	<b>3.6%</b>	<b>2.9%</b>
<b>Debt Service Funds:</b>							
General Obligation	\$52,110,522	\$58,692,371	\$64,267,602	\$64,012,355	\$68,759,508	7.0%	7.4%
Water & Sewer Debt	4,594,570	4,594,350	4,593,950	4,593,950	6,195,200	34.9%	34.9%
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>\$56,705,092</b>	<b>\$63,286,721</b>	<b>\$68,861,552</b>	<b>\$68,606,305</b>	<b>\$74,954,708</b>	<b>8.8%</b>	<b>9.3%</b>
<b>TOTAL APPROPRIATIONS &amp; TRANSFERS OUT</b>	<b>\$631,337,994</b>	<b>\$693,716,084</b>	<b>\$753,740,210</b>	<b>\$758,268,990</b>	<b>\$784,299,720</b>	<b>4.1%</b>	<b>3.4%</b>
Less: Interfund Transfers	22,072,097	23,467,466	24,938,011	25,495,086	26,282,565	5.4%	3.1%
<b>NET BUDGET APPROPRIATIONS</b>	<b>\$609,265,897</b>	<b>\$670,248,618</b>	<b>\$728,802,199</b>	<b>\$732,773,904</b>	<b>\$758,017,155</b>	<b>4.0%</b>	<b>3.4%</b>

**ENDING BALANCES****Operating Funds:**

General Fund	\$72,161,018	\$64,663,748	\$28,312,262	\$44,382,593	\$28,543,089	0.8%	-35.7%
Water & Sewer Fund	42,761,623	55,164,730	36,340,393	48,145,256	49,191,177	35.4%	2.2%
Sustainability & Env. Svc. Fund	(586,699)	1,765,708	775,524	2,150,296	3,389,640	337.1%	57.6%
Convention & Tourism Fund	4,167,614	6,390,690	5,806,741	7,693,116	7,212,881	24.2%	-6.2%
Municipal Drainage Utility Fund	7,549,711	7,001,782	3,867,705	6,651,273	2,456,491	-36.5%	-63.1%
Recreation Revolving Fund	1,308,217	1,249,304	410,620	961,752	284,609	-30.7%	-70.4%
Municipal Golf Course Fund	572,082	442,247	136,062	244,250	137,119	0.8%	-43.9%
PTV Fund	2,049,406	1,938,139	162,672	747,358	128,698	-20.9%	-82.8%
<b>TOTAL OPERATING FUNDS</b>	<b>\$129,982,972</b>	<b>\$138,616,348</b>	<b>\$75,811,980</b>	<b>\$110,975,894</b>	<b>\$91,343,705</b>	<b>20.5%</b>	<b>-17.7%</b>

**Debt Service Funds:**

General Obligation	\$7,306,452	\$6,861,930	\$5,797,317	\$6,130,494	\$5,796,499	0.0%	-5.4%
Water & Sewer Debt	908,606	932,967	927,606	941,467	949,967	2.4%	0.9%
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>\$8,215,058</b>	<b>\$7,794,897</b>	<b>\$6,724,923</b>	<b>\$7,071,961</b>	<b>\$6,746,466</b>	<b>0.3%</b>	<b>-4.6%</b>

**TOTAL ENDING BALANCES**

<b>\$138,198,030</b>	<b>\$146,411,245</b>	<b>\$82,536,903</b>	<b>\$118,047,855</b>	<b>\$98,090,171</b>	<b>18.8%</b>	<b>-16.9%</b>
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**TOTAL APPROPRIATIONS &****ENDING BALANCES**

<b>\$747,463,927</b>	<b>\$816,659,863</b>	<b>\$811,339,102</b>	<b>\$850,821,759</b>	<b>\$856,107,326</b>	<b>5.5%</b>	<b>0.6%</b>
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## GENERAL FUND

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>UNAPPROPRIATED FUND</b>							
<b>BALANCE</b>	<b>\$63,392,225</b>	<b>\$72,161,018</b>	<b>\$58,320,009</b>	<b>\$59,425,113</b>	<b>\$44,382,593</b>	<b>-23.9%</b>	<b>-31.4%</b>
Encumbrance Adjustment				5,238,635			
<b>Revenues</b>							
Taxes	\$262,303,142	\$267,800,565	\$279,149,956	\$284,628,211	\$293,163,763	5.0%	3.0%
Franchise Fees	20,570,938	21,594,398	22,357,337	21,271,675	21,899,523	-2.0%	3.0%
Fines & Forfeits	4,206,204	4,309,118	4,301,186	4,108,991	4,331,590	0.7%	5.4%
Miscellaneous Revenue	3,630,393	4,790,362	4,607,532	5,025,195	5,061,995	9.9%	0.7%
Licenses & Permits	12,415,455	10,387,615	8,652,351	8,768,372	7,966,720	-7.9%	-9.1%
Charges for Services	15,385,834	16,933,498	16,413,915	17,272,386	16,706,971	1.8%	-3.3%
Intergovernmental Revenue	2,078,084	2,340,607	2,400,554	2,462,841	2,520,662	5.0%	2.3%
Subtotal Revenues	\$320,590,050	\$328,156,163	\$337,882,832	\$343,537,671	\$351,651,224	4.1%	2.4%
Intragovernmental Transfers	21,572,097	22,967,466	24,438,011	24,995,086	25,782,565	5.5%	3.2%
<b>TOTAL REVENUES &amp; TRANSFERS</b>	<b>\$342,162,147</b>	<b>\$351,123,629</b>	<b>\$362,320,843</b>	<b>\$368,532,757</b>	<b>\$377,433,789</b>	<b>4.2%</b>	<b>2.4%</b>
<b>TOTAL RESOURCES</b>	<b>\$405,554,372</b>	<b>\$423,284,647</b>	<b>\$420,640,852</b>	<b>\$433,196,505</b>	<b>\$421,816,382</b>	<b>0.3%</b>	<b>-2.6%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$223,046,105	\$239,153,600	\$258,282,372	\$263,490,123	\$271,793,034	5.2%	3.2%
Materials & Supplies	9,294,825	10,640,145	11,023,189	11,336,200	9,856,642	-10.6%	-13.1%
Contractual	58,298,335	65,213,441	74,195,233	71,426,881	72,960,419	-1.7%	2.1%
Community Services Agencies	578,400	551,058	585,800	585,800	593,600	1.3%	1.3%
Sundry	1,721,871	2,110,250	1,566,665	1,799,340	1,782,069	13.7%	-1.0%
Reimbursements	(9,532,125)	(3,524,932)	(6,611,069)	(6,405,670)	(6,562,471)	-0.7%	2.4%
ARPA Reimbursement	(15,712,158)	(18,212,158)	0	0	0	0.0%	0.0%
Subtotal	\$267,695,253	\$295,931,404	\$339,042,190	\$342,232,674	\$350,423,293	3.4%	2.4%
Capital Outlay	1,012,705	1,800,887	1,185,850	3,031,238	0	-100.0%	-100.0%
<b>TOTAL OPERATIONS</b>	<b>\$268,707,958</b>	<b>\$297,732,291</b>	<b>\$340,228,040</b>	<b>\$345,263,912</b>	<b>\$350,423,293</b>	<b>3.0%</b>	<b>1.5%</b>
Capital Maintenance Fund	\$46,000,549	\$35,250,549	\$34,650,549	\$25,000,000	\$25,000,000	-27.9%	0.0%
Risk Management Fund	7,000,000	6,600,000	6,700,000	8,000,000	7,600,000	13.4%	-5.0%
Technology Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0.0%	0.0%
Technology Replacement Fund	1,000,000	1,000,000	1,000,000	500,000	500,000	-50.0%	0.0%
PTV Fund	250,000	250,000	250,000	250,000	250,000	0.0%	0.0%
Economic Development Incentive	9,434,847	10,288,059	8,500,000	8,500,000	8,500,000	0.0%	0.0%
Disaster Relief Fund	0	0	0	300,000	0	0.0%	-100.0%
Water & Sewer Fund	0	5,000,000	0	0	0	0.0%	0.0%
Health Claims Fund	0	1,500,000	0	0	0	0.0%	0.0%
<b>TOTAL TRANSFERS</b>	<b>\$64,685,396</b>	<b>\$60,888,608</b>	<b>\$52,100,549</b>	<b>\$43,550,000</b>	<b>\$42,850,000</b>	<b>-17.8%</b>	<b>-1.6%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$333,393,354</b>	<b>\$358,620,899</b>	<b>\$392,328,590</b>	<b>\$388,813,912</b>	<b>\$393,273,293</b>	<b>0.2%</b>	<b>1.1%</b>
<b>UNAPPROPRIATED FUND</b>	<b>\$72,161,018</b>	<b>\$64,663,748</b>	<b>\$28,312,262</b>	<b>\$44,382,593</b>	<b>\$28,543,089</b>	<b>0.8%</b>	<b>-35.7%</b>
<b>Days of Operation</b>					<b>30</b>		

## GENERAL FUND REVENUE BY SOURCE

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>SOURCE OF INCOME</b>							
<b>Taxes</b>							
Ad Valorem Taxes:							
Current	\$150,780,849	\$150,250,770	\$162,741,329	\$164,031,499	\$173,858,291	6.8%	6.0%
Delinquent	(537,082)	(317,186)	1,737,575	(500,000)	1,882,577	8.3%	100.0%
Penalty & Interest	551,207	525,425	868,787	714,038	941,288	8.3%	31.8%
Sales Tax	108,387,048	114,235,913	110,726,919	117,318,749	113,401,847	2.4%	-3.3%
Mixed Drink Tax	2,752,147	2,819,115	2,783,403	2,783,403	2,798,712	0.6%	0.6%
Bingo Gross Receipts Tax	90,575	92,600	91,944	95,559	96,085	4.5%	0.6%
Excess Proceeds on Taxes	278,398	193,928	200,000	184,963	184,963	-7.5%	0.0%
<b>TOTAL TAXES</b>	<b>\$262,303,142</b>	<b>\$267,800,565</b>	<b>\$279,149,956</b>	<b>\$284,628,211</b>	<b>\$293,163,763</b>	<b>5.0%</b>	<b>3.0%</b>
<b>Franchise Fees</b>							
Electrical Franchise	\$12,330,422	\$12,757,070	\$13,397,414	\$13,300,849	\$13,832,883	3.3%	4.0%
Telephone Franchise	1,541,467	1,520,042	1,408,554	1,354,825	1,293,858	-8.1%	-4.5%
Fiber Optics Franchise	64,856	36,182	114,120	121,375	63,044	-44.8%	-48.1%
Gas Franchise	4,149,461	5,060,053	5,315,678	4,595,377	5,095,377	-4.1%	10.9%
Cable TV Franchise	2,484,732	2,221,051	2,121,571	1,899,249	1,614,362	-23.9%	-15.0%
<b>TOTAL FRANCHISE FEES</b>	<b>\$20,570,938</b>	<b>\$21,594,398</b>	<b>\$22,357,337</b>	<b>\$21,271,675</b>	<b>\$21,899,523</b>	<b>-2.0%</b>	<b>3.0%</b>
<b>Fines &amp; Forfeits</b>							
Municipal Court	\$4,152,690	\$4,240,687	\$4,232,882	\$4,040,687	\$4,262,911	0.7%	5.5%
Library Fines	53,514	68,431	68,304	68,304	68,680	100.0%	0.6%
<b>TOTAL FINES &amp; FORFEITS</b>	<b>\$4,206,204</b>	<b>\$4,309,118</b>	<b>\$4,301,186</b>	<b>\$4,108,991</b>	<b>\$4,331,590</b>	<b>0.7%</b>	<b>5.4%</b>
<b>Miscellaneous Revenue</b>							
Interest Income*	\$1,778,617	\$2,785,823	\$2,700,000	\$2,800,000	\$2,800,000	3.7%	0.0%
Sale/Rental of Property	532,660	529,410	542,876	555,195	555,195	2.3%	0.0%
Insurance Collections	663,574	648,936	672,864	920,000	956,800	42.2%	4.0%
Sundry	655,542	826,193	691,792	750,000	750,000	8.4%	0.0%
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>\$3,630,393</b>	<b>\$4,790,362</b>	<b>\$4,607,532</b>	<b>\$5,025,195</b>	<b>\$5,061,995</b>	<b>9.9%</b>	<b>0.7%</b>
<b>Licenses and Permits</b>							
Food Handlers Permits	\$717,545	\$779,170	\$730,950	\$762,873	\$767,069	4.9%	0.6%
Fire Inspection Fees	300,520	270,875	0	0	0	0.0%	0.0%
Rental Registration Fees	407,443	408,759	418,342	428,613	430,970	3.0%	0.6%
Animal Licenses	95,705	89,482	90,841	86,852	87,330	-3.9%	0.6%
Restaurant Plan Review	22,350	30,400	29,044	40,650	40,874	40.7%	0.6%
Alarm Permits	1,332,133	1,294,698	1,358,109	1,294,698	1,301,819	-4.1%	0.6%
Filing Fees	373,503	447,630	298,802	400,000	340,000	13.8%	-15.0%
Fire Protection Plan Review	393,067	350,220	392,501	221,038	250,000	-36.3%	13.1%
Building Permits	7,079,387	4,798,708	3,766,148	3,838,966	3,263,121	-13.4%	-15.0%
Electrical Permits	218,978	411,769	352,297	220,000	187,000	-46.9%	-15.0%
Plumbing Permits	464,304	479,116	366,794	495,596	421,257	14.8%	-15.0%
Heating & A/C Permits	224,816	206,655	172,966	207,111	176,044	1.8%	-15.0%
Fence Permits	50,598	66,114	49,189	57,035	48,480	-1.4%	-15.0%
Swimming Pool Permits	34,701	38,796	27,761	33,776	28,710	3.4%	-15.0%
Pool Inspection	87,185	88,833	87,316	88,833	89,322	2.3%	0.6%
Irrigation Permits	40,348	37,730	32,278	32,278	27,436	-15.0%	-15.0%
Day Laborer Fees	13,012	12,957	11,720	11,720	9,962	-15.0%	-15.0%
Sign Permits	193,180	192,460	156,796	181,940	154,649	-1.4%	-15.0%
Reoccupancy Permits	167,925	148,858	127,986	158,100	134,385	5.0%	-15.0%
Misc. Licenses & Permits	198,755	234,385	182,511	208,293	208,293	14.1%	0.0%
<b>TOTAL LICENSES &amp; PERMITS</b>	<b>\$12,415,455</b>	<b>\$10,387,615</b>	<b>\$8,652,351</b>	<b>\$8,768,372</b>	<b>\$7,966,720</b>	<b>-7.9%</b>	<b>-9.1%</b>
<b>Fees &amp; Service Charges</b>							
Animal Pound & Adoption Fee	\$191,556	\$182,812	\$181,573	\$170,592	\$171,530	-5.5%	0.6%
Ambulance Service	5,703,089	5,680,186	5,911,944	5,998,583	6,031,575	2.0%	0.6%
False Alarm Response	266,027	338,379	320,628	356,767	358,729	11.9%	0.6%
Emergency 911	645,277	701,889	665,471	568,658	571,786	-14.1%	0.6%
Contractor Registration Fee	164,727	208,623	153,562	208,597	177,307	15.5%	-15.0%
Engineering Inspection Fee	847,459	596,812	520,000	650,000	552,500	6.3%	-15.0%
Residential Building Plan Review	93,435	90,455	75,009	75,009	63,758	-15.0%	-15.0%
Reinspection Fee	91,275	146,440	108,052	117,152	99,579	-7.8%	-15.0%
File Searches	45,362	49,277	45,759	45,759	46,011	0.6%	0.6%
Same Day Inspection Fee	63,256	74,895	57,913	71,216	60,534	4.5%	-15.0%
Convenience Copiers	5,752	6,869	5,503	6,869	6,907	25.5%	0.6%
Lease Fees	139,511	149,522	150,000	150,000	150,000	0.0%	0.0%
Recreation User Fee	611,455	826,838	676,632	785,757	690,079	2.0%	-12.2%
Recreation Rental Fee	850,578	1,075,646	1,023,995	1,075,646	1,071,812	4.7%	-0.4%
Swimming Fees	916,976	1,107,352	779,943	1,107,352	839,989	7.7%	-24.1%
Recreation Membership Card Fee	2,586,882	3,683,803	3,457,598	3,794,579	3,665,449	6.0%	-3.4%
Tennis Center Fee	401,882	512,431	464,602	441,981	444,412	-4.3%	0.6%
Tree Trimming Assessments	179,667	231,849	222,697	183,366	184,375	-17.2%	0.6%

Child Safety Fees	66,524	70,839	70,353	70,839	71,229	1.2%	0.6%
Sundry	1,515,144	1,198,581	1,522,683	1,393,664	1,449,411	-4.8%	4.0%
<b>TOTAL FEES &amp; SVC CHARGES</b>	<b>\$15,385,834</b>	<b>\$16,933,498</b>	<b>\$16,413,915</b>	<b>\$17,272,386</b>	<b>\$16,706,971</b>	<b>1.8%</b>	<b>-3.3%</b>
<b>Intergovernmental Revenue -</b>							
FISD School Resource Officers	74,448	222,156	175,531	179,127	183,605	4.6%	2.5%
PISD School Resource Officers	1,804,464	1,946,160	2,075,023	2,133,714	2,187,057	5.4%	2.5%
Plano-Richardson Trng. Ctr. / Misc.	199,172	172,291	150,000	150,000	150,000	0.0%	0.0%
<b>TOTAL INTERGOVT'L REVENUE</b>	<b>\$2,078,084</b>	<b>\$2,340,607</b>	<b>\$2,400,554</b>	<b>\$2,462,841</b>	<b>\$2,520,662</b>	<b>5.0%</b>	<b>2.3%</b>
<b>TOTAL REVENUE</b>	<b>\$320,590,050</b>	<b>\$328,156,163</b>	<b>\$337,882,832</b>	<b>\$343,537,671</b>	<b>\$351,651,224</b>	<b>4.1%</b>	<b>2.4%</b>
<b>Intragovernmental Transfers</b>							
Intra-Fund Transfers From:							
Water & Sewer Fund	\$17,172,898	\$18,173,429	\$18,968,984	\$19,570,434	\$20,156,551	6.3%	3.0%
Sustain. & Environ. Services Fund	2,317,063	2,348,662	2,937,595	2,937,595	3,075,572	4.7%	4.7%
Recreation Revolving Fund	156,060	221,706	243,279	243,279	243,279	0.0%	0.0%
Golf Course Fund	67,121	67,588	172,972	128,597	137,158	-20.7%	6.7%
Convention & Tourism Fund	939,432	1,007,419	968,981	968,981	1,121,665	15.8%	15.8%
Municipal Drainage Fund	919,523	1,148,662	1,146,200	1,146,200	1,048,340	-8.5%	-8.5%
<b>TOTAL INTRAGOV'T'L TRANSFERS</b>	<b>\$21,572,097</b>	<b>\$22,967,466</b>	<b>\$24,438,011</b>	<b>\$24,995,086</b>	<b>\$25,782,565</b>	<b>5.5%</b>	<b>3.2%</b>
<b>TOTAL GENERAL FUND</b>	<b>\$342,162,147</b>	<b>\$351,123,629</b>	<b>\$362,320,843</b>	<b>\$368,532,757</b>	<b>\$377,433,789</b>	<b>4.2%</b>	<b>2.4%</b>

\* Interest Income based on Budgetary Basis



## CONVENTION & TOURISM

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$4,283,084</b>	<b>\$4,167,614</b>	<b>\$5,875,736</b>	<b>\$6,390,690</b>	<b>\$7,693,116</b>	<b>30.9%</b>	<b>20.4%</b>
<b>Revenues</b>							
Hotel/Motel Receipts	\$10,889,103	\$12,588,654	\$13,581,719	\$13,956,367	\$14,455,680	6.4%	3.6%
Plano Event Center Fees	3,065,789	3,643,534	3,575,987	3,575,987	3,683,267	3.0%	3.0%
Miscellaneous	15,664	35,051	25,000	25,000	25,000	0.0%	0.0%
Interest Income*	64,114	111,745	75,000	100,000	100,000	33.3%	0.0%
<b>TOTAL REVENUES</b>	<b>\$14,034,670</b>	<b>\$16,378,984</b>	<b>\$17,257,706</b>	<b>\$17,657,354</b>	<b>\$18,263,947</b>	<b>5.8%</b>	<b>3.4%</b>
<b>TOTAL RESOURCES</b>	<b>\$18,317,754</b>	<b>\$20,546,598</b>	<b>\$23,133,442</b>	<b>\$24,048,044</b>	<b>\$25,957,063</b>	<b>12.2%</b>	<b>7.9%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expenses</b>							
Visit Plano	\$3,707,432	\$4,169,479	\$5,491,311	\$5,323,924	\$5,220,753	-4.9%	-1.9%
Plano Event Center	4,092,857	4,499,873	5,876,501	4,952,868	6,262,988	6.6%	26.5%
Cultural Arts	1,003,002	988,490	1,000,000	999,522	1,500,000	50.0%	50.1%
Historic Preservation	627,571	772,607	800,000	800,000	1,500,000	87.5%	87.5%
Historic Preservation Events	0	0	0	0	658,181	100.0%	100.0%
Community & Cultural Events	434,846	623,040	870,487	870,487	385,595	-55.7%	-55.7%
Event Center Equip.Rpl. Charge	500,000	500,000	500,000	500,000	500,000	0.0%	0.0%
Visit Plano Equip.Rpl. Charge	75,000	75,000	75,000	75,000	75,000	0.0%	0.0%
ARPA Reimbursement	(1,000,000)	0	0	0	0	0.0%	0.0%
Subtotal	\$10,440,708	\$11,628,489	\$14,613,299	\$13,521,801	\$16,102,517	10.2%	19.1%
Capital Outlay	0	0	224,422	344,147	0	-100.0%	-100.0%
<b>TOTAL OPERATIONS</b>	<b>\$10,440,708</b>	<b>\$11,628,489</b>	<b>\$14,837,720</b>	<b>\$13,865,947</b>	<b>\$16,102,517</b>	<b>8.5%</b>	<b>16.1%</b>
Transfer to General Fund	\$939,432	\$1,007,419	\$968,981	\$968,981	\$1,121,665	15.8%	15.8%
Transfer to Capital Maint. Fund	2,750,000	1,500,000	1,500,000	1,500,000	1,500,000	0.0%	0.0%
Transfer to Technology Fund	20,000	20,000	20,000	20,000	20,000	0.0%	0.0%
<b>TOTAL TRANSFERS</b>	<b>\$3,709,432</b>	<b>\$2,527,419</b>	<b>\$2,488,981</b>	<b>\$2,488,981</b>	<b>\$2,641,665</b>	<b>6.1%</b>	<b>6.1%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$14,150,140</b>	<b>\$14,155,908</b>	<b>\$17,326,701</b>	<b>\$16,354,928</b>	<b>\$18,744,182</b>	<b>8.2%</b>	<b>14.6%</b>
<b>WORKING CAPITAL</b>	<b>\$4,167,614</b>	<b>\$6,390,690</b>	<b>\$5,806,741</b>	<b>\$7,693,116</b>	<b>\$7,212,881</b>	<b>24.2%</b>	<b>-6.2%</b>
<b>Days of Operation</b>					<b>163</b>		

\*Interest Income based on Budgetary Basis

## WATER & SEWER

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$28,922,220</b>	<b>\$42,761,623</b>	<b>\$39,912,483</b>	<b>\$55,164,730</b>	<b>\$48,145,256</b>	<b>20.6%</b>	<b>-12.7%</b>
<b>Revenues</b>							
Water Income	\$111,275,924	\$122,595,307	\$123,334,457	\$126,856,153	\$139,923,759	13.5%	10.3%
Sewer Income	76,285,278	85,270,931	86,454,453	87,470,614	94,572,214	9.4%	8.1%
Water Taps	79,056	38,733	45,900	29,447	29,889	-34.9%	1.5%
Water & Sewer Penalties	1,687,785	1,623,303	1,692,848	1,590,281	1,607,774	-5.0%	1.1%
Water Meters/AMR Devices	217,452	146,976	119,891	153,919	121,689	1.5%	-20.9%
Construction Water	366,575	420,460	412,479	357,931	363,300	-11.9%	1.5%
Service Connect Fee	231,755	211,915	224,418	196,230	199,173	-11.2%	1.5%
Backflow Testing	563,176	511,089	464,870	502,960	510,504	9.8%	1.5%
Sewer Tie-On	16,425	10,525	10,202	17,252	17,511	71.6%	1.5%
Pre-Treatment Permits	20,920	23,054	20,180	79,936	81,135	302.1%	1.5%
Interest Income*	302,053	797,597	600,000	900,000	900,000	50.0%	0.0%
Transfer In - Internal Loan Program	0	0	0	0	357,143	100.0%	100.0%
Transfer From General Fund	0	5,000,000	0	0	0	0.0%	0.0%
Misc. Income	769,995	733,010	736,623	700,000	710,500	-3.5%	1.5%
<b>TOTAL REVENUES</b>	<b>\$191,816,394</b>	<b>\$217,382,900</b>	<b>\$214,116,321</b>	<b>\$218,854,723</b>	<b>\$239,394,591</b>	<b>11.8%</b>	<b>9.4%</b>
<b>TOTAL RESOURCES</b>	<b>\$220,738,614</b>	<b>\$260,144,523</b>	<b>\$254,028,803</b>	<b>\$274,019,453</b>	<b>\$287,539,847</b>	<b>13.2%</b>	<b>4.9%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$10,605,078	\$11,774,496	\$13,413,289	\$13,318,498	\$13,514,444	0.8%	1.5%
Materials & Supplies	1,852,655	2,399,978	2,850,516	2,601,221	2,778,060	-2.5%	6.8%
Contractual	5,335,512	5,572,966	5,868,843	7,050,182	5,738,925	-2.2%	-18.6%
NTMWD - Water	77,678,572	81,813,710	94,489,497	94,371,029	95,847,019	1.4%	1.6%
NTMWD - Wastewater	22,654,757	25,694,210	27,848,254	29,050,353	35,112,706	26.1%	20.9%
NTMWD - Upper E. Fork Interceptor	14,838,689	17,678,985	19,538,684	20,279,925	23,944,934	22.6%	18.1%
Sundry	1,659,176	1,811,896	1,542,304	1,844,057	1,838,588	19.2%	-0.3%
Reimbursements	1,028,669	968,619	885,772	884,092	909,353	2.7%	2.9%
Subtotal	\$135,653,108	\$147,714,860	\$166,437,159	\$169,399,357	\$179,684,029	8.0%	6.1%
Capital Outlay	6,728	16,003	0	0	0	0.0%	0.0%
<b>TOTAL OPERATIONS</b>	<b>\$135,659,836</b>	<b>\$147,730,863</b>	<b>\$166,437,159</b>	<b>\$169,399,357</b>	<b>\$179,684,029</b>	<b>8.0%</b>	<b>6.1%</b>
Transfer to General Fund	\$17,172,898	\$18,173,429	\$18,968,984	\$19,570,434	\$20,156,551	6.3%	3.0%
Transfer to W&S CIP	13,327,958	22,500,000	20,000,000	22,000,000	22,000,000	10.0%	0.0%
Transfer to Capital Maintenance	2,000,000	4,000,000	2,000,000	4,000,000	4,000,000	100.0%	0.0%
Transfer to W&S Debt Service	4,595,277	4,589,350	4,592,450	4,592,450	6,193,700	34.9%	34.9%
Transfer to Sustainability Fund	0	2,500,000	0	0	0	0.0%	0.0%
Transfer to Risk Management Fund	883,314	748,910	763,269	942,851	880,613	15.4%	-6.6%
Transfer to Technology Fund	300,000	300,000	300,000	300,000	300,000	0.0%	0.0%
Transfer to Technology Solutions	4,037,708	4,437,241	4,626,549	5,069,106	5,133,778	11.0%	1.3%
<b>TOTAL TRANSFERS</b>	<b>\$42,317,155</b>	<b>\$57,248,930</b>	<b>\$51,251,252</b>	<b>\$56,474,841</b>	<b>\$58,664,642</b>	<b>14.5%</b>	<b>3.9%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$177,976,991</b>	<b>\$204,979,793</b>	<b>\$217,688,411</b>	<b>\$225,874,198</b>	<b>\$238,348,671</b>	<b>9.5%</b>	<b>5.5%</b>
<b>WORKING CAPITAL</b>	<b>\$42,761,623</b>	<b>\$55,164,730</b>	<b>\$36,340,393</b>	<b>\$48,145,256</b>	<b>\$49,191,177</b>	<b>35.4%</b>	<b>2.2%</b>
<b>Days of Operation</b>					<b>100</b>		

\* Interest Income based on Budgetary Basis

## SUSTAINABILITY & ENVIRONMENTAL SERVICES

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$1,983,495</b>	<b>(\$586,699)</b>	<b>\$719,311</b>	<b>\$1,765,708</b>	<b>\$2,150,296</b>	<b>198.9%</b>	<b>21.8%</b>
<b>Revenues</b>							
Commercial Franchise	\$8,628,798	\$9,242,409	\$9,362,002	\$9,362,002	\$9,642,862	3.0%	3.0%
Special Refuse Collection	110,953	118,826	105,000	127,938	128,642	22.5%	0.6%
Residential Collection	15,242,961	17,405,821	21,617,191	21,617,191	22,673,597	4.9%	4.9%
Recycling	314,406	1,075	0	0	0	0.0%	0.0%
Contributions via Utility Billing	10,859	2,406	5,000	5,000	5,028	0.6%	0.6%
Sale of Compost	3,283,268	3,308,481	3,531,054	3,531,054	3,707,607	5.0%	5.0%
Tipping Fees	1,714,087	1,582,960	2,337,706	2,337,706	2,428,704	3.9%	3.9%
Miscellaneous	327,875	354,604	241,800	300,000	245,427	1.5%	-18.2%
Reimbursements	260,031	268,916	278,838	273,208	277,670	-0.4%	1.6%
Construction & Demolition Program	0	732,241	0	269,540	0	0.0%	-100.0%
Transfer from Water & Sewer Fund	0	2,500,000	0	0	0	0.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$29,893,238</b>	<b>\$35,517,739</b>	<b>\$37,478,591</b>	<b>\$37,823,639</b>	<b>\$39,109,536</b>	<b>4.4%</b>	<b>3.4%</b>
<b>TOTAL RESOURCES</b>	<b>\$31,876,733</b>	<b>\$34,931,040</b>	<b>\$38,197,902</b>	<b>\$39,589,347</b>	<b>\$41,259,832</b>	<b>8.0%</b>	<b>4.2%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$8,979,094	\$9,413,520	\$10,102,196	\$9,740,178	\$10,141,812	0.4%	4.1%
Materials & Supplies	580,191	618,664	563,168	638,046	535,437	-4.9%	-16.1%
Contractual	11,201,747	10,363,379	13,862,337	12,721,095	13,618,114	-1.8%	7.1%
NTMWD	8,076,406	8,952,306	8,549,118	8,527,393	8,644,327	1.1%	1.4%
Sundry	382,992	287,124	181,075	179,725	178,665	-1.3%	-0.6%
Reimbursements	306,645	384,654	407,364	418,822	431,408	5.9%	3.0%
Subtotal	\$29,527,075	\$30,019,647	\$33,665,258	\$32,225,259	\$33,549,763	-0.3%	4.1%
Capital Outlay	98,601	14,604	0	15,000	0	0.0%	-100.0%
<b>TOTAL OPERATIONS</b>	<b>\$29,625,676</b>	<b>\$30,034,251</b>	<b>\$33,665,258</b>	<b>\$32,240,259</b>	<b>\$33,549,763</b>	<b>-0.3%</b>	<b>4.1%</b>
Transfer to General Fund	\$2,317,063	\$2,348,662	\$2,937,595	\$2,937,595	\$3,075,572	4.7%	4.7%
Transfer to Technology Fund	60,000	60,000	60,000	60,000	60,000	0.0%	0.0%
Transfer Internal Loan Program	0	0	0	0	357,143	100.0%	100.0%
Transfer to Risk Management Fund	460,693	722,419	759,525	951,197	827,714	9.0%	-13.0%
Transfer to Disaster Relief Fund	0	0	0	1,250,000	0	0.0%	-100.0%
<b>TOTAL TRANSFERS</b>	<b>\$2,837,756</b>	<b>\$3,131,081</b>	<b>\$3,757,120</b>	<b>\$5,198,792</b>	<b>\$4,320,429</b>	<b>15.0%</b>	<b>-16.9%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$32,463,432</b>	<b>\$33,165,332</b>	<b>\$37,422,378</b>	<b>\$37,439,051</b>	<b>\$37,870,192</b>	<b>1.2%</b>	<b>1.2%</b>
<b>WORKING CAPITAL</b>	<b>(\$586,699)</b>	<b>\$1,765,708</b>	<b>\$775,524</b>	<b>\$2,150,296</b>	<b>\$3,389,640</b>	<b>337.1%</b>	<b>57.6%</b>
<b>Days of Operation</b>					37		

## MUNICIPAL DRAINAGE UTILITY

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$7,120,635</b>	<b>\$7,549,711</b>	<b>\$4,640,681</b>	<b>\$7,001,782</b>	<b>\$4,009,223</b>	<b>-13.6%</b>	<b>-42.7%</b>
<b>Revenues</b>							
Environmental Assessment Fees:							
Residential Class Fees	\$4,747,736	\$4,753,752	\$4,809,964	\$4,809,964	\$4,836,418	0.6%	0.6%
Commercial Class Fees	5,048,300	5,094,069	5,006,289	5,006,289	5,033,823	0.6%	0.6%
Land/Burning/Liquid Waste Permits	18,200	10,350	15,623	15,600	15,686	0.4%	0.6%
Liquid Waster Generator Permits	81,800	93,805	83,831	88,355	88,841	6.0%	0.5%
Miscellaneous	12,163	8,305	20,000	15,000	15,000	-25.0%	0.0%
Interest Income*	95,690	158,530	100,000	150,000	150,000	50.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$10,003,889</b>	<b>\$10,118,811</b>	<b>\$10,035,706</b>	<b>\$10,085,207</b>	<b>\$10,139,768</b>	<b>1.0%</b>	<b>0.5%</b>
<b>TOTAL RESOURCES</b>	<b>\$17,124,524</b>	<b>\$17,668,522</b>	<b>\$14,676,387</b>	<b>\$17,086,989</b>	<b>\$14,148,991</b>	<b>-3.6%</b>	<b>-17.2%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$2,276,422	\$2,531,612	\$2,717,294	\$2,683,498	\$2,798,409	3.0%	4.3%
Materials & Supplies	269,864	348,419	327,167	270,564	325,145	-0.6%	20.2%
Contractual	801,028	866,282	1,068,373	1,096,368	1,287,558	20.5%	17.4%
Sundry	29,632	25,803	11,170	11,970	10,960	-1.9%	-8.4%
Reimbursements	1,052,461	1,012,550	1,013,334	1,001,972	1,025,003	1.2%	2.3%
Subtotal	\$4,429,407	\$4,784,666	\$5,137,338	\$5,064,372	\$5,447,075	6.0%	7.6%
Capital Outlay	4,440	509,393	0	0	0	0.0%	0.0%
<b>TOTAL OPERATIONS</b>	<b>\$4,433,847</b>	<b>\$5,294,059</b>	<b>\$5,137,338</b>	<b>\$5,064,372</b>	<b>\$5,447,075</b>	<b>6.0%</b>	<b>7.6%</b>
Transfer to General Fund	\$919,523	\$1,148,662	\$1,146,200	\$1,146,200	\$1,048,340	-8.5%	-8.5%
Transfer to Capital Maintenance	500,000	500,000	500,000	500,000	500,000	0.0%	0.0%
Transfer to Technology Fund	20,000	20,000	20,000	20,000	20,000	0.0%	0.0%
Transfer to Revenue Debt	3,701,443	3,704,019	4,005,144	3,705,144	4,677,085	16.8%	26.2%
<b>TOTAL TRANSFERS</b>	<b>\$5,140,966</b>	<b>\$5,372,681</b>	<b>\$5,671,344</b>	<b>\$5,371,344</b>	<b>\$6,245,425</b>	<b>10.1%</b>	<b>16.3%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$9,574,813</b>	<b>\$10,666,740</b>	<b>\$10,808,682</b>	<b>\$10,435,716</b>	<b>\$11,692,500</b>	<b>8.2%</b>	<b>12.0%</b>
<b>RESERVE REQUIREMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,642,050</b>	<b>0</b>	<b>0.0%</b>	<b>-100.0%</b>
<b>WORKING CAPITAL</b>	<b>\$7,549,711</b>	<b>\$7,001,782</b>	<b>\$3,867,705</b>	<b>\$4,009,223</b>	<b>\$2,456,491</b>	<b>-36.5%</b>	<b>-38.7%</b>
<b>Days of Operation</b>					165		

\* Interest Income based on Budgetary Basis

## RECREATION REVOLVING

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$838,165</b>	<b>\$1,308,217</b>	<b>\$1,088,411</b>	<b>\$1,249,304</b>	<b>\$961,752</b>	<b>-11.6%</b>	<b>-23.0%</b>
<b>Revenues</b>							
Recreation Fees	\$3,351,744	\$3,786,189	\$2,825,000	\$3,654,948	\$2,780,500	-1.6%	-23.9%
Contributions	7,318	17,546	4,200	4,208	4,505	7.3%	7.1%
Interest Income*	31,040	65,147	20,000	70,000	70,000	250.0%	0.0%
Miscellaneous	46,735	45,853	130,550	216,707	159,526	22.2%	-26.4%
<b>TOTAL REVENUES</b>	<b>\$3,436,837</b>	<b>\$3,914,735</b>	<b>\$2,979,750</b>	<b>\$3,945,863</b>	<b>\$3,014,531</b>	<b>1.2%</b>	<b>-23.6%</b>
<b>TOTAL RESOURCES</b>	<b>\$4,275,002</b>	<b>\$5,222,952</b>	<b>\$4,068,161</b>	<b>\$5,195,167</b>	<b>\$3,976,283</b>	<b>-2.3%</b>	<b>-23.5%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$1,306,855	\$1,379,257	\$1,492,357	\$1,478,536	\$1,533,092	2.7%	3.7%
Materials & Supplies	137,787	187,234	140,070	187,184	144,846	3.4%	-22.6%
Contractual	1,739,043	2,159,708	1,744,977	2,173,698	1,617,422	-7.3%	-25.6%
Sundry	18,622	25,743	36,858	150,718	153,035	315.2%	1.5%
ARPA Reimbursement	(391,582)	0	0	0	0	0.0%	0.0%
Subtotal	\$2,810,725	\$3,751,942	\$3,414,262	\$3,990,136	\$3,448,395	1.0%	-13.6%
Capital Outlay	0	0	0	0	0	0.0%	0.0%
<b>TOTAL OPERATIONS</b>	<b>\$2,810,725</b>	<b>\$3,751,942</b>	<b>\$3,414,262</b>	<b>\$3,990,136</b>	<b>\$3,448,395</b>	<b>1.0%</b>	<b>-13.6%</b>
Transfer to General Fund	\$156,060	\$221,706	\$243,279	\$243,279	\$243,279	0.0%	0.0%
<b>TOTAL TRANSFERS</b>	<b>\$156,060</b>	<b>\$221,706</b>	<b>\$243,279</b>	<b>\$243,279</b>	<b>\$243,279</b>	<b>0.0%</b>	<b>0.0%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$2,966,785</b>	<b>\$3,973,648</b>	<b>\$3,657,541</b>	<b>\$4,233,415</b>	<b>\$3,691,674</b>	<b>0.9%</b>	<b>-12.8%</b>
<b>WORKING CAPITAL</b>	<b>\$1,308,217</b>	<b>\$1,249,304</b>	<b>\$410,620</b>	<b>\$961,752</b>	<b>\$284,609</b>	<b>-30.7%</b>	<b>-70.4%</b>
<b>Days of Operation</b>					30		

\* Interest Income based on Budgetary Basis



## GOLF COURSE

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$327,277</b>	<b>\$572,081</b>	<b>\$416,040</b>	<b>\$442,247</b>	<b>\$244,250</b>	<b>-41.3%</b>	<b>-44.8%</b>
<b>Revenues</b>							
Golf Fees	\$1,245,450	\$1,232,414	\$1,256,790	\$1,178,651	\$1,263,790	0.6%	7.2%
Concessions	86,603	91,747	86,319	86,319	86,794	0.5%	0.6%
Interest Income*	6,601	15,884	6,000	15,000	15,000	150.0%	0.0%
Miscellaneous	6,743	0	6,000	6,000	6,000	0.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$1,345,397</b>	<b>\$1,340,045</b>	<b>\$1,355,109</b>	<b>\$1,285,970</b>	<b>\$1,371,584</b>	<b>1.2%</b>	<b>6.7%</b>
<b>TOTAL RESOURCES</b>	<b>\$1,672,674</b>	<b>\$1,912,126</b>	<b>\$1,771,149</b>	<b>\$1,728,217</b>	<b>\$1,615,834</b>	<b>-8.8%</b>	<b>-6.5%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$658,408	\$701,131	\$754,967	\$796,244	\$846,490	12.1%	6.3%
Supplies	99,895	96,691	129,387	122,229	140,727	8.8%	15.1%
Contractual Services	272,137	252,230	350,691	394,432	351,769	0.3%	-10.8%
Sundry	3,030	2,239	2,070	2,465	2,570	24.2%	4.3%
Golf Course Fund Reserve	0	350,000	225,000	40,000	0	-100.0%	-100.0%
Subtotal	\$1,033,470	\$1,402,291	\$1,462,115	\$1,355,370	\$1,341,556	-8.2%	-1.0%
Capital Outlay	0	0	0	0	0	0.0%	0.0%
<b>TOTAL OPERATIONS</b>	<b>\$1,033,470</b>	<b>\$1,402,291</b>	<b>\$1,462,115</b>	<b>\$1,355,370</b>	<b>\$1,341,556</b>	<b>-8.2%</b>	<b>-1.0%</b>
Transfer to General Fund	67,121	67,588	172,972	128,597	137,158	-20.7%	6.7%
<b>TOTAL TRANSFERS</b>	<b>\$67,121</b>	<b>\$67,588</b>	<b>\$172,972</b>	<b>\$128,597</b>	<b>\$137,158</b>	<b>-20.7%</b>	<b>6.7%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$1,100,591</b>	<b>\$1,469,879</b>	<b>\$1,635,087</b>	<b>\$1,483,967</b>	<b>\$1,478,714</b>	<b>-9.6%</b>	<b>-0.4%</b>
<b>WORKING CAPITAL</b>	<b>\$572,081</b>	<b>\$442,247</b>	<b>\$136,062</b>	<b>\$244,250</b>	<b>\$137,119</b>	<b>0.8%</b>	<b>-43.9%</b>
<b>Days of Operation</b>					37		

\*Interest Income based on Budgetary Basis

## RISK MANAGEMENT FUND

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$401,341</b>	<b>\$1,224,520</b>	<b>\$1,211,988</b>	<b>\$327,441</b>	<b>\$287,922</b>	<b>-76.2%</b>	<b>-12.1%</b>
<b>Resources</b>							
General Fund Transfer In	\$7,000,000	\$6,600,000	\$6,700,000	\$8,000,000	\$7,600,000	13.4%	-5.0%
Water & Sewer Fund Transfer In	883,314	748,910	763,269	942,851	880,613	15.4%	-6.6%
Sustain. & Env. Svcs. Fund Transfer In	460,693	722,419	759,525	951,197	827,714	9.0%	-13.0%
Claims Recovered	672,289	977,918	500,000	650,000	600,000	20.0%	-7.7%
Interest Income*	77,918	148,667	75,000	150,000	150,000	100.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$9,094,214</b>	<b>\$9,197,914</b>	<b>\$8,797,794</b>	<b>\$10,694,048</b>	<b>\$10,058,326</b>	<b>14.3%</b>	<b>-5.9%</b>
<b>TOTAL RESOURCES</b>	<b>\$9,495,555</b>	<b>\$10,422,434</b>	<b>\$10,009,782</b>	<b>\$11,021,489</b>	<b>\$10,346,248</b>	<b>3.4%</b>	<b>-6.1%</b>
<b>APPROPRIATIONS</b>							
Workers' Compensation	\$4,322,526	\$3,957,987	\$3,000,000	\$3,500,000	\$3,000,000	0.0%	-14.3%
Judgements and Damages	788,433	2,461,827	1,500,000	2,900,000	1,500,000	0.0%	-48.3%
Risk Management Operations	3,160,074	3,675,180	4,564,928	4,333,567	4,713,922	3.3%	8.8%
<b>TOTAL APPROPRIATIONS</b>	<b>\$8,271,033</b>	<b>\$10,094,994</b>	<b>\$9,064,928</b>	<b>\$10,733,567</b>	<b>\$9,213,922</b>	<b>1.6%</b>	<b>-14.2%</b>
<b>UNAPPROPRIATED FUND BALANCE</b>	<b>\$1,224,520</b>	<b>\$327,441</b>	<b>\$944,854</b>	<b>\$287,922</b>	<b>\$1,132,326</b>	<b>19.8%</b>	<b>293.3%</b>

\*Interest Income based on Budgetary Basis

## HUD GRANTS

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>TOTAL HUD REVENUES</b>	<b>\$1,975,466</b>	<b>\$2,269,228</b>	<b>\$2,559,801</b>	<b>\$2,858,783</b>	<b>\$2,680,564</b>	<b>4.7%</b>	<b>-6.2%</b>
<b>APPROPRIATIONS</b>							
<b>CDBG:</b>							
Housing Rehabilitation Administrative	\$160,155	\$175,098	\$174,519	\$187,048	\$189,600	8.6%	1.4%
Housing Rehabilitation (CDBG)	1,073,911	1,164,311	1,338,900	1,202,962	1,263,750	-5.6%	5.1%
CDBG Administrative	293,379	281,430	295,930	295,930	311,460	5.2%	5.2%
Homelessness Prevention	159,229	142,785	122,000	122,000	122,000	0.0%	0.0%
Homeownership Program	9,958	8,000	8,000	10,000	10,000	25.0%	0.0%
Boys and Girls Clubs of Collin County	50,149	39,181	0	0	0	0.0%	0.0%
Texas Muslim Women's Foundation	47,829	44,332	33,072	33,072	33,039	-0.1%	-0.1%
Rebuilding Together of Greater Dallas	19,097	0	0	0	0	0.0%	0.0%
Habitat for Humanity of Collin County	30,000	40,000	0	40,000	50,000	100.0%	25.0%
Samaritan Inn	0	0	55,120	55,120	55,065	-0.1%	-0.1%
City House, Inc.	0	0	13,318	13,318	27,120	103.6%	103.6%
Family Place, Inc.	15,056	8,221	13,438	13,438	11,371	-15.4%	-15.4%
<b>Sub-Total CDBG:</b>	<b>\$1,858,763</b>	<b>\$1,903,358</b>	<b>\$2,054,297</b>	<b>\$1,972,888</b>	<b>\$2,073,405</b>	<b>0.9%</b>	<b>5.1%</b>
<b>HOME:</b>							
Housing Rehabilitation	(\$9,044)	(\$5,150)	\$250,000	\$200,000	\$200,000	-20.0%	0.0%
HOME Administrative	54,853	61,020	60,504	60,504	52,159	-13.8%	-13.8%
HOME Tenant-Based Rental Assistance	70,894	0	0	0	0	0.0%	0.0%
Homeownership Program	0	150,000	150,000	55,000	55,000	-63.3%	0.0%
Habitat for Humanity of S. Collin County	0	160,000	45,000	370,391	300,000	566.7%	-19.0%
Housing Channel	0	0	0	200,000	0	0.0%	-100.0%
<b>Sub-Total HOME:</b>	<b>\$116,703</b>	<b>\$365,870</b>	<b>\$505,504</b>	<b>\$885,895</b>	<b>\$607,159</b>	<b>20.1%</b>	<b>-31.5%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$1,975,466</b>	<b>\$2,269,228</b>	<b>\$2,559,801</b>	<b>\$2,858,783</b>	<b>\$2,680,564</b>	<b>4.7%</b>	<b>-6.2%</b>

## PTV FUND

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$2,033,862</b>	<b>\$2,049,406</b>	<b>\$631,205</b>	<b>\$1,938,139</b>	<b>\$747,358</b>	<b>18.4%</b>	<b>-61.4%</b>
<b>Revenues</b>							
Plano Television Network Fee	\$514,862	\$465,027	\$467,434	\$427,434	\$406,062	-13.1%	-5.0%
Interest Income*	32,012	51,642	15,000	50,000	40,000	166.7%	-20.0%
Transfer In Gen Fund - Franch. Fees	250,000	250,000	250,000	250,000	250,000	0.0%	0.0%
Transfer In Technology Fund	250,000	250,000	250,000	250,000	250,000	0.0%	0.0%
Miscellaneous	0	0	500	500	500	0.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$1,046,874</b>	<b>\$1,016,669</b>	<b>\$982,934</b>	<b>\$977,934</b>	<b>\$946,562</b>	<b>-3.7%</b>	<b>-3.2%</b>
<b>TOTAL RESOURCES</b>	<b>\$3,080,736</b>	<b>\$3,066,075</b>	<b>\$1,614,139</b>	<b>\$2,916,073</b>	<b>\$1,693,920</b>	<b>4.9%</b>	<b>-41.9%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Salaries & Wages	\$651,171	\$686,030	\$709,483	\$680,501	\$686,156	-3.3%	0.8%
Materials & Supplies	15,041	14,960	65,165	20,961	65,165	0.0%	210.9%
Contractual	306,732	340,467	449,819	415,003	419,630	-6.7%	1.1%
Equipment Reserve	58,386	86,479	227,000	1,052,250	394,271	73.7%	-62.5%
Subtotal	\$1,031,330	\$1,127,936	\$1,451,467	\$2,168,715	\$1,565,222	7.8%	-27.8%
Capital Outlay	0	0	0	0	0	0.0%	0.0%
<b>TOTAL APPROPRIATIONS</b>	<b>\$1,031,330</b>	<b>\$1,127,936</b>	<b>\$1,451,467</b>	<b>\$2,168,715</b>	<b>\$1,565,222</b>	<b>7.8%</b>	<b>-27.8%</b>
<b>WORKING CAPITAL</b>	<b>\$2,049,406</b>	<b>\$1,938,139</b>	<b>\$162,672</b>	<b>\$747,358</b>	<b>\$128,698</b>	<b>-20.9%</b>	<b>-82.8%</b>
<b>Days of Operation</b>					30		

\* Interest Income based on Budgetary Basis

## CRIMINAL INVESTIGATION

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>UNAPPROPRIATED FUND</b>							
<b>BALANCE</b>	<b>\$3,687,551</b>	<b>\$3,907,375</b>	<b>\$3,454,572</b>	<b>\$3,932,756</b>	<b>\$3,522,187</b>	<b>2.0%</b>	<b>-10.4%</b>
Forfeited Property	\$113,539	\$164,633	\$95,000	\$40,000	\$95,000	0.0%	137.5%
Equitable Sharing	128,341	26,945	20,000	27,009	20,000	0.0%	-26.0%
Auction Proceeds	32,222	730	1,000	7,263	1,000	0.0%	-86.2%
Grants and Miscellaneous	11,661	23,425	0	0	0	0.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$285,763</b>	<b>\$215,733</b>	<b>\$116,000</b>	<b>\$74,272</b>	<b>\$116,000</b>	<b>0.0%</b>	<b>56.2%</b>
<b>TOTAL RESOURCES</b>	<b>\$3,973,314</b>	<b>\$4,123,108</b>	<b>\$3,570,572</b>	<b>\$4,007,028</b>	<b>\$3,638,187</b>	<b>1.9%</b>	<b>-9.2%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Materials & Supplies	\$12,640	\$0	\$222,000	\$101,500	\$176,500	-20.5%	73.9%
Contractual - Professional	37,270	1,000	450,000	52,645	410,000	-8.9%	678.8%
Reimbursements to Other Funds	7,764	42,106	0	0	0	0.0%	0.0%
Capital Outlay	8,265	147,246	955,000	330,696	595,000	-37.7%	79.9%
<b>TOTAL APPROPRIATIONS</b>	<b>\$65,939</b>	<b>\$190,352</b>	<b>\$1,627,000</b>	<b>\$484,841</b>	<b>\$1,181,500</b>	<b>-27.4%</b>	<b>143.7%</b>
<b>UNAPPROPRIATED FUND</b>							
<b>BALANCE</b>	<b>\$3,907,375</b>	<b>\$3,932,756</b>	<b>\$1,943,572</b>	<b>\$3,522,187</b>	<b>\$2,456,687</b>	<b>26.4%</b>	<b>-30.3%</b>



## TECHNOLOGY FUND

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$7,820,462</b>	<b>\$6,897,584</b>	<b>\$131,494</b>	<b>\$14,179,676</b>	<b>\$14,952,569</b>	<b>11271.3%</b>	<b>5.5%</b>
<b>Revenues</b>							
General Fund	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	0.0%	0.0%
Water & Sewer Fund	300,000	300,000	300,000	300,000	300,000	0.0%	0.0%
Sustainability & Environmental	60,000	60,000	60,000	60,000	60,000	0.0%	0.0%
Municipal Drainage Fund	20,000	20,000	20,000	20,000	20,000	0.0%	0.0%
Convention & Tourism Fund	20,000	20,000	20,000	20,000	20,000	0.0%	0.0%
Technology Solutions Fund	0	0	0	0	0	0.0%	0.0%
Interest Earnings	121,404	238,639	120,000	150,000	150,000	25.0%	0.0%
Tax Note Sale 2023	0	9,000,000	0	0	0	0.0%	0.0%
Tax Note Sale 2024	0	0	7,000,000	7,000,000	0	-100.0%	-100.0%
<b>TOTAL REVENUES</b>	<b>\$1,521,404</b>	<b>\$10,638,639</b>	<b>\$8,520,000</b>	<b>\$8,550,000</b>	<b>\$1,550,000</b>	<b>-81.8%</b>	<b>-81.9%</b>
<b>TOTAL RESOURCES</b>	<b>\$9,341,866</b>	<b>\$17,536,223</b>	<b>\$8,651,494</b>	<b>\$22,729,676</b>	<b>\$16,502,569</b>	<b>90.7%</b>	<b>-27.4%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Fund 62 Projects	\$828,446	\$1,081,210	\$1,067,109	\$4,888,217	\$395,000	-63.0%	-91.9%
Fund 29 Projects	1,365,836	2,025,337	6,845,046	2,638,890	9,950,965	45.4%	277.1%
<b>TOTAL OPERATIONS</b>	<b>\$2,194,282</b>	<b>\$3,106,547</b>	<b>\$7,912,155</b>	<b>\$7,527,107</b>	<b>\$10,345,965</b>	<b>30.8%</b>	<b>37.4%</b>
Transfer to PTV	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	0.0%	0.0%
<b>TOTAL TRANSFERS</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$2,444,282</b>	<b>\$3,356,547</b>	<b>\$8,162,155</b>	<b>\$7,777,107</b>	<b>\$10,595,965</b>	<b>29.8%</b>	<b>36.2%</b>
<b>WORKING CAPITAL</b>	<b>\$6,897,584</b>	<b>\$14,179,676</b>	<b>\$489,339</b>	<b>\$14,952,569</b>	<b>\$5,906,604</b>	<b>1107.1%</b>	<b>-60.5%</b>

\*Interest Income based on Budgetary Basis

## TECHNOLOGY REPLACEMENT FUND

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$5,618,747</b>	<b>\$6,919,296</b>	<b>\$859,898</b>	<b>\$6,510,820</b>	<b>\$1,353,708</b>	<b>57.4%</b>	<b>-79.2%</b>
<b>Revenues</b>							
General Fund	\$1,472,588	\$1,641,342	\$1,702,009	\$1,711,525	\$1,711,525	0.6%	0.0%
PTV Fund	0	0	0	0	0	0.0%	0.0%
Municipal Court Technology	0	0	0	0	0	0.0%	0.0%
Water & Sewer Fund	57,375	63,546	71,131	66,652	66,652	-6.3%	0.0%
Sustainability & Environ. Svcs.	31,591	35,490	39,045	35,583	35,583	-8.9%	0.0%
Convention & Tourism	24,446	27,350	27,481	28,033	28,033	2.0%	0.0%
Municipal Drainage	11,191	12,270	14,474	12,849	12,849	-11.2%	0.0%
Golf Course	4,699	5,280	5,328	4,662	4,662	-12.5%	0.0%
Recreation Revolving	5,331	5,995	6,079	6,206	6,206	2.1%	0.0%
Equipment Maintenance	37,798	41,199	45,044	43,468	43,468	-3.5%	0.0%
Municipal Warehouse	6,681	7,511	6,031	6,157	6,157	2.1%	0.0%
Risk Management	7,327	8,240	7,891	5,353	5,353	-32.2%	0.0%
Technology Solutions	169,408	190,921	117,715	87,832	87,832	-25.4%	0.0%
Traffic Safety Fund	0	0	0	0	0	0.0%	0.0%
Interest	89,771	172,566	100,000	150,000	150,000	50.0%	0.0%
Transfer from General Fund	1,270,000	1,000,000	1,000,000	500,000	500,000	-50.0%	0.0%
<b>TOTAL REVENUES</b>	<b>\$3,188,206</b>	<b>\$3,211,710</b>	<b>\$3,142,228</b>	<b>\$2,658,320</b>	<b>\$2,658,320</b>	<b>-15.4%</b>	<b>0.0%</b>
<b>TOTAL RESOURCES</b>	<b>\$8,806,953</b>	<b>\$10,131,006</b>	<b>\$4,002,126</b>	<b>\$9,169,140</b>	<b>\$4,012,028</b>	<b>0.2%</b>	<b>-56.2%</b>
<b>APPROPRIATIONS</b>							
<b>Operating Expense</b>							
Printer & Plotter Replacement	\$739	\$11,383	\$75,000	\$377,668	\$75,000	0.0%	-80.1%
PC, Laptop & Tablet Replacement	1,347,504	1,323,533	1,259,433	1,994,688	1,008,319	-19.9%	-49.4%
Servers, Switches, Routers & SAN	24,360	1,859,414	1,540,000	3,426,261	1,540,000	0.0%	-55.1%
Camera Replacement	156,723	278,382	500,000	470,596	500,000	0.0%	6.2%
RFID Replacement	0	0	143,000	286,000	143,000	0.0%	-50.0%
Audio Visual Replacements	116,976	56,612	305,000	1,142,436	335,994	10.2%	-70.6%
Radio Siren Head Replacements	241,355	90,862	90,000	117,783	90,000	0.0%	-23.6%
<b>TOTAL OPERATIONS</b>	<b>\$1,887,657</b>	<b>\$3,620,186</b>	<b>\$3,912,433</b>	<b>\$7,815,433</b>	<b>\$3,692,313</b>	<b>-5.6%</b>	<b>-52.8%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$1,887,657</b>	<b>\$3,620,186</b>	<b>\$3,912,433</b>	<b>\$7,815,433</b>	<b>\$3,692,313</b>	<b>-5.6%</b>	<b>-52.8%</b>
<b>WORKING CAPITAL</b>	<b>\$6,919,296</b>	<b>\$6,510,820</b>	<b>\$89,693</b>	<b>\$1,353,708</b>	<b>\$319,714</b>	<b>256.5%</b>	<b>-76.4%</b>

\* Interest Income based on Budgetary Basis

## GENERAL OBLIGATION DEBT SERVICE

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>UNAPPROPRIATED FUND BALANCE</b>	<b>\$7,352,771</b>	<b>\$7,306,452</b>	<b>\$6,283,414</b>	<b>\$6,861,930</b>	<b>\$6,130,494</b>	<b>-2.4%</b>	<b>-10.7%</b>
<b>Revenues</b>							
Ad Valorem Tax							
Current	\$51,395,391	\$57,108,819	\$62,281,525	\$62,436,697	\$66,657,660	7.0%	6.8%
Delinquent	(171,971)	(106,343)	660,347	(200,000)	715,454	8.3%	-457.7%
Penalty & Interest	153,291	153,443	264,139	218,728	286,182	8.3%	30.8%
Fund Interest Income*	572,794	1,016,035	500,000	750,000	750,000	50.0%	0.0%
Police Academy Reimbursement	114,698	75,894	75,494	75,494	16,218	-78.5%	-78.5%
<b>TOTAL REVENUES</b>	<b>\$52,064,203</b>	<b>\$58,247,848</b>	<b>\$63,781,506</b>	<b>\$63,280,919</b>	<b>\$68,425,513</b>	<b>7.3%</b>	<b>8.1%</b>
<b>TOTAL RESOURCES</b>	<b>\$59,416,974</b>	<b>\$65,554,301</b>	<b>\$70,064,920</b>	<b>\$70,142,849</b>	<b>\$74,556,007</b>	<b>6.4%</b>	<b>6.3%</b>
<b>APPROPRIATIONS</b>							
<b>Bond and Certificates</b>							
Principal	\$30,710,000	\$33,652,881	\$36,530,000	\$39,190,000	\$39,485,000	8.1%	0.8%
Interest	18,821,322	21,465,741	22,253,852	22,995,438	24,284,508	9.1%	5.6%
Transfer to Tax Notes NextGen	2,567,700	2,460,000	0	0	0	0.0%	0.0%
Transfer to Tax Notes DSSR, RMS, RFID, Sec.Pl	0	1,100,000	1,440,250	1,813,417	2,675,750	85.8%	47.6%
Exchanges Fees & Bond Sale Expense	11,500	13,750	13,500	13,500	14,250	5.6%	5.6%
Subtotal	\$52,110,522	\$58,692,371	\$60,237,602	\$64,012,355	\$66,459,508	10.3%	3.8%
<b>New Debt Projection</b>	0	0	4,030,000	0	2,300,000	-42.9%	100.0%
<b>TOTAL APPROPRIATIONS</b>	<b>\$52,110,522</b>	<b>\$58,692,371</b>	<b>\$64,267,602</b>	<b>\$64,012,355</b>	<b>\$68,759,508</b>	<b>7.0%</b>	<b>7.4%</b>
<b>UNAPPROPRIATED FUND BALANCE</b>	<b>\$7,306,452</b>	<b>\$6,861,930</b>	<b>\$5,797,317</b>	<b>\$6,130,494</b>	<b>\$5,796,499</b>	<b>0.0%</b>	<b>-5.4%</b>

\*Fund Interest Income based on Budgetary Basis

## WATER & SEWER DEBT SERVICE

	Actual 2021-22	Actual 2022-23	Budget 2023-24	Re-Est 2023-24	Budget 2024-25	Variance	
						Bud to Bud	Est to Bud
<b>WORKING CAPITAL</b>	<b>\$888,061</b>	<b>\$908,606</b>	<b>\$919,106</b>	<b>\$932,967</b>	<b>\$941,467</b>	<b>2.4%</b>	<b>0.9%</b>
<b>Revenues</b>							
Transfer In (W & S Fund)	4,595,277	4,589,350	4,592,450	4,592,450	6,193,700	34.9%	34.9%
Fund Interest Income*	19,838	22,497	10,000	10,000	10,000	0.0%	0.0%
<b>TOTAL</b>	<b>\$4,615,115</b>	<b>\$4,618,711</b>	<b>\$4,602,450</b>	<b>\$4,602,450</b>	<b>\$6,203,700</b>	<b>34.8%</b>	<b>34.8%</b>
<b>TOTAL RESOURCES</b>	<b>\$5,503,176</b>	<b>\$5,527,317</b>	<b>\$5,521,556</b>	<b>\$5,535,417</b>	<b>\$7,145,167</b>	<b>29.4%</b>	<b>29.1%</b>
<b>APPROPRIATIONS</b>							
Principal	\$2,945,000	\$3,020,000	\$3,165,000	\$3,165,000	\$3,315,000	4.7%	4.7%
Interest	1,650,277	1,569,350	1,427,450	1,427,450	1,278,700	-10.4%	-10.4%
Fees	(707)	5,000	1,500	1,500	1,500	0.0%	0.0%
Subtotal	\$4,594,570	\$4,594,350	\$4,593,950	\$4,593,950	\$4,595,200	0.0%	0.0%
New Debt Projection	0	0	0	0	1,600,000	100.0%	100.0%
<b>TOTAL APPROPRIATIONS</b>	<b>\$4,594,570</b>	<b>\$4,594,350</b>	<b>\$4,593,950</b>	<b>\$4,593,950</b>	<b>\$6,195,200</b>	<b>34.9%</b>	<b>34.9%</b>
<b>WORKING CAPITAL</b>	<b>\$908,606</b>	<b>\$932,967</b>	<b>\$927,606</b>	<b>\$941,467</b>	<b>\$949,967</b>	<b>2.4%</b>	<b>0.9%</b>

\* Fund Interest Income based on Budgetary Basis

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** 2024-25 CIP Appropriation Ordinance  
**RECOMMENDED ACTION:** Items for Individual Consideration

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### **ITEM SUMMARY**

Consideration of an Ordinance to approve and adopt the Community Investment Program and setting the appropriations for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and providing an effective date. (Public Hearings held on August 12, 2024, August 15, 2024, and August 26, 2024.) **Adopted Ordinance No. 2024-9-6**

### **BACKGROUND**

This Ordinance approves and adopts the capital improvement projects in the Community Investment Program (CIP) to be completed or undertaken in 2024-25, and sets the level of appropriations for the various funds, as reviewed by City Council.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact as it solely sets Community Investment Program appropriations for the 2024-25 fiscal year.

Adoption of this Ordinance relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
Memo	9/3/2024	Memo
2024-25 CIP Appropriation Ordinance	8/29/2024	Ordinance
2024-25 CIP Combined Expenditure Summary	9/3/2024	Attachment



**Date:** September 9, 2024

**To:** Mark D. Israelson, City Manager

**From:** Karen Rhodes-Whitley, Director of Budget & Research

**Subject:** FY 2024-25 Budget & CIP and Tax Rate Adoption

On the evening of Monday, September 9, 2024, the City Council will have five (5) agenda items regarding the adoption of the Operating Budget, Community Investment Program and FY 2024-25 Property Tax Rate. Listed below is a brief description regarding each agenda item:

1. Ordinance to approve and adopt the Operating Budget and set appropriations for FY 2024-25 – The FY 2024-25 Operating Budget totals \$758.0 million. Updated fund summaries are provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Operating Budget effective date is October 1, 2024 and terminating September 30, 2025.
2. Ordinance to approve and adopt the Community Investment Program and set appropriations for FY 2024-25 – The FY 2024-25 Community Investment Program totals \$320.9 million. An updated combined fund summary is provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Community Investment Program effective date is October 1, 2024 and terminating September 30, 2025.
3. Public Hearing on Property Tax Rate – Chapter 26 of the Property Tax Code requires a municipality to hold an in person public hearing on the proposed property tax rate if the proposed property tax rate exceeds the lower of the voter approval tax rate or no-new-revenue tax rate. This year's proposed tax rate of \$0.4176 cents per \$100 of assessed property value is above the no-new-revenue rate of \$0.3972 cents and below the voter approval rate of \$0.4293 and a public hearing is required. The City Council also conducted a tax rate public hearing on Monday, August 26, 2024.
4. Ordinance to approve and adopt the Property Tax Rate for FY 2024-25 – The proposed tax rate is \$0.4176 cents per \$100 of assessed property valuation, which is the same tax rate as the current tax rate for FY 2023-24. The O&M portion of the tax rate will remain at \$0.3026 cents and the debt rate will remain at \$0.1150 cents per \$100 of assessed property valuation. A Public Hearing on the proposed tax rate will be held prior to the adoption of this ordinance.

Chapter 26 of the Property Tax Code requires on the cover page of the agenda item the acknowledgment of the difference between the Maintenance & Operation (M&O) no-new-revenue rate and the M&O proposed tax rate on a \$100,000 house. The agenda item includes this statement in adherence to the tax code. *The tax rate will effectively be raised by 5.29% and will raise taxes for maintenance and operations on a \$100,000 house by approximately \$15.20.* This statement is alerting the taxpayers of the difference between the no-new-revenue M&O rate and the proposed M&O tax rate. Our proposed M&O rate is \$0.3026 while our no-new-revenue M&O tax rate is \$0.2874 which results in a change of \$0.0152 cents or \$15.20 cents for a \$100,000 house on the M&O side. However, our proposed M&O tax rate remains at the

current M&O tax rate of \$0.3026 per \$100, therefore the actual increase on the M&O side is \$0.00 as compared to last year on a \$100,000 house.

5. Ordinance to ratify the Property Tax Revenue – Chapter 26 of the Property Tax Code requires that if a municipality raises even \$1 more in revenue than the prior year, an ordinance must be passed recognizing the property tax revenue increase in the budget. This is called the Ratification Ordinance. The FY 2024-25 Budget will raise more total property taxes than last year's budget by \$15,693,206 or 6.9% and of that amount \$3,786,026 is tax revenue to be raised from new property added to the tax roll this year.

**An Ordinance of the City of Plano, Texas, approving and adopting the Community Investment Program and setting the appropriations for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and providing an effective date.**

**WHEREAS**, following public notice duly posted and published as required by law, public hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024 by and before the City Council of the City of Plano, the subject of which was the proposed Operating Budget and Community Investment Program of the City of Plano for Fiscal Year 2024-25; and

**WHEREAS**, during said public hearings, all interested persons were given the opportunity to be heard for or against any item or the amount of any item contained in said Community Investment Program, after which said public hearings were closed; and

**WHEREAS**, the City Council, upon full consideration of the matter, is of the opinion that the appropriations for the 2024-25 Community Investment Program hereinafter set forth is proper and should be approved and adopted.

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

**Section I.** Appropriations for the Community Investment Program for the year beginning October 1, 2024, and ending September 30, 2025, as filed and submitted by the City Manager, containing estimates for the various projects to be expended, is hereby approved and adopted as follows:

A.	Recreation Center Renovations Fund	\$11,432,649
B.	Library Facilities Fund	730,000
C.	Fire & Public Safety Facilities Fund	8,025,666
D.	Municipal Facilities Fund	1,235,838
E.	Service Center Facilities Fund	3,737,225
F.	Park Improvements Fund	48,259,918
G.	Street Improvements Fund	118,361,963
H.	Street Enhancements Fund	100,000
I.	Public Infrastructure Improvements Fund	50,000
J.	Technology Improvements Fund	9,950,965
K.	Municipal Drainage CIP Fund	19,856,931
L.	Park Fee Program	2,459,418
M.	Capital Maintenance Fund	43,510,338
N.	Water Projects Fund	24,470,000
O.	Sewer Projects Fund	28,735,000

**Section II.** This Ordinance shall be in full force and effect from and after its passage.

**PASSED AND APPROVED** on the 9<sup>th</sup> day of September, 2024.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

**COMBINED EXPENDITURE SUMMARY**

(Includes All Resources)

		Re-Estimate							
Project Expenditures	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Future	Total	
Fire & Public Safety Facilities	5,679,363	8,025,666	7,740,000	0	0	0	0	21,445,029	
Library Facilities	196,665	730,000	1,475,000	0	0	0	0	2,401,665	
Police & Court Facilities	0	0	417,300	0	0	0	0	417,300	
Existing Municipal Facilities	4,588,095	1,235,838	1,018,785	3,215,945	0	0	0	10,058,663	
Service Center Facilities	274,508	3,737,225	1,046,179	0	0	0	0	5,057,912	
Park Improvements	21,186,325	48,259,918	58,318,364	34,877,991	26,998,800	4,500,000	0	194,141,398	
Recreation Center	1,097,587	11,432,649	3,163,868	0	0	0	0	15,694,104	
Public Infrastructure Improvements	2,350,000	50,000	50,000	50,000	50,000	50,000	0	2,600,000	
Street Improvements	104,540,545	118,361,963	134,105,183	101,430,000	55,163,000	28,210,000	0	541,810,691	
Street Enhancements	<u>25,000</u>	<u>100,000</u>	<u>0</u>	<u>0</u>	<u>175,000</u>	<u>175,000</u>	<u>0</u>	<u>475,000</u>	
<b>Total General Obligation</b>	<b>139,938,088</b>	<b>191,933,259</b>	<b>207,334,679</b>	<b>139,573,936</b>	<b>82,386,800</b>	<b>32,935,000</b>	<b>0</b>	<b>794,101,762</b>	
Public Art	86,000	0	0	0	0	0	0	86,000	
Technology Improvements	<u>2,638,890</u>	<u>9,950,965</u>	<u>3,248,081</u>	<u>1,000,744</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,838,680</u>	
<b>Total Short Term Debt</b>	<b>2,724,890</b>	<b>9,950,965</b>	<b>3,248,081</b>	<b>1,000,744</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,924,680</b>	
Municipal Drainage	<u>14,674,331</u>	<u>19,856,931</u>	<u>17,515,000</u>	<u>16,995,000</u>	<u>6,823,120</u>	<u>8,640,000</u>	<u>275,000</u>	<u>84,779,382</u>	
<b>Total Revenue Bond</b>	<b>14,674,331</b>	<b>19,856,931</b>	<b>17,515,000</b>	<b>16,995,000</b>	<b>6,823,120</b>	<b>8,640,000</b>	<b>275,000</b>	<b>84,779,382</b>	
Park Fee Program	1,581,566	2,459,418	4,295,143	3,690,143	1,215,000	510,000	0	13,751,270	
Capital Maintenance Fund:									
Streets & Drainage Projects	25,172,549	30,000,000	35,835,000	31,935,000	30,085,000	11,190,000	600,000	164,817,549	
Parks & Recreation Projects	7,876,599	6,470,067	19,036,884	13,106,297	10,567,089	15,599,397	0	72,656,333	
Municipal Facilities Projects	13,740,274	6,240,271	23,065,783	14,326,307	13,950,707	10,324,583	0	81,647,925	
Utility & Other Projects	<u>1,450,000</u>	<u>800,000</u>	<u>700,000</u>	<u>700,000</u>	<u>700,000</u>	<u>700,000</u>	<u>0</u>	<u>5,050,000</u>	
Capital Maintenance Fund Total	48,239,422	43,510,338	78,637,667	60,067,604	55,302,796	37,813,980	600,000	324,171,807	
<b>Total Other Funds</b>	<b>49,820,988</b>	<b>45,969,756</b>	<b>82,932,810</b>	<b>63,757,747</b>	<b>56,517,796</b>	<b>38,323,980</b>	<b>600,000</b>	<b>337,923,077</b>	
Water	14,679,418	24,470,000	25,501,579	15,830,000	14,610,000	13,010,000	0	108,100,997	
Sewer	<u>15,559,442</u>	<u>28,735,000</u>	<u>40,040,000</u>	<u>28,420,000</u>	<u>22,270,000</u>	<u>9,275,000</u>	<u>0</u>	<u>144,299,442</u>	
<b>Total Water &amp; Sewer</b>	<b>30,238,860</b>	<b>53,205,000</b>	<b>65,541,579</b>	<b>44,250,000</b>	<b>36,880,000</b>	<b>22,285,000</b>	<b>0</b>	<b>252,400,439</b>	
<b>TOTAL</b>	<b>237,397,157</b>	<b>320,915,911</b>	<b>376,572,149</b>	<b>265,577,427</b>	<b>182,607,716</b>	<b>102,183,980</b>	<b>875,000</b>	<b>1,486,129,340</b>	





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** Public Hearing on Property Tax Rate  
**RECOMMENDED ACTION:** Items for Individual Consideration

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### **ITEM SUMMARY**

Public Hearing on the proposed tax rate of \$0.4176 per \$100 of taxable value for Fiscal Year 2024-25. (The first Public Hearing was held on August 26, 2024.) **Conducted**

### **BACKGROUND**

The City of Plano tax rate is equal to \$0.4176 per \$100 of taxable value. The City Council is scheduled to adopt the tax rate on Monday, September 9, 2024.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Public hearing on the proposed tax rate.

A Public Hearing on the proposed tax rate relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
Memo	9/3/2024	Memo

**Date:** September 9, 2024

**To:** Mark D. Israelson, City Manager

**From:** Karen Rhodes-Whitley, Director of Budget & Research

**Subject:** FY 2024-25 Budget & CIP and Tax Rate Adoption

On the evening of Monday, September 9, 2024, the City Council will have five (5) agenda items regarding the adoption of the Operating Budget, Community Investment Program and FY 2024-25 Property Tax Rate. Listed below is a brief description regarding each agenda item:

1. Ordinance to approve and adopt the Operating Budget and set appropriations for FY 2024-25 – The FY 2024-25 Operating Budget totals \$758.0 million. Updated fund summaries are provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Operating Budget effective date is October 1, 2024 and terminating September 30, 2025.
2. Ordinance to approve and adopt the Community Investment Program and set appropriations for FY 2024-25 – The FY 2024-25 Community Investment Program totals \$320.9 million. An updated combined fund summary is provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Community Investment Program effective date is October 1, 2024 and terminating September 30, 2025.
3. Public Hearing on Property Tax Rate – Chapter 26 of the Property Tax Code requires a municipality to hold an in person public hearing on the proposed property tax rate if the proposed property tax rate exceeds the lower of the voter approval tax rate or no-new-revenue tax rate. This year's proposed tax rate of \$0.4176 cents per \$100 of assessed property value is above the no-new-revenue rate of \$0.3972 cents and below the voter approval rate of \$0.4293 and a public hearing is required. The City Council also conducted a tax rate public hearing on Monday, August 26, 2024.
4. Ordinance to approve and adopt the Property Tax Rate for FY 2024-25 – The proposed tax rate is \$0.4176 cents per \$100 of assessed property valuation, which is the same tax rate as the current tax rate for FY 2023-24. The O&M portion of the tax rate will remain at \$0.3026 cents and the debt rate will remain at \$0.1150 cents per \$100 of assessed property valuation. A Public Hearing on the proposed tax rate will be held prior to the adoption of this ordinance.

Chapter 26 of the Property Tax Code requires on the cover page of the agenda item the acknowledgment of the difference between the Maintenance & Operation (M&O) no-new-revenue rate and the M&O proposed tax rate on a \$100,000 house. The agenda item includes this statement in adherence to the tax code. *The tax rate will effectively be raised by 5.29% and will raise taxes for maintenance and operations on a \$100,000 house by approximately \$15.20.* This statement is alerting the taxpayers of the difference between the no-new-revenue M&O rate and the proposed M&O tax rate. Our proposed M&O rate is \$0.3026 while our no-new-revenue M&O tax rate is \$0.2874 which results in a change of \$0.0152 cents or \$15.20 cents for a \$100,000 house on the M&O side. However, our proposed M&O tax rate remains at the

current M&O tax rate of \$0.3026 per \$100, therefore the actual increase on the M&O side is \$0.00 as compared to last year on a \$100,000 house.

5. Ordinance to ratify the Property Tax Revenue – Chapter 26 of the Property Tax Code requires that if a municipality raises even \$1 more in revenue than the prior year, an ordinance must be passed recognizing the property tax revenue increase in the budget. This is called the Ratification Ordinance. The FY 2024-25 Budget will raise more total property taxes than last year's budget by \$15,693,206 or 6.9% and of that amount \$3,786,026 is tax revenue to be raised from new property added to the tax roll this year.

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** 2024-25 Property Tax Rate Adoption Ordinance  
**RECOMMENDED ACTION:** Items for Individual Consideration

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### **ITEM SUMMARY**

Consideration of an Ordinance to approve and adopt the Tax Rate for the fiscal year beginning October 1, 2024 and terminating September 30, 2025; and providing an effective date. (The first Public Hearing was held on August 26, 2024. The second Public Hearing is being held on September 9, 2024, prior to the adoption of this Ordinance.) **Adopted Ordinance No. 2024-9-7**

### **BACKGROUND**

This Ordinance sets the ad valorem tax rate for 2024-25 at \$0.4176 cents per \$100 assessed valuation, to be distributed as follows:

\$0.3026 for Operation & Maintenance

\$0.1150 for General Obligation Debt

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\$0.4176 Total Tax Rate

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.29% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$15.20.

THIS TAX RATE IS EQUAL TO \$0.4176.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact.

Adoption of this Ordinance relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
Memo	9/3/2024	Memo
Property Tax Rate Adoption Ordinance	8/29/2024	Ordinance

**Date:** September 9, 2024

**To:** Mark D. Israelson, City Manager

**From:** Karen Rhodes-Whitley, Director of Budget & Research

**Subject:** FY 2024-25 Budget & CIP and Tax Rate Adoption

On the evening of Monday, September 9, 2024, the City Council will have five (5) agenda items regarding the adoption of the Operating Budget, Community Investment Program and FY 2024-25 Property Tax Rate. Listed below is a brief description regarding each agenda item:

1. Ordinance to approve and adopt the Operating Budget and set appropriations for FY 2024-25 – The FY 2024-25 Operating Budget totals \$758.0 million. Updated fund summaries are provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Operating Budget effective date is October 1, 2024 and terminating September 30, 2025.
2. Ordinance to approve and adopt the Community Investment Program and set appropriations for FY 2024-25 – The FY 2024-25 Community Investment Program totals \$320.9 million. An updated combined fund summary is provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Community Investment Program effective date is October 1, 2024 and terminating September 30, 2025.
3. Public Hearing on Property Tax Rate – Chapter 26 of the Property Tax Code requires a municipality to hold an in person public hearing on the proposed property tax rate if the proposed property tax rate exceeds the lower of the voter approval tax rate or no-new-revenue tax rate. This year's proposed tax rate of \$0.4176 cents per \$100 of assessed property value is above the no-new-revenue rate of \$0.3972 cents and below the voter approval rate of \$0.4293 and a public hearing is required. The City Council also conducted a tax rate public hearing on Monday, August 26, 2024.
4. Ordinance to approve and adopt the Property Tax Rate for FY 2024-25 – The proposed tax rate is \$0.4176 cents per \$100 of assessed property valuation, which is the same tax rate as the current tax rate for FY 2023-24. The O&M portion of the tax rate will remain at \$0.3026 cents and the debt rate will remain at \$0.1150 cents per \$100 of assessed property valuation. A Public Hearing on the proposed tax rate will be held prior to the adoption of this ordinance.

Chapter 26 of the Property Tax Code requires on the cover page of the agenda item the acknowledgment of the difference between the Maintenance & Operation (M&O) no-new-revenue rate and the M&O proposed tax rate on a \$100,000 house. The agenda item includes this statement in adherence to the tax code. *The tax rate will effectively be raised by 5.29% and will raise taxes for maintenance and operations on a \$100,000 house by approximately \$15.20.* This statement is alerting the taxpayers of the difference between the no-new-revenue M&O rate and the proposed M&O tax rate. Our proposed M&O rate is \$0.3026 while our no-new-revenue M&O tax rate is \$0.2874 which results in a change of \$0.0152 cents or \$15.20 cents for a \$100,000 house on the M&O side. However, our proposed M&O tax rate remains at the



current M&O tax rate of \$0.3026 per \$100, therefore the actual increase on the M&O side is \$0.00 as compared to last year on a \$100,000 house.

5. Ordinance to ratify the Property Tax Revenue – Chapter 26 of the Property Tax Code requires that if a municipality raises even \$1 more in revenue than the prior year, an ordinance must be passed recognizing the property tax revenue increase in the budget. This is called the Ratification Ordinance. The FY 2024-25 Budget will raise more total property taxes than last year's budget by \$15,693,206 or 6.9% and of that amount \$3,786,026 is tax revenue to be raised from new property added to the tax roll this year.

**An Ordinance of the City of Plano, Texas, approving and adopting the Tax Rate for the fiscal year beginning October 1, 2024, and terminating September 30, 2025; and providing an effective date.**

**WHEREAS**, the City Council of the City of Plano has been presented with a proposed Ad Valorem Tax Rate for Fiscal Year 2024-25, and such Tax Rate would impose an amount of taxes that would exceed the levy for Fiscal Year 2023-24; and

**WHEREAS**, Section 26.05 of the Texas Tax Code, as amended, provides that the City may not adopt a Tax Rate for Fiscal Year 2024-25 that exceeds the lower of the Voter Approval Tax Rate or the No-New-Revenue Tax Rate calculated without notice of and holding a public hearing on the proposed tax rate; and

**WHEREAS**, the proposed Tax Rate does exceed the No-New-Revenue Tax Rate by 0.0204 cents or 5.14% and therefore, the notice of a public hearing on the adoption of a tax rate is required, in accordance with State Law; and

**WHEREAS**, upon full review of and consideration of the matter, the City Council is of the opinion that the proposed Tax Rate for Fiscal Year 2024-25 should be approved and adopted for Fiscal Year 2024-25.

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

**Section I.** There is hereby levied and shall be assessed for the Fiscal Year 2024-25 of the City of Plano an Ad Valorem Tax Rate on each ONE HUNDRED DOLLARS (\$100.00) valuation of property within the limits of the City of Plano and subject to taxation as follows:

\$0.3026	for purposes of General Fund maintenance and operation.
\$0.1150	for payment of principal and interest on all General Obligation Bond funded debt of this City.

<hr/> \$0.4176	Total Tax Rate
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**Section II.** The Tax Assessor of the City of Plano is hereby directed to assess for the 2024-25 Fiscal Year the rates and amounts herein levied and, when such taxes are collected, to distribute the collections in accordance with this Ordinance.

**Section III.** This Ordinance shall become effective immediately from and after its passage.

**PASSED AND APPROVED** on the 9<sup>th</sup> day of September, 2024.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** FY 2024-25 Property Tax Revenue Ratification Ordinance  
**RECOMMENDED ACTION:** Items for Individual Consideration

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### **ITEM SUMMARY**

Consideration of an Ordinance to ratify the property tax revenue in the 2024-25 Budget as a result of the City receiving more revenues from property taxes in the 2024-25 Budget than in the previous fiscal year; and providing an effective date. (The first Public Hearing was held on August 26, 2024. The second Public Hearing is being held on September 9, 2024, prior to the adoption of this Ordinance.) **Adopted**

**Ordinance No. 2024-9-8**

### **BACKGROUND**

As required by Local Government Code 102.007, adoption of a Budget that raises more property tax revenue than was generated the previous year requires three votes by the City Council (a) one vote to adopt the Budget, and (b) one vote to adopt the tax rate, and (c) a separate vote to "ratify" the property tax revenue increase reflected in the Budget.

This Ordinance ratifies the property tax revenue increase as reflected in the 2024-25 Budget by adding the following statement:

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$15,693,206 OR 6.9% AND OF THAT AMOUNT \$3,786,026 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact.

Adoption of this Ordinance relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

### **ATTACHMENTS:**

Description	Upload Date	Type
Memo	9/3/2024	Memo
Property Tax Ratification Ordinance	8/29/2024	Ordinance

**Date:** September 9, 2024

**To:** Mark D. Israelson, City Manager

**From:** Karen Rhodes-Whitley, Director of Budget & Research

**Subject:** FY 2024-25 Budget & CIP and Tax Rate Adoption

On the evening of Monday, September 9, 2024, the City Council will have five (5) agenda items regarding the adoption of the Operating Budget, Community Investment Program and FY 2024-25 Property Tax Rate. Listed below is a brief description regarding each agenda item:

1. Ordinance to approve and adopt the Operating Budget and set appropriations for FY 2024-25 – The FY 2024-25 Operating Budget totals \$758.0 million. Updated fund summaries are provided in your packet. Public Hearings were held on August 12, 2024, August 15, 2024 and August 26, 2024. The FY 2024-25 Operating Budget effective date is October 1, 2024 and terminating September 30, 2025.
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4. Ordinance to approve and adopt the Property Tax Rate for FY 2024-25 – The proposed tax rate is \$0.4176 cents per \$100 of assessed property valuation, which is the same tax rate as the current tax rate for FY 2023-24. The O&M portion of the tax rate will remain at \$0.3026 cents and the debt rate will remain at \$0.1150 cents per \$100 of assessed property valuation. A Public Hearing on the proposed tax rate will be held prior to the adoption of this ordinance.

Chapter 26 of the Property Tax Code requires on the cover page of the agenda item the acknowledgment of the difference between the Maintenance & Operation (M&O) no-new-revenue rate and the M&O proposed tax rate on a \$100,000 house. The agenda item includes this statement in adherence to the tax code. *The tax rate will effectively be raised by 5.29% and will raise taxes for maintenance and operations on a \$100,000 house by approximately \$15.20.* This statement is alerting the taxpayers of the difference between the no-new-revenue M&O rate and the proposed M&O tax rate. Our proposed M&O rate is \$0.3026 while our no-new-revenue M&O tax rate is \$0.2874 which results in a change of \$0.0152 cents or \$15.20 cents for a \$100,000 house on the M&O side. However, our proposed M&O tax rate remains at the



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**An Ordinance of the City of Plano, Texas ratifying the property tax revenue in the 2024-25 Budget as a result of the City receiving more revenues from property taxes in the 2024-25 Budget than in the previous fiscal year; and providing an effective date.**

**WHEREAS**, Local Government Code 102.007 relating to Adoption of the Budget, requires the City to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and

**WHEREAS**, The City's 2024-25 Budget has an increase in property tax revenues as compared to the previous year; and

**WHEREAS**, as a result of the approval of the 2024-25 Budget, the City Council finds that it must ratify the increased revenue from property taxes.

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

**Section I.** The increased revenue from property taxes in the 2024-25 City Budget is hereby ratified, with the following declaration:

"THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$15,693,206 OR 6.9%, AND OF THAT AMOUNT \$3,786,026 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR."

**Section II.** This Ordinance shall become effective immediately upon its passage.

**PASSED AND APPROVED** on the 9<sup>th</sup> day of September, 2024.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 9/9/2024

**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

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