



CITY COUNCIL

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

DATE: November 25, 2024

TIME: 7:00 PM

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

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

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

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

CALL TO ORDER

INVOCATION: Pastor Josh Allen, Lead Pastor - Parkway Hills 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.

PROCLAMATIONS AND SPECIAL RECOGNITIONS

Proclamation: The Salvation Army Christmas Campaign is being recognized for its annual Red Kettle and Angel Trees that provide help to countless citizens in need.

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) November 11, 2024

Approval of Expenditures

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

- (b) RFB No. 2024-0536-AC for a one (1) year contract with four (4) automatic one-year renewals for Printing and Fulfillment of Notices for the Planning Department to The Jarvis Press, Inc. in the estimated annual amount of \$140,560; and authorizing the City Manager to execute all necessary documents.
- (c) RFB No. 2024-0556-B for Willow Creek Trail Replacement - Roanoke Drive to P Avenue, Project No. 7566, for the Parks and Recreation Department to Infra Construction LLC in the amount of \$648,865; and authorizing the City Manager to execute all necessary documents.
- (d) RFQ No. 2024-0290-X for Engineering Design Services for Bridge Improvements - Plano Parkway at Spring Creek, Project No. ENG-S-00008, for the Engineering Department to Huitt-Zollars, Inc. in the amount of \$632,000; and authorizing the City Manager to execute all necessary documents.

Purchase from an Existing Contract

- (e) To approve the purchase of eight (8) Refuse Truck Chassis in the amount of \$1,709,156 from Bond Equipment Company, Inc. and eight (8) Truck Bodies in the amount of \$1,700,503 from Reliance Truck & Equipment for the total amount of \$3,409,659 for Fleet Services through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 723-23 and BuyBoard Contract No. 686-22)
- (f) To rescind the award of 2024-0518-O for CCTV Expansion Project-Equipment, Project No. TP-S-00009, for the Engineering Department in the amount of \$688,828 from AM Signal, LLC.

Approval of Contract Modification

- (g) To ratify expenditures in the amount of \$338,101 over the original amount of \$1,999,445, for a total cost in the amount of \$2,337,546, for PPD Mobile Command Center from Siddons-Martin Emergency Group, LLC for Police and Fleet Services Departments; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0144-O; Modification Nos. 1-6)

- (h) To approve an increase to the current awarded contract amount of \$487,350 by \$155,560, for a total contract amount of \$642,910, for professional services for 7249 Los Rios Park Trail, Project No. PKR-P-7202, from Westwood Professional Services, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2020-0345-X; Modification No. 3)
- (i) To approve an increase to the current awarded contract amount of \$802,850 by \$157,406, for a total contract amount of \$960,256, for engineering professional services for Intersection Improvements - 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, Legacy Drive & SH 121, Project No. 7458 (ENG-S-00003), from Lamb-Star Engineering, LLC for the Engineering Department to include additional intersection improvements – Cheyenne Trail & Spring Creek Parkway, Plano Parkway & Julliard Lane, SH 121 & JP Morgan Chase Driveway (Northbound Frontage Road) and remove 14th Street & Shiloh Road; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0407-X; Modification No. 3)

Approval of Expenditure

- (j) To approve an expenditure for landscape architect professional services for Windhaven Meadows Shade Improvements, Project No. PKR-P-00119, in the amount of \$107,500 from JBI Partners, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents.
- (k) To approve an expenditure for engineering professional service agreement for Shady Brook Trail at Riverside Drive Erosion Control, Project No. PKR-D-00009, in the amount of \$307,000 from Teague Nall & Perkins, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents.
- (l) To ratify an expenditure in the amount of \$663,930 for Bridge Repairs Phase IV - Repair at Parker Road and Indian Creek, Project No. ENG-S-7456, from A&B Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Adoption of Ordinances

- (m) To amend Section 13-14, to be renamed Local Youth Diversion Fund, of Article VI. – Court Costs and Fees, of Chapter 13. Municipal Court, of the Code of Ordinances of the City of Plano, Texas; and providing a repealer clause, a severability clause, a savings clause and an effective date.
- (n) To repeal in its entirety Ordinance No. 2023-11-5, codified as Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, Texas and enacting this new Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, establishing a revised schedule of rates and charges for solid waste disposal and collection applicable to commercial accounts; providing a repealer clause, a severability clause, a publication clause and an effective date.

- (o) To amend Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to establish no parking zones along one side of Bravura Drive, Dolente Drive, and Veloce Drive, 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.

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) First Public Hearing on the proposed General Obligation Bond Referendum scheduled for May 3, 2025. Additional public hearings are planned for December 9, 2024, and January 13, 2025.
- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-021 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 19.8 acres of land located on the southwest corner of Alma Drive and Park Boulevard in the City of Plano, Collin County, Texas, from Planned Development-60-General Office and Planned Development-109-Retail/General Office to Planned Development-109-Retail/General Office and modifying development standards, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Petitioner: Plano Independent School District**
- (3) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-022 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 81 for Trade School on 0.1 acre of land located 190 feet west of Coit Road and 650 feet south of Rockingham Way in the City of Plano, Collin County, Texas, presently zoned Retail, 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: Werbo, LLC**

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: 11/25/2024

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: tab, [YouTube.com/cityofplanotexas](https://www.youtube.com/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

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RECOMMENDED ACTION: Location Link



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Proclamations

DIRECTOR: Andrew Fortune, Director of Policy & Government Relations

AGENDA ITEM: Proclamation: The Salvation Army Christmas Campaign is being recognized for its annual Red Kettle and Angel Trees that provide help to countless citizens in need.

RECOMMENDED ACTION: Proclamations and Special Recognition

ITEM SUMMARY

Proclamation: The Salvation Army Christmas Campaign is being recognized for its annual Red Kettle and Angel Trees that provide help to countless citizens in need.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: November 11, 2024 Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

November 11, 2024

ATTACHMENTS:

Description	Upload Date	Type
Preliminary Open Meeting Minutes	11/19/2024	Minutes
Regular Meeting Minutes	11/19/2024	Minutes

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
November 11, 2024**

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Maria Tu, Mayor Pro Tem

STAFF PRESENT

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

Mayor Muns called the meeting to order at 5:00 p.m., Monday, November 11, 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, Section 551.071; and discuss Economic Development, Section 551.087; 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 5:09 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:00 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **Discussion and direction re: Plano Event Center Hotel and Retail Development**
Council expressed concurrence to move forward with the RFQ process for the Hotel, Retail and consider the sale of a portion of the property for single family homes.
- **2025 Bond Referendum and Project List Presentation**
Council expressed concurrence to include rebuilding the Police Training Center in the Bond Referendum project list.
- **Update Regarding Remaining Heritage Preservation Grant Funds**
Candace Fountoulakis , a member of the board of directors of the Young Family Cemetery Association, spoke in support of the use of the remaining grant funds. Ms. Fountoulakis would also like Council to support the Heritage Commission carving out an exception for the cemeteries in Plano to be able to apply directly for grant funds in the next grant cycle. Council expressed concurrence to use remaining grant funds as proposed by the Heritage Commission.

- **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.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Maria Tu, Mayor Pro Tem

STAFF PRESENT

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

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

Invocation and Pledge

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

Proclamations and Special Recognitions

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

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

Consent Agenda

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

Approval of Minutes

October 28, 2024

(Consent Agenda Item “A”)

Approval of Expenditures

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

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

Purchase from an Existing Contract

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

Approval of Contract Modification

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

Approval of Request

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

Approval of Expenditure

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

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

Approval of Contract / Agreement

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

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

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

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

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

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

End of Consent

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

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

Public Hearing and adoption of Ordinance No. 2024-11-1 as requested in Zoning Case 2024-003 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 107.0 acres of land located on the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1 to establish uses and development standards for mixed-use development; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: CCI-D 6501 Legacy Owners, LLC (Regular Item “2”)

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

Staff presented the following amendments:

Drafting Errors or Clerical Changes:

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

Changes Since P&Z Consideration:

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

Amendment by Mayor:

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

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

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

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

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

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

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

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

Comments of Public Interest

No one requested to speak.

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

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Planning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: RFB No. 2024-0536-AC-Printing and Fulfillment of Notices
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0536-AC for a one (1) year contract with four (4) automatic one-year renewals for Printing and Fulfillment of Notices for the Planning Department to The Jarvis Press, Inc. in the estimated annual amount of \$140,560; and authorizing the City Manager to execute all necessary documents.

BACKGROUND

Recent state legislative action (Senate Bill 929) requires that notices be sent to all property owners and occupants when a zoning change may create a nonconformity, impacting their property or use. Additionally, notice may be needed citywide for large-scale projects, such as ordinance revisions.

RFB No. 2024-0536-AC allows for printing of various types of notices, either as postcards or letters and either as 929-compliant or general noticing, on an as-needed basis. The listed contract amount is for one each of all possible notice mailings, however only one or two mailings are anticipated per year.

The City of Plano notified 924 vendors via Ionwave. 32 vendors viewed the bid and seven (7) bids were submitted. Planning staff reviewed all vendor submittals and work history references.

It is the recommendation of the Planning Department to award Bid 2024-0536-AC Printing and Fulfillment of Notices to bidder The Jarvis Press, Inc.

If this expenditure is not approved, the City is at risk due to failure to meet state-mandated noticing requirements. Further, procurement requirements and these zoning timelines may be at odds if the City does not have an as-needed contract in place.

FINANCIAL SUMMARY/STRATEGIC GOALS

Partial funding, in the amount of \$50,000, is available in the 2024-25 Planning Budget. The remaining \$90,560 is in the 2024-25 Non-Departmental budget and will be made available if needed. This contract is for one (1) year with four (4) automatic one-year renewals in the amount of \$140,560; for a total amount of \$702,800. All future expenditures will occur within annual approved budget appropriations.

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

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	11/19/2024	Bid Recap

CITY OF PLANO

Bid No. 2024-0536-AC RFB for Printing and Fulfillment of Notices Bid Recap

Bid Opening Date/Time: September 5, 2024 @ 2:00 PM

Number of Vendors Notified: 924

Vendors Submitting “No Bids”: 5

Number of Vendors Non-Responsive: 1

Number of Bids Submitted: 7

The Jarvis Press, Inc.	\$140,560.43
Statement Systems Inc.	\$151,031.20
Finishing & Mailing Center LLC	\$183,950.94
Big Hit Creative Group (Big Hit Productions)	\$192,080.00
Lendan Communications	\$194,721.00
Ironmark, LLC	\$210,164.00
ABACA Lab LLC	\$643,872.28

Recommended Vendor(s):

The Jarvis Press, Inc.	\$140,560.43
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CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Award of bid in the amount of \$648,865 for Willow Creek Trail Replacement - Roanoke Drive to P Avenue Project No. 7566
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0556-B for Willow Creek Trail Replacement - Roanoke Drive to P Avenue, Project No. 7566, for the Parks and Recreation Department to Infra Construction LLC in the amount of \$648,865; and authorizing the City Manager to execute all necessary documents.

BACKGROUND

The Willow Creek Trail Replacement – Roanoke Drive to P Avenue project includes the removal and replacement of approximately .25 miles of trail and creekbank stabilization east of P Avenue, west of Roanoke Drive, and south of Armstrong Drive. This project includes a portion of the trail that connects Willowcreek Park to Mendenhall Elementary School.

The trail is 35 years old and is nearing the end of its usable lifespan and is in poor condition. The project will replace the existing 10' wide trail and will install a new trail rest pad with a bench, a water fountain, a misting station and replace trail guardrails. Streambank stabilization in three locations along the creek will also be completed to mitigate areas of significant creek erosion threatening adjacent private properties.

The city notified 2,089 vendors of this project. The Parks and Recreation Department opened bids on September 10, 2024, for the Willow Creek Trail Replacement – Roanoke Drive to P Avenue Project. Nine (9) complete bids were received for the project as shown in the attached bid recap. The lowest responsive and responsible bid was submitted by Infra Construction LLC., in the amount of \$648,865.

Dunaway Associates, LLC, operating as the project design consultant, reviewed the lowest responsive and responsible bid and evaluated their listed references. Based on their assessment and recommendation letter, the Parks and Recreation Department accepts and recommends the project award to the lowest responsive and responsible bidder, Infra Construction LLC, and their bid submission in the amount of \$648,865.

The benefits of this project includes replacement of the trail for user safety and creekbank stabilization to protect adjacent private properties. Not approving the expenditure will result in safety risks to trail users and continued erosion threatening adjacent private properties.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Park Improvements CIP and Municipal Drainage CIP. Construction services for the Willow Creek Trail Replacement - Roanoke Drive to P Avenue project, in the total estimated amount of \$648,865, will leave a combined balance of \$156,947 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	11/15/2024	Bid Recap
Location Map	11/12/2024	Map

CITY OF PLANO

RFB CIP

Bid No. 2024-0556-B

Willow Creek Trail Replacement – Roanoke Drive to P Avenue

Project No. 7566

Bid Recap

Bid Opening Date/Time: Tuesday, September 10, 2024 @ 2:00 PM

Number of Vendors Notified: 2089

Vendors Submitting “No Bids”: 6

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 9

<u>Vendor:</u>	<u>Total Bid</u>
Infra Construction LLC	\$648,865.48
Cole Construction Inc.	\$680,000.00
Perfect Finish Landscaping (ALCC, LLC)	\$681,837.03
Perfect General Contractors LLC (Perfect General Contractors)	\$682,087.13
CGC General Contractors (CGC)	\$690,139.79
C. Green Scaping, LP	\$711,404.16
2L Construction LLC	\$741,169.40
Wall Contractors LLC	\$786,315.50
Ratliff Hardscape, Ltd	\$966,517.00

Recommended Vendor:

Infra Construction LLC	\$648,865.48
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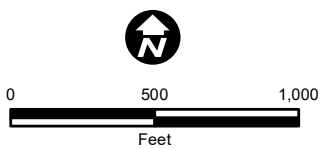
Ruth Escalera

Ruth Escalera , Sr. Buyer

11/13/2024

Date

T:\naB 11/14/2024 L:\worduser\MXDs\Location Maps\Willow Creek Trail Replacement Roanoke Drive to P Avenue_7566.mxd



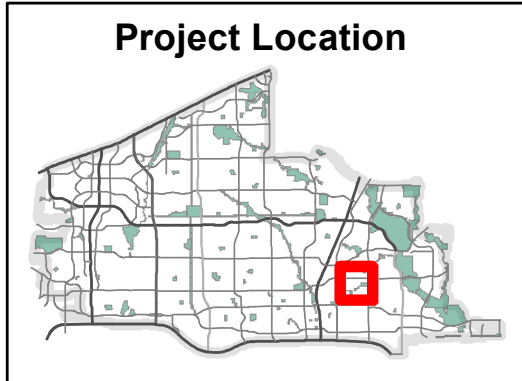
City of Plano Park Planning Division
11/4/2024

Location Map

Willowcreek Trail Replacement

Roanoke Drive to P Avenue

Project No. 7566
Page 22



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Engineering-CIP

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

AGENDA ITEM: Award RFQ 2024-0290-X in the amount \$632,000 for Bridge Improvements - Plano Parkway at Spring Creek, Project No. ENG-S-00008.

RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFQ No. 2024-0290-X for Engineering Design Services for Bridge Improvements - Plano Parkway at Spring Creek, Project No. ENG-S-00008, for the Engineering Department to Huitt-Zollars, Inc. in the amount of \$632,000; and authorizing the City Manager to execute all necessary documents.

BACKGROUND

The Engineering Department opened proposals on April 16, 2024 for Bridge Improvements - Plano Parkway at Spring Creek project and recommends award to Huitt-Zollars, Inc. in the amount of \$632,000. This project includes two primary tasks: 1) the design study for the reconstruction of the Plano Parkway bridges over Spring Creek and 2) the feasibility study for the extension of approximately 0.56 miles of Chisolm Trail from the Collin Creek Mall Redevelopment to the City of Richardson.

Huitt-Zollars, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2024-0290-X. After reviewing several Statement of Qualifications and in-person presentations/interviews, the selection committee selected Huitt-Zollars, Inc. because of the firm's team experience, relative project experience, project approach, and team services and innovation. Huitt-Zollars, Inc. also has successful experience with the City of Plano Engineering Department for bridge maintenance, repair, and replacement projects, as well as trail projects with Parks. Their team also has extensive experience with easement surveying and subsurface utility exploration for similar projects.

The benefit of this project includes raising the Plano Parkway bridge out of the 100-year floodplain, improving the hydraulics for Spring Creek at the bridge crossing, reduced bridge maintenance and repair, and additional trails connectivity for pedestrians and cyclists to the City of Richardson.

Not approving the expenditure would result in the potential for continued flooding of Plano Parkway bridge during high frequency storm events, resulting in increased maintenance costs for the City and a negative impact on the quality of life for surrounding residents and motorists.

FINANCIAL SUMMARY/STRATEGIC GOALS

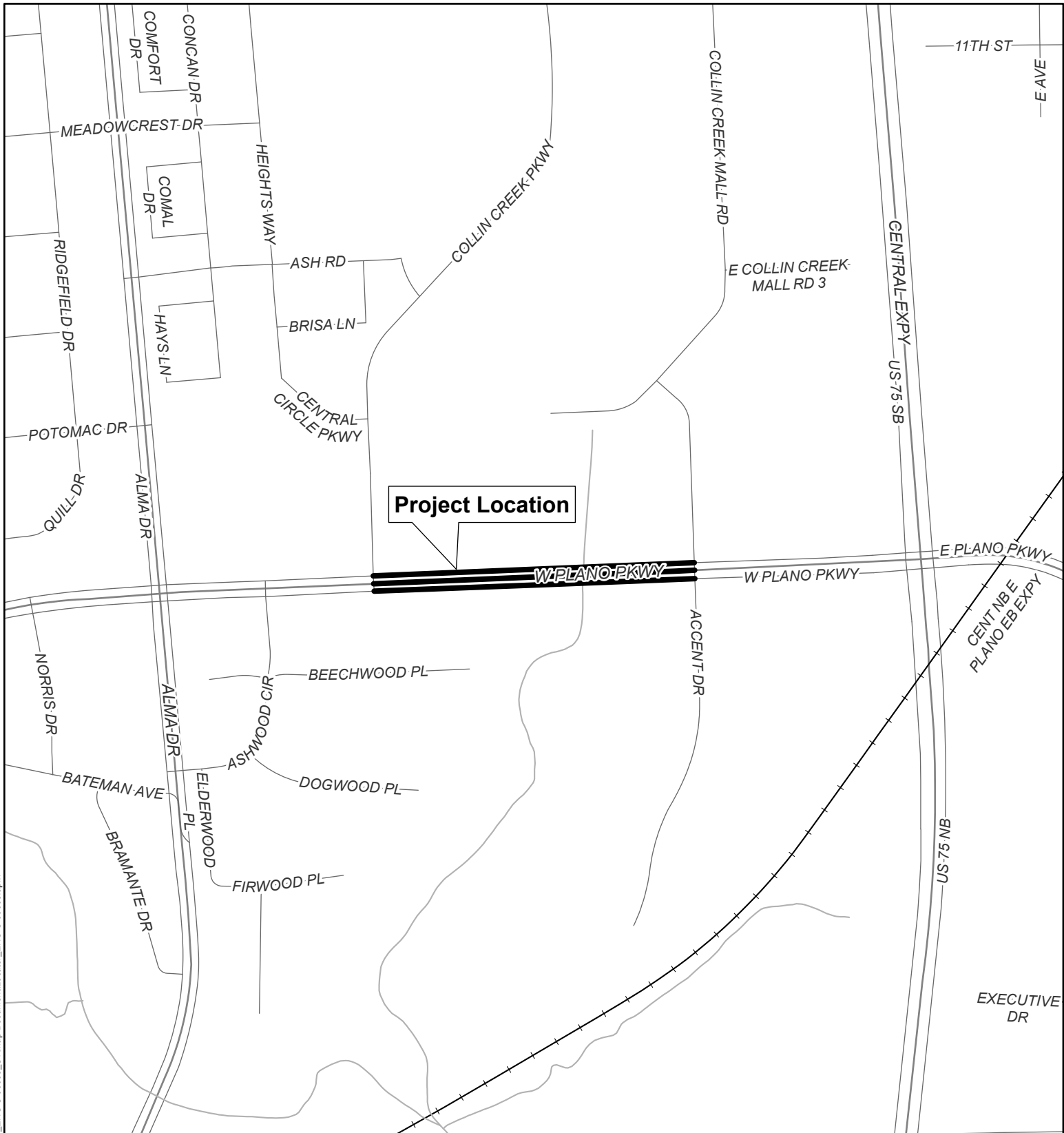
Funding for this item is budgeted in the 2024-25 Street Improvements CIP and Park Improvements CIP and is planned for future years in both funds, as well. Engineering professional design services for the Bridge Improvements - Plano Parkway at Spring Creek project, in the total amount of \$632,000, will leave a combined balance of \$3,000 for future project 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:

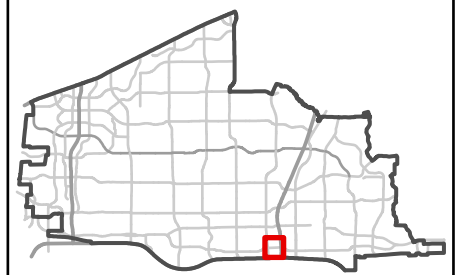
Description	Upload Date	Type
Location Map	11/12/2024	Map
RFQ Recap	11/13/2024	Other



Bridge Improvements Plano Parkway at Spring Creek

Project ENG-S-00008

Project Location



CITY OF PLANO
RFQ No. 2024-0290-X
Bridge Improvements-Plano Parkway at Spring Creek
Project No. ENG-S-00008

RFQ Recap

Opening Date/Time: Tuesday, April 16, 2024 @ 2:00 PM

Number of Vendors Notified: 3505

Vendors Submitting “No Bids”: 10

Number of Non-Responsive Proposal Submitted: 1

Number of Responsive Proposal Submitted: 10

The following Evaluation Criteria was used in determining the best value award recommendation.

CRITERIA	WEIGHT
General Information	5% (.25 points)
Project Manager/Team Organization	25% (1.25 points)
Relative Project Experience	20% (1 points)
Project Approach	40% (2 points)
Supplemental Information	10% (.5 points)
Total	100% (5 point max)

Vendor	Score Max of 5	Rank
Huitt-Zollars, Inc.	4.50	1
Aguirre & Fields	4.25	2
Freese & Nichols	3.50	3
LJA Engineering, Inc.	3.20	4
Garver, LLC	3.13	5

Criado & Associates, Inc.	2.58	6
Walter P. Moore	2.46	7
Olsson	2.38	8
DECON, LLC	2.25	9
TLC Engineering, Inc.	2.03	10

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Fleet Services
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Purchase of eight (8) Truck Chassis and eight (8) Truck Bodies.
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of eight (8) Refuse Truck Chassis in the amount of \$1,709,156 from Bond Equipment Company, Inc. and eight (8) Truck Bodies in the amount of \$1,700,503 from Reliance Truck & Equipment for the total amount of \$3,409,659 for Fleet Services through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 723-23 and BuyBoard Contract No. 686-22)

BACKGROUND

It is the recommendation of Fleet Services to purchase eight (8) Refuse Truck Chassis and eight (8) Truck Bodies. Eight (8) Refuse Truck Chassis will be purchased in the amount of \$1,709,156 from Bond Equipment Company, Inc. through BuyBoard Contract No. 723-23. Eight (8) Truck Bodies will be purchased in the amount of \$1,700,503 from Reliance Truck & Equipment through BuyBoard Contract No. 686-22. The total cost of the eight (8) Refuse Truck Chassis and Truck Bodies is \$3,409,659.

These units are scheduled replacements from Capital Outlay FY24-25 in Environmental Waste Services. The purchase of these units is necessary for the following reasons:

1. These units are essential to this department's daily operations and are required to maintain current service levels.
2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, Fleet Services recommends the replacement of the above units.
3. If these units are not replaced, we will incur additional maintenance costs and the salvage values will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

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. (BuyBoard Contract No. 723-23, BuyBoard Contract No. 686-22, and the City of Plano Contract No. 2025-0038-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the FY 2024-25 Equipment Replacement Fund budget to purchase eight (8) Refuse Truck Chassis from Bond Equipment Company, Inc. and eight (8) Truck Bodies from Reliance Truck &

Equipment for the scheduled replacement of units 20910, 20912, 20914, 20916, 20918, 20920, 20922, and 20928 Truck, Compactor, Side Loading in Environmental Waste Collections. The combined purchase amount is \$3,409,659 and the total budgeted amount for these items is \$3,622,400. The remaining balance of \$212,741 will be used for other Equipment Replacement purchases.

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

ATTACHMENTS:

Description	Upload Date	Type
Picture	10/28/2024	Agreement



Refuse Truck

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Engineering-Transportation
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: To rescind the purchase of CCTV Expansion Project-Equipment, Project No. TP-S-00009
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To rescind the award of 2024-0518-O for CCTV Expansion Project-Equipment, Project No. TP-S-00009, for the Engineering Department in the amount of \$688,828 from AM Signal, LLC.

PREVIOUS ACTION/PRESENTATION

On September 9, 2024, City Council awarded the purchase of CCTV Expansion Project-Equipment, Project No. TP-S-00009, for the Engineering Department in the estimated amount of \$688,828 to AM Signal, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. No purchase was made from AM Signal, LLC. (PCA Contract No. OD-383-23)

BACKGROUND

The Engineering Department - Transportation Division recommends rescinding the previous CCTV camera award in the amount of \$688,828 to AM Signal, LLC, through the BuyBoard purchasing cooperative. This purchase had included the procurement of 146 CCTV cameras.

Quotes from three vendors were received under the original request. Traffic Engineering was seeking a camera with H.265 functionality among other requirements. The H.265 cameras offer higher video quality while compressing the footage into smaller file sizes, which helps the City reduce storage costs and lower bandwidth requirements for transmitting the video.

One quote received had an equipment description as "Costar Camera 4260HD H.264 1080p 3x, POE". Based on the review of the equipment description on the quote, staff deemed the quote non-responsive, as the description provided indicated reference to H.264 standards and did not reference H.265, and recommended award to AM Signal, LLC.

The vendor who submitted the non-responsive quote raised questions regarding the staff's decision. Upon further review and clarification, it was determined that an administrative error had occurred during the review of quotes. As a result, staff recommends rescinding the award and initiating a new procurement process for this project in 2025.

Failure to rescind the award could lead to financial risks for the City, including the potential jeopardization of Federal funding.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Police
DIRECTOR: Ed Drain, Chief of Police
AGENDA ITEM: Modification for PPD Mobile Command Center
RECOMMENDED ACTION: Approval of Contract Modification

ITEM SUMMARY

To ratify expenditures in the amount of \$338,101 over the original amount of \$1,999,445, for a total cost in the amount of \$2,337,546, for PPD Mobile Command Center from Siddons-Martin Emergency Group, LLC for Police and Fleet Services Departments; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0144-O; Modification Nos. 1-6)

PREVIOUS ACTION/PRESENTATION

On January 23, 2023, City Council awarded 2023-0144-O for Purchase of Emergency Vehicles through BuyBoard Contract No. 651-21 to Siddons-Martin Emergency Group, LLC in the total amount of \$6,499,958. This award included several pieces of equipment: One (1) PPD Mobile Command Center \$1,999,445, One (1) Platform Ladder Truck \$1,844,724 and Three (3) Pumper Trucks \$2,655,789.

BACKGROUND

Fleet Services and the Police Department are seeking to ratify an increase to the current awarded amount of \$1,999,445 by \$338,101 for a total amount of \$2,337,546 to complete the purchase of the new Police Command Vehicle from Siddons-Martin Emergency Group, LLC.

On January 23, 2023, Council approved the purchase of a new Police Command Vehicle in the estimated amount of \$1,999,445 from Siddons-Martin Emergency Group LLC through an existing contract. For the FY 23-24 budget, the Police Department entered supplement #902009 for \$275,000 in technology purchases for the vehicle funded out the Police Equipment Replacement Fund. The Police Department purchased mobile radios, computers, and docking stations for the command vehicle in FY 23-24 totaling \$98,128.

Modification #1 includes changes to the paint scheme, a custom slide out, conference furniture/seats and other interior changes, an external painted compartment for a display, air conditioner and heater upgrades, a generator upgrade, an extra entry door, upgraded lock with keypad, light enhancements, an electric awning upgrade, exterior mounted tower camera, bonded cellular and satellite package, various monitors and hardware, and an intercom system for a total addition of \$139,485.

Modification #2 includes a change in the bonded cellular and satellite package to a "SuperGIG" bundle for a Credit of \$4,617.

Modification #3 includes changes/additions to latches and door hinges (powder coating), a license plate bracket, LED scene lights, warning lights, lower rub rail, lighted grab rail, folding seat, keyless entry touch pad and actuator, and a larger magnetic glass marker board for a total addition of \$8,332.

Modification #4 includes a change to the Crestron NVX System for a total addition of \$83,525.

Modification #5 includes a change to the camera system, addition of various monitors/displays and hardware, adding PC's, changes to Crestron NVX System, printers, headsets, speakers, outdoor soundbar, various cables and hardware for installation, and other technology changes for a total addition of \$98,558.

Modification #6 includes changes to lighting and wheels for a total addition of \$12,817.

Funding for Modifications No. 1- 4, and 6 is available in the Police Equipment Replacement Fund. Funding for Modification No. 5 is available in the Fleet Services Equipment Replacement Fund.

FINANCIAL SUMMARY/STRATEGIC GOALS

The purchase of one (1) Police Command Center replacement was originally approved by City Council on January 23, 2023, to be funded in the Equipment Replacement Fund, in the estimated amount of \$1,999,445; a Command Center Technology supplement in the amount of \$275,000 was approved in the Police Equipment Replacement Fund in the FY 2023-24 budget. Due to several modifications related to the vehicle, technology, and equipment, in the amount of \$338,101, the project is over budget by approximately \$161,229. Funding is available in the FY 2024-25 Equipment Replacement Fund and Police Equipment Replacement Fund budgets to cover this overage (\$62,671 in the Police Equipment Replacement Fund and \$98,558 in the Equipment Replacement Fund).

Approval of this purchase relates to the City's Strategic Plan Critical Success Factors of Excellent, Innovative, and Accountable City Government and Safe, Vibrant Neighborhoods.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Parks

DIRECTOR: Ron Smith, Director of Parks and Recreation

AGENDA ITEM: Approve an increase in the amount of \$155,560 for professional services for 7249 Los Rios Park Trail, Project No. PKR-P-7202.

RECOMMENDED ACTION: Approval of Contract Modification

ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$487,350 by \$155,560, for a total contract amount of \$642,910, for professional services for 7249 Los Rios Park Trail, Project No. PKR-P-7202, from Westwood Professional Services, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2020-0345-X; Modification No. 3)

PREVIOUS ACTION/PRESENTATION

On February 24, 2020, City Council approved an expenditure for professional services for Los Rios Park Trail, Project No. 7249, in the amount of \$343,000 from Pacheco Koch Consulting Engineers, Inc.

On January 11, 2021, City Council approved Modification No. 1 for an increase of \$128,850 for a total contract amount of \$471,850.

BACKGROUND

This proposed contract modification is for additional professional services for the 2.16-mile trail connection between Cottonwood Creek Greenbelt South Trail and Bob Woodruff Park Trail.

On January 8, 2024, an Assignment Agreement was executed assigning the Agreement from Pacheco Koch Consulting Engineers, Inc. to Westwood Professional Services, Inc. The Assignment Agreement also changed the project name and project number from "Los Rios Park Trail, Project No. 7249" to "7249 Los Rios Park Trail, Project No. PKR-P-7202."

On March 5, 2024, Modification No. 2 was executed for an increase of \$15,500 for a total contract amount of \$487,350.

This third contract modification will add structural bridge design, low water crossings and neighborhood trail connections to the scope of the project's professional services. Tasks include structural design for four (4) trail bridges and three (3) low-water crossings to have an AASHTO (American Association of State Highway and Transportation Officials) H10 rating to accommodate emergency and maintenance vehicle use. The original design did not specify the H10 rating which provides a cost savings. However, in locations where this rating was not used, access for maintenance and emergency response is a challenge. This contract modification also includes required updates to hydraulic analysis and FEMA floodplain models, geotechnical investigation, construction documents, and additional construction support.

This contract modification will result in design documents according to the most current Plano Parks and

Recreation standards for trail bridges. If this item is not approved, these future improvements would be unable to accommodate emergency and maintenance vehicle weights which would cause delays in emergency service response time for trail users and increased operational maintenance costs.

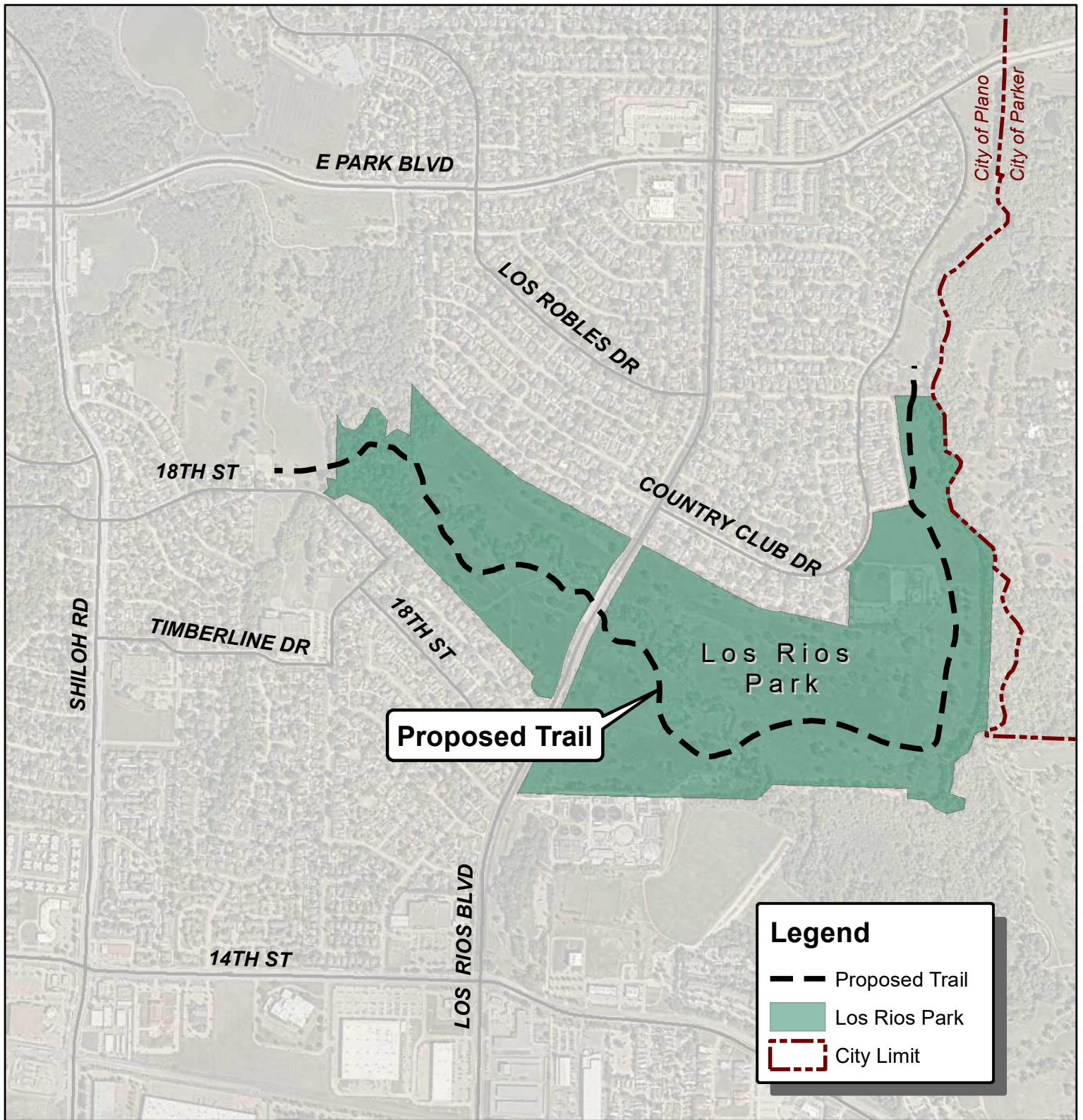
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Park Improvements CIP and is planned for future years, as well. The third modification to the contract for professional services for 7249 Los Rios Park Trail, Project No. PKR-P-7202, in the total amount of \$155,560, will leave a balance of \$1,095,038 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	11/7/2024	Map



Legend

- Proposed Trail
- Los Rios Park
- City Limit



0 500 1,000
Feet

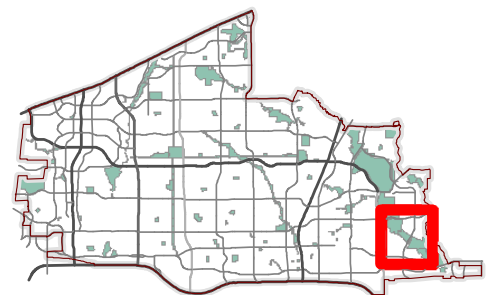


City of Plano Park Planning Division
11/7/2024

Location Map

7249 Los Rios Park Trail
Project Number: PKR-P-7202
1700 Country Club Drive
Plano, TX 75074

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Engineering-CIP

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

AGENDA ITEM: Approve an increase in the amount of \$157,406 for engineering professional services for Intersection Improvements – 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, Legacy Drive at SH 121, Project No. 7458

RECOMMENDED ACTION: Approval of Contract Modification

ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$802,850 by \$157,406, for a total contract amount of \$960,256, for engineering professional services for Intersection Improvements - 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, Legacy Drive & SH 121, Project No. 7458 (ENG-S-00003), from Lamb-Star Engineering, LLC for the Engineering Department to include additional intersection improvements – Cheyenne Trail & Spring Creek Parkway, Plano Parkway & Julliard Lane, SH 121 & JP Morgan Chase Driveway (Northbound Frontage Road) and remove 14th Street & Shiloh Road; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0407-X; Modification No. 3)

PREVIOUS ACTION/PRESENTATION

On April 25, 2022, City Council approved an engineering professional services agreement in the amount of \$431,201 for the Intersection Improvements - 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Project No. 7458 to Lamb-Star Engineering, LLC.

On April 10, 2023 City Council approved Modification No. 2 to amend the scope of services. Modification No. 2 increased the total amount by \$371,649 for a total contract amount of \$802,850. This modification also amended the contract time to 1045 Calendar Days and amended the project title to Intersection Improvements - 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, Legacy Drive at SH 121.

BACKGROUND

The Engineering Department recommends approval of Contract Modification No. 3 for the increase in the engineering professional services agreement with Lamb-Star Engineering, LLC, in the amount of \$157,406, for the Intersection Improvements – 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, Legacy Drive at SH 121.

Contract Modification No. 3 includes intersection improvements at three (3) additional intersections to include the addition of turn lanes, pedestrian, and safety improvements at HAL-HARS prioritized intersections:

1. Plano Parkway & Julliard Lane - left turn lane for U-turn
2. SH 121 & JP Morgan Chase Driveway (Northbound Frontage Road) - extension of existing turn lane
3. Cheyenne Trail & Spring Creek Parkway - pedestrian ramps and pork chop island

In addition, Engineering would like to request a change in project name from "Intersection Improvements – 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, Legacy Drive at SH 121" to "Intersection Improvements - Cheyenne Trail & Spring Creek Parkway, Plano Parkway & Julliard Lane, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive & Tennyson Parkway, Corporate Drive & Legacy Drive, Legacy Drive & SH 121, SH 121 & JP Morgan Chase Driveway (Northbound Frontage Road)". The 14th Street & Shiloh Road location was incorporated into the Shiloh Widening project so that scope is not in this plan set anymore.

Engineering will be changing the Project No. from "7458" to "ENG-S-00003" due to internal software changes.

Contract Modification No. 1 was executed on February 21, 2023 to amend scope of services and was a no-cost modification.

The request for this modification amount is adjusted for rounding. The current contract amount is \$802,849.50 with an increase of \$157,405.65 for a total contract amount of \$960,255.15.

If this contract modification is not approved, it would result in increased traffic delays and continued safety concerns with turning movements, leading to a reduction of vehicular safety and a decrease in quality of life for citizens and motorists.

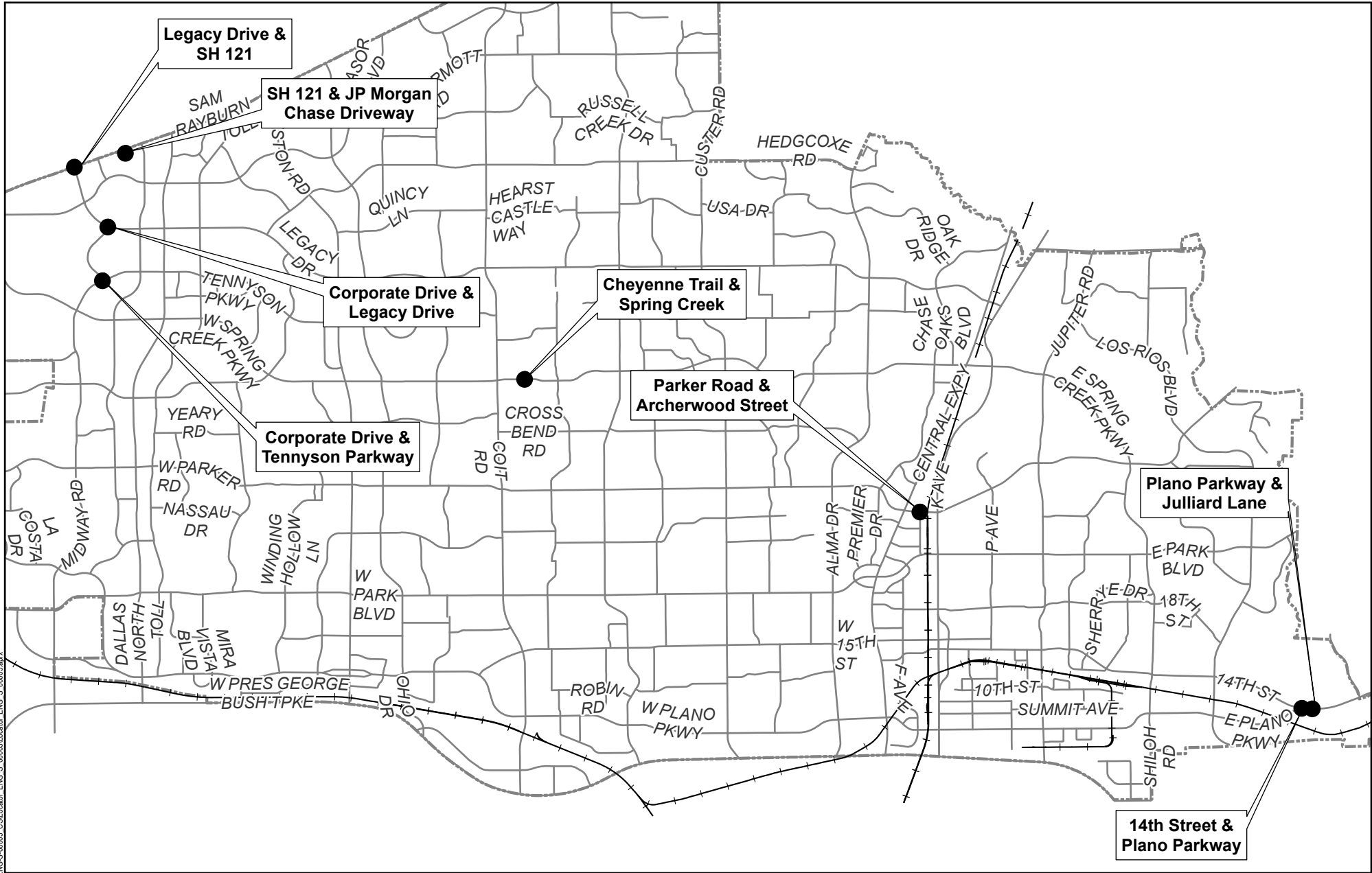
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Street Improvements CIP. The third modification to the professional services agreement for the Intersection Improvements - 14th Street & Shiloh Road, 14th Street & Plano Parkway, Parker Road & Archerwood Street, Corporate Drive at Tennyson Parkway & Legacy Drive, and Legacy Drive at SH 121 project, in the total estimated amount of \$157,406, will leave a current year balance of \$18,828 available for future expenditures.

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

ATTACHMENTS:

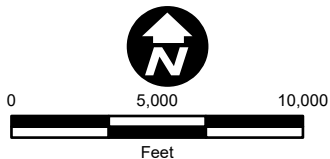
Description	Upload Date	Type
Location Map	10/31/2024	Map



Project No. ENG-S-00003

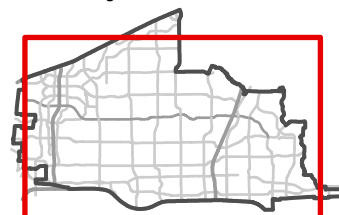
Intersection Improvements -

Cheyenne Trail & Spring Creek Parkway, Plano Parkway & Julliard Lane,
 14th Street & Plano Parkway, Parker Road & Archerwood Street,
 Corporate Drive & Tennyson Parkway, Corporate Drive & Legacy Drive,
 Legacy Drive & SH 121, SH 121 & JP Morgan Chase Driveway
 (Northbound Frontage Road)



City of Plano BI-GIS Division
 October 2024

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Parks

DIRECTOR: Ron Smith, Director of Parks and Recreation

AGENDA ITEM: Approval of an expenditure in the amount of \$107,500 for landscape architect professional service agreement for Windhaven Meadows Shade Improvements, Project No. PKR-P-00119.

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for landscape architect professional services for Windhaven Meadows Shade Improvements, Project No. PKR-P-00119, in the amount of \$107,500 from JBI Partners, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents.

BACKGROUND

The Windhaven Meadows Shade Improvements project will provide construction documents for the addition of shade structures at the playground and at the small dog side of the dog park and includes site grading and drainage improvements, connecting trail, and relocated maintenance gates. The project scope includes construction and site plans, as well as bidding and construction administrative services.

The Parks and Recreation Department recommends approval of an expenditure in the amount of \$107,500 for professional landscape architecture services from JBI Partners, Inc. for the Windhaven Meadows Shade Improvements project. JBI Partners, Inc. was deemed most qualified based on their Statement of Qualifications Submission for RFQ No. 2021-0380-XR.

The benefits of this project include increased shade in the park, reduced flooding in the dog park during rain events, new trail connections, and improved site use. If this project is not approved, resident complaints will remain unaddressed and maintenance issues will persist.

FINANCIAL SUMMARY/STRATEGIC GOALS

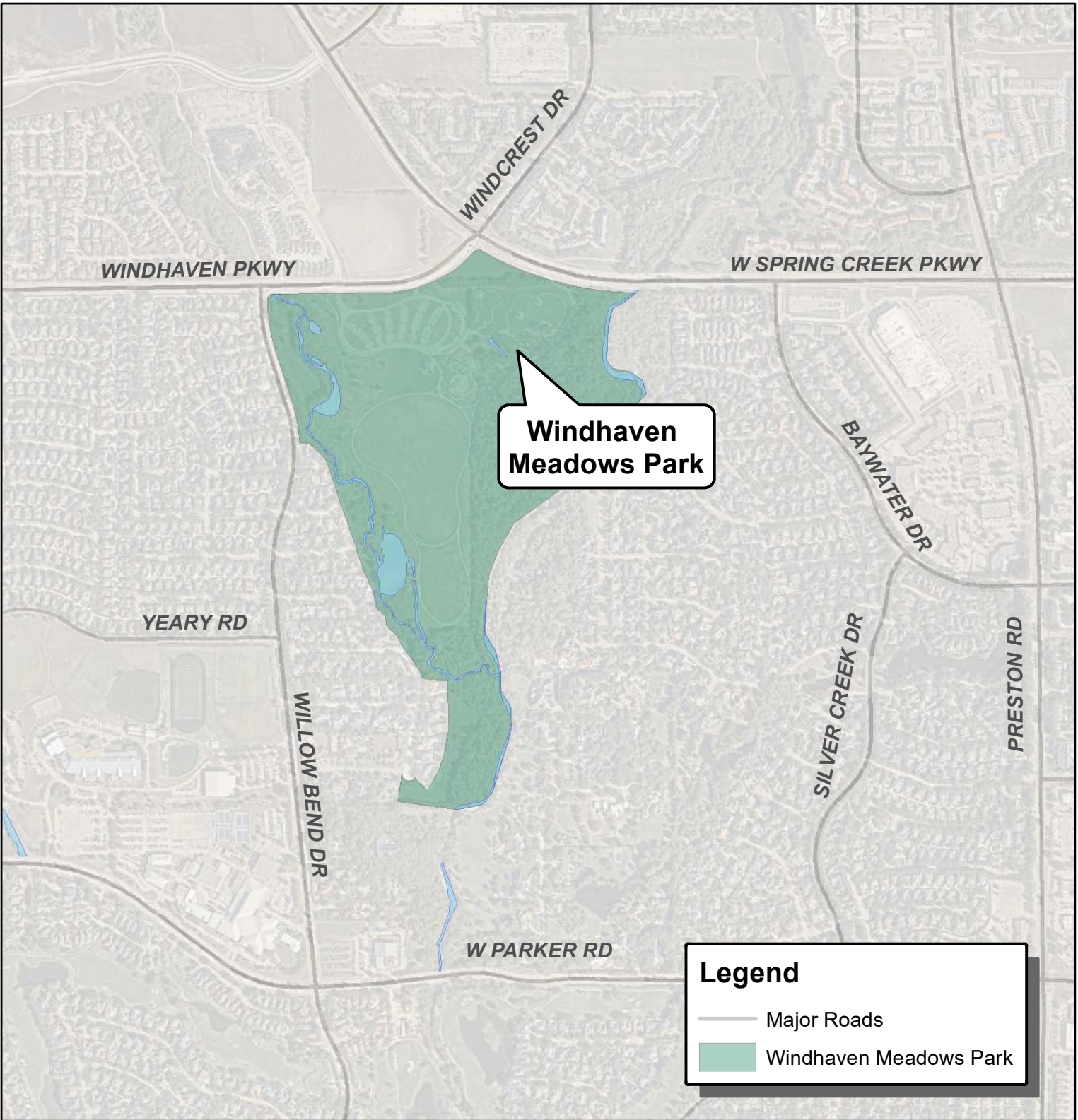
Funding for this item is budgeted in the 2024-25 Park Improvements CIP. The expenditure for consultant professional services for the Windhaven Meadows Shade Improvements project, in the total amount of \$107,500, will leave a balance of \$1,500 for future expenditures.

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

ATTACHMENTS:

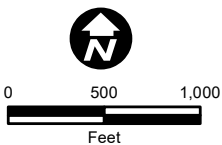
Description	Upload Date	Type
Location Map	11/8/2024	Map

TinaB 10/22/2024 L:\worduser\MXDs\Location Maps\Windhaven Meadow Park.mxd



Legend

- Major Roads
- Windhaven Meadows Park

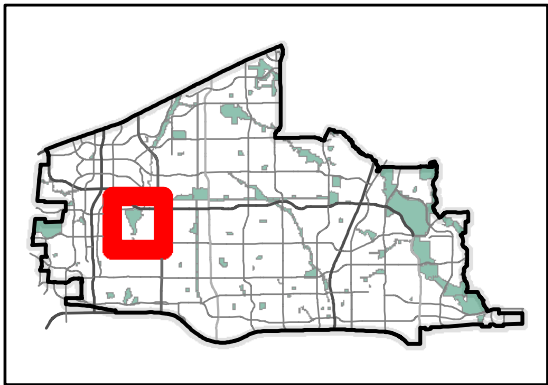


City of Plano Park Planning Division
10/22/2024

Location Map

Windhaven Meadows Shade Improvements

Project Number: PKR-P-00119



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Parks

DIRECTOR: Ron Smith, Director of Parks and Recreation

AGENDA ITEM: Approval of an expenditure in the amount of \$307,000 for engineering professional services for Shady Brook Trail at Riverside Drive Erosion Control, Project No. PKR-D-00009.

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional service agreement for Shady Brook Trail at Riverside Drive Erosion Control, Project No. PKR-D-00009, in the amount of \$307,000 from Teague Nall & Perkins, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents.

BACKGROUND

The Shady Brook Trail at Riverside Drive Erosion Control project will provide design documents for permanent creekbank stabilization to protect Shady Brook Trail between Riverside Drive and Woodland Creek Drive from the erosive forces of Tributary 13 of Indian Creek. Shady Brook Trail was constructed in two phases, in 1994 and 2006, and is 2.3 miles long.

The Parks and Recreation Department recommends approval of the expenditure in the amount of \$307,000 for engineering professional services from Teague Nall & Perkins, Inc. for the Shady Brook Trail at Riverside Drive Erosion Control project. The project includes hydraulic analysis, environmental and archaeological study, and geotechnical investigation resulting in preliminary and final design submittals, and construction-related engineering services to address streambank stabilization improvements in three locations between Riverside Drive and Woodland Creek Drive.

Teague Nall & Perkins, Inc. was deemed most qualified based on their Statement of Qualifications Submission for RFQ No. 2021-0377-XR.

The benefit of this project is replacing temporary erosion control with permanent creekbank stabilization to protect Shady Brook Trail. Not approving the expenditure will result in the eventual failure of the temporary repair, unchecked streambank erosion and potential failure and loss of the trail as well as potential risk to the safety of trail users.

The design process is estimated to be completed in late summer 2025. The project will then be released for bidding. Bids will be reviewed, an offeror will be selected, and a bid award will need Council action in fall of 2025.

FINANCIAL SUMMARY/STRATEGIC GOALS

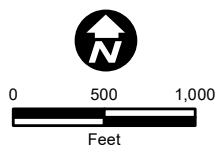
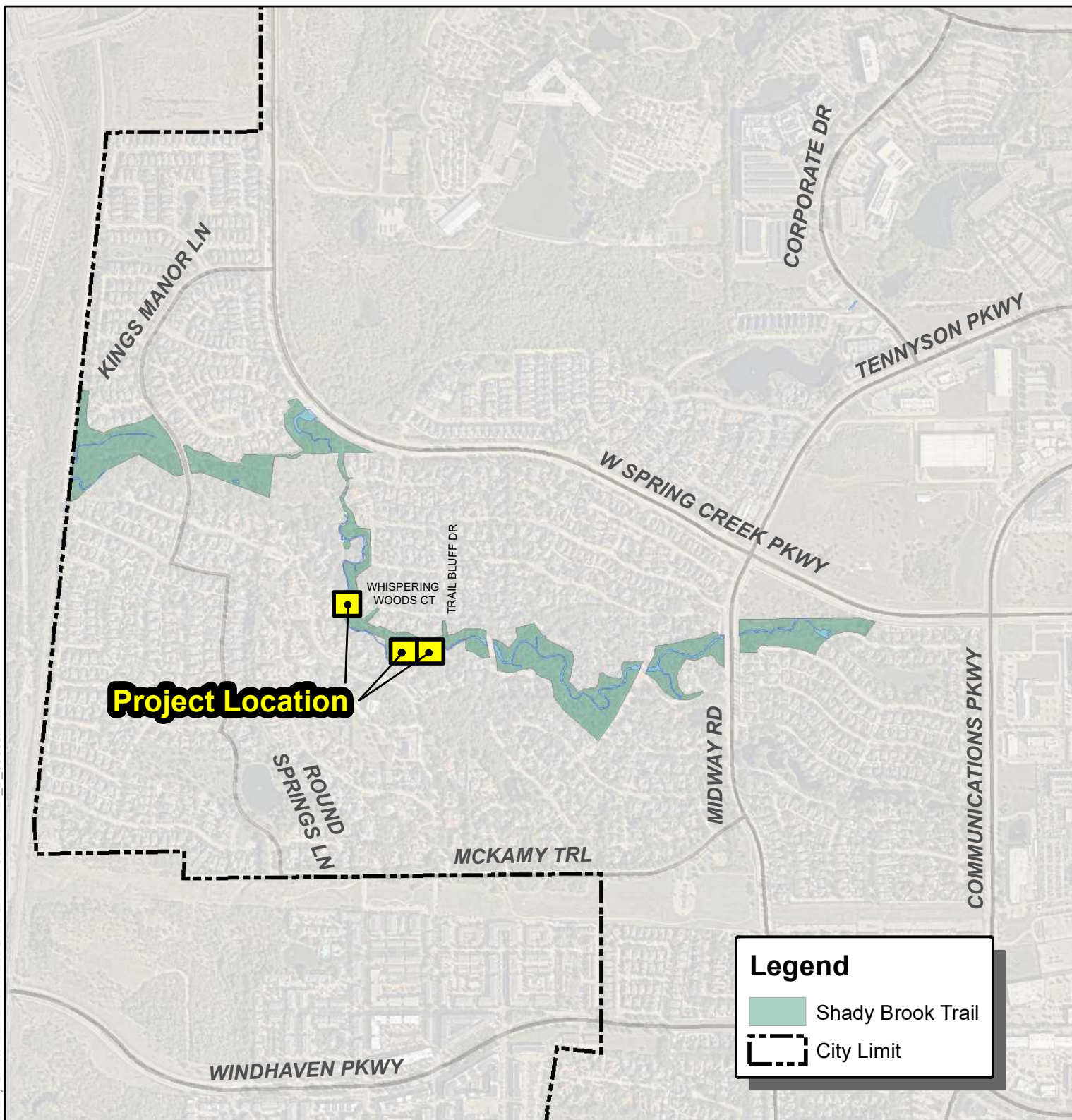
Funding for this item is budgeted in the 2024-25 Municipal Drainage CIP and is planned for future years, as well. Engineering professional services for the Shady Brook Trail at Riverside Drive Erosion Control

project, in the total amount of \$307,000, will leave a current year balance of \$75,988 for future expenditures.

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	10/28/2024	Map

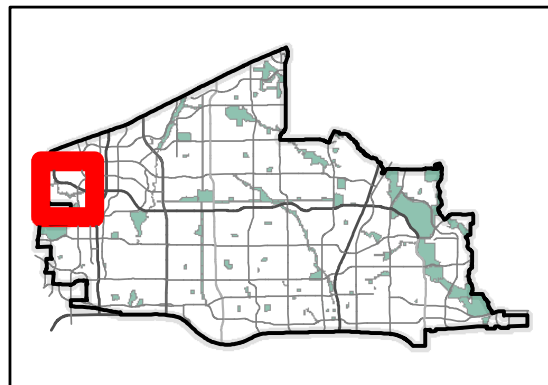


City of Plano Park Planning Division
10/22/2024

Location Map

Shady Brook Trail at Riverside Drive Erosion Control

Project Number: PKR-D-00009
Page 45



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Engineering-CIP

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

AGENDA ITEM: To ratify an expenditure in the amount of \$663,930 for Bridge Repairs Phase IV - Repair at Parker Road and Indian Creek, Project No. ENG-S-7456.

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To ratify an expenditure in the amount of \$663,930 for Bridge Repairs Phase IV - Repair at Parker Road and Indian Creek, Project No. ENG-S-7456, from A&B Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

BACKGROUND

The Engineering Department received a proposal in August, 2024 from A&B Construction, LLC, for the Bridge Repair Phase IV - Repair at Parker Road and Indian Creek project. A&B Construction, LLC submitted a proposal in the amount of \$663,930 which was accepted by the Engineering Department. The project includes the removal and replacement of a 12" water transmission line via boring methods to provide adequate cover for the new water line in bedrock, and minor restoration of the medians after completion on either side of the bridge.

In the Summer 2024, the Engineering Department received notification from City of Plano Public Works Department that a 12" water main under the Parker Road bridge at Indian Creek was completely exposed in the creek beneath the bridge, perpendicular to the flow of the creek. There is extensive erosion that has caused the exposure of this water line over time, and it also appears the water line was not originally placed deep enough within the creek bed to avoid exposure. Engineering immediately tasked Huitt-Zollars with providing design to lower the water main to sufficient depths within rock bedding beneath the creek via boring methods.

It is the conclusion of the Engineering Department and the hired structural and utility engineers with Huitt-Zollars, that the repair is urgent and presents potential failure of the water line transmission line and system outages for this area in the west side of Plano. This situation could compromise the safety and welfare of residents and citizens that live in this area, and downstream of the pipeline in the event of a failure of this water line. In the opinion of our team, this situation requires emergency action available under Texas Local Government Code Sec 252.022:

Sec. 252.022. GENERAL EXEMPTIONS

(2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents;

(3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property

If this project is not awarded, there is potential for future failure of the water line underneath Parker Road

and Indian Creek, compromising the safety of residents both up and downstream of Indian Creek, resulting in extensive water service outages, reducing their quality of life, and potentially causing a far greater amount of remediation costs in the future to mitigate failure to the water line and damages downstream.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2024-25 Water CIP. Emergency construction services for the Bridge Repairs Phase IV - Repair at Parker Road and Indian Creek project, in the total amount of \$663,930, will leave a balance of \$1,070 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	11/7/2024	Map

WINDHAVEN-PKWY

ARBOR HILLS
NATURE
PRESERVE

Project Location

W-PARKER RD

CROOKED-STICK-DR

COLUMBINE WAY

LA-COSTA DR

MIDWAY RD

FM-544



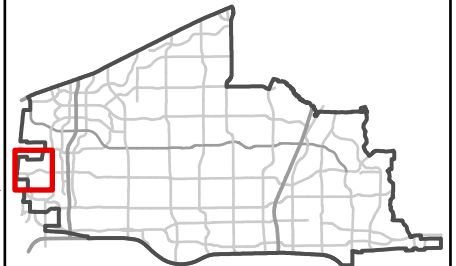
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Feet



Project No. ENG-S-7456

**Bridge Repairs Phase IV -
Repair at Parker Road and Indian Creek**

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Municipal Court

DIRECTOR: Paul McNulty, Chief Municipal Judge

AGENDA ITEM: Amending Section 13-14 to be renamed Local Youth Diversion Fund of Article VI - Court Costs and Fees of Chapter 13, Municipal Court, of the Code of Ordinances.

RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Section 13-14, to be renamed Local Youth Diversion Fund, of Article VI. – Court Costs and Fees, of Chapter 13. Municipal Court, of the Code of Ordinances of the City of Plano, Texas; and providing a repealer clause, a severability clause, a savings clause and an effective date.

BACKGROUND

The proposed Ordinance will have the effect of renaming the current Juvenile Case Manager Fund under Section 13-14 of the Code of Ordinances for the City of Plano to the Local Youth Diversion Fund of Article VI - Court Costs and Fees of Chapter 13, Municipal Court of the Code of Ordinances of the City of Plano, Texas pursuant to the requirements of Texas State Legislature, HB 3186, creating the Local Youth Diversion Program.

In 2023, the Texas State Legislature passed House Bill 3186, cited as the Texas Youth Diversion and Early Intervention Act. This Act mandates that, each Municipal and Justice Court in the State of Texas shall develop and adopt a Youth Diversion program and to implement such plan not later than January 1, 2025. As part of this legislation, each Municipal and Justice Court is required to create a Local Youth Diversion Fund to take the place of the courts' existing Juvenile Case Manager Fund. The purpose of the fund is to fund the expenses attendant the operations of the Youth Diversion Program as well as funding the operating expenses of the Juvenile Case Manager Department as the sole manager of the Youth Diversion Program. Accordingly, the legislative creation of the Local Youth Diversion Fund renders the current Juvenile Case Manager Fund redundant and, therefore, obsolete.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	11/20/2024	Ordinance

An Ordinance of the City of Plano, Texas, amending Section 13-14, to be renamed Local Youth Diversion Fund, of Article VI. – Court Costs and Fees, of Chapter 13. Municipal Court, of the Code of Ordinances of the City of Plano, Texas; and providing a repealer clause, a severability clause, a savings clause and an effective date.

WHEREAS, on March 26, 2012, the City Council of the City of Plano duly passed Ordinance No. 2012-3-18, adopting the new Chapter 13 Municipal Court; and

WHEREAS, the 88th Texas Legislature passed HB 3186, establishing the Texas Youth Diversion and Early Intervention Act, which amended current law relating to youth diversion strategies and procedures for children accused of certain fine-only offenses in municipal court and justice courts and related criminal justice matters; and

WHEREAS, to be consistent with state law, staff recommends amending and renaming Section 13-14, of Article VI. – Court Costs and Fees, of Chapter 13. Municipal Court, of the Code of Ordinances of the City of Plano, Texas; and

WHEREAS, after consideration of the recommendation of staff and all matters attendant and related thereto, the City Council finds that Section 13-14, of Article VI. – Court Costs and Fees, of Chapter 13. Municipal Court, of the Code of Ordinances of the City of Plano, Texas should be amended as provided herein.

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

Section I. Section 13-14 of Article VI. – Court Costs and Fees, of Chapter 13. Municipal Court, of the Code of Ordinances of the City of Plano, Texas, is hereby renamed the Local Youth Diversion Fund and amended in its entirety as follows:

Sec. 13-14. – Local Youth Diversion Fund.

- (a) A local youth diversion fund is hereby authorized and shall be administered by the treasurer of the City of Plano. The local youth diversion fund shall be used in accordance with the laws of this state, as the same may be amended.
- (b) Any defendant convicted in the municipal court of the City of Plano of a misdemeanor offense shall pay a juvenile case manager fee in the maximum amount authorized by law as a cost of court.
- (c) The judges of the municipal court are authorized to waive the juvenile case manager fee in a case of financial hardship.
- (d) Municipal court shall implement rules as adopted by the city council for juvenile case managers pursuant to Art. 45.056, Code of Criminal Procedure, as the same may be amended.

Section II. All provisions of the Code of Ordinances of the City of Plano, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section III. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section IV. 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 at the time of passage of this ordinance.

Section V. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED on the 25th day of November, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

DEPARTMENT: Environmental Waste Services

DIRECTOR: Abby Owens, Director of Public Works

AGENDA ITEM: An Ordinance revising the schedule of rates and charges for solid waste disposal and collection, applicable to commercial accounts.

RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety Ordinance No. 2023-11-5, codified as Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, Texas and enacting this new Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, establishing a revised schedule of rates and charges for solid waste disposal and collection applicable to commercial accounts; providing a repealer clause, a severability clause, a publication clause and an effective date.

BACKGROUND

In December 2017, the City of Plano entered into a ten-year contract with Republic Services to collect solid waste from commercial and multifamily properties. Republic Services bills the commercial customers directly and pays the City a 7.5% franchise fee based on gross receipts of revenues. The contract allows an annual commercial rate increase based on the Bureau of Labor Statistics Consumer Price Index for Water, Sewer, and Trash. The CPI increase for September 2024 was 5%. The contract allows for a maximum increase of 4% effective December 1, 2024.

FINANCIAL SUMMARY/STRATEGIC GOALS

While approval of this item will increase all categories of commercial collection rates, any financial impact is indeterminable at this time. The net financial impact of increased rates is expected to be minimal.

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
Ordinance with Commercial Solid Waste Rate Increase 2024	11/18/2024	Agreement

An Ordinance of the City of Plano, Texas, repealing in its entirety Ordinance No. 2023-11-5, codified as Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, Texas and enacting this new Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, establishing a revised schedule of rates and charges for solid waste disposal and collection applicable to commercial accounts; providing a repealer clause, a severability clause, a publication clause and an effective date.

WHEREAS, on November 27, 2023, the City Council of the City of Plano enacted Ordinance No. 2023-11-5, which was codified as Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, revising the schedule of rates and charges for the collection and disposal of solid waste from commercial customers within and outside the City and repealing Ordinance No. 2022-11-5, which had established the prior rate structure in Section 18-34; and

WHEREAS, the schedule of rates and charges for solid waste collection and disposal must be reviewed periodically and adjusted to address increased operational costs and/or increased services being provided; and

WHEREAS, upon recommendation of staff and upon full review and consideration of all matters thereto, the City Council hereby finds and determines that it is necessary to revise the schedule of rates and charges for solid waste collection and disposal, as hereinafter provided, and that such revised schedule of rates and charges is reasonable and in the best interest of the City of Plano and its citizens.

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

Section I. Ordinance No. 2023-11-5, codified as Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, Texas, is hereby repealed in its entirety.

Section II. Section 18-34 of Article II, Commercial Container Rates, of Chapter 18, Solid Waste, of the Code of Ordinances of the City of Plano, Texas is enacted to read as follows:

"Sec. 18-34. Commercial container rates.

(a) The collection and disposal of solid waste from commercial accounts in the City of Plano shall only be performed by those commercial contractors authorized by the City Council to conduct such business within the City of Plano.

(b) The following rates and charges as set forth in the schedule below are hereby established as the maximum rates that may be charged by an authorized commercial contractor for collection, transportation and disposal of solid waste pursuant to that commercial contractor's contract with the City:

- (1) Rates for commercial container service for containers with a volume between two (2) cubic yards and eight (8) cubic yards shall be as follows plus a one-time delivery charge of one hundred fifty-three dollars and sixty-four cents (\$153.64):

<u>SIZE OF CONTAINER</u>	<u>SERVICE</u>	<u>MONTHLY CHARGES</u>
2 Cu. Yd.	1 x Week	\$ 76.22
	2 x Week	\$ 117.95
	3 x Week	\$ 176.89
	4 x Week	\$ 219.24
	5 x Week	\$ 264.70
	6 x Week	\$ 327.27
	Extras	\$ 60.21
3 Cu. Yd.	1 x Week	\$ 100.68
	2 x Week	\$ 183.75
	3 x Week	\$ 255.48
	4 x Week	\$ 302.84
	5 x Week	\$ 386.49
	6 x Week	\$ 461.18
	Extras	\$ 64.46
4 Cu. Yd.	1 x Week	\$ 122.09
	2 x Week	\$ 214.00
	3 x Week	\$ 305.75
	4 x Week	\$ 398.79
	5 x Week	\$ 510.53
	6 x Week	\$ 609.37
	Extras	\$ 70.86
6 Cu. Yd.	1 x Week	\$ 168.37
	2 x Week	\$ 302.84
	3 x Week	\$ 436.59
	4 x Week	\$ 588.91
	5 x Week	\$ 742.39
	6 x Week	\$ 921.10
	Extras	\$ 79.81

8 Cu. Yd.	1 x Week	\$ 219.24
	2 x Week	\$ 384.26
	3 x Week	\$ 571.60
	4 x Week	\$ 771.68
	5 x Week	\$ 921.78
	6 x Week	\$ 1,090.87
	Extras	\$ 90.22

- (2) Rates for commercial compactors with a volume between two (2) cubic yards and eight (8) cubic yards shall be as follows plus a onetime delivery charge of one hundred fifty-three dollars and sixty-four cents (\$153.64):

COMPACTORS

<u>SIZE OF CONTAINER</u>	<u>SERVICE</u>	<u>MONTHLY CHARGES</u>
2 Cu. Yd. Compactor	1 x Week	\$ 195.75
	2 x Week	\$ 384.82
	3 x Week	\$ 575.56
	4 x Week	\$ 769.63
	5 x Week	\$ 960.37
	6 x Week	\$ 1,151.09
	Extras	\$ 60.96
3 Cu. Yd. Compactor	1 x Week	\$ 245.55
	2 x Week	\$ 486.75
	3 x Week	\$ 726.72
	4 x Week	\$ 973.50
	5 x Week	\$ 1,213.47
	6 x Week	\$ 1,453.43
	Extras	\$ 69.85
4 Cu. Yd. Compactor	1 x Week	\$ 295.36
	2 x Week	\$ 588.68
	3 x Week	\$ 877.90
	4 x Week	\$ 1,177.35
	5 x Week	\$ 1,466.57
	6 x Week	\$ 1,764.79
	Extras	\$ 78.73
6 Cu. Yd. Compactor	1 x Week	\$ 499.89
	2 x Week	\$ 999.73
	3 x Week	\$ 1,499.62
	4 x Week	\$ 1,999.49
	5 x Week	\$ 2,499.33
	6 x Week	\$ 2,999.19
	Extras	\$ 89.98

8 Cu. Yd. Compactor	1 x Week	\$ 666.46
	2 x Week	\$ 1,332.86
	3 x Week	\$ 1,999.32
	4 x Week	\$ 2,665.68
	5 x Week	\$ 3,332.15
	6 x Week	\$ 3,998.58
	Extras	\$ 119.97

- (3) Rates for container service for open top containers and compactors with a volume in excess of eight (8) cubic yards will be determined and paid based on haul charges plus a per ton disposal charge that is established annually by the North Texas Municipal Water District (NTMWD). Haul charges are determined based on established zip codes that reflect the contractor's transportation costs using time/distance from the service location to the disposal site. A minimum haul charge of two hundred Twenty-Seven dollars and forty cents (\$227.40) will be assessed for disposal at one of NTMWD's three transfer stations or the appropriate zip code charge associated for disposal at the NTMWD RDF 121 Landfill site. Customers renting containers will be charged a delivery fee and per day rental fee. Haul rates and associated fees shall be as follows:

HAUL FEES BY ZIP CODE

75074	75024	75093	DELIVERY	DAILY RENTAL	MONTHLY RENTAL
75023	75075				
75025					
75094					
\$333.47	\$400.17	\$466.86	\$153.64	6.48	\$196.12

DISPOSAL FEE: \$43.35 per ton

- (4) Reserved.
- (5) In addition to the rates specified in subsections (b)(1) and (b)(3) above, there will be a delivery charge of one hundred fifty-three dollars and sixty-four cents (\$153.64) for each temporary or on-call container delivered. "Temporary service" shall be defined as service of duration of less than one year.
- (6) All rates for solid waste services are subject to the appropriate state taxes.

- (7) Charges for damages to commercial solid waste containers not caused by the authorized commercial contractor, and charges for replacement of such containers at more frequent intervals than approved by the City Council shall be set forth in the performance standards for the authorized commercial contractor as referenced in the commercial franchise agreement.
- (8) In addition to the charges hereinabove specified, the following additional fees and charges are authorized:

FRONT LOADER FEES:

Casters	\$ 6.15 per lift
Locks	\$ 3.08 per lift
Gates	\$ 3.08
Exchange	\$ 153.64
Extra Yardage	\$ 50.40
Relocation	\$ 92.20
Removals	\$ 153.64

ROLL-OFF FEES:

Dry Run	\$ 208.96
Liner	\$ 43.01
Relocate	\$ 153.64
Removal	\$ 153.64
Wash	\$ 307.29"

Section III. The rates established in Section 18-34 shall be effective for all billings rendered on and after December 1, 2024.

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

Section V. It is hereby declared to the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

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

PASSED AND APPROVED on the 25th day of November, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Engineering-Transportation
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Establishes no parking zones along Bravura Drive, Dolente Drive, and Veloce Drive
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to establish no parking zones along one side of Bravura Drive, Dolente Drive, and Veloce Drive, 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.

BACKGROUND

Bravura Drive, Dolente Drive, and Veloce Drive are twenty-six (26) foot wide residential streets serving single-family residences in the community located next to the East Plano Islamic Center.

At various times of the day, on-street parking by East Plano Islamic Center patrons impedes the flow of traffic and creates sight distance issues for residents and guests exiting driveways.

The Home Owner's Association of this neighborhood requested a no parking zone in order to improve traffic safety and traffic flow. More than 70 percent of the homeowners in this neighborhood agreed through a petition process with the implementation of no parking zones.

The Transportation Engineering Division evaluated the neighborhood request and recommends an amendment to the Code of Ordinances to establish no parking zones along certain sections of Bravura Drive, Dolente Drive, and Veloce Drive.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item may impact revenue collected from fines due to the implementation of parking restrictions; however, the exact change in revenue is indeterminable and will have minimal impact on the General Fund budget.

Approval of this item supports the City's Strategic Plan Critical Success Factors of Safe, Vibrant Neighborhoods and Multi-Modal Transportation and Mobility Solutions.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	11/15/2024	Ordinance
Map	11/8/2024	Map

An Ordinance of the City of Plano, Texas amending Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to establish no parking zones along one side of Bravura Drive, Dolente Drive, and Veloce Drive, 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.

WHEREAS, Bravura Drive, Dolente Drive, and Veloce Drive are twenty-six (26) foot wide residential streets serving single-family residences in the community located next to the East Plano Islamic Center; and

WHEREAS, at various times of the day, on-street parking by East Plano Islamic Center patrons impedes the flow of traffic and creates sight distance issues for residents and guests exiting driveways; and

WHEREAS, the Transportation Engineering Division recommends an amendment to the Code of Ordinances to establish no parking zones along certain sections of Bravura Drive, Dolente Drive, and Veloce Drive.

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

Section I. It shall be unlawful for any person to stop, stand, or park a motor vehicle along certain sections of Bravura Drive, Dolente Drive, and Veloce Drive, except when necessary to avoid conflict with other traffic or in compliance with law or directions of a police officer.

Section II. Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances, City of Plano, Texas, is hereby amended by adding the following subsections:

“Bravura Drive:

- (1) Along the west side of Bravura Drive from its intersection with 14th Street and its intersection with Dolente Drive.”

“Dolente Drive:

- (1) Along the north side of Dolente Drive from its intersection with Bravura Drive and its intersection with Veloce Drive.
- (2) Along the south side of Dolente Drive from its intersection with Bravura Drive and a point fifty (50) feet west of its intersection with Bravura Drive.
- (3) Along the south side of Dolente Drive from its intersection with Veloce Drive and a point forty (40) feet east of its intersection with Veloce Drive.”

“Veloce Drive:

- (1) Along the east side of Veloce Drive from its intersection with 14th Street and its intersection with Dolente Drive.”

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

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

Section V. Any violation of any provision or term of this Ordinance shall be a Class C Misdemeanor offense. Any person, firm, corporation, or association who is adjudged guilty of a Class C Misdemeanor offense under this Ordinance shall be punished by a fine not to exceed Five Hundred and No/100 Dollars (\$500.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section VI. The repeal of any Ordinance or part of an Ordinance 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 Ordinances at the time of passage of this Ordinance.

Section VII. This Ordinance shall become effective from and after its passage and publication as required by law and after all necessary signs have been installed.

PASSED AND APPROVED on the 25th day of November, 2024.

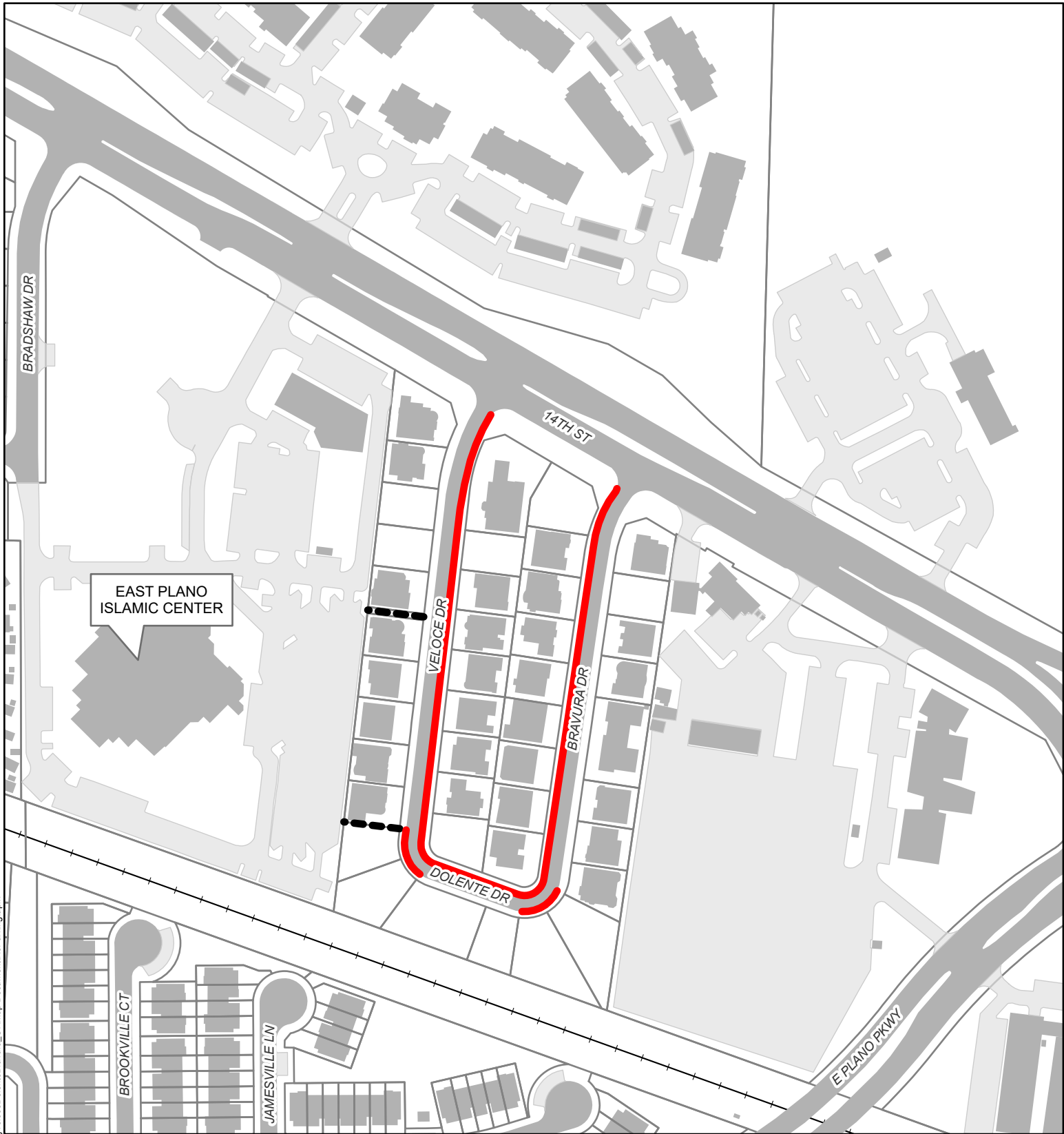
John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

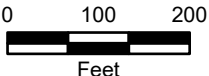
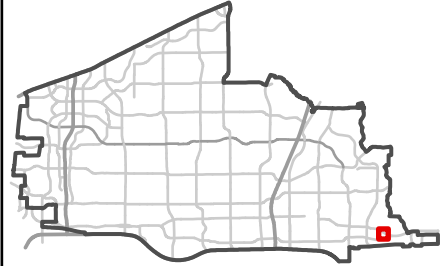
APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CONSIDERATION FOR PARKING RESTRICTION FOR VELOCE DR, DOLENTE DR, & BRAVURA DR

Project Location



- Proposed No Parking Any Time Zone
- - - Pedestrian Paths

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Budget
DIRECTOR: Karen Rhodes-Whitley, Director of Budget and Research
AGENDA ITEM: First Public Hearing on Proposed 2025 Bond Referendum.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

First Public Hearing on the proposed General Obligation Bond Referendum scheduled for May 3, 2025. Additional public hearings are planned for December 9, 2024, and January 13, 2025.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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

ATTACHMENTS:

Description	Upload Date	Type
2025 Referendum Project List & Descriptions 11/25/24	11/19/2024	Informational
2025 Bond Referendum Parks & Recreation Presentation	11/19/2024	Attachment

2025 BOND REFERENDUM PROJECTS PROPOSITION LISTING					
PRELIMINARY LIST - AS OF NOVEMBER 12, 2024					
Project	2025-26	2026-27	2027-28	2028-29	Total
<u>Street Improvements</u>					
Arterial Concrete Street Reconstruction and Overlay	32,500,000	32,500,000	32,500,000	32,500,000	130,000,000
Residential Street and Alley Repair	23,187,500	23,187,500	23,187,500	23,187,500	92,750,000
Alley Reconstruction	1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
Downtown ROW Infrastructure	1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
Bridge Repair / Replacement	3,500,000	3,500,000	3,500,000	3,500,000	14,000,000
Intersection Improvements	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
Residential and Collector Street Reconstruction	5,000,000	5,000,000	5,000,000	5,000,000	20,000,000
Screening Wall Reconstruction	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
Sidewalks	1,250,000	1,250,000	1,250,000	1,250,000	5,000,000
Traffic Improvements	8,030,000	12,330,000	5,770,000	-	26,130,000
CCTV Expansion	-	200,000	1,800,000	-	2,000,000
Traffic Cabinet, Controller & Central System Software	2,550,000	2,550,000	-	-	5,100,000
Phase IV Fiber Expansion	3,100,000	3,100,000	-	-	6,200,000
Vehicle Detection System	2,110,000	2,110,000	-	-	4,220,000
Diamond Intersection Safety Improvements	-	2,000,000	2,000,000	-	4,000,000
2025 Traffic Signalization	-	2,100,000	1,700,000	-	3,800,000
Misc	270,000	270,000	270,000	-	810,000
Water Main Rehab - Pavement & Sidewalk Repair	6,600,000	6,600,000	6,600,000	6,600,000	26,400,000
Total Street Improvements Authority Needed	87,067,500	91,367,500	84,807,500	79,037,500	342,280,000
<u>Park and Recreational Facilities</u>					
Hall Park	10,000,000				10,000,000
O&M	-	-	726,921	299,421	1,026,342
Land Acquisitions	20,000,000				20,000,000
Lavon Farms	15,000,000				15,000,000
JCPenney	-				-
Other (Senior West?)	5,000,000				5,000,000
O&M	-	152,000	152,000	152,000	456,000
Community Park Renovations	11,595,000				11,595,000
Schell Park	11,595,000				11,595,000
Park Improvements	5,000,000				5,000,000
O&M	17,500	17,500	17,500	17,500	70,000
Recreational Trails	5,000,000				5,000,000
O&M	8,000	8,000	8,000	8,000	32,000
Total Park and Recreational Facilities Authority Needed	51,595,000	-	-	-	51,595,000
Total O&M	25,500	177,500	904,421	476,921	1,584,342
<u>Public Safety Facilities</u>					
Police HQ & PSC Replacement	7,815,487	45,398,821	79,015,755	22,927,937	155,158,000
O&M	-	-	-	458,949	458,949
Fire Station 14 Addition	1,698,645	6,262,675	10,887,714	2,855,966	21,705,000
O&M	-	-	-	7,060,586	7,060,586
Fire Station 8 Remodel (Add'l to 2021)	-	-	8,218,773	2,813,227	11,032,000
O&M	-	-	204,186	54,186	258,372
Fire Station 3 Land Acquisition & Design	2,050,000	2,700,000	-	-	4,750,000
Police Training Center Rebuild	482,629	19,121,595	31,395,776	-	51,000,000
O&M	-	-	131,684	131,684	263,368
Total Public Safety Facilities Authority Proposed	12,046,761	73,483,090	129,518,019	28,597,130	243,645,000
Total O&M	-	-	335,870	7,705,405	8,041,275
<u>Municipal Facilities</u>					
Parkway Services & Fleet Phase I (Add'l to 2017 & 2019)	4,940,417	42,358,925	7,031,658	-	54,331,000
O&M	-	-	142,742	195,935	338,677
Facilities Maintenance Facility Land Acquisition	2,050,000	1,880,000	-	-	3,930,000
Total Municipal Facilities Authority Needed	6,990,417	44,238,925	7,031,658	-	58,261,000
Total O&M	-	-	142,742	195,935	338,677
<u>Library Facilities and Improvements</u>					
Schimelpfenig Library Remodel	-	1,870,000	-	-	1,870,000
Parr Library Remodel	-	1,060,000	-	-	1,060,000
Haggard Library Remodel	-	2,020,000	-	-	2,020,000
Total Library Facilities Authority Needed	-	4,950,000	-	-	4,950,000
TOTAL PROJECTED AUTHORITY NEEDED	157,699,679	214,039,515	221,357,176	107,634,630	700,731,000
TOTAL O&M NEEDED (Cumulative)	25,500	177,500	1,383,033	8,378,261	9,964,294

2025 BOND REFERENDUM PROJECT DESCRIPTIONS
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STREET IMPROVEMENT PROJECTS***Alley Reconstruction***

Reconstruction of deteriorated concrete alleys or construction of new alleys in existing residential areas. Funding will be transferred to specific projects as they are identified.

Arterial Concrete Street Reconstruction and Overlay

Concrete pavement repair of streets, bridges, and sidewalks on divided thoroughfares throughout Plano. Ultra-thin asphalt overlay may be included with street repairs. Funding will be transferred to specific projects as they are identified.

Bridge Repair / Replacement

Bridge repairs and/or replacement at various locations throughout City of Plano. Funding will be transferred to specific projects as they are identified.

Downtown ROW Infrastructure

Construction or reconstruction of infrastructure improvements in the Downtown Plano area consistent with Section 4 of the City of Plano Street Design Standards.

Intersection Improvements

Addition of left- and/or right-turn lanes at various intersections throughout the City. Funding will be transferred to specific projects as they are identified.

Residential Street & Alley Repair

Pavement repairs on streets, alleys, bridges and sidewalks within residential neighborhoods. Funding will be transferred to specific projects as they are identified.

Residential and Collector Street Reconstruction

Reconstruction of residential and collector roadways throughout Plano.

Screening Wall Reconstruction

Complete reconstruction of concrete screening walls along major thoroughfares. Funding will be transferred to specific projects as they are identified.

Sidewalks

Installation of new sidewalks as necessary at locations throughout Plano. Funding will be transferred to specific projects as they are identified.

Traffic Improvements

Improvements include construction of new traffic signals, pedestrian safety and accessibility measures, equipment replacement, installation of conduit and concrete bases for street lighting along major thoroughfares, and computerized signal system improvements to include installation of video cameras at critical intersections with wireless communication links to the Traffic Management Center.

Water Main Rehab – Pavement & Sidewalk Repair

Pavement reconstruction on streets and alleys in combination with waterline replacement in various locations. Funding will be transferred to specific projects as they are identified.

PARK AND RECREATIONAL FACILITIES PROJECTS***Hall Park***

Development of a new park along Alma Drive and Park Boulevard per the Parks, Recreation, Trails & Open Space Master Plan. Improvements may include trails, large pavilion, playground, irrigation, landscaping, open turf areas, trees, parking, restrooms and related improvements.

Land Acquisitions

Continued land acquisitions in accordance with the Parks, Recreation, Trails & Open Space Master Plan and to meet needs in underserved areas of the City.

Community Park Renovations

Renovations at community parks 20 years and older. May include athletic field renovation, new playground equipment, shade shelter replacement, accessibility improvements, and restroom, lighting, and irrigation replacements.

Park Improvements

Continued development of parks throughout the city to include sidewalk completions, park walkways, trees, playground expansions, lighting, benches, restrooms, picnic areas and other related park improvements. Includes funding to respond to public requests or to respond to needs that are unforeseen at the time of bond creation. Includes funding to master plan future parks/facilities and to conduct studies/analyses where needed.

Recreational Trails

Continued development of the recreational trail system throughout the City in accordance with the Parks, Recreation, Trails & Open Space Master Plan and the Bicycle Transportation map.

PUBLIC SAFETY FACILITIES PROJECTS***Police Headquarters & Public Safety Communications Replacement***

Construction of a facility at the northwest corner of Park Boulevard and Alma Road to serve as a replacement of the 51-year-old Police Department Headquarters and a number of smaller Police facilities that service the east side of the city along with a new Public Safety Communications Center (911 Dispatch).

Fire Station 14 Addition

Construction of a 15,000 square foot fire station with five (5) apparatus bays and 12 bedrooms at the northwest corner of Alma Drive and West Park Blvd address increasing call volume, reduce response times, and ensure a rapid and professional response across the city.

Fire Station 8 Remodeling

Remodeling and expansion of the fire station located at 4621 Hedgecoxe Road including ICC 500 storm shelter, additional apparatus bays, and ADA deficiency updates.

Police Training Center Rebuild

Complete re-build of the 34-year-old police training center located at 4912 14th Street.

Fire Station 3 Land Acquisition & Design

Procure land and design a replacement for the City's smallest fire station that is 48 years old, currently located at 3520 Sherrye Drive.

MUNICIPAL FACILITIES PROJECTS

Parkway Services & Fleet Phase 1

Construction of a new Fleet Maintenance Building with additional vehicle service bays for the Fleet Division of the Public Works Department to maintain the city's increasing fleet.

Facilities Maintenance Facility Land Acquisition

Procure land and design a replacement for the 41-year-old operations center of the City's Facility Maintenance Group, currently located at 4850 14th Street.

LIBRARY FACILITIES PROJECTS

Schimelpfenig Library Remodel

Interior renovations to the 43-year-old Plano Public Library Branch located at 5024 Custer Road.

Haggard Library Remodel

Interior renovations to the 29-year-old Plano Public Library Branch located at 2501 Coit Road.

Parr Library Remodel

Interior renovations to the 24-year-old Plano Public Library Branch located at 6200 Windhaven Parkway.



2025 Bond Referendum

PARKS AND RECREATION

1

2025 Bond Referendum – Parks and Recreation

• Hall Park	\$10,000,000
• Land Acquisitions	\$20,000,000
• Community Park Renovations	\$11,595,000
• Park Improvements	\$ 5,000,000
• Recreational Trail	\$ 5,000,000
• TOTAL	\$51,595,000



2

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2025 Bond Referendum – Parks and Recreation

Parks and Recreation Facilities					
Hall Park	\$10,000,000				\$10,000,000
O&M	-	-	\$726,921	\$299,421	\$1,026,342
Land Acquisitions	\$20,000,000				\$20,000,000
Lavon Farms	\$15,000,000				\$15,000,000
JCPenny	-				-
Other (Senior West?)	\$5,000,000				\$5,000,000
O&M		\$152,000	\$152,000	\$152,000	\$456,000
Community Park Renovations	\$11,595,000				\$11,595,000
Schell Park	\$11,595,000				\$11,595,000
Park Improvements	\$5,000,000				\$5,000,000
O&M	\$17,500	\$17,500	\$17,500	\$17,500	\$70,000
Recreational Trails	\$5,000,000				\$5,000,000
O&M	\$8,000	\$8,000	\$8,000	\$8,000	\$32,000
Total Park and Recreational Facilities Authority Needed	\$51,595,000	-	-	-	\$51,595,000
Total O&M	\$25,500	\$177,500	\$904,421	\$476,921	\$1,584,342

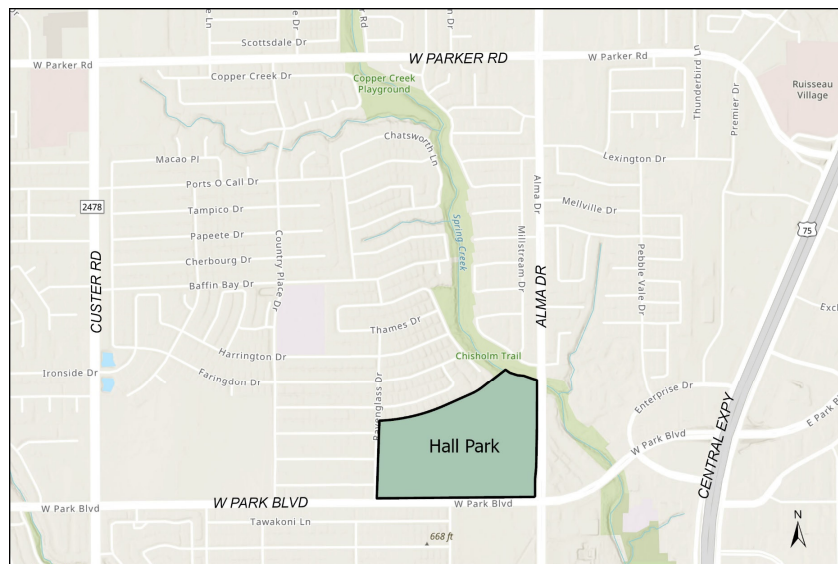


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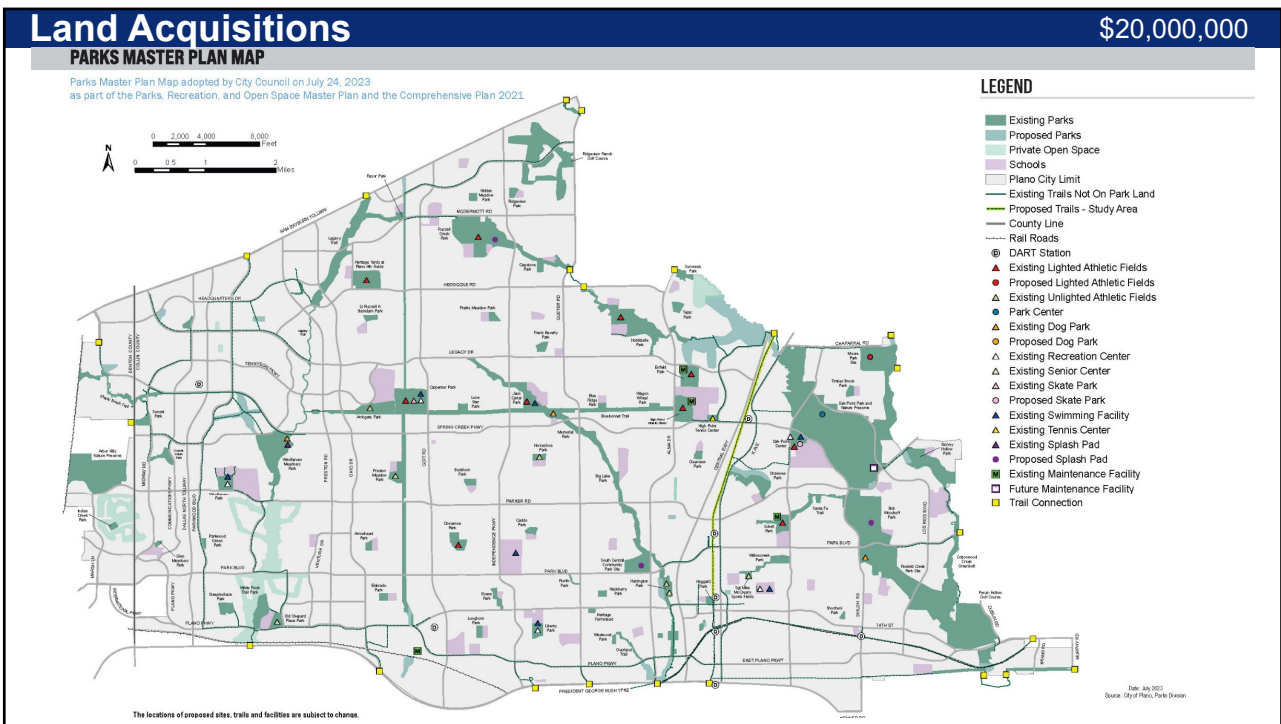
Hall Park

\$10,000,000

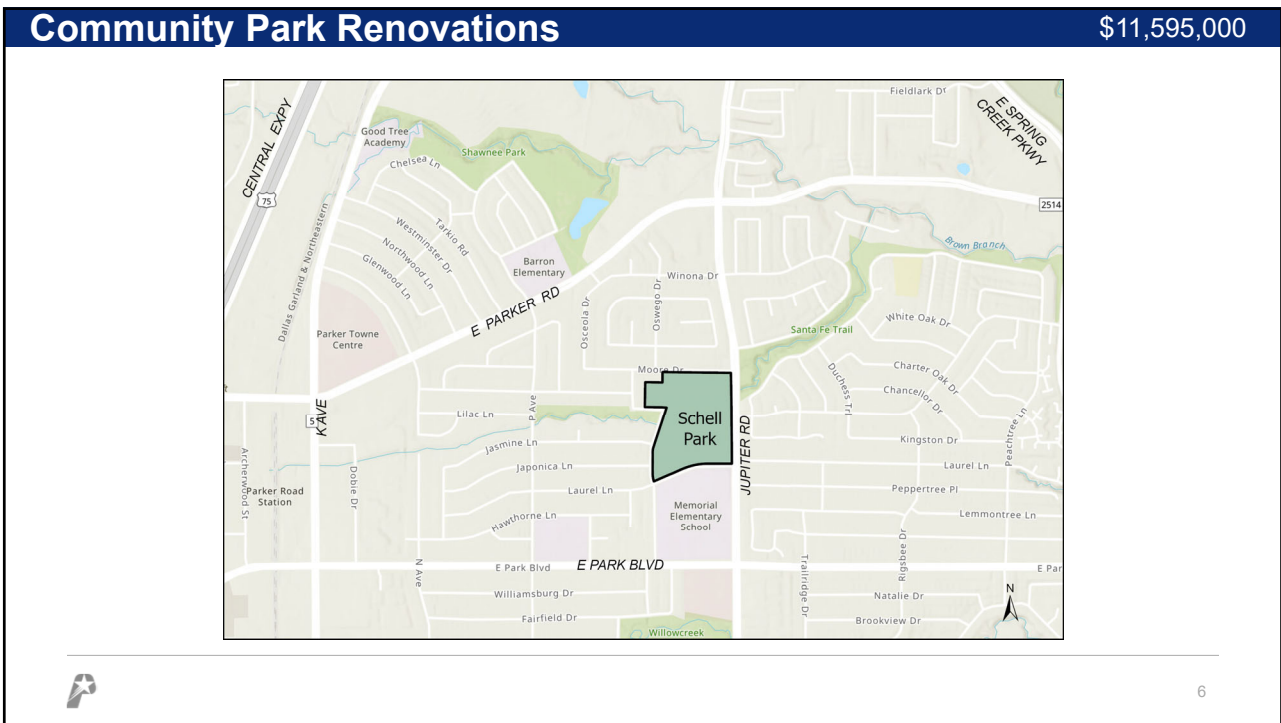


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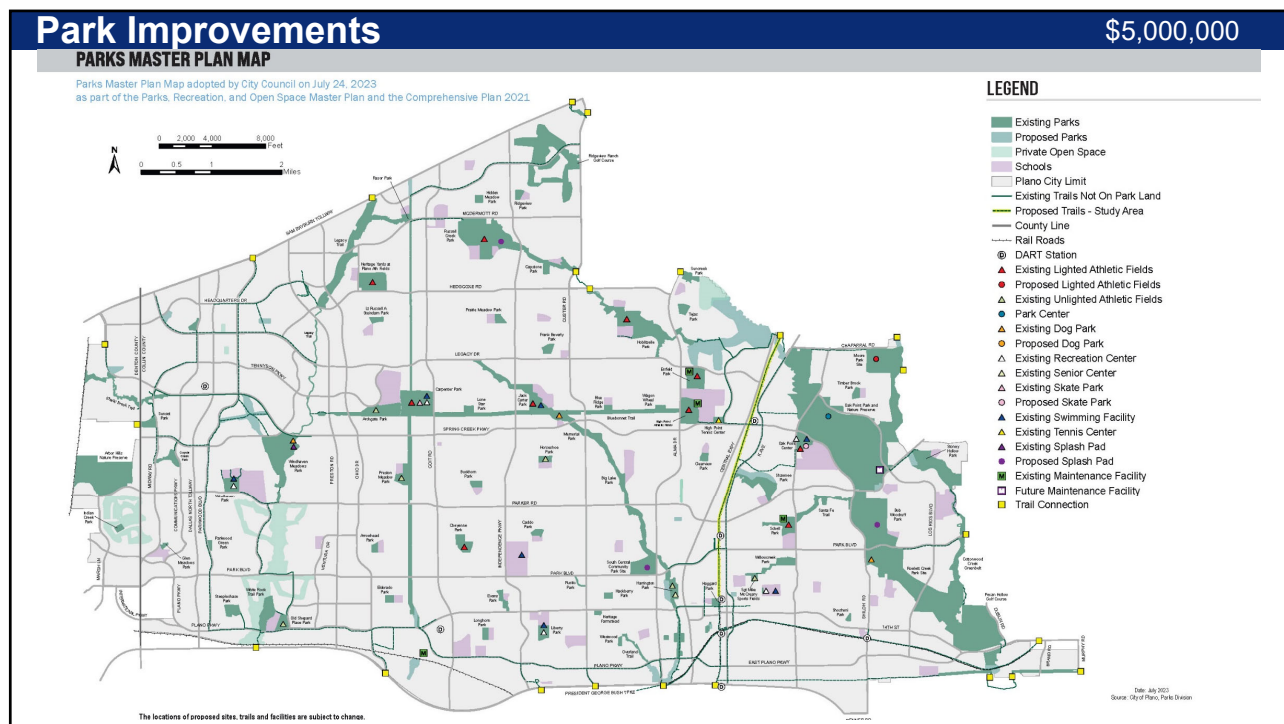
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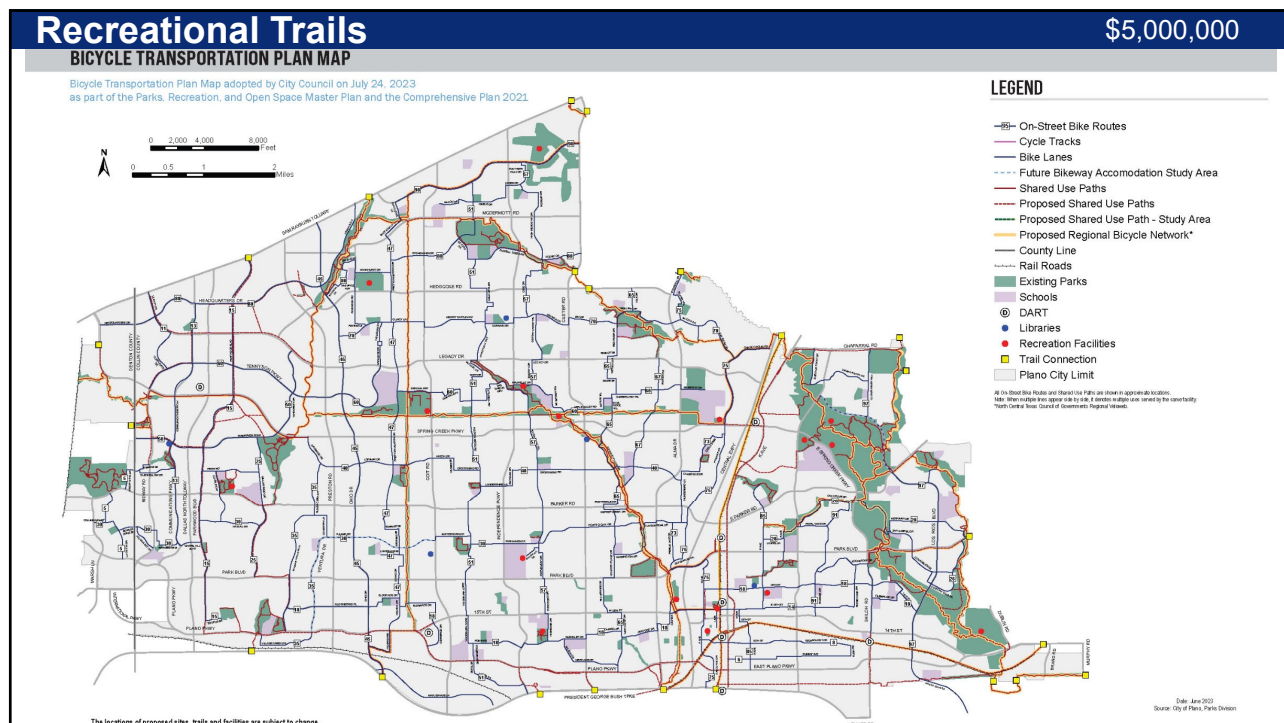
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Thank you



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public hearing and consideration of an ordinance as requested in Zoning Case 2024-021.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-021 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 19.8 acres of land located on the southwest corner of Alma Drive and Park Boulevard in the City of Plano, Collin County, Texas, from Planned Development-60-General Office and Planned Development-109-Retail/General Office to Planned Development-109-Retail/General Office and modifying development standards, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Petitioner: Plano Independent School District**

BACKGROUND

The Planning & Zoning Commission recommended approval of this item 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
Ordinance	11/15/2024	Ordinance
Supporting Documents	11/12/2024	Informational

Zoning Case 2024-021

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 19.8 acres of land out of the T.M. Archer Survey, Abstract No. 14, located on the southwest corner of Alma Drive and Park Boulevard in the City of Plano, Collin County, Texas, from Planned Development-60-General Office and Planned Development-109-Retail/General Office to Planned Development-109-Retail/General Office and modifying development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

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 25th day of November 2024, for the purpose of considering rezoning 19.8 acres of land out of the T.M. Archer Survey, Abstract No. 14, located on the southwest corner of Alma Drive and Park Boulevard in the City of Plano, Collin County, Texas, from Planned Development-60-General Office and Planned Development-109-Retail/General Office to Planned Development-109-Retail/General Office and modifying development standards; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 25th day of November 2024; and

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

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 19.8 acres of land out of the T.M. Archer Survey, Abstract No. 14, located on the southwest corner of Alma Drive and Park Boulevard in the City of Plano, Collin County, Texas, from Planned Development-60-General Office and Planned Development-109-Retail/General Office to Planned Development-109-Retail/General Office and modify development standards, said property being described in the legal description on Exhibit A attached hereto.

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

The permitted uses and standards shall be in conformance with the Retail (R) or General Office (O-2) zoning district, unless otherwise specified herein.

1. A 50-foot landscape edge is required along Columbia Place that includes one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of linear frontage. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.
2. Generators shall be setback a minimum of 150 feet from the Columbia Place right-of-way.
3. Loading docks and open storage areas must be screened by a masonry screening wall 8 feet in height.
4. Parking may be provided at a rate of 1 space for 400 square feet for a public high school per the following conditions:
 - a. The owner agrees to manage parking in accordance with all requirements of the city with the exception of Sec. 16.700; and
 - b. The owner ensures that no adverse effects will occur to the site or any public or private property in the vicinity and should adverse effects be determined by the City Council, additional parking will be provided to the city's satisfaction.

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 25th day of November, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-021

WHEREAS Plano Independent School District and Andalusia Properties Inc. are the owner of a certain tract of land situated in the T.M. Archer Survey, Abstract No. 14, City of Plano, Collin County, Texas, said tract being all of Lot 4 and part of Lot 1R, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Volume 2020, Page 409 of the Plat Records of Collin County, Texas, and being all of that tract of land described in a Special Warranty Deed to Andalusia Properties, Inc. as record in Instrument No. 20090811001011840, Official Public Records of Collin County, Texas, and being part of that tract of land described in a Special Warranty Deed to Plano Independent School District as recorded in Instrument No. 2023000102436, Official Public Records of Collin County, Texas, said tract being more particularly described in metes and bounds as follows;

BEGINNING in the center line of Columbia Place (60' right-of-way) said point being S 89°57'10" W a distance of 30.00' from the most westerly southwest corner of said Lot 4R, same being the northwest corner of Lot 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Page 326 of the Plat Records of Collin County, Texas;

THENCE N 00°02'50" W with the centerline of Columbia Place a distance of 648.58' to a point for corner in the centerline intersection of Columbia Place and West Park Boulevard (variable width right-of-way);

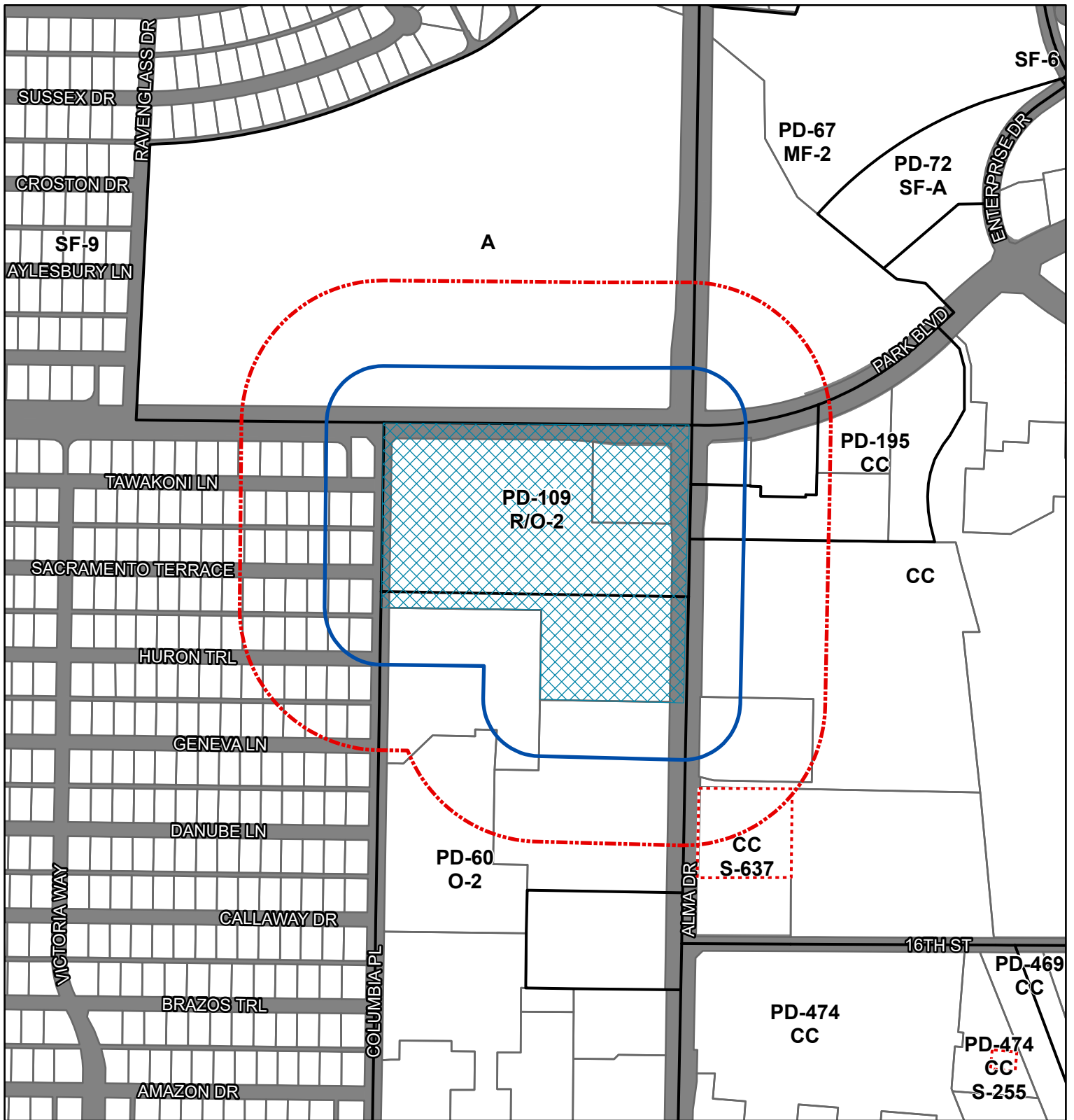
THENCE N 89°30'18" E with the centerline of West Park Boulevard a distance of 1075.03' to a point for corner at the intersection of the centerline intersection of Alma Drive (variable width right-of-way) and West Park Boulevard (variable width right-of-way);

THENCE S 00°02'50" E with the centerline of Alma Drive a distance of 971.75' to a point for corner;

THENCE S 89°57'08" W departing the centerline of Alma Drive for a distance of 508.17' to a point for corner at the southern most southwest corner of said Lot 1R, Block A, Collin Creek Corporate Center, from which a 1/2" iron rod found bears S 01°20'06" W a distance of 0.15', said point for corner being in the northwest corner of Lot 1, Block A, Twin Rivers at Collin Creek, an addition to the City of Plano according to the plat thereof recorded in Volume 2023, Page 13 of the Plat Records of Collin County, Texas, and said point for corner being in the east line of Lot 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Page 326 of the Plat Records of Collin County, Texas;

THENCE N 00°02'50" W a distance of 314.78' to an iron rod with plastic cap found for the northeast corner of said Lot 3, Block A;

THENCE S 89°57'10" W a distance of 566.83' to the **POINT OF BEGINNING** and containing 861,698 Square Feet or 19.782 acres of land.



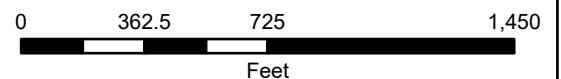
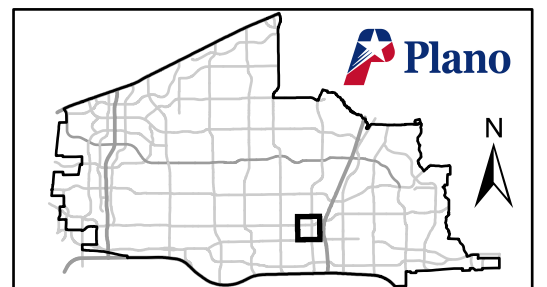
Zoning Case: ZC2024-021

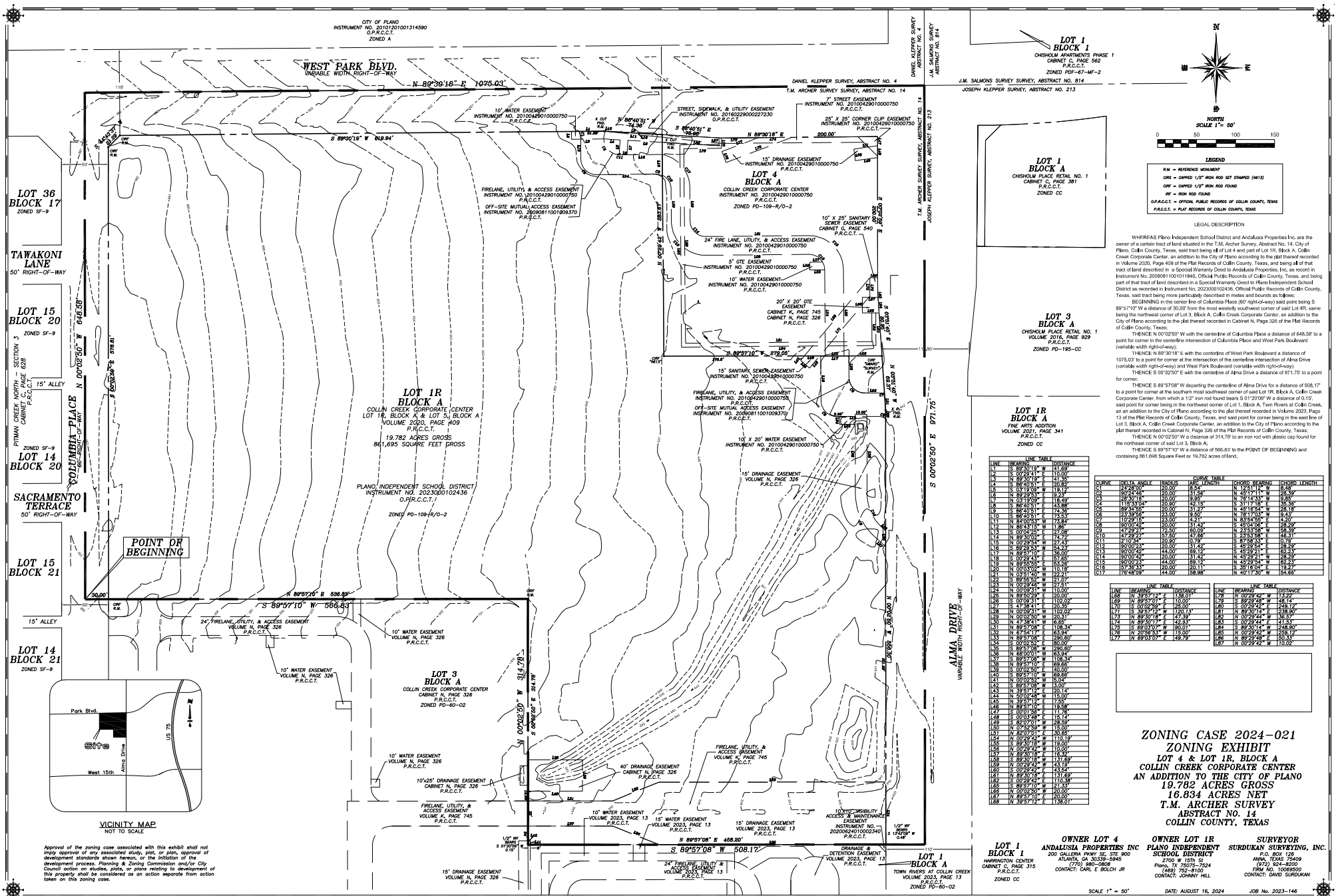
Existing Zoning: Planned Development-60-General Office and Planned Development-109-Retail/General Office

Proposed Zoning: Amend Planned Development-109-Retail/General Office

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

Source: City of Plano





ZONING CASE 2024-021
ZONING EXHIBIT
LOT 4 & LOT 1R, BLOCK A
COLLIN CREEK CORPORATE CENTER
AN ADDITION TO THE CITY OF PLANO
19.782 ACRES GROSS
16.834 ACRES NET
T.M. ARCHER SURVEY
ABSTRACT NO. 14
COLLIN COUNTY, TEXAS

LOT 1 BLOCK 1 HARRINGTON CENTER CABINET C, PAGE 315 P.R.C.C.T. ZONED CC	OWNER LOT 4 ANDALUSIA PROPERTIES, INC. 200 CALLEJA DRIVE, SUITE 300 ATLANTA, GA 30338-5945 (770) 580-0668 CONTACT: CARL E. BOLCH JR. P.R.C.C.T. ZONED CC	OWNER LOT 1R PLANO INDEPENDENT SCHOOL DISTRICT 2700 W 15TH ST PLANO, TX 75075-7247 (469) 752-8100 CONTACT: JONAH HILL	SURVEYOR SURUKAN SURVEYING, INC. P.O. BOX 128 ANNA, TEXAS 75409 (817) 624-8000 TX REG. NO. 10069500 CONTACT: ANNA SURUKAN
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SCALE 1" = 80' DATE: AUGUST 16, 2024 JOB NO. 2023-146

DATE: November 5, 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 *CD*

SUBJECT: Results of Planning & Zoning Commission Meeting of November 4, 2024

AGENDA ITEM NO. 4A - ZONING CASE 2024-021
PETITIONER: PLANO INDEPENDENT SCHOOL DISTRICT

Request to rezone from Planned Development-60-General Office and Planned Development-109-Retail/General Office to Planned Development-109-Retail/General Office to modify development standards on 19.8 acres located on the southwest corner of Alma Drive and Park Boulevard. Project #ZC2024-021.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	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>1</u>	Oppose:	<u>1</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/319244?ts=876>

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. 4A

PUBLIC HEARING: Zoning Case 2024-021

PETITIONER: Plano Independent School District

CASE PLANNER: Destiny Woods

DESCRIPTION: Request to rezone **from** Planned Development-60-General Office and Planned Development-109-Retail/General Office **to** Planned Development-109-Retail/General Office to modify development standards on 19.8 acres located at the southwest corner of Alma Drive and Park Boulevard. Project #ZC2024-021.

EXECUTIVE SUMMARY

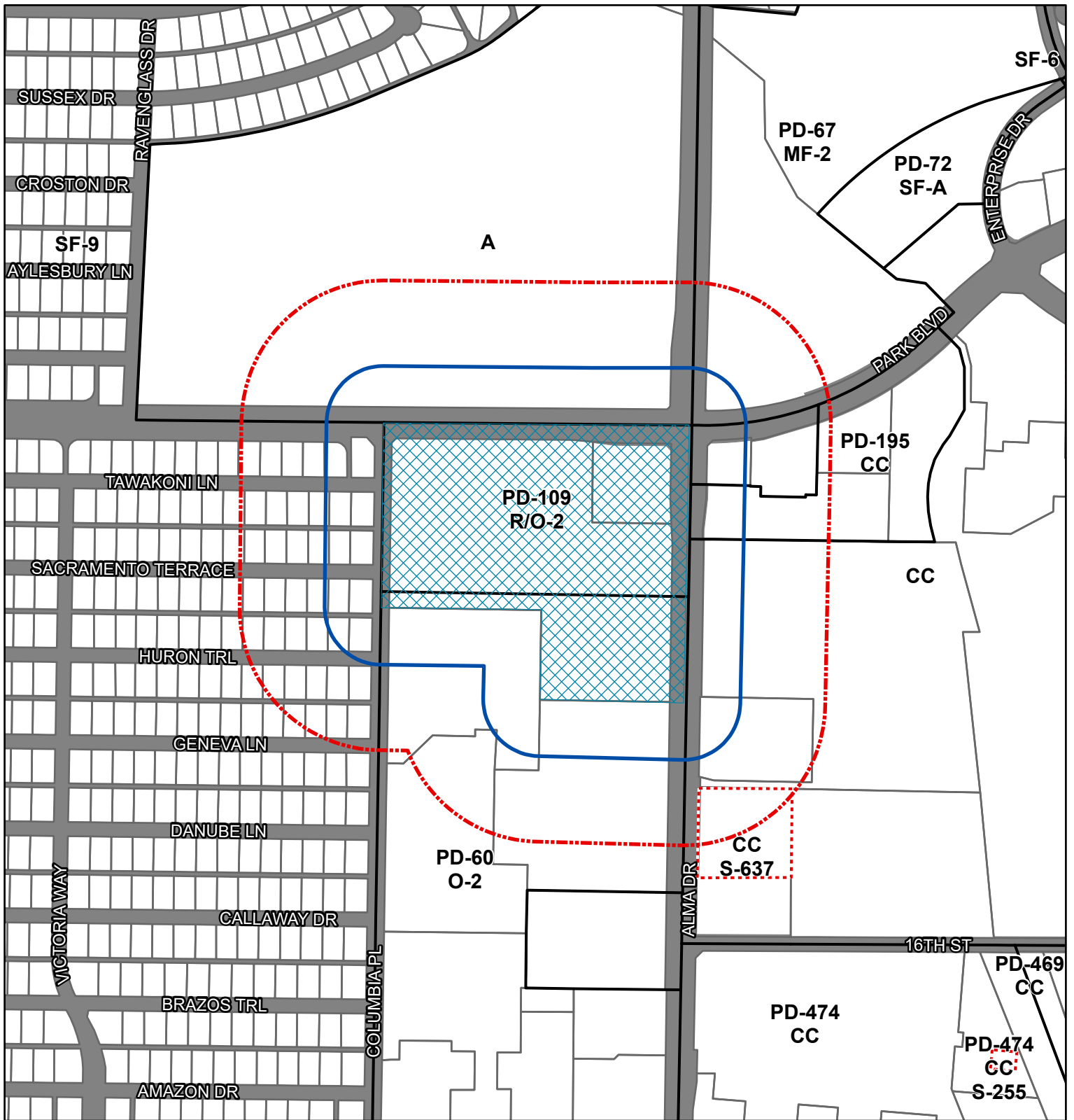
The purpose of the request is to amend and expand Planned Development-109-Retail/General Office (PD-109-R/O-2) to remove split zoning on a property owned by Plano ISD. The PISD property is currently a combination of PD-109-R/O-2 and Planned Development-60-General Office (PD-60-O-2). This rezoning is intended to facilitate development of the Plano ISD Career and Technical Education Center (CTE). As part of this request, the applicant is proposing to remove an existing stipulation of PD-109-R/O-2 that adopted the concept plan as part of the zoning. Major topics of consideration in this request include:

- Proposed Use – The applicant is proposing to construct a 2-story, 156,500-square-foot public school that will provide career and technology education classes in fields such as business, marketing, finance, graphic design, information technology, robotics, radiology, welding, and paint and collision repair. The CTE center will serve students from PISD senior high schools as an off-site classroom for students enrolled in its programs. Students will report to their main high school campus and then commute by bus or personal vehicle for the single class they attend at the CTE school. The proposed use is permitted in both PD-60-R/O-2 and PD-109-R/O-2; however, a rezoning is necessary to remove the concept plan currently attached to the PD-109-R/O-2 ordinance.
- 2001 Concept Plan – PD-109-R/O-2 was established in 2001 to facilitate development of an office park on the remaining undeveloped land within PD-60-O-2 and PD-109-R/O-2 at that time. In response to neighborhood concerns, the concept plan for the office park was adopted as part of the PD-109 zoning; meaning changes to the concept plan must be approved through the rezoning process. Of the six office buildings proposed in the 2001 concept plan, two were constructed. The applicant is requesting to remove the stipulation that the concept plan be adopted by the ordinance. Alternatively, the applicant is proposing a 50-foot landscape edge along Columbia Drive, an 8-foot masonry screening wall around the open storage and loading docks, and a setback for generators.

- Residential Adjacency – As part of this use, there will be open storage of welding, building construction, and vehicle part materials. The subject property is adjacent to a single-family residential district to the northwest area of the lot. The proposed open storage areas are adjacent to the residential homes across Columbia Place. Planned Development stipulations are intended mitigate any associated impacts.
- Conformance to the Comprehensive Plan – The subject property is designated as Suburban Activities Centers (SA) on the future land use map. The proposed use meets the standards set by the Comprehensive Plan.

For these reasons, staff recommends approval of the request.

A preliminary site plan accompanies this request as Agenda Item No. 4B.



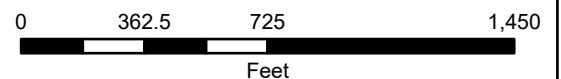
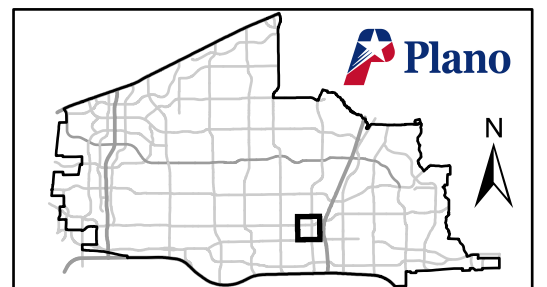
Zoning Case: ZC2024-021

Existing Zoning: Planned Development-60-General Office and Planned Development-109-Retail/General Office

Proposed Zoning: Amend Planned Development-109-Retail/General Office

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

Source: City of Plano





PARK BLVD

TAWAKONI LN

SACRAMENTO TERRACE

HURON TRL

GENEVA LN


COLUMBIA PL

ALMA DR

16TH ST



Zoning Case ZC2024-021

 Area of Request

Source: City of Plano

0 245 490
Feet

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The purpose of the request is to amend and expand Planned Development-109-Retail/General Office (PD-109-R/O-2) to remove the adopted concept plan and provide stipulations for landscaping, screening for loading docks and open storage, and setbacks for generators.

Zoning

Sections 10.400.1 and 10.300.1 of the Zoning Ordinance state the purpose of the R and O-2 districts, respectively, as follows:

- *Retail (R): The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. Limited residential uses may be considered appropriate as an extension of surrounding neighborhoods.*
- *General Office (O-2): The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.*

Planned Development

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

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

Proposed Planned Development Stipulations

PD-109-R/O-2 stipulations are proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

~~Concept plan being adopted as part of this ordinance.~~

1. A 50-foot landscape edge is required along Columbia Place that includes one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of linear frontage. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.
2. Generators shall be setback a minimum of 150 feet from the Columbia Place right-of-way.
3. Loading docks and open storage areas must be screened by a masonry screening wall 8 feet in height.
4. Parking may be provided at a rate of 1 space for 400 square feet for a public high school per the following conditions:
 - a. The owner agrees to manage parking in accordance with all requirements of the city with the exception of Sec. 16.700; and
 - b. The owner ensures that no adverse effects will occur to the site or any public or private property in the vicinity and should adverse effects be determined by the City Council, additional parking will be provided to the city's satisfaction.

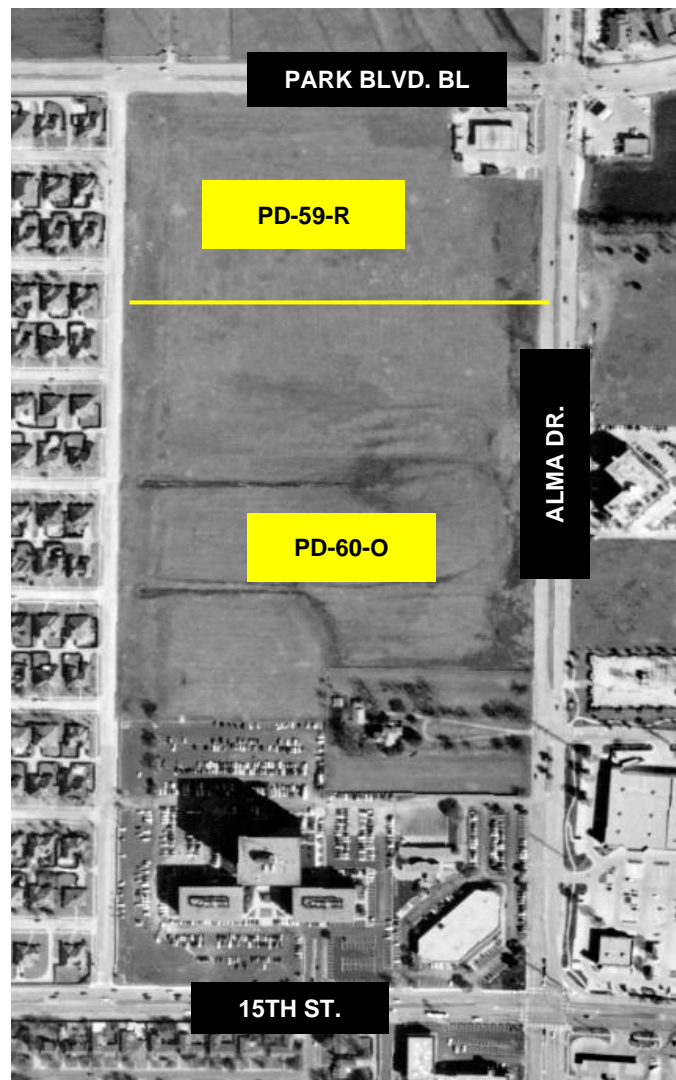
Site History

The subject property shares a unique history with the zoning of properties to the south that is relevant to this request.

1970s – 1990s

In 1973, approximately 57 acres west of Alma Drive, between 15th Street and Park Boulevard, was rezoned to a mix of Planned Development-60-Office (PD-60-O) and Planned Development-59-Retail (PD-59-R) for the purposes of developing an office park and retail shopping center. The boundary separating these PDs remains today as the boundary between PD-60-O-2 and PD-109-R/O-2.

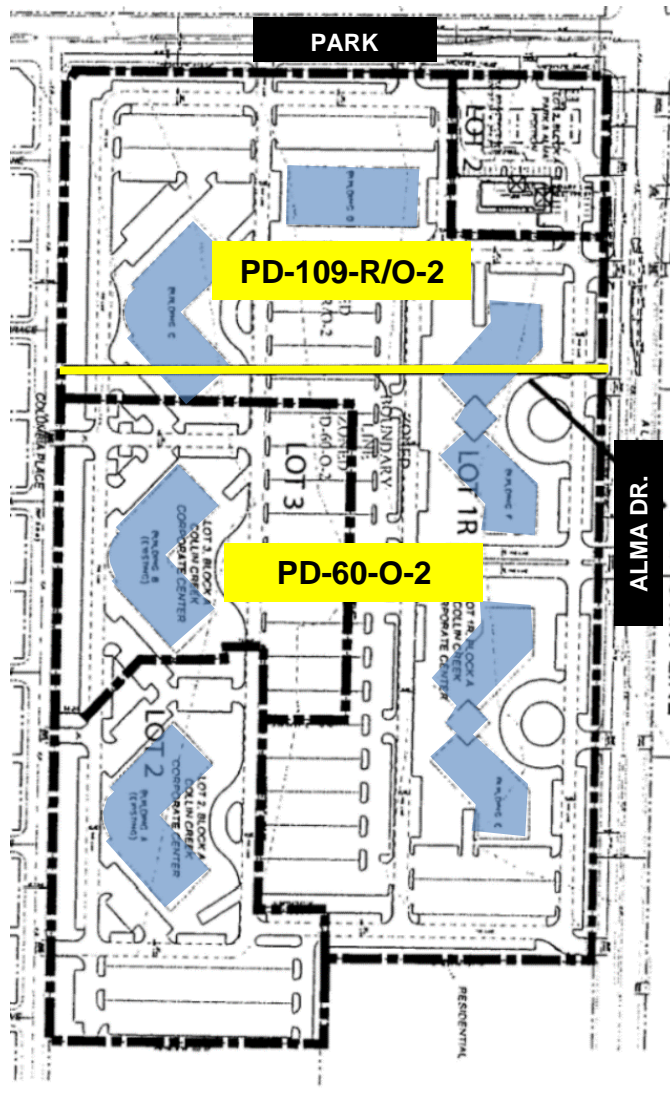
Approximately 15 acres at the northwest corner of 15th Street and Alma Road developed with office buildings in the 1970s; however, the rest of the property remained undeveloped through the 1990s, when a convenience store was constructed at the southwest corner of Park Boulevard and Alma Drive under the standards of PD-59-R. The aerial image below shows the remaining undeveloped area in 1995.



2000s

In 2001, the land originally within PD-59-R (renumbered to PD-63-R in 1986) was rezoned to PD-109-R/O-2 as part of plans to develop all the remaining undeveloped land west of Alma Drive as a large office park. The office park was planned to include six office buildings as shown in blue on the associated concept plan below.

In response to concerns from the adjacent neighborhood about potential retail development, the owner agreed to attach the concept plan to the ordinance; thus, requiring any changes to the concept plan be approved through the rezoning process. This is important to note in today's request, as the concept plan included land in both PD-60-O-2 and PD-109-R/O-2 but was only attached to PD-109-R/O-2's ordinance.

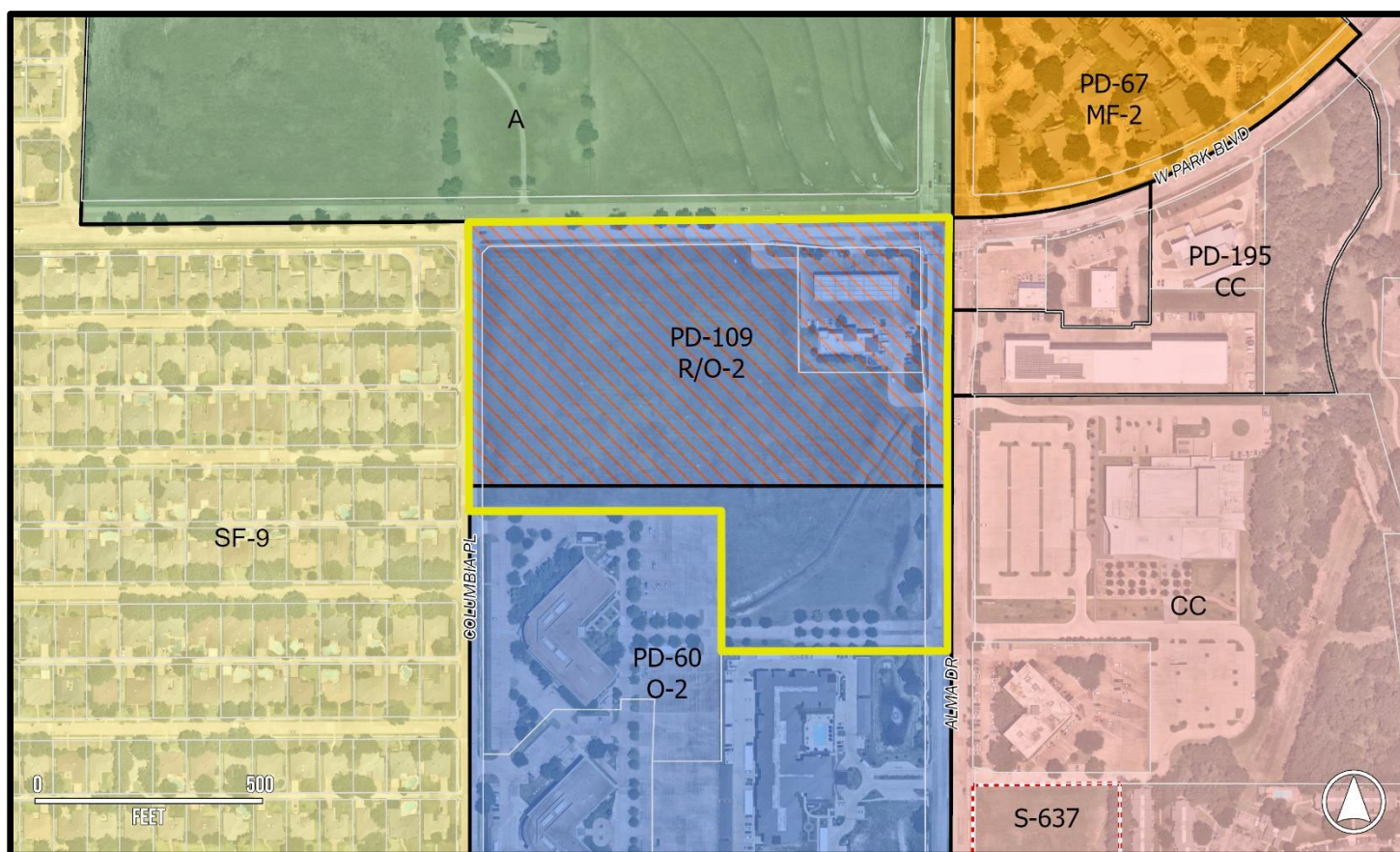


Of the six originally planned office buildings, only two were constructed. Additionally, an independent living facility was recently built in the location of one of these six planned buildings in PD-60-O-2.

In 2009, PD-109-R/O-2 was amended to revise the concept plan for the construction of a new convenience store at the southwest corner of Park Boulevard and Alma Drive.

Surrounding Land Use and Zoning

North	The property across Park Boulevard is zoned Agricultural (A) and is used as farm/ranch.
East	The property across Alma Road is zoned Corridor Commercial (CC) and developed with a mini-warehouse/public storage, restaurant, and a community center.
South	The properties are zoned Planned Development-60-General Office (PD-60-O-2) and developed with office, a public school, and an independent living facility.
West	The properties are zoned Single-Family Residence-9 and developed with single family residences.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

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.

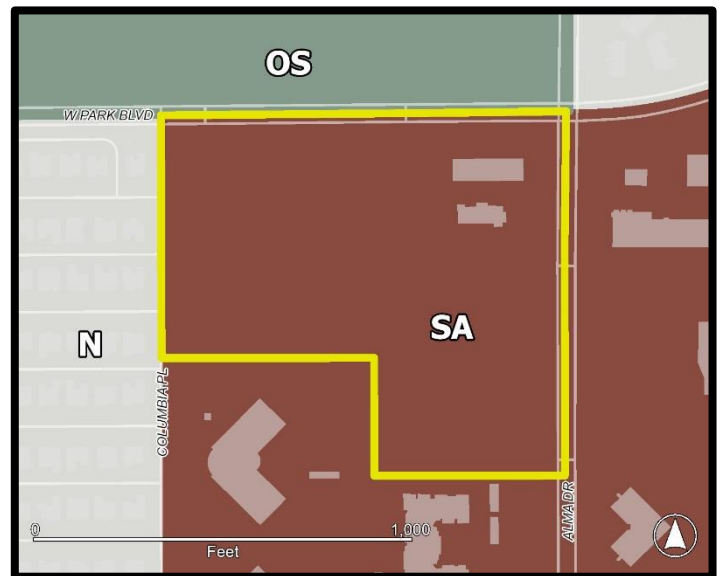
Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- **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.*
- **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.*

Future Land Use Map Category & Dashboard

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

Description: *The SA category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.*



The request is consistent with the Comprehensive Plan SA Description because the institutional use will support the existing adjacent PSD school and PSD community center, which both serve the surrounding community.

The Description also includes specific recommendations related to Development Pattern and Residential Adjacency that apply to this request:

Development Pattern: Suburban Activity Centers transition traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. Pad or strip retail sites line major streets while large retailers, hotels, or offices anchor the interior. Low-to-mid-rise residential uses located on minor street frontages support the shopping center. These centers are based on concepts of urban design with pedestrian-friendly amenities such as street trees, on-street parking, and active open-spaces.

The applicant is proposing to continue the existing suburban form within the adjacent properties. As show in the companion plan, the site includes a large building placed in the center of the lot which is served by exterior streets and sidewalks. Although the proposed use is complementary to the existing school, the development pattern is not consistent with the recommendations.

Residential Adjacency: As Suburban Activity Centers are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

There is an existing established neighborhood to the west, across Columbia Place. The applicant is proposing restrictions to create a compatible transition to the proposed development through a 50-foot landscape edge and 150-foot setback for generators along Columbia Place, as well as an 8-foot masonry screening wall for any loading docks.

The following priorities are applicable to this request:

Priority #2: Activated open space, quality building materials, and walkable streetscapes internal to the development.

The applicant is not proposing activated open space, specific building materials, or internal streetscapes. The proposed layout continues the existing development pattern within this corner. The site will take access from existing streets and include sidewalks adjacent to rights-of-way.

Priority #3: Thoughtfully and cohesively planned mix of uses.

The proposed institutional use will complement the adjacent PISD development and support the mix of uses within PD-109-R/O-2.

FLUM – SA Description and Priorities		
Description		Meets
Priorities	#1: <i>Creating destination shopping and entertainment centers.</i>	N/A
	#2: <i>Activated open space, quality building materials, and walkable streetscapes internal to the development.</i>	Does Not Meet
	#3: <i>Thoughtfully and cohesively planned mix of uses.</i>	Meets

Mix of Uses – The subject site is currently classified as Undeveloped-Employment. The proposed request will decrease the amount of Undeveloped - Employment from 21.3% to 4.4% and increase Institutional Types 16.98% in this Suburban Activity Center. The amount of retail uses would remain the same. The suggested percentage of Institutional Types in this category is 0-40%, and the proposed request would bring the Institutional Types to 39.6%. This request is consistent with the recommended Mix of Uses of Suburban Activity Centers in the Comprehensive Plan.

FLUM – SA Mix of Uses				
Mix of Uses	Type	Recommended	Proposed	Analysis
Land Use Mix (acres)	Employment	60-100%	88.5% (No Change)	Meets
	Housing	0-40%	11.5% (No Change)	N/A
Employment Mix (acres)	Retail Types	40-80%	32.4% (No Change)	N/A
	Office Types	20-40%	21.8% (No Change)	N/A
	Institutional Types	0-40%	39.6% (+17.0)	Meets
	Industrial Types	0-5%	1.8% (No Change)	N/A
Housing Mix (units)	Detached SF	10-90%	0.0% (No Change)	N/A
	Attached SF	10-90%	0.0% (No Change)	N/A
	Multifamily	0-60%	100% (No Change)	N/A

[Desirable Character Defining Elements in SA Designation](#) – The request is generally consistent with the Character Defining Elements of the SA Category. The proposed amendment would provide 27.3% of passive open space, but the Comprehensive Plan SA recommends 15%-20% Active Open Space.

FLUM – SA Desirable Character Defining Elements			
Element	Recommended	Proposed	Analysis
Building Height	1 to 5 Stories	2 Stories	Meets
Density	SF: 4 to 22 DUA	N/A	N/A
Intensity	Moderate (50 to 75% Lot Coverage)	18.9%	Does Not Meet
Open Space	15% to 20% Active Open Space	0%	Does Not Meet
Parking Orientation	Res: Structured, on-street Non-res: Mix of structured, on-street, surface lots, valet	Surface Lots	Meets
Block Pattern & Streetscape	Short to Medium Block Grid Urban and Traditional Streets	Medium	Meets
Multimodal Access: Automobiles	MEDIUM: May require short walk to destination	High	Meets
Multimodal Access: Transit	MEDIUM: Served by bus	Medium	Meets
Multimodal Access: Micromobility	MEDIUM: Connected to trails and bike routes	Medium	Meets
Multimodal Access: Pedestrians	MEDIUM: Highly walkable internal to the site	Medium	Meets

Other Comprehensive Plan Maps

The request is in conformance with and would not require improvements applicable to the [Thoroughfare Plan Map](#), [Bicycle Transportation Plan Map](#), [Parks Master Plan Map](#), [Expressway Corridor Environmental Health Map](#).

Additional Comprehensive Plan Policies – The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

Land Use Policy – *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 proposed use is consistent with the Land Use Policy provided as it will complement the adjacent school. Additionally, the applicant is proposing restrictions to support the quality of life of the existing neighborhood.

Undeveloped Land Policy – *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.*

The proposed request is consistent with the Undeveloped Land Policy as it will provide a resource for the adjacent PISD school and support the potential for development of future skilled employment.

Findings Policy Assessment

Findings are not required to approve this request.

Adequacy of Public Facilities – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#).

Water & Sewer – Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request. However, a TIA will be required at the time of site planning.

School Capacity – N/A

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

Parks – The subject property is located within Park Fee Service Area 6.

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

Conformance to the Comprehensive Plan Summary

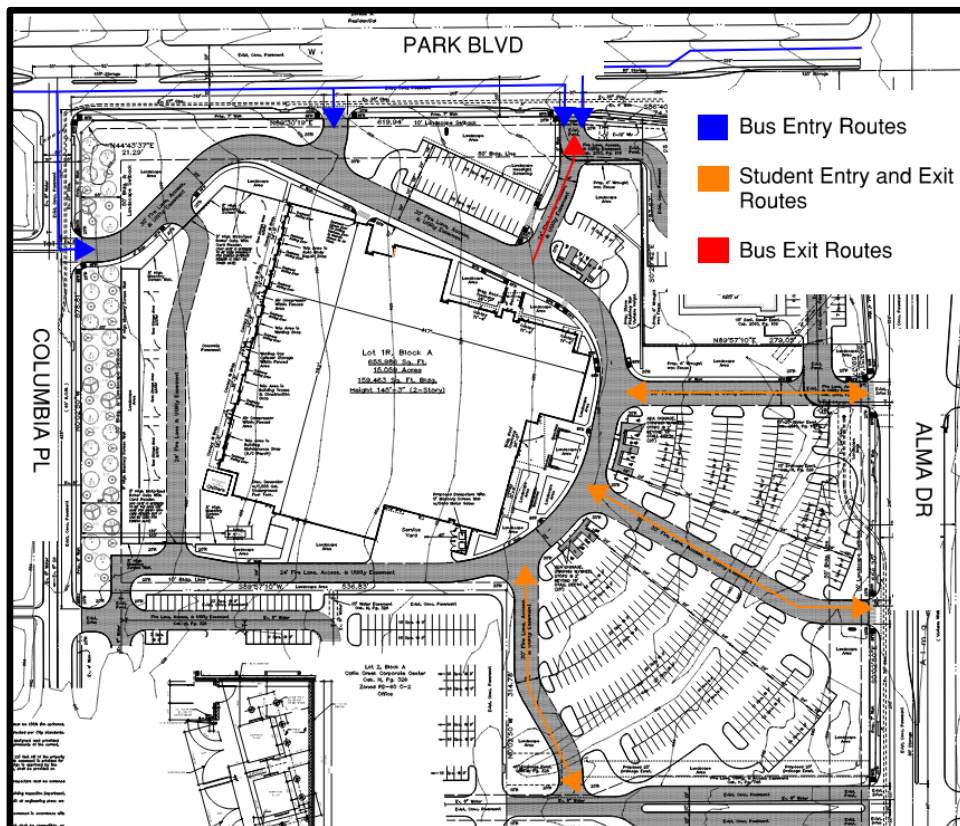
As the request is consistent with the description of the Suburban Activity Centers (SA) Future Land Use category and the Employment Mix, staff finds the proposed request consistent with the Comprehensive Plan.

Policy or Study	Analysis
Future Land Use Map and Dashboards	
Description & Priorities	Meets
Mix of Uses	Meets
Character Defining Elements	Meets
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A
Land Use Policy	Meets
Undeveloped Land Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Proposed Use – The applicant is proposing to construct a 2-story, 156,500-square-foot public school providing career and technology education classes in fields such as business, marketing, finance, graphic design, information technology, robotics, radiology, welding, and paint and collision repair. Public schools are permitted in both PD-60-R/O-2 and PD-109-R/O-2; however, the concept plan from 2001 (with 2009 updates) is attached to the zoning for PD-109-R/O-2. Therefore, a zoning change would be needed to amend the concept plan for the proposed school. As an alternative to amending the concept plan, the applicant is proposing to remove the existing stipulation adopting the concept plan as part of the zoning, and replacing it with other stipulations meant to protect the adjacent neighborhood. If approved, this would allow the site to develop under either Retail (R) or General Office (O-2) standards, subject to the proposed PD stipulations.

Operations – The CTE center will serve students from PISD senior high schools as an off-site classroom for students enrolled in its programs. Students will report to their main high school campus and then commute by bus or personal vehicle for the single class they attend at the CTE school. As the CTE center operates differently from a traditional school, students will only be on-site for the duration of their classes before returning to their main campuses. To accommodate this, bus schedules will be coordinated with the class schedules of all three high schools, with buses operating throughout the day to facilitate transportation. Buses traveling east or west on Park Boulevard will have the option to turn onto Columbia Place or to enter directly from Park Boulevard. All buses will exit the site at the Park Boulevard drive adjacent to the existing convenience store. Loading and unloading for all buses will occur on the north entrance facing Park Boulevard. Students driving personal vehicles will enter and exit the site via Alma Drive.



2001 Concept Plan – To the west of the subject property, across Columbia Place, is an existing single-family neighborhood. In response to concerns from the neighborhood when PD-109-R/O-2 was established in 2001, the concept plan was adopted by the PD-109-R/O-2 ordinance. As a result, any change to the concept plan requires approval by City Council through the rezoning process. Attaching the concept plan to zoning can be beneficial in providing certainty to the neighborhood but also can be problematic when a project fails to fully develop, or minor adjustments are needed. In this case, the existing concept plan is problematic to administer for several reasons:

1. The 2001 concept plan includes property outside the limits of PD-109-R/O-2. These areas are not subject to the standards of PD-109-R/O-2 and can be developed without amending the original concept plan. As a result, existing development in these areas no longer match the 2011 concept plan.
2. Only two of the six office buildings originally proposed in the 2001 concept plan were constructed and the original developer no longer owns the remainder of the property. Of the four remaining buildings, two straddle the boundary between PD-109-R/O-2 and PD-60-O-2. Due to changes in ownership and subdivision of the property since 2001, it is extremely unlikely these buildings are ever constructed as shown on the concept plan.
3. The convenience store at the southwest corner of Park Boulevard and Alma Drive is part of the 2001 concept plan. Any changes to the existing concept plan will require coordination with both property owners.

For these reasons, the applicant is proposing to remove the existing concept plan stipulation completely. This would provide the school and the convenience store flexibility to amend their plans independently from each other. However, as part of the CTE school operations will include open storage and loading docks for materials used in the teaching of vehicle repair, welding, and other activities, staff advised the applicant to consider PD stipulations to protect the adjacent neighborhood from visual impacts and noise.

Proposed Planned Development Stipulations – To protect the adjacent neighborhood, the applicant is proposing the following:

- A 50-foot landscape edge will be constructed along Columbia Place. The landscape edge will include one shade tree and one ornamental tree for every 25 feet of frontage. This landscape edge matches the requirement for loading docks, service bays, and trash collection areas in the Regional Employment (RE) and Regional Commercial (RC) districts, with the exception of the requirement for a berm.
- An 8-foot masonry wall is required to screen loading docks and open storage areas. This, in combination with the 50-foot landscape edge, should be provide sufficient screening of any open storage associated with the proposed school.
- Generators will be required to be setback a minimum of 150 feet from Columbia Place. This is intended to protect the adjacent neighborhood from impacts of noise.

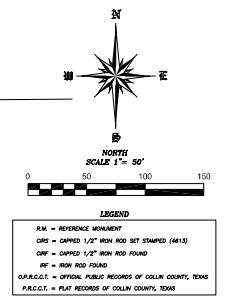
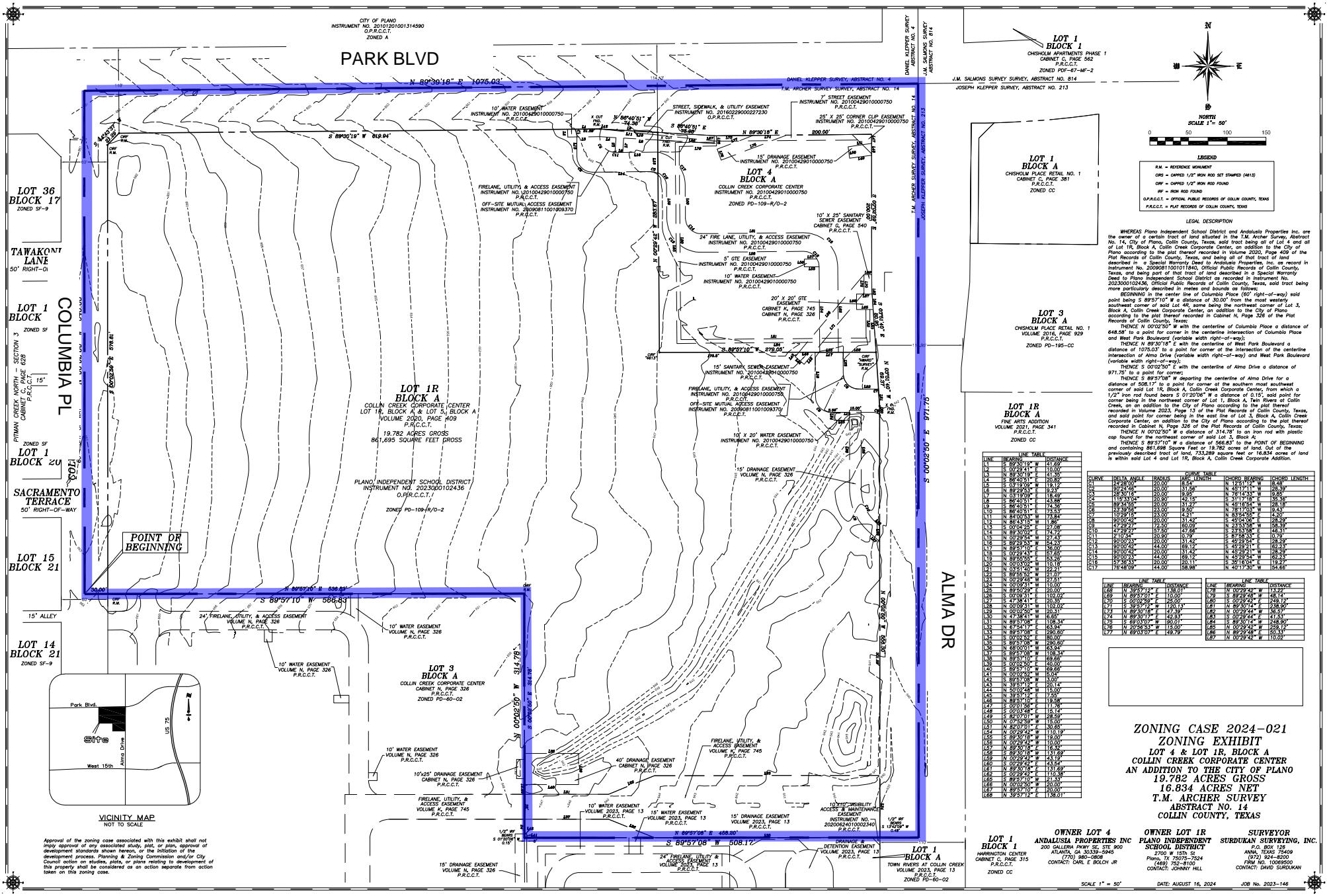
Additionally, the applicant is requesting a stipulation modifying the parking requirement for public schools. Under standard parking requirements, the school would be required to construct 575 spaces based on the design capacity for students and faculty. The applicant is requesting a parking ratio of 1 parking space per 400 square feet of building area. As proposed in the associated preliminary site plan, this equates to 399 spaces or a 29% reduction from standard parking requirements.

SUMMARY:

The purpose of the request is to amend and expand Planned Development-109-Retail/General Office (PD-109-R/O-2) to remove split zoning on a property owned by Plano ISD. The PISD property is currently a combination of PD-109-R/O-2 and Planned Development-60-General Office (PD-60-O-2). This rezoning is intended to facilitate development of the Plano ISD Career and Technical Education Center (CTE). As part of this request, the applicant is proposing to remove an existing stipulation of PD-109-R/O-2 that adopted the concept plan as part of the zoning. Proposed planned development stipulations are proposed to mitigate the potential impacts of the school operations on adjacent property owners. The use of a public school is permitted under current zoning and the request is generally in conformance with the recommendations and policies of the Comprehensive Plan.

RECOMMENDATION:

Recommended for approval as submitted.



LEGAL DESCRIPTION

WHEREAS Plano Independent School District and Andalusia Properties Inc. are the owner of a certain tract of land situated in the T.M. Archer Survey, Abstract No. 14, City of Plano, Collin County, Texas, said tract being all of Lot 4 and all of Lot 1R, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Volume 2023, Page 459 of the Plat Records of Collin County, Texas, and being all of that tract of land described in a Special Warranty Deed to Andalusia Properties, Inc. as record in Instrument No. 2020081101011843, Official Public Records of Collin County, Texas, and being part of that tract of land described in a Special Warranty Deed to Plano Independent School District as recorded in Instrument No. 2023000102436, Official Public Records of Collin County, Texas, said tract being more particularly described in metes and bounds as follows:

BEGINNING in the center line of Columbia Place (60' right-of-way) said point being S 89°30'18" W a distance of 1075.03' from the most westerly southwest corner of said Lot 4R, same being the northwest corner of Lot 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano, according to the plat thereof recorded in Cabinet N, Page 326 of the Plat Records of Collin County, Texas;

THENCE N 00°02'50" W with the centerline of Columbia Place a distance of 648.85' to a point for corner in the centerline intersection of Columbia Place and West Park Boulevard (variable width right-of-way);

THENCE N 89°30'18" E with the centerline of West Park Boulevard a distance of 1075.03' to a point for corner at the intersection of the centerline intersection of Alma Drive (variable width right-of-way) and West Park Boulevard (variable width right-of-way);

THENCE S 00°02'50" E with the centerline of Alma Drive a distance of 971.72' to a point for corner;

THENCE S 89°30'18" W departing the centerline of Alma Drive for a distance of 508.17' to a point for corner at the southern most southwest corner of said Lot 1R, Block A, Collin Creek Corporate Center, from which a 1/2" iron rod found bears S 01°30'08" W a distance of 0.15'; said point for corner being in the northwest corner of Lot 1, Block A, Twin Rivers at Collin Creek, an addition to the City of Plano according to the plat thereof recorded in Volume 2023, Page 13 of the Plat Records of Collin County, Texas, and said point for corner being in the east line of Lot 3, Block A, Collin Creek Corporate Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet N, Page 326 of the Plat Records of Collin County, Texas;

THENCE N 00°02'50" W a distance of 314.78' to an iron rod with plastic cap found for the northeast corner of said Lot 3, Block A;

THENCE S 89°30'18" W a distance of 566.83' to the POINT OF BEGINNING and containing 881,688 Square Feet or 19.785 acres of land of the previously described tract of land, 733,289 square feet or 16.834 acres of land is within said Lot 4 and Lot 1R, Block A, Collin Creek Corporate Addition.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N 89°30'18" W	1075.03'	18	N 89°30'18" W	1075.03'
2	S 89°30'18" E	1075.03'	19	N 89°30'18" W	1075.03'
3	S 89°30'18" E	1075.03'	20	N 89°30'18" W	1075.03'
4	S 89°30'18" E	1075.03'	21	N 89°30'18" W	1075.03'
5	S 89°30'18" E	1075.03'	22	N 89°30'18" W	1075.03'
6	S 89°30'18" E	1075.03'	23	N 89°30'18" W	1075.03'
7	S 89°30'18" E	1075.03'	24	N 89°30'18" W	1075.03'
8	S 89°30'18" E	1075.03'	25	N 89°30'18" W	1075.03'
9	S 89°30'18" E	1075.03'	26	N 89°30'18" W	1075.03'
10	S 89°30'18" E	1075.03'	27	N 89°30'18" W	1075.03'
11	S 89°30'18" E	1075.03'	28	N 89°30'18" W	1075.03'
12	S 89°30'18" E	1075.03'	29	N 89°30'18" W	1075.03'
13	S 89°30'18" E	1075.03'	30	N 89°30'18" W	1075.03'
14	S 89°30'18" E	1075.03'	31	N 89°30'18" W	1075.03'
15	S 89°30'18" E	1075.03'	32	N 89°30'18" W	1075.03'
16	S 89°30'18" E	1075.03'	33	N 89°30'18" W	1075.03'
17	S 89°30'18" E	1075.03'	34	N 89°30'18" W	1075.03'

ZONING CASE 2024-021
ZONING EXHIBIT
LOT 4 & LOT 1R, BLOCK A
COLLIN CREEK CORPORATE CENTER
AN ADDITION TO THE CITY OF PLANO
19.782 ACRES GROSS
16.834 ACRES NET
T.M. ARCHER SURVEY
ABSTRACT NO. 14
COLLIN COUNTY, TEXAS

LOT 1 BLOCK 1 HARRINGTON CENTER CABINET C, PAGE 315 P.R.C.C.T. ZONED CC	OWNER LOT 4 ANDALUSIA PROPERTIES INC 200 CALLENA PARK, SUITE 200 ATLANTA, GA 30339-5945 TEL: (770) 580-0658 CONTACT: CARL E. BOLCH JR	OWNER LOT 1R PLANO INDEPENDENT SCHOOL DISTRICT CABINET C, PAGE 315 P.R.C.C.T. ZONED CC	SURVEYOR SURUKAN SURVEYING, INC. P.O. BOX 128 ARMA, TEXAS 75409 (972) 624-6200 FAX: (972) 624-6200 CONTACT: JERRY W. SURUKAN
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SCALE 1" = 50'
DATE: AUGUST 16, 2024
JOB NO. 2023-146

CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public hearing and consideration of an ordinance as requested in Zoning Case 2024-022.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-022 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 81 for Trade School on 0.1 acre of land located 190 feet west of Coit Road and 650 feet south of Rockingham Way in the City of Plano, Collin County, Texas, presently zoned Retail, 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: Werbo, LLC**

BACKGROUND

The Planning & Zoning Commission recommended approval of this item 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
Ordinance	11/13/2024	Ordinance
Supporting Documents	11/13/2024	Informational

Zoning Case 2024-022

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. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south of Rockingham Way in the City of Plano, Collin County, Texas, presently zoned Retail, 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 25th day of November 2024, for the purpose of considering granting Specific Use Permit No. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south of Rockingham Way in the City of Plano, Collin County, Texas, presently zoned Retail; 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 25th day of November 2024; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south of Rockingham Way in the City of Plano, Collin County, Texas, presently zoned Retail, 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. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south

of Rockingham Way in the City of Plano, Collin County, Texas, presently zoned Retail, said property being described in the legal description in Exhibit A attached hereto.

Section II. 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 III. 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 IV. 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 V. 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 VI. 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 VII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 25th day of November, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

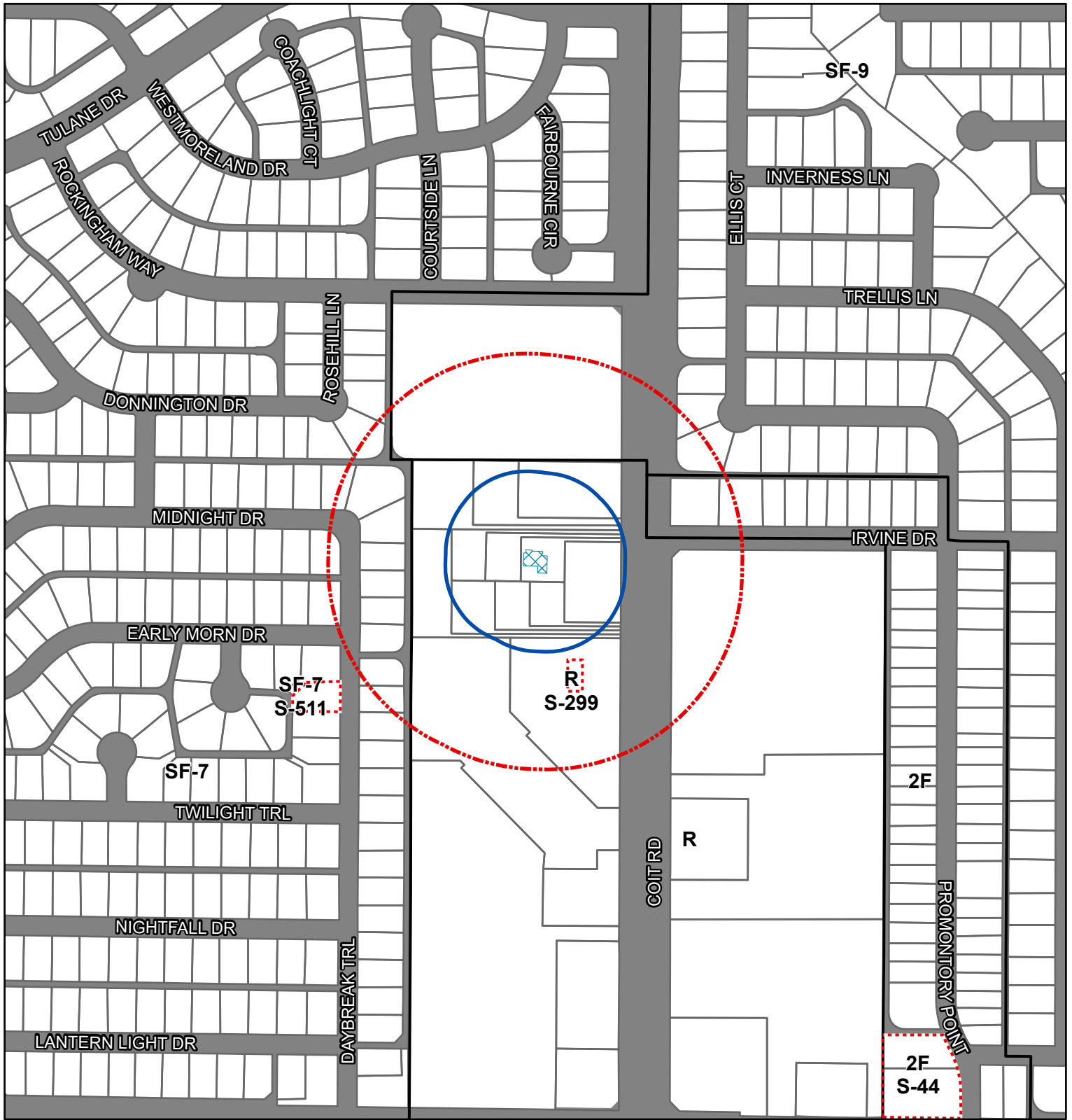
Zoning Case 2024-022

WHEREAS Figueroa Werbo LLC & Werbo 1500 LLC & London Square Venture LLC are the owners of Lot 5, Block A of London Square Addition as recorded in Volume F, Page 298 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the T.J. Cotton Survey, Abstract No. 202, and more particularly described as follows:

COMMENCING at a PK nail found marking an interior corner of Lot 4, Block A of said London Square Addition and the northwest corner of Lot 5;

THENCE crossing through Lot 5. South 34°04'20" East, 28.11 feet to the POINT OF BEGINNING, same being the northerly most northwest corner of the herein described premises;

THENCE continuing to cross through Lot 5 as follows: South 89°43'04" East, 15.20 feet to a point marking the northerly most northeast corner of said premises; South 00°16'56" West, 3.00 feet to a point for corner; South 89°43'04" East, 27.00 feet to a point for corner; South 00°16'56" West, 5.00 feet to a point for corner; North 89°43'04" West, 1.10 feet to a point for corner; South 00°16'56" West, 5.70 feet to a point for corner; South 89°43'04" East, 13.10 feet to a point marking the easterly most northeast corner of said premises; South 00°16'56" West, 44.20 feet to a point marking the southeast corner of said premises; North 89°43'04" West, 23.60 feet to a point marking the southerly most southwest corner of said premises; North 00°16'56" East, 16.89 feet to a point for corner; North 89°43'04" West, 36.70 feet to a point marking the westerly most southwest corner of said premises; North 00°16'56" East, 33.01 feet to a point marking the westerly most northwest corner of said premises; South 89°43'04" East, 6.10 feet to a point for corner; North 00°16'56" East, 8.00 feet to the **PLACE OF BEGINNING AND CONTAINING** 2,571 square feet or 0.059 acres of land.



Zoning Case: 2024-022

Existing Zoning: Retail

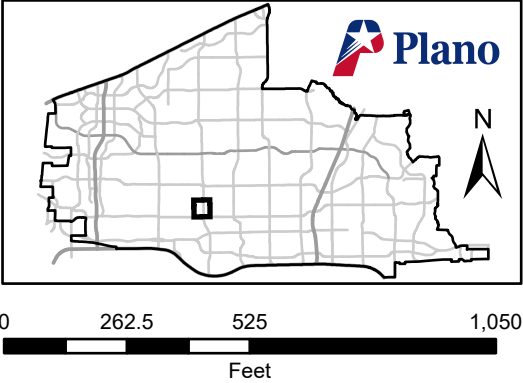
Proposed Zoning: SUP for Trade School

500' Notification Buffer Subject Property Zoning Boundary Change/SUP

200' Notification Buffer Streets Zoning Boundary

Municipal Boundaries Specific Use Permit

Source: City of Plano



DATE: November 5, 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 *CD*

SUBJECT: Results of Planning & Zoning Commission Meeting of November 4, 2024

AGENDA ITEM NO. 5 - ZONING CASE 2024-022
PETITIONER: WERBO, LLC

Request for a Specific Use Permit for Trade School on one lot on 0.1 acre located 190 feet west of Coit Road and 650 feet south of Rockingham Way. Zoned Retail. Project #ZC2024-022.

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>
Letters Received Within the Subject Property	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>1</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/319244?ts=2649>

DS/ko

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

AGENDA ITEM NO. 5

PUBLIC HEARING: Zoning Case 2024-022

PETITIONER: Werbo, LLC

CASE PLANNER: Donna Sepulvado, AICP

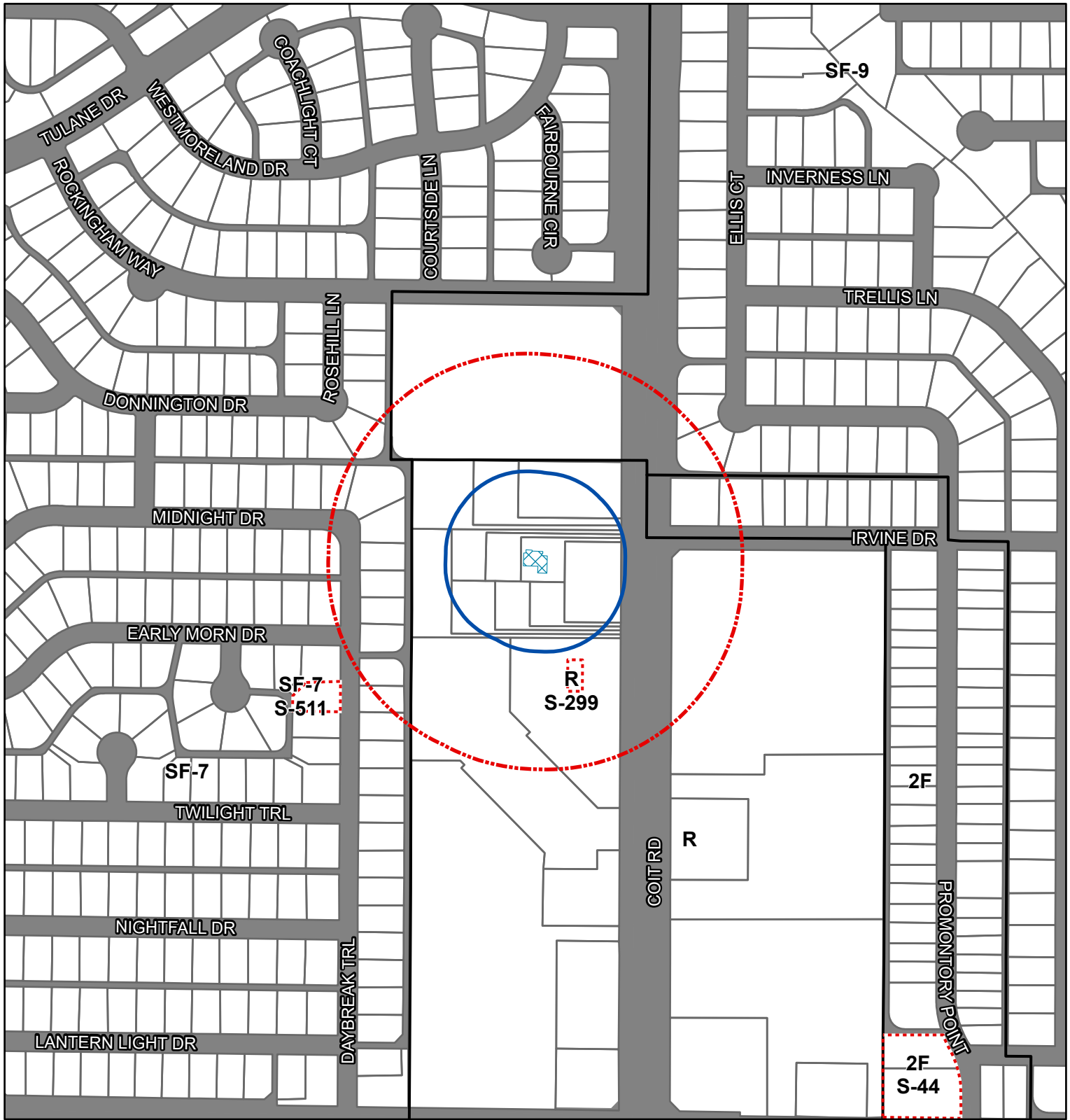
DESCRIPTION: Request for a Specific Use Permit for Trade School on one lot on 0.1 acre located 190 feet west of Coit Road and 650 feet south of Rockingham Way. Zoned Retail. Project #ZC2024-022.

EXECUTIVE SUMMARY

The applicant is requesting a Specific Use Permit for a Trade School for a 2,571-square-foot suite within an existing office condominium development zoned Retail (R). The trade school will specialize in the training of massage therapists. Major considerations of this request include:

- Trade School/Licensed Massage Therapy – Trade schools are establishments, other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation. Because the business specializes in the training of students, it is classified as a Trade School and not Licensed Massage Therapy. Licensed Massage Therapy, which is a health care service by a licensed massage therapist, is permitted by right in the Retail (R) zoning district.
- Operations – The proposed business will be located in a 2,571-square-foot suite. According to the applicant, the current owner intends that the business will train no more than 10 students at a time with two instructors.
- Conformance to the Comprehensive Plan – The subject property is designated as Neighborhoods (N) on the Future Land Use Map of the Comprehensive Plan. Staff finds the request consistent with the Comprehensive Plan.

For these reasons, staff recommends approval of the request.



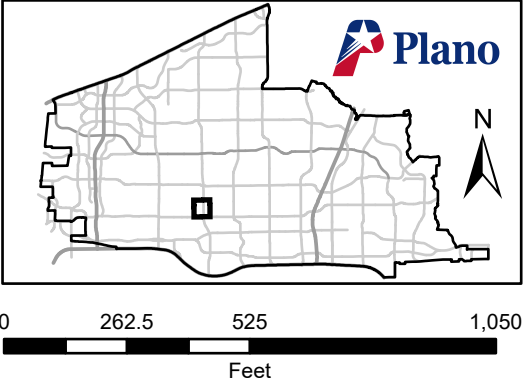
Zoning Case: 2024-022

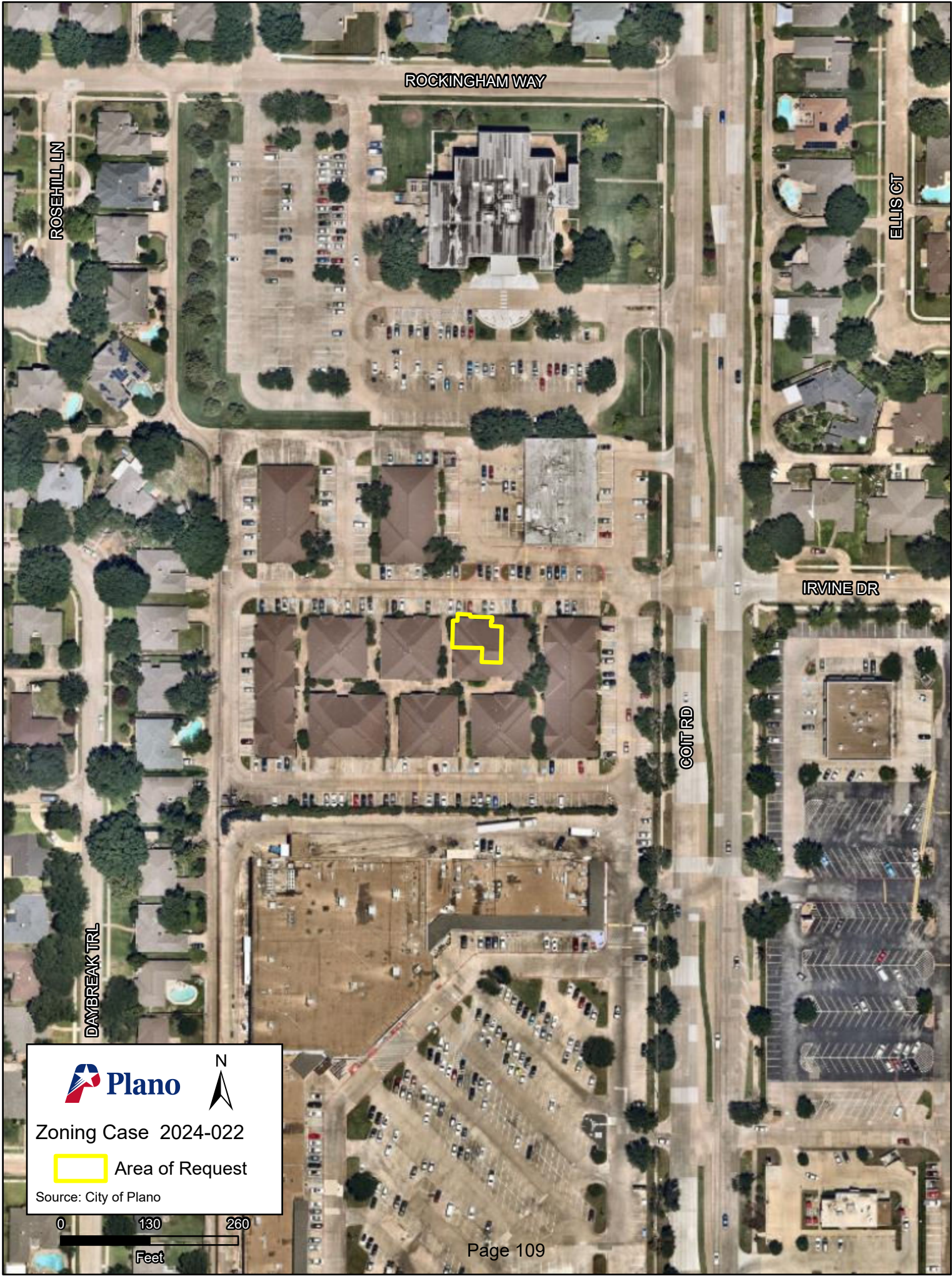
Existing Zoning: Retail

Proposed Zoning: SUP for Trade School

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

Source: City of Plano





ROCKINGHAM WAY

ROSEHILL LN

ELLIS CT


IRVINE DR

COOT RD

DAYBREAK TRL



Zoning Case 2024-022

 Area of Request

Source: City of Plano



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting a Specific Use Permit (SUP) for a Trade School in a 2,571-square-foot suite of an existing office condominium development zoned Retail (R). The trade school will train students seeking their state license in massage therapy.

Zoning – The subject property is currently zoned Retail (R). Section 10.400.1 (Purpose) of the Zoning Ordinance states the purpose of the R district is as follows:

The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. Limited residential uses may be considered appropriate as an extension of surrounding neighborhoods.

Specific Use Permit – Section 6.100 (Specific Use Permits) of the Zoning Ordinance states:

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

Additionally, Section 6.100 (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 insure 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 – The Zoning Ordinance defines a Trade School as follows:

Establishments, other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation.

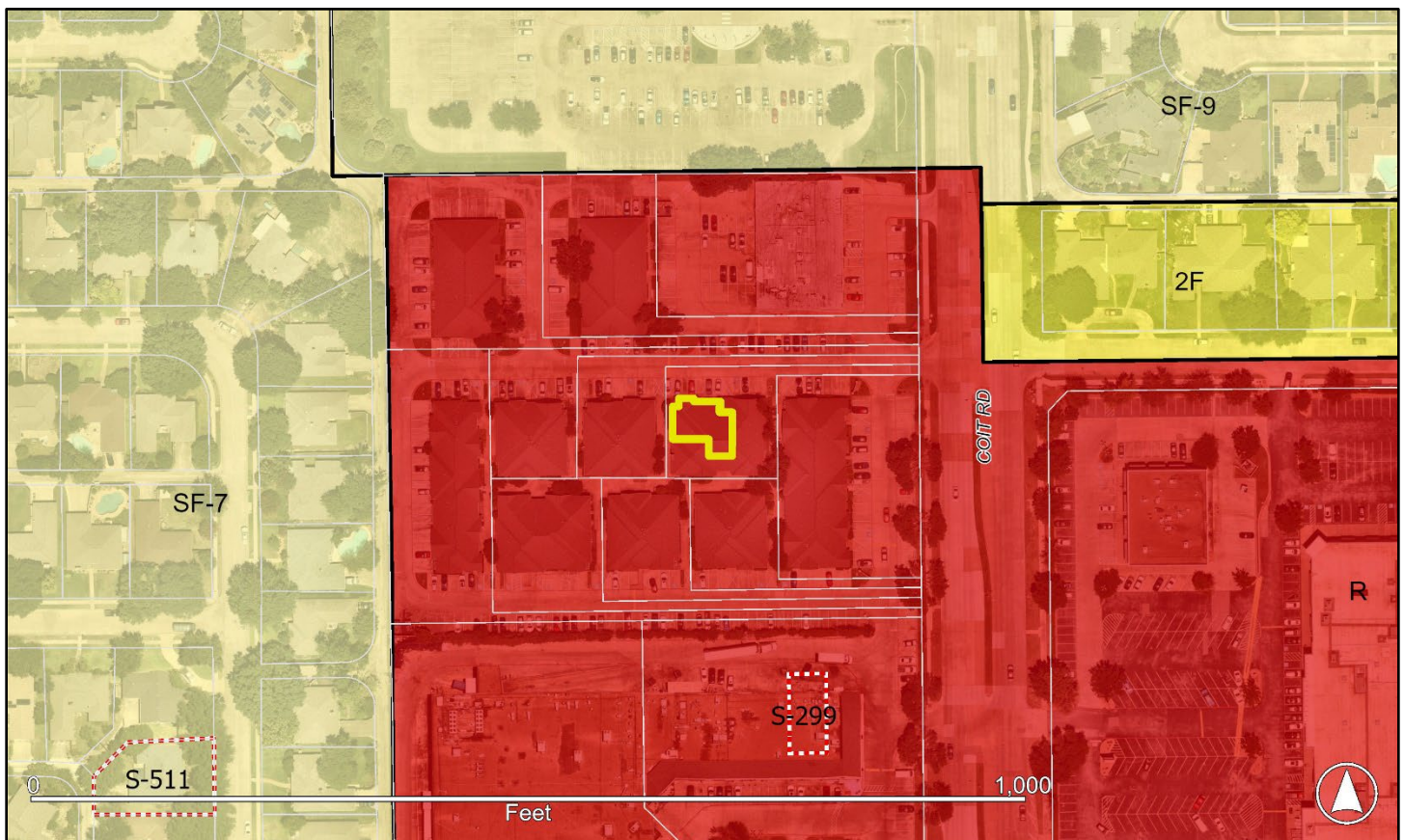
Licensed Massage Therapy – The Zoning Ordinance defines Licensed Massage Therapy as follows:

A health care service practiced by a licensed massage therapist, as defined by state law. “Massage therapy” means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt, glows, heat lamps, hot and cold packs, tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms “therapy” and “therapeutic” do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.”

SUP Restrictions – No SUP restrictions are recommended as part of this request.

Surrounding Land Use and Zoning – The subject property is a 2,571-square-foot lease space within a larger 6,415-square-foot building. The building is part of a larger office condominium development known as London Square, which includes 10 lots zoned Retail and developed with medical offices, personal service shops, and professional/general administrative offices. The surrounding uses and zoning listed below are for those around the larger office condominium development.

North	The properties to the north are zoned Single-Family Residence-9 (SF-9) and R and are developed with a public library and shopping center containing restaurants and personal service shops.
East	The properties to the east across Coit Road are zoned R, SF-9, and Two-Family Residence (Duplex) District (2F), and are developed with single-family homes, duplexes, and a shopping center with restaurants, retail stores, a bank, and indoor commercial amusement.
South	The properties to the south are zoned R with Specific Use Permit No. 299 (S-299) and is a shopping center with retail stores, restaurants, and personal service shops
West	The properties to the west are zoned Single-Family Residence-7 (SF-7) and developed with single-family homes.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

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.

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

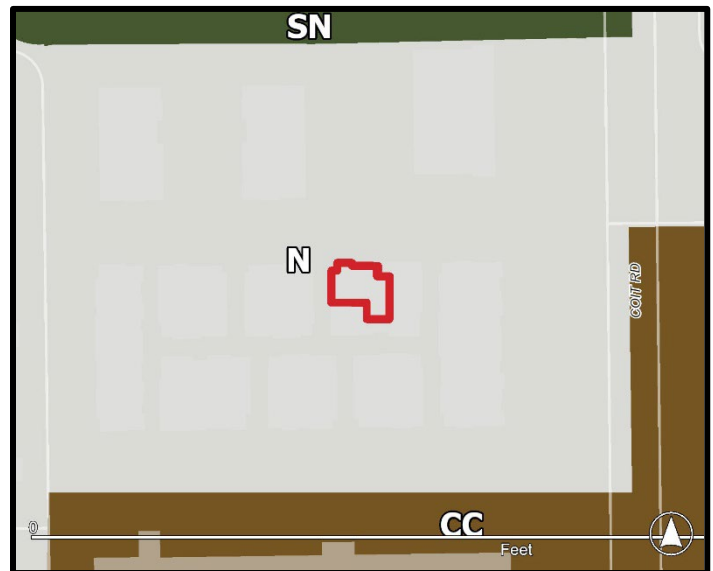
- **Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management:**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

Future Land Use Map Category & Dashboard

Future Land Use – The subject property is located within the [Neighborhoods \(N\)](#) category of the Future Land Use Map (FLUM).

Description: *The N category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.*

The request for a Specific Use Permit for Trade School is consistent with the description of the N category as Institutional Uses are supported.



FLUM – N Description and Priorities

Description		Meets
Priorities	#1: Preserving neighborhood character and quality of life	N/A
	#2: Upkeep of existing housing stock	N/A
	#3: Requiring adjacent commercial land uses to provide adequate transitions	N/A
	#4: Variety of housing heights, sizes, and types	N/A

Mix of Uses – The subject site is currently classified as *Office Types*. Although Trade Schools are classified as *Institutional Types*, granting an SUP for a Trade School would not alter the context of the existing site as the site would remain predominately office uses. Thus, the request would result in no change to the Mix of Uses.

[Desirable Character Defining Elements in N Designation](#) – The proposed SUP for Trade School does not include significant changes to the existing site or building. Therefore, the Character Defining Elements are not applicable to this request.

Other Comprehensive Plan Maps

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

Additional Comprehensive Plan Policies – The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

[Findings Policy Assessment](#) – Findings are not required to approve this request.

Adequacy of Public Facilities – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#).

Water and Sewer – Water and sanitary sewer services are available to serve the subject property.

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

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

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	
Description & Priorities	Meets
Mix of Uses	No Change
Character Defining Elements	N/A
Other Comprehensive Plan Maps	N/A
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Trade School

The applicant is requesting a Specific Use Permit (SUP) for Trade School to operate a business that will train students to become licensed massage therapists. The subject property is a 2,571-square-foot lease space within an existing building. According to the applicant, the school will operate during normal office hours and will train up to 10 students at a time with two instructors.

The subject property is zoned Retail (R), which requires an SUP for trade schools. However, a Licensed Massage Therapy use, which conducts similar functions, is a permitted use in the R district. Staff considers the use to be low intensity based on the number of trips generated, size of the suite, and amount of parking required. No negative impacts to the site or surrounding land uses are anticipated by this business. For these reasons, staff finds the proposed trade school to be complementary to the adjacent retail uses.

SUMMARY:

The applicant is requesting a Specific Use Permit for Trade School to operate a business specializing in the training of students seeking their massage therapy license. This use is complementary to the adjacent retail uses and would not negatively impact the surrounding area. The request is in conformance with the policies of the Comprehensive Plan. For these reasons, staff is supportive of the request.

RECOMMENDATION:

Recommended for approval as submitted.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 11/25/2024

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
