



PLANO CITY COUNCIL
1520 K Avenue, Plano TX 75074 and via videoconference

DATE: SEPTEMBER 16, 2025

TIME: 5:00 PM

Our Vision - Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers 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.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, [YouTube.com/cityofplanotexas](https://www.youtube.com/c/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

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

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

CALL TO ORDER

EXECUTIVE SESSION

- | | | | |
|------|---|----------|---------|
| I. | Legal Advice | Mims | 25 min. |
| | a) Respond to questions and receive legal advice on agenda items | | |
| | b) DART | | |
| II. | Economic Development | McDonald | 10 min. |
| | Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect. | | |
| III. | Personnel - Appointments: | Council | 5 min. |
| | a) Board of Adjustment - Interim Member, Alternate Members, and Chair | | |

- b) Building Standards Commission - Members, Alternate Members, and Chair
- c) Heritage Commission - Members and Chair
- d) Planning & Zoning Commission - Chair

PRELIMINARY OPEN MEETING

- | | | | |
|------|---|------------------|---------|
| I. | Consideration and action resulting from Executive Session discussion -
Personnel - Appointments:
a) Board of Adjustment - Interim Member, Alternate Members and Chair
b) Building Standards Commission - Members, Alternate Members and Chair
c) Heritage Commission - Members and Chair
d) Planning & Zoning Commission - Chair | Council | 5 min. |
| II. | Personnel - Appointments
a) Animal Shelter Advisory Committee - Members and Chair
b) Civil Service Commission - Member and Chair
c) Community Relations Commission - Member and Chair
d) Cultural Arts Commission - Member, Interim Member, and Chair
e) Library Advisory Board - Members and Chair
f) Parks and Recreation Planning Board - Members and Chair
g) Plano Housing Authority - Members
h) Retirement Security Plan Committee - Member and Chair
i) Senior Advisory Board - Members and Chair
j) Tax Increment Financing Reinvestment Zone No. 2 and No. 3 Boards - Members and Chair
k) Tax Increment Financing Reinvestment Zone No. 4 Board - Chair
l) Tax Increment Financing Reinvestment Zone No. 5 Board - Members and Chair | Council | 15 min. |
| III. | Discussion and direction re: Nominations to the Collin Central Appraisal District and Denton Central Appraisal District Boards. | Council | 10 min. |
| IV. | 2025 Citizen Survey Results Presentation | Gregorash/Morado | 20 min. |
| V. | Discussion regarding the potential sale of land for hotel, retail, and townhome development as identified in the Oak Point Plan. | Braster | 15 min. |
| VI. | Consent and Regular Agendas | Council | 5 min. |
| VII. | Council items for discussion/action on future agendas | Council | 5 min. |

In accordance with the provisions of the Open Meetings Act, during the Preliminary Open Meeting, agenda items will be discussed and votes may be taken where appropriate. The City Council may convene into Executive Session to discuss posted items in the session as allowed by law.

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



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

PRESENTER:

TIME SPAN:

ITEM SUMMARY

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CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Paige Mims, City Attorney

AGENDA ITEM: Legal Advice

PRESENTER: Mims

TIME SPAN: 25 min.

ITEM SUMMARY

Legal Advice

- a) Respond to questions and receive legal advice on agenda items
- b) DART



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Doug McDonald, Director of Economic Development

AGENDA ITEM: Economic Development

PRESENTER: McDonald

TIME SPAN: 10 min.

ITEM SUMMARY

Economic Development

Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM: Personnel

PRESENTER: Council

TIME SPAN: 5 min.

ITEM SUMMARY

Personnel - Appointments:

- a) Board of Adjustment - Interim Member, Alternate Members, and Chair
- b) Building Standards Commission - Members, Alternate Members, and Chair
- c) Heritage Commission - Members and Chair
- d) Planning & Zoning Commission - Chair



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

PRESENTER: Council

TIME SPAN: 5 min.

ITEM SUMMARY

Consideration and action resulting from Executive Session discussion -

Personnel - Appointments:

- a) Board of Adjustment - Interim Member, Alternate Members and Chair
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ATTACHMENTS:

Description	Upload Date	Type
Memo	9/8/2025	Memo

Date: September 8, 2025

To: Honorable Mayor and City Council
City Manager Israelson
City Secretary Henderson

From: Lisa McAlister, Assistant City Secretary

Subject: Personnel – Executive and Work Session Meetings

The following appointments will be considered at the September 16, 2025, Plano City Council meeting.

<u>Executive Session</u>	<u>Work Session Meeting</u>
<ul style="list-style-type: none"> • Board of Adjustment – Interim Member, Alternate Members, and Chair • Building Standards Commission – Members, Alternate Members, and Chair • Heritage Commission – Members and Chair • Planning & Zoning Commission – Chair 	<ul style="list-style-type: none"> • Animal Shelter Advisory Committee – Members and Chair • Civil Service Commission – Member and Chair • Community Relations Commission – Member and Chair • Cultural Arts Commission – Member, Interim Member, and Chair • Library Advisory Board – Members and Chair • Parks and Recreation Planning Board – Members and Chair • Plano Housing Authority – Members • Retirement Security Plan Committee – Member and Chair • Senior Advisory Board – Members and Chair • Tax Increment Financing Reinvestment Zone No. 2 and No. 3 Boards – Members and Chair • Tax Increment Financing Reinvestment Zone No. 4 Board – Chair • Tax Increment Financing Reinvestment Zone No. 5 Board – Members and Chair

CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM: Appointments to Boards & Commissions

PRESENTER: Council

TIME SPAN: 15 min.

ITEM SUMMARY

Personnel - Appointments

- a) Animal Shelter Advisory Committee - Members and Chair
- b) Civil Service Commission - Member and Chair
- c) Community Relations Commission - Member and Chair
- d) Cultural Arts Commission - Member, Interim Member, and Chair
- e) Library Advisory Board - Members and Chair
- f) Parks and Recreation Planning Board - Members and Chair
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CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM: Discussion and direction re: Nomination to CAD Boards

PRESENTER: Council

TIME SPAN: 10 min.

ITEM SUMMARY

Discussion and direction re: Nominations to the Collin Central Appraisal District and Denton Central Appraisal District Boards.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Karen Rhodes-Whitley, Director of Budget and Research

AGENDA ITEM: 2025 Citizen Survey Results Presentation

PRESENTER: Gregorash/Morado

TIME SPAN: 20 min.

ITEM SUMMARY

2025 Citizen Survey Results Presentation



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: Special Projects

DIRECTOR: Peter Braster, Director of Special Projects

AGENDA ITEM: Discussion regarding the potential sale of land for hotel, retail, and townhome development as identified in the Oak Point Plan.

PRESENTER: Braster

TIME SPAN: 15 min.

ITEM SUMMARY

Discussion regarding the potential sale of land for hotel, retail, and townhome development as identified in the Oak Point Plan.

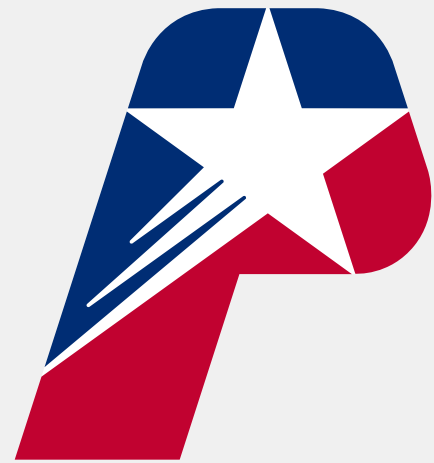
FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government as well as Residential and Commercial Economic Vitality.

ATTACHMENTS:

Description	Upload Date	Type
presentation	9/3/2025	Informational



Plano

City of Excellence

Plano Center Development: Hotel, Retail, Housing

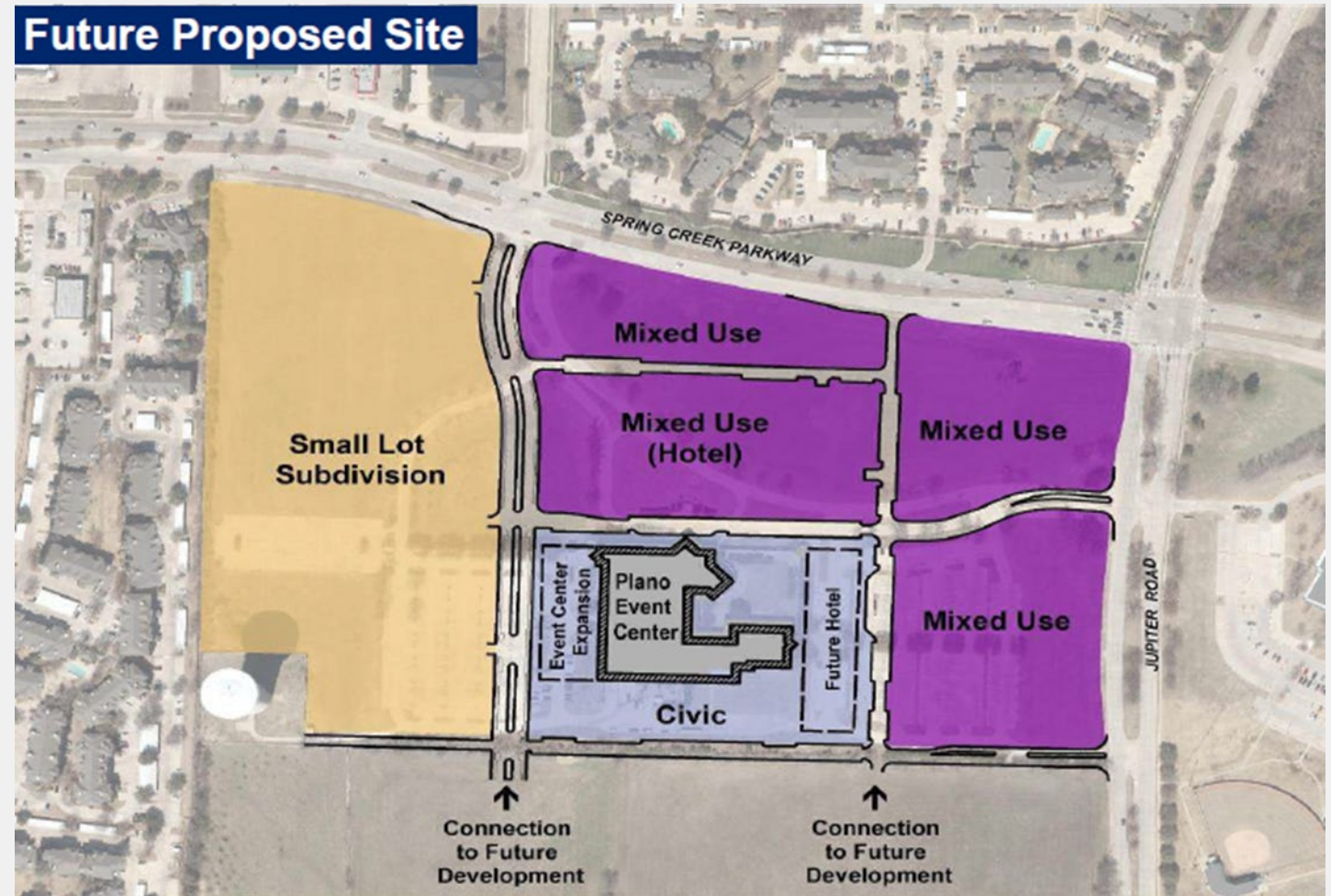
Plano Center: a Bit of History

- Opened 1990
- Hotel RFP in 2018
- Ground Lease agreement signed in 2020
- Ground lease agreement terminated July 2024



Oak Point Plan and Current Zoning

- Oak Point Plan adopted 2018
- Zoning – NBD-1 in 2021
- A dense mix of uses:
 - Civic
 - Hotel
 - Retail
 - Office
 - Single Family



Plano Event Center Market Analysis



Plano Event Center

Hotel & Retail Market Analysis

Market Demand & Financial
Feasibility Report

October 22, 2024





Study Recommendations: Upper Upscale Hotel

	Baseline Scenario	Optimal Scenario
Key Count	300	375
Brand	Hilton or Marriott	Hilton or Marriott
Function Space	10,000 SF 9,000 SF Grand Ballroom 1,000 SF Meeting Rooms	12,000 SF 10,000 SF Grand Ballroom 2,000 SF Meeting Rooms
Parking	750 Spaces ~425 hotel spaces 325 event center spaces	825 Spaces ~500 hotel spaces 325 event center spaces
Amenities	5,000 SF ground-floor restaurant	5,000 SF ground-floor restaurant 5,000 SF rooftop event / F&B space

Study Recommendations: Retail

Restaurants – 2,500 – 5,000 SF

Minimum of 3–4 Assets

Local food & beverage concepts

Variety in scale and offerings

Entertainment Anchor – 8,000 – 12,000 SF

Anchors help to establish an identity for a district, serving as its main driver and focal point

Common anchors in these districts include beer gardens/ breweries, “eatertainment” assets, or experiential dining

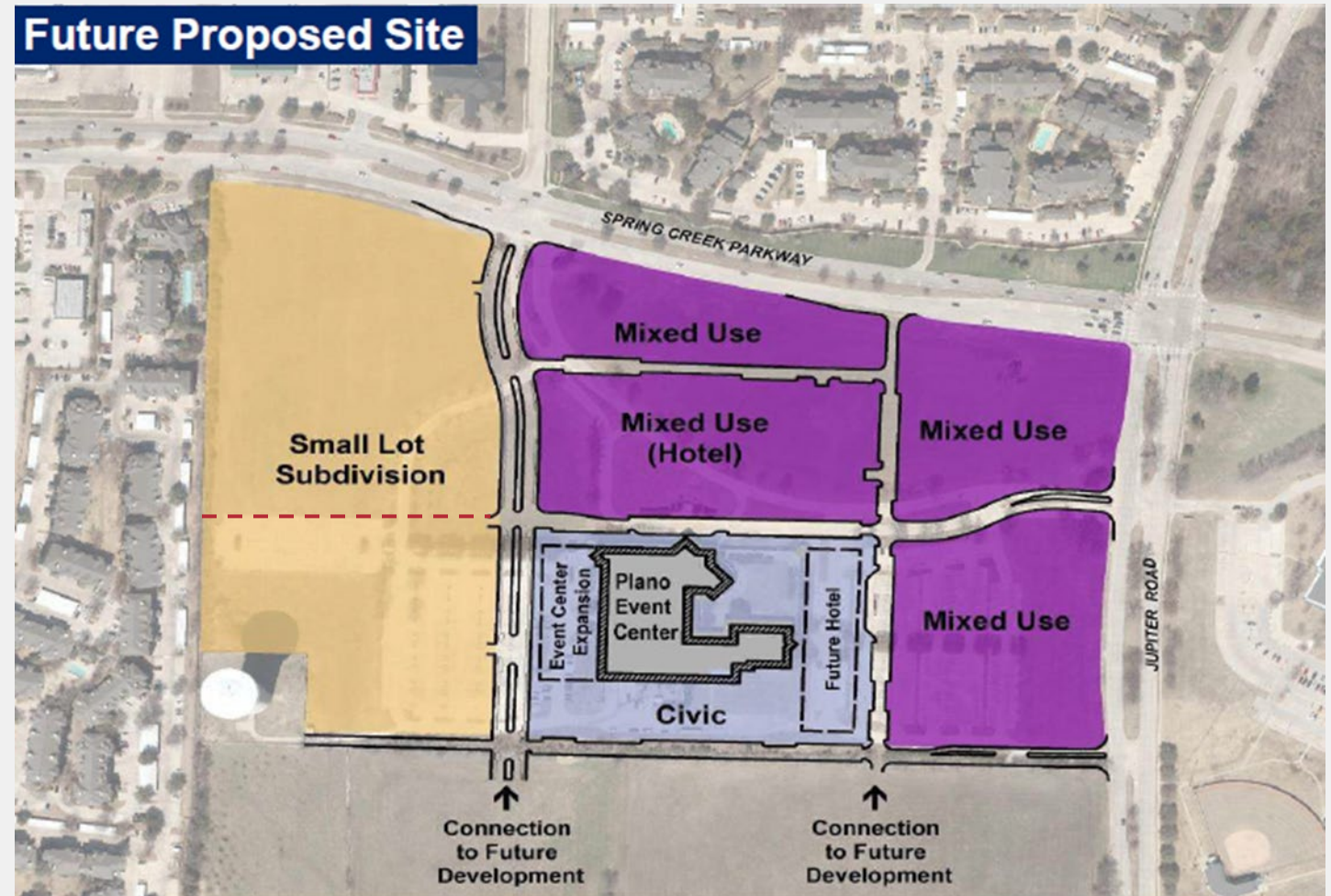
Greenspace/Plaza

Outdoor seating and gathering places

Programming opportunities such as live music to provide experiences for both residents and visitors

Single Family Land

- 14.1-acres on the western side
- Appraisal received 10/28/2024
- Based on 17 units per acre or 238 lots
- Land Value = \$3.4 million
- Sale would be in phases to allow for Plano Center parking replacement





Requesting Direction

- **On the hotel:**
 - Are we prepared to entertain any further participation than previously approved?
 - Are we prepared to accept a smaller hotel to be more in line with today's economics rather than the optimal hotel to support Plano Center's operations?
 - May we prepare a Request for Bids for a sale of the land for a hotel?
- **On the retail:**
 - Is it acceptable to follow the recommendations of the current analysis and accept a reduced density for the first phase of retail development even if that does not adhere to the Oak Point Plan and zoning?
 - May we prepare a Request for Bids for a sale of land for the retail?
- **On the single-family land sale:**
 - May we prepare a Request for Bids for a sale of land for housing?



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

PRESENTER: Council

TIME SPAN: 5 min.

ITEM SUMMARY

Consent and Regular Agendas



CITY COUNCIL AGENDA MEMO

MEETING DATE: 9/16/2025

DEPARTMENT: City Secretary

DIRECTOR: Mark D. Israelson, City Manager

PRESENTER: Council

TIME SPAN: 5 min.

ITEM SUMMARY

Council items for discussion/action on future agendas