

**PLANO CITY COUNCIL
REGULAR SESSION
May 13, 2024**

COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

Mayor Muns convened the Council into the Regular Session on Monday, May 13, 2024, at 7:00 p.m. in the Program Room of the Davis Library, 7501-B Independence Parkway and via videoconference. A quorum was present.

Invocation and Pledge

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

Proclamations and Special Recognitions

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

Consent Agenda

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

Approval of Expenditures

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

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

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

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

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

Approval of Expenditure

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

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

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

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

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

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

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

Adoption of Resolutions

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

Adoption of Ordinances

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

End of Consent

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

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

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

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

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

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

Public Hearing and adoption of Ordinance No. 2024-5-4 as requested in Zoning Case 2024-001 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Item “1”)

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

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

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

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

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

Public Hearing and adoption of Ordinance No. 2024-5-6 as requested in Zoning Case 2024-007 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Item “3”)

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

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

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

Comments of Public Interest – No one requested to speak.

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

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

MEETING DATE

Monday, May 13, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: THE IMPROVEMENT OF PROPERTY HELPS THE PROPERTY and FOR THE NEXT 30 yrs.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: UPGRADING PROPERTY; and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: _____

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



Signature

5-13-24

Date

MEETING DATE

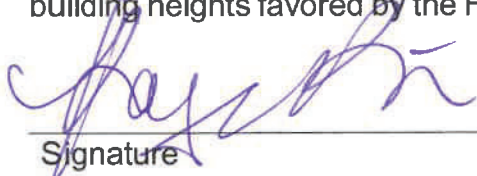
Monday, May 13, 2024

RESULTS

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

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

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


Signature

5/13/24
Date

MEETING DATE

Monday, May 13, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: Redevelopment & Revitalization w/o destroying
and the beauty of Plano
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: updating the neighborhood
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: _____

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



Signature

5/13/24

Date

MEETING DATE

Monday, May 13, 2024

RESULTS

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

I agree with the conclusions in the preliminary report provided by staff because:
of the precedent this sets

or

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

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

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

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

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

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

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

Anthony Ricciardelli
Signature

5/13/24
Date

MEETING DATE

Monday, May 13, 2024

RESULTS

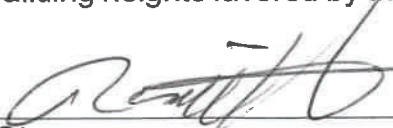
I, Mayor/Councilmember Harne, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

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

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

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

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



Signature

5/13/24

Date

MEETING DATE

Monday, May 13, 2024

RESULTS

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

I agree with the conclusions in the preliminary report provided by staff because:
The project does not conform with the comprehensive plan.

or

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

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

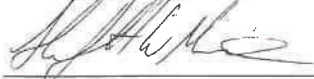
The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and

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

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

Comments on any of the above which further explain my position: _____.

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



Signature

5/13/2024

Date

MEETING DATE

Monday, May 13, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: Revitalization of existing property; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: adding to much needed housing inventory, especially by including 2 + 3 bedroom options; and
3. The request is consistent with other policies, actions, maps:

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

4. Comments on any of the above which further explain my position: _____

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

Julie Holmer
Signature

5-13-2023
Date

MEETING DATE

Monday, May 13, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: provide Additional housing mix while maintaining low
and density.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Increase green space and
and streets.
3. The request is consistent with other policies, actions, maps:

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

4. Comments on any of the above which further explain my position: _____.

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



Signature

5 / 13 / 24

Date