

**PLANO CITY COUNCIL  
REGULAR SESSION  
September 9, 2024**

**COUNCIL MEMBERS PRESENT**

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

**STAFF PRESENT**

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

Mayor Muns convened the Council into the Regular Session on Monday, September 9, 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**

Sr. Pastor Jason Atchley with Hunters Glen Baptist Church led the invocation and the City Council led the Pledge of Allegiance and Texas Pledge.

**Consent Agenda**

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

**Approval of Minutes**

August 26, 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. 2024-0530-B** for Residential Concrete Pavement Repair Zone Q4, Project No. PW-S-00031, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of \$5,233,250; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

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

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

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

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

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

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

### **Approval of Contract Modification**

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

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

### **Approval of Expenditure**

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

To approve an expenditure for construction materials testing professional services for Middle Cove, Lookout, Tumbleweed, Westridge, Carrington & Early Morn – Paving and Waterline Improvements, Project No. 7461, in the amount of \$181,825 from Raba Kistner, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

To approve an expenditure for engineering professional services for 13th Street Paving, Sewer, and Water Reconstruction - Municipal Avenue to N Avenue, Project No. ENG-S-00015, in the amount of \$377,100 from Teague Nall and Perkins, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

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

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

### **Adoption of Resolutions**

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

### **Adoption of Ordinances**

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

### **End of Consent**

**Public Hearing and adoption of Ordinance No. 2024-9-3** to grant the appeal of the Planning & Zoning Commission's denial of Zoning Case 2024-012. Request to rezone from Neighborhood Office to Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) on 7.7 acres located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive. Petitioner: Big OS Properties, LP (Regular Item “1”)

**Public Hearing and adoption of Ordinance No. 2024-9-3 (Cont'd.)**

Mayor Muns opened the public hearing. Bryan Robertson with Robertson Companies, Mitchell Jensen with Kimley Horne, and Shane Jordan with Jordan Realty Advisors spoke to the project. Lisa Price spoke in support of the project. Mayor Muns closed the public hearing.

**MOTION:** Upon a motion made by Councilmember Williams and seconded by Councilmember Prince, the Council voted 8-0 to grant the appeal of the Planning & Zoning Commission's denial of Zoning Case 2024-012. Request to rezone from Neighborhood Office to Single-Family Residence-6 and rescind Specific Use Permit No. 585 for Veterinary Clinic and Kennel (Indoor Pens) on 7.7 acres located on the east side of Spring Creek Parkway, 540 feet west of Meadowlands Drive; as requested in Zoning Case 2024-012; and further to adopt Ordinance No. 2024-9-3.

The Council took a brief recess at 7:43 p.m. to complete the findings forms and reconvened at 7:46 p.m.

**Public Hearing and adoption of Ordinance No. 2024-9-4** as requested in Zoning Case 2024-014 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: Oak Point Plaza I, LLC (Regular Item “2”)

Mayor Muns opened the public hearing. Jay Rampuria, the applicant and Michael Hope, representing the property owner, spoke to the project. Mayor Muns closed the public hearing.

**MOTION:** Upon a motion made by Councilmember Horne and seconded by Councilmember Smith, the Council voted 8-0 to grant Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2024-014; and further to adopt Ordinance No. 2024-9-4.

**Ordinance No. 2024-9-5:** To approve and adopt the Operating Budget and setting the appropriations for the fiscal year beginning October 1, 2024, and terminating September 30, 2025; and providing an effective date. (Public Hearings held on August 12, 2024, August 15, 2024, and August 26, 2024.) (Regular Item “3”)

Jennifer Groysman spoke in opposition of the proposed Budget.

**Ordinance No. 2024-9-5 (Cont'd.)**

**MOTION:** Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Prince, the Council voted 7-1, with Councilmember Ricciardelli in opposition, to approve and adopt the Operating Budget and setting the appropriations for the fiscal year beginning October 1, 2024, and terminating September 30, 2025; and providing an effective date; and further to adopt Ordinance No. 2024-9-5.

**Ordinance No. 2024-9-6:** To approve and adopt the Community Investment Program and setting the appropriations for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and providing an effective date. (Public Hearings held on August 12, 2024, August 15, 2024, and August 26, 2024.) (Regular Item “4”)

**MOTION:** Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Prince, the Council voted 8-0 to approve and adopt the Community Investment Program and setting the appropriations for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and providing an effective date; and further to adopt Ordinance No. 2024-9-6.

**Public Hearing on the proposed tax rate** of \$0.4176 per \$100 of taxable value for Fiscal Year 2024-25. (The first Public Hearing was held on August 26, 2024.) (Regular Item “5”)

Mayor Muns opened the public hearing. Jennifer Groysman spoke in opposition of the proposed tax rate. Mayor Muns closed the public hearing.

**Ordinance No. 2024-9-7:** To approve and adopt the Tax Rate for the fiscal year beginning October 1, 2024 and terminating September 30, 2025; and providing an effective date. (The first Public Hearing was held on August 26, 2024. The second Public Hearing is being held on September 9, 2024, prior to the adoption of this Ordinance.) (Regular Item “6”)

**MOTION:** Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Horne, the Council voted 7-1, with Councilmember Ricciardelli in opposition, that the property tax rate be increased by the adoption of a tax rate of \$0.4176, which is effectively a 5.29 percent increase in the tax rate; and further to adopt Ordinance No. 2024-9-7.

**Ordinance No. 2024-9-8:** To ratify the property tax revenue in the 2024-25 Budget as a result of the City receiving more revenues from property taxes in the 2024-25 Budget than in the previous fiscal year; and providing an effective date. (The first Public Hearing was held on August 26, 2024. The second Public Hearing is being held on September 9, 2024, prior to the adoption of this Ordinance.) (Regular Item “7”)

**MOTION:** Upon a motion made by Councilmember Horne and seconded by Mayor Pro Tem Tu, the Council voted 7-1, with Councilmember Ricciardelli in opposition, to ratify the property tax increase reflected in the budget adopted for the fiscal year beginning October 1, 2024 and ending September 30, 2025; and further to adopt Ordinance No. 2024-9-8.

**Comments of Public Interest**

No one spoke.

With no further discussion, the Regular City Council Meeting adjourned at 8:27 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

# CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



## MEETING DATE

Monday, September 9, 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: HOUSING IS APPROPRIATE USE; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: RESIDENTIAL SURROUNDS THE PROPERTY and
3. The request is consistent with other policies, actions, maps:
  - ☐ Bicycle Transportation Plan Map
  - ☒ Housing Trends Analysis and Strategic Plan (2018)
  - ☐ Thoroughfare Plan Map & Cross Sections
  - ☐ Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

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

Signature

9-9-24  
Date

## CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



### MEETING DATE

Monday, September 9, 2024

### RESULTS

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

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

Signature

Date

9/9/24



## CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



### MEETING DATE

Monday, September 9, 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: we need more housing; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: less traffic than currently zoned would generate; and
3. The request is consistent with other policies, actions, maps:
  - ☐ Bicycle Transportation Plan Map
  - ☒ Housing Trends Analysis and Strategic Plan (2018)
  - ☐ Thoroughfare Plan Map & Cross Sections
  - ☐ Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_

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

Julie Holmer  
Signature

9/9/2024  
Date

# CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



## MEETING DATE

Monday, September 9, 2024

## RESULTS

I, Mayor/Councilmember Ricciardelli, 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: it is SF next to SF; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: "; and
3. The request is consistent with other policies, actions, maps:

- ☐ Bicycle Transportation Plan Map
- ☐ Housing Trends Analysis and Strategic Plan (2018)
- ☐ Thoroughfare Plan Map & Cross Sections
- ☐ Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: it appears that development is routinely allowed in areas that could be impacted by an unlikely, dm breach.

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

Anthony Ricciardelli

Date

9/9/24

## CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



### MEETING DATE

Monday, September 9, 2024

### RESULTS

I, Mayor/Councilmember Horne, 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 of Plano; and provide quality residential property.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: quality residential; and
3. The request is consistent with other policies, actions, maps:

- ☐ Bicycle Transportation Plan Map
- ☒ Housing Trends Analysis and Strategic Plan (2018)
- ☒ Thoroughfare Plan Map & Cross Sections
- ☐ Other: \_\_\_\_\_

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

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

[Signature]  
Signature

9/9/24  
Date

# CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



## MEETING DATE

Monday, September 9, 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: we need more housing in Plano; and

2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: this is a better use of the land than isolated office; and

3. The request is consistent with other policies, actions, maps:

- ☐ Bicycle Transportation Plan Map
- ☐ Housing Trends Analysis and Strategic Plan (2018)
- ☐ Thoroughfare Plan Map & Cross Sections
- ☒ Other: Guiding Principles 1.1

4. Comments on any of the above which further explain my position: This is better for surrounding neighbors.

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]  
Signature

9/9/24  
Date

# CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



## MEETING DATE

Monday, September 9, 2024

## RESULTS

I, Mayor/Councilmember Williams, 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: it only fails to conform to the Future Land Use Map to  
and Mix of uses because we designated it OSN + to not have  
any uses despite not owning the land.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: \_\_\_\_\_;  
and
3. The request is consistent with other policies, actions, maps:
  - ☐ Bicycle Transportation Plan Map
  - ☐ Housing Trends Analysis and Strategic Plan (2018)
  - ☐ Thoroughfare Plan Map & Cross Sections
  - ☐ Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

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

A handwritten signature in blue ink.

Signature

9/9/2024

Date



# CITY COUNCIL

FINDINGS RELATED TO ZONING CASE 2024-012



## MEETING DATE

Monday, September 9, 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: meets GFI today principles; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: adds needed housing; and
3. The request is consistent with other policies, actions, maps:
  - ☐ Bicycle Transportation Plan Map
  - ☒ Housing Trends Analysis and Strategic Plan (2018)
  - ☐ Thoroughfare Plan Map & Cross Sections
  - ☐ Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

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

  
Signature

9/9/24  
Date