

**PLANO CITY COUNCIL
REGULAR MINUTES
August 11, 2025**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla, Jr.

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
Lisa McAlister, Assistant City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, August 11, 2025, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Pastor Kelvin Foley with North Dallas Community Bible Fellowship led the invocation, and Pack 200 – Charter Organization Christ United Methodist Church led the Pledge of Allegiance and Texas Pledge.

Comments of Public Interest

Bill Lisle spoke to zoning change processes.

Consent Agenda

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

Approval of Minutes

July 28, 2025 Joint and Regular
July 30, 2025 (Consent Agenda Item “A”)

Approval of Expenditures

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

RFP No. 2025-0140-B for Pool Re-Plaster at Tom Muehlenbeck Recreation Center for the Parks & Recreation Department to Sunbelt Pools, Inc. in the amount of \$223,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2025-0393-B for Arbor Hills Nature Preserve Erosion Control, Pedestrian Bridge, Project No. PKR-D-00003, for the Parks and Recreation Department to Austin Filter Systems in the amount of \$1,209,957; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

Purchase from an Existing Contract

To approve the purchase of Swimming Pool and Spray Pad Chemicals for the Parks and Recreation Department in the estimated amount of \$285,000 from Petra Chemical Company LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 701-23) (Consent Agenda Item “D”)

Adoption of Resolutions

Resolution No. 2025-8-1(R): To approve a revised Fee Schedule for the Environmental Health & Sustainability Department to reflect fee changes, add certain fees, and clarify certain terms; and providing an effective date. (Consent Agenda Item “E”)

Adoption of Ordinances

Ordinance No. 2025-8-2: To accept and approve the Annual Update of the Service and Assessment Plan and Assessment Roll for the Haggard Farm Public Improvement District in accordance with Texas Local Government Code §372.013, as amended; providing a cumulative clause; providing a severability clause; and providing an effective date. (Consent Agenda Item “F”)

End of Consent

Ordinance No. 2025-8-3: To repeal Ordinance No. 2023-9-18, codified as Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances, and replacing it with a new Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances; providing that the Entertainment Venue provisions do not apply to food service establishments, and providing new defenses to prosecution for restaurant and food service establishments under certain circumstances; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. (Consent Agenda Item “G”)

MOTION: Upon a motion made by Councilmember Kehr and seconded by Mayor Pro Tem Tu, the Council voted 8-0, to repeal Ordinance No. 2023-9-18, codified as Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances, and replacing it with a new Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances; providing that the Entertainment Venue provisions do not apply to food service establishments, and providing new defenses to prosecution for restaurant and food service establishments under certain circumstances; and further to adopt Ordinance No. 2025-8-3.

Public Hearing and adoption of Ordinance No. 2025-8-4 as requested in Zoning Case 2025-004 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 19.0 acres in Collin County, Texas, located at the northeast corner of U.S. Highway 75 and State Highway 190 and within the 190/Plano Parkway and Expressway Corridor Overlay Districts, rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial, and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and creating a new permitted use of commercial flex warehouse with associated 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: Onalp Property Owner LLC (Regular Item “1”)

Mayor Muns opened the public hearing. Bill Dahlstrom, representing the applicant, and Jason Thorburg spoke to the project. Bill Lisle spoke to the process for adding the zoning use. Mayor Muns closed the public hearing. The applicant suggested amending the wording in Section 3(f) to the following:

(f) Loading areas are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, trailers, and shipping containers are prohibited, except where fleet vehicle and open storage are allowed below. No delivery vehicles shall be parked outside of the designated loading areas. Loading areas and access points are limited to those shown on PSP2025-011.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Holmer and seconded by Mayor Pro Tem Tu, the Council voted 8-0, to rezone 19.0 acres in Collin County, Texas, located at the northeast corner of U.S. Highway 75 and State Highway 190 and within the 190/Plano Parkway and Expressway Corridor Overlay Districts, rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial, and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and creating a new permitted use of commercial flex warehouse with associated development standards; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2025-004; as amended; and further to adopt Ordinance No. 2025-8-4.

Public Hearing and adoption of Ordinance No. 2025-8-5 as requested in Zoning Case 2025-008 to amend Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to remove Part D of Subsection 10.1300.4, consistent with the implementation of Ordinance Number 2011-5-7; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Regular Item “2”)

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

Public Hearing and adoption of Ordinance No. 2025-8-5 (Cont'd.)

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Horne, the Council voted 8-0, to amend Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to remove Part D of Subsection 10.1300.4, consistent with the implementation of Ordinance Number 2011-5-7; as requested in Zoning Case 2025-008; and further to adopt Ordinance No. 2025-7-5.

Public Hearing and adoption Ordinance No. 2025-8-6 related to the Downtown Plano Public Improvement District; approving the 2025 O&M Annual Service Plan Update: levying assessments against the assessed property and establishing a lien on such property; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; resolving matters incident and related thereto; providing for severability; and providing an effective date. (Regular Item “3”)

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 Kehr, the Council voted 8-0, to approve the 2025 O&M Annual Service Plan Update: levying assessments against the assessed property and establishing a lien on such property; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; resolving matters incident and related thereto; and further to adopt Ordinance No. 2025-8-6.

To approve an expenditure for engineering professional services for Neighborhood Traffic Management Program, Project No. TP-S-00017, in the amount of \$110,780 from Fehr & Peers for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Regular Item “4”)

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Deputy Mayor Pro Tem Holmer, the Council voted 8-0, to approve an expenditure for engineering professional services for Neighborhood Traffic Management Program, Project No. TP-S-00017, in the amount of \$110,780 from Fehr & Peers for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Public Hearing on the FY 2025-26 Recommended Budget and the FY 2025-26 Proposed Community Investment Program (CIP). (Regular Item “5”)

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

Discussion and Direction regarding Proposed Ad Valorem Tax Rate. (Regular Item “6”)

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Lavine, the Council voted 8-0, to set a not to exceed rate of .4406 per \$100 of valuation.

Resolution No. 2025-8-7(R): To accept the Certified Appraisal Rolls for Fiscal Year 2025-26 for Collin County and Denton County; and providing an effective date. (Regular Item “7”)

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Downs, the Council voted 8-0, to accept the Certified Appraisal Rolls for Fiscal Year 2025-26 for Collin County and Denton County; and further to adopt Resolution No. 2025-8-7(R).

Discussion of the Proposed FY 2025-26 Community Investment Program. (Regular Item “8”)

With no further discussion, the Regular City Council Meeting adjourned at 8:55 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY