

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
January 12, 2015**

COUNCIL MEMBERS PRESENT

Harry LaRosiliere, Mayor
Lissa Smith, Mayor Pro Tem
Ben Harris, Deputy Mayor Pro Tem
Pat Miner
André Davidson
Jim Duggan
Patrick Gallagher
David Downs

STAFF PRESENT

Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
LaShon Ross, Deputy City Manager
Jim Parrish, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Monday, January 12, 2015, in Training Room A of the Municipal Center, 1520 K Avenue. A quorum was present. Mayor LaRosiliere then stated that the Council would retire into Executive Session in compliance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated in order to consult with an attorney and receive Legal Advice, Section 551.071; to receive information regarding Economic Development, Section 551.087; and to discuss Real Estate, Section 551.072; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor LaRosiliere reconvened the meeting back into the Preliminary Open Meeting at 6:00 p.m. in the Senator Florence Shapiro Council Chambers.

Consideration and action resulting from Executive Session –

No items were brought forward.

Economic Development Departmental Briefing

Director of Economic Development Bane stated the selling points of Plano include an educated workforce, world-class business parks, low business costs, and the City's business-friendly environment. She detailed the location factors of the City. Ms. Bane spoke to the process followed by businesses for site selection and the percentage of each business category that has relocated to Plano since 2006. She provided the list of the businesses that announced relocation to or expansion in Plano in 2014. Ms. Bane discussed the incentives provided, Chapter 380 agreements, the cumulative new jobs, locations selected, and small business incentives. She spoke to the department's challenges and opportunities in the future for development.

DART Report

DART Board of Director Member Wageman updated the Council on current DART programs and activities. He spoke to the current ridership with areas of improvement and local ridership trends. Mr. Wageman stated the parking capacity at the Parker Road Station is sufficient at this time with 300 open spaces in the reserved area and 200 open spaces in the general public area on a daily basis. He provided information on the anticipated timeline for the relocation of the 15th Street signal equipment, with Plano's portion of the cost coming from Local Assistance Program funds. Mr. Wageman spoke to the platform extension project to allow for the use of additional rail cars, funding sources, and a projected completion date of 2018. He spoke to the Cotton Belt project status and the review of policies relating to membership and non-DART cities.

Council items for discussion/action on future agendas

No items were discussed.

Consent and Regular Agendas

Mayor LaRosiliere stated Consent Agenda Item "A" will be pulled for individual consideration.

Nothing further was discussed. Mayor LaRosiliere adjourned the meeting at 6:24 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
REGULAR SESSION
January 12, 2015**

COUNCIL MEMBERS PRESENT

Harry LaRosiliere, Mayor
Lissa Smith, Mayor Pro Tem
Ben Harris, Deputy Mayor Pro Tem
Pat Miner
André Davidson
Jim Duggan
Patrick Gallagher
David Downs

STAFF PRESENT

Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
LaShon Ross, Deputy City Manager
Jim Parrish, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Monday, January 12, 2015, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Imam and Religious Director Nadim Bashir from East Plano Islamic Center led the invocation and representatives of the Boys and Girls Clubs of Collin County - Plano led the Pledge of Allegiance and Texas Pledge.

Mayor LaRosiliere recognized Plano Independent School District Superintendent Richard Matkin.

Comments of Public Interest

Jon Maxwell spoke regarding House Bill 464.

CONSENT AGENDA

Upon a motion made by Mayor Pro Tem Smith and seconded by Council Member Miner, the Council voted 8-0 to approve and adopt all items on the Consent Agenda, with the exception of Consent Agenda Item "A", as recommended and as follows:

Approval of Expenditures

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

Bid No. 2014-369-C for a one (1) year contract with three (3) City optional one (1) year renewals for Public Grounds Litter Service & Restroom Maintenance for the Parks and Recreation Department to Encore Commercial Services, Inc. in the estimated annual amount of \$72,780; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

Bid No. 2014-336-C for a one (1) year contract with three (3) City optional one (1) year renewals for Security Personnel Service for the Municipal Courts to Blue Shield Security and Protection Inc. in the estimated annual amount of \$65,025; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

Purchase from an Existing Contract

To approve the purchase of one (1) John Deere 5100M Tractor in the amount of \$53,087 and one (1) John Deere HX15 Flex Wing Mower in the amount of \$15,343, for a total amount of \$68,430 from John Deere & Company for the Fleet Department, to be utilized by Parks and Recreation through an existing contract with HGAC; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. GR01-12/City of Plano Internal Contract No. 2015-31-O and 2015-32-O) (Consent Agenda Item “D”)

To approve the purchase of banquet chairs for the Plano Centre in the amount of \$319,020 from Mity-Lite, Inc. through an existing contract with TXMAS; and authorizing the City Manager to execute all necessary documents. (TXMAS-2-711090) (Consent Agenda Item “E”)

Approval of Contract: (Purchase of products/services exempt from State of Texas Competitive Bid Laws)

To approve a Professional Services Agreement by and between the City of Plano and Cobb, Fendley & Associates, Inc., in the amount of \$160,233 for the US 75 Waterline project; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

To approve a Landscape Architect Services Agreement by and between the City of Plano and Adams Consulting Engineers, Inc. in the amount of \$53,150 for design services for the White Rock Creek Trail Replacement project and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

To approve a Landscape Architect Services Agreement by and between the City of Plano and Adams Consulting Engineers, Inc. in the amount of \$64,950 for design services for the Cottonwood Creek Trail Extension project and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “H”)

To approve an Engineering Services Agreement between the City of Plano and Kimley-Horn and Associates, Inc. in the amount of \$140,000 for the development of a master plan document for the Chisholm Trail, also known as the Spring Creek corridor, from Legacy Drive to 15th Street and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

Adoption of Resolutions

Resolution No. 2015-1-1(R): To repeal Resolution No. 2011-4-7(R), approving a revised Fire Department Fee Schedule for fire inspection and fire plan review services, removing sections applicable to the annual commercial hazardous occupancies permits to avoid duplicative charges for businesses, adding same-day plan review and inspection services for enhanced customer service; and providing an effective date. (Consent Agenda Item “J”)

Resolution No. 2015-1-2(R): To designate the name of the Oak Point Center and the Tom Muehlenbeck Center as the Oak Point Recreation Center and the Tom Muehlenbeck Recreation Center and providing an effective date. (Consent Agenda Item “K”)

Resolution No. 2015-1-3(R): To approve pursuant to Chapter 15, Parks and Recreation, Article IV, User Fees, of Section 15-81, Establishment of Fee, of the City Code of Ordinances of the City of Plano, Texas, authorizing the establishment of a “PISD/Work in Plano Membership” rate structure; and providing an effective date. (Consent Agenda Item “L”)

Adoption of Ordinances

Ordinance No. 2015-1-4: To repeal Ordinance No. 2014-10-6; establishing the number of certain classifications within the Fire Department for fiscal year 2014-15; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Fire Department effective January 12, 2015; and providing a repealer clause, a severability clause and an effective date. (Consent Agenda Item “M”)

Ordinance No. 2015-1-5: To adopt and enact Supplement Number 109 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. (Consent Agenda Item “N”)

END OF CONSENT

Approval of Minutes (Consent Agenda Item “A”)

December 8, 2014
December 16, 2014

City Secretary Henderson stated a correction was made to the vote on page five of the December 8, 2014 minutes after the packet was posted to the website and a corrected copy of the minutes was provided to Council for review.

Upon a motion made by Council Member Downs and seconded by Mayor Pro Tem Smith, the Council voted 8-0, to approve the December 8, 2014 minutes as corrected and the December 16, 2014 minutes as presented.

Resolution No. 2015-1-6(R): To approve amendments of the Rules and Regulations for the use of Buffington Community Services Grant funds; authorizing its execution by the City Manager; and providing an effective date. (Regular Item “1”)

Community Services Manager Brown stated the Community Relations Commission discussed and approved two changes to the existing policy, giving special consideration to agencies providing short-term urgent need and economic assistance and quarterly payments instead of the current annual disbursement procedure.

Upon a motion made by Council Member Davidson and seconded by Mayor Pro Tem Smith, the Council voted 8-0, to approve amendments of the Rules and Regulations for the use of Buffington Community Services Grant funds; and further to adopt Resolution No. 2015-1-6(R) .

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2014-39 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 0.1± acre of land located on the north side of 10th Street, 113± feet east of K Avenue, being Lot 2A, Block 2 of Vendome Place Addition, in the City of Plano, Collin County, Texas, from Light Commercial to Two-Family Residence (Duplex); directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: D’Ann Forman (Regular Item “2”)

Director of Planning Day stated the applicant has withdrawn the zoning change request. Mayor LaRosiliere opened the public hearing. Satinder Baweja, owner of the property, spoke in favor of the withdrawal. Mayor LaRosiliere closed the public hearing.

Upon a motion made by Council Member Miner and seconded by Council Member Downs, the Council voted 8-0, to approve the withdrawal request of Zoning Case 2014-39.

Public Hearing and Ordinance No. 2015-1-7 as requested in Zoning Case 2014-38 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 655 so as to allow the additional use of Automobile Leasing/Renting on 0.1± acre of land located 110± feet south of Plano Parkway and 680± feet east of Midway Road, being part of Block A, Lot 3 of Prestonwood Park Addition, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-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. Applicant: Hartman Prestonwood LLC (Regular Item “3”)

Director of Planning Day spoke to the Specific Use Permit (SUP) to allow the additional use of automobile leasing/renting to the property. She reported parking was adequate to add the use and Staff and the Planning and Zoning Commission recommend approval with a maximum of 25 vehicles on the site.

Mayor LaRosiliere opened the public hearing. Eric Seles representing the applicant spoke to the need for a car rental facility in the area and the company has worked with the property management company to make sure all parking issues are resolved. Mayor LaRosiliere closed the public hearing.

Public Hearing and Ordinance No. 2015-1-7 (Cont'd.)

Upon a motion made by Council Member Downs and seconded by Council Member Davidson, the Council voted 8-0, to grant Specific Use Permit No. 655 so as to allow the additional use of Automobile Leasing/Renting on 0.1± acre of land located 110± feet south of Plano Parkway and 680± feet east of Midway Road, being part of Block A, Lot 3 of Prestonwood Park Addition, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail; as requested in Zoning Case 2014-38; and further to adopt Ordinance No. 2015-1-7.

Public Hearing and Ordinance No. 2015-1-8 as requested in Zoning Case 2014-43 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, to expand Specific Use Permit No. 440 for the additional use of Mini-Warehouse/Public Storage on 4.4± acres of land located on the south side of Plano Parkway, 821± feet east of Midway Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail with Specific Use Permit #440 for Mini-Warehouse/Public Storage; 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. Applicant: Hartman Prestonwood Properties LLC (Regular Item "4")

Director of Planning Day spoke to the Specific Use Permit (SUP) to allow the addition of a two-story building to the existing storage facility and that Staff and the Planning and Zoning Commission recommend approval as submitted.

Mayor LaRosiliere opened the public hearing. Rick Jones, representing the applicant, spoke to the Advantage Storage project. He provided renderings of the proposed improvements and photographs of similar completed projects in the surrounding area. Mayor LaRosiliere closed the public hearing.

Upon a motion made by Council Member Miner and seconded by Mayor Pro Tem Smith, the Council voted 8-0, to expand Specific Use Permit No. 440 for the additional use of Mini-Warehouse/Public Storage on 4.4± acres of land located on the south side of Plano Parkway, 821± feet east of Midway Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-112-Retail with Specific Use Permit #440 for Mini-Warehouse/Public Storage; as requested in Zoning Case 2014-43; and further to adopt Ordinance No. 2015-1-8.

Public Hearing and Ordinance No. 2015-1-9 as requested in Zoning Case 2014-36 to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Subsection 2.821 (BG-Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, to amend the BG-Downtown Business/Government zoning district and Mid-Rise Residential regulations; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: City of Plano (Regular Item "5")

Public Hearing and Ordinance No. 2015-1-9 (Cont'd.)

Development Review Manager Hill spoke to the requested changes to the schedule of permitted uses to resolve density and housing issues in the downtown business district. He advised the existing caps may limit building design and economic return and that the two new standards would apply to buildings with over 100 units. Mr. Hill stated Staff and the Planning and Zoning Commission recommend approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Subsection 2.821(5)(g); (Special Regulations for Multifamily Residences)

ii. ~~Maximum Density: 100 dwelling units per acre~~ In buildings greater than 100 units, the following regulations shall apply:

1. A minimum of 20% of units must be two bedrooms or more; and
2. The average unit size shall be a minimum of 700 square feet.

Subsection 2.502 (Schedule of Permitted Uses).

NONRESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	O-1 Neighborhood Office	O-2 General Office	R Retail	BG Downtown/ Business/ Government	LC Light Commercial	CE Commercial Employment	CB-1 Central Business-1	LI-1 Light Industrial-1	LI-2 Light Industrial-2	RE Regional Employment	RC Regional Commercial	RT Research/Techn ology	CC Corridor Commercial	UMU Urban Mixed- Use
Mid-Rise Residential (ZC 13-13)	Primary Residential				P		S				S	S			P

Mayor LaRosiliere opened the public hearing. No one appeared to speak. Mayor LaRosiliere closed the public hearing.

Upon a motion made by Council Member Gallagher and seconded by Council Member Miner, the Council voted 8-0, to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Subsection 2.821 (BG-Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, to amend the BG-Downtown Business/Government zoning district and Mid-Rise Residential regulations; as requested in Zoning Case 2014-36; and further to adopt Ordinance No. 2015-1-9.

Public Hearing and Ordinance No. 2015-1-10 as requested in Zoning Case 2014-37 to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses), and Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations), and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, regarding hotel regulations; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: City of Plano (Regular Item “6”)

Public Hearing and Ordinance No. 2015-1-10 (Cont'd.)

Development Review Manager Hill spoke to the requested amendments to the Schedule of Permitted uses for regarding hotel and residence hotel uses. He to clarify the differences between the residence hotel use and multi-family, the residence hotel definition will be removed and the hotel/motel definition will be amended. Mr. Hill advised that Staff and the Planning and Zoning Commission recommend approval as follows: (Additions are indicated in underlined text; deletions are indicated in ~~strikethrough~~ text.)

Amend Section 1.600 (Definitions) of Article 1 (General Regulations), such portion of section to read as follows:

Residence Hotel:	A multi-dwelling, extended stay lodging facility consisting of efficiency units or suites with complete kitchens suitable for long term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this ordinance.
Motel/Hotel	A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more rooms units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided. <u>suitable for daily or long-term occupancy. Hotel services including daily housekeeping and upkeep of furnishings must be provided. Meeting rooms, recreational facilities, and restaurants shall be permitted as an accessory use within the building(s). This definition shall not include other dwelling units as defined by this ordinance. Restaurants shall be permitted as a secondary use within the building.</u>

Public Hearing and Ordinance No. 2015-1-10 (Cont'd.)

Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), such portion of subsection to read as follows:

RESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	A-Agricultural	ED-Estate Development	SF-20 – Single-Family-20	SF-9-Single-Family-9	SF-7-Single-Family-7	SF-6-Single-Family-6	PH-Patio Home	2F-Two-Family Attached	MH-Mobile Home	MF-1-Multifamily-1	MF-2-Multifamily-2	MF-3-Multifamily 3	GR-General Residential	UR-Urban Residential
Residence Hotel (ZC 95-23)	Service											Φ	Φ		

NONRESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	O-1 Neighborhood Office	O-2 General Office	R Retail	BG Downtown/Business Government	LC Light Commercial	CE Commercial Employment	CB-1 Central Business-1	LJ-1 Light Industrial-1	LJ-2 Light Industrial-2	RE Regional Employment	RC Regional Commercial	RT Research/Technology	CC Corridor Commercial	UMU Urban Mixed-Use
Residence Hotel (ZC 95-23)	Service		Φ	Φ	Φ	Φ	Φ	Φ	Φ	Φ	Φ	Φ	Φ	Φ	

Number	End Note
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.

Amend Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations), such portion of subsection to read as follows:

Reserved for future use.

- ~~1. Residence hotels in the MF 2 and MF 3 districts shall have direct access to a regional arterial thoroughfare (Type B=, 140-foot right-of-way or larger thoroughfare).~~

Public Hearing and Ordinance No. 2015-1-10 (Cont'd.)

~~2. Residence hotels constructed in MF 2 and MF 3 shall be designed to allow for their potential conversion to multifamily residences and shall comply with all minimum standards set forth in Subsection 3.104. Residence hotels constructed in the MF 3 district shall comply with the MF 3 district requirements (Subsection 2.806). Those constructed in the MF 2 district shall comply with MF 2 district requirements (Subsection 2.805). The exceptions to these standards are at increased densities may be permitted up to 24 dwelling units per acre in a portion of a planned development multifamily district provided that no units has more than one bedroom and the total density permitted within the district is not exceeded. Also, open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multifamily residences. The remaining open space will still maintain the minimum district standards. Residence hotels constructed in the O 2, R, BG, LC, CE, CB 1, RE, RC, CC, RT, LI 1 and LI 2 districts shall comply with the requirements for a motel or hotel in these districts.~~

Amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations), such portion of subsection to read as follows:

Residence Hotel (Subsection 3.108)	1.2 spaces per unit
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Mayor LaRosiliere opened the public hearing. No one appeared to speak. Mayor LaRosiliere closed the public hearing.

Upon a motion made by Council Member Downs and seconded by Council Member Davidson, the Council voted 8-0 to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses), and Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations); as requested in Zoning Case 2014-37; and further to adopt Ordinance No. 2015-1-10.

Nothing further was discussed. Mayor LaRosiliere adjourned the meeting at 7:36 p.m.

Harry LaRosiliere, MAYOR

ATTEST

Lisa C. Henderson, City Secretary