

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
October 14 2013**

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Lissa Smith, Mayor Pro Tem

STAFF PRESENT

Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
LaShon Ross, Deputy City Manager
Diane C. Wetherbee, City Attorney
Diane Zucco, City Secretary

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Monday, October 14, 2013, 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; receive information regarding Economic Development, Section 551.087; and Real Estate, Section 551.072 and to discuss Personnel, Section 551.074 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 6:07 p.m. in the Senator Florence Shapiro Council Chambers. Council Member Duggan was seated at 6:08 p.m.

Consideration and action resulting from Executive Session discussion

Collin County Central Appraisal District Board

The Council spoke to the nomination of Michael Pirek.

Personnel Appointments

Library Advisory Board

Upon a motion made by Council Member Gallagher and seconded by Deputy Mayor Pro Tem Harris, the Council voted 7-0 to appoint Diane Gonzalez.

Photographic Traffic Signal Advisory Committee

Council Member Duggan appointed Keith Weiss. Upon a motion made by Mayor LaRosiliere and seconded by Council Member Miner, the Council voted 7-0 to appoint Phil Head as Chair. Upon a motion made by Mayor LaRosiliere and seconded by Council Member Duggan, the Council voted 7-0 to appoint Robert Drotman as Vice Chair. Mayor Pro Tem Smith's appointment was deferred.

Self Sufficiency Committee

Upon a motion made by Council Member Gallagher and seconded by Deputy Mayor Pro Tem Harris, the Council voted 7-0 to appoint Aaron Juniper and Andrew Ryan Wight as members.

Discussion and Direction Regarding Retail Report and Recommendation Prepared by Gibbs Planning Group

Planning Director Jarrell spoke to review of the local retail market and recommendations on shopping center updating and redevelopment as a revitalization strategy as well as use of the revitalization fund approved by voters in May. She advised that Mr. Gibbs toured the City, met with local retail brokers and found that Plano's vacancy rate is in line with the Metroplex as a whole, business-to-business sales is an increasing portion of the market, and that the City has a higher than average amount of retail space. Ms. Jarrell advised that findings indicate that the retail market overall is healthy, but has suffered from a loss of market share as centers have developed in neighboring communities; Plano continues to be a strong market and companies look to debut new store and restaurant concepts here; there is room for more grocery stores and new formats; some centers have non-traditional anchors that do not drive retail sales; and many need updated facades, although surrounding neighborhoods are stable. She spoke to older centers with lower rental rates that provide opportunities for start-up businesses, newer centers with high vacancy rates which may indicate management issues, and opportunities for infill development in large parking areas.

Ms. Jarrell reviewed the recommendations to: conduct a general market study to determine Plano's trade area; use targeted market studies to determine feasibility of revitalizing/redeveloping selected centers; categorize shopping centers based on market, building condition and location; identify tools to facilitate and incentivize; develop a pilot program to determine best strategies and a proposal process to qualify developers to participate in the pilot; and plan and design an overall corridor streetscape enhancement program. She responded to Council regarding consideration of locations for improvements.

City Manager Glasscock requested Council clarification on their recommended use of revitalization funds for either retail corners or corridors and Mayor LaRosiliere and Council Member Downs stated support for addressing retail areas. Council Member Miner spoke to consideration of centers in the eastern portion of the City and Council Member Davidson stated support for development of criteria and a pilot project to stimulate interest. Deputy City Manager Turner spoke to strong interest in development in Plano and the possibility that a beta case will present itself. He spoke to working with retail corners and their approaching corridors as a blended strategy and advised that Staff will bring forward recommended criteria.

Screening Wall Update

Director of Public Works Cosgrove spoke to the requirement for screening walls between non-residential and residential uses, the 140 miles of walls with approximately 50% City-owned and reviewed the various types. He reviewed Staff identified issues and actions as follows:

- Resolution 74-12-4(R) covering City participation in installation has been repealed.
- Private walls owned by residential property owners will be maintained by the City as long as necessary easements are dedicated with no change in the management of HOA owned walls.
- The City should continue to allow living screens as long as the right-of-way is dedicated as outlined in the Subdivision Ordinance.
- Replacement of living screens with brick walls will be considered on a case-by-case basis based on spacing and potential conflicts.
- Brick walls should not be constructed where there is no screen and lots either back or side to a roadway.
- There is no current policy to address private walls/entry features abandoned by an HOA with the exception of replacing landscaping with turf.
- Painting of City walls is considered on a case-by-case basis and Staff is working with Property Standards to develop standards for the painting of private commercial walls.
- The City should continue to require residential screening walls and they may still be dedicated to the City.
- The City should continue to require screening walls rather than ornamentals or other items.

The Council spoke to the challenges of addressing HOA walls when the associations have been discontinued. Mr. Cosgrove reviewed the impact of construction methods on the lifespan of the walls and advised that panel replacements are accomplished from the Capital Reserve Fund while whole wall replacements are managed through the Community Investment Program.

Council items for discussion/action on future agendas

Deputy Mayor Pro Tem Harris requested information be brought forward regarding the possibility of a permitting process to allow dogs on outdoor patios of dining establishments.

Consent and Regular Agendas

No items were discussed.

Nothing further was discussed. Mayor LaRosiliere adjourned the Preliminary Meeting at 6:54 p.m.

Harry LaRosiliere, MAYOR

ATTEST

Diane Zucco, City Secretary