

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
April 25, 2005**

**COUNCIL MEMBERS**

Pat Evans, Mayor  
Shep Stahel, Mayor Pro Tem  
Ken Lambert, Deputy Mayor Pro Tem  
Scott Johnson  
Phil Dyer  
Sally Magnuson  
Steve Stovall  
Jean Callison

**STAFF**

Thomas H. Muehlenbeck, City Manager  
Frank Turner, Executive Director  
Bruce Glasscock, Executive Director  
Rod Hogan, Executive Director  
Diane C. Wetherbee, City Attorney  
Elaine Bealke, City Secretary

Mayor Evans called the meeting to order at 5:05 p.m., Monday, April 25, 2005, in Training Room A of the Municipal Center, 1520 K Avenue. All Council Members were present. Mayor Evans 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 for which a certified agenda is not required.

Mayor Evans reconvened the meeting back into the Preliminary Open Meeting at 5:55 p.m. in the Council Chambers. Council Member Callison assumed her seat at 5:59 p.m. The following matters were discussed:

**Consideration and Action Resulting From Executive Session Discussion**

No items were brought forward.

**DART Status Report**

No report was presented.

## **Mobility Report**

Transportation Engineering Manager Neal spoke to the completion of new traffic signal controllers in Zone 1 which is north of Legacy Drive and west of Preston Road and to continuation on into the next zone and further spoke to traffic signal construction at Ohio Drive and McDermott Road. He spoke to participation in the National Traffic Signal Operation Evaluation, reviewed traffic signal timing variances in the Metroplex, and stated that the evaluation was a self-evaluation by each city.

## **Discussion and Direction Regarding Environmental Education Building**

Environmental Waste Services Manager Nevil spoke to the mission statement of the Environmental Discovery Center to demonstrate, educate and involve Plano residents and interested organizations at the Parkway Service Center Complex location. She stated that the funding request is \$1.3 million which will include parking, an education building, restrooms, and outdoor water fountain. Ms. Nevil spoke to the historical background, site renovation implementation, and needed improvements. She spoke to dilemmas being the need for programming, a lack of onsite storage space, no adequate parking or protected entry, a lack of restrooms, and there being no available drinking water for visitors. Ms. Nevil spoke to special event attendance, new educational programs and community outreach, a planned sustainable design green building, and to planned expansions. She advised the Council that the \$1.3 million in funding requested can be obtained from the combined funds of Environmental Waste Services, Municipal Drainage Utility, and Water and Sewer and further asked that the Council approve this request.

Ms. Nevil responded to the Council that the site chosen meets the needs of the program, a wrought iron fence will be installed to insure safety from the roadways, and further responded to possibly looking at a reconfiguration of the parking area. She further responded to the Council that there will be no new employees and City Manager Muehlenbeck advised that the operating cost for the first year will be approximately \$15,000 - \$16,000. Ms. Nevil stated that civic and citizen groups may use the facility for meeting rooms. The Council concurred to move forward with the request.

## **Comprehensive Monthly Financial Report**

Director of Finance McGrane presented the Comprehensive Monthly Finance Report for the month of March and advised that the General Fund was slightly behind from last year and that sales tax is up. He spoke to sales tax comparisons, portfolio diversification and stated that single-family housing starts were up.

## **Personnel Appointment: Cultural Affairs Commission**

Upon a motion made by Council Member Callison and seconded by Council Member Magnuson the Council voted 8-0 to appoint Christopher Griffith.

**Discussion and Direction Regarding Research Technology District: Lost Economic Development Opportunities Resulting from Lack of General Manufacturing Category: Additional Business Opportunities as a Result of Increasing Dock Door Requirements**

Plano Economic Development Board Executive Director Sally Bane spoke to the Research & Technology Crossroads (R/T) and to construction of approximately 2.25 million square feet of space in the 5.2 million square feet of R/T space. She spoke to the existing vacancy rate, rental rates, and to companies that have located there. Ms. Bane spoke to quantifying lost opportunities being difficult, manufacturing project leads received from the state, and further spoke to R/T zoning stipulations.

Ms. Bane stated that Tom O'Dwyer (Argent Properties) asked her to communicate to the Council that in a prospective tenant's view, the current R/T regulations present obstacles to companies regarding timelines required and monies spent during a more lengthy process. She communicated that it would be helpful to provide manufacturing as a use in the R/T and along with this a definition of what type of manufacturing would be allowed.

Scott Jessen, representing the Morse Company, spoke to attracting quality users primarily from the high tech industry, giving consideration to other market alternatives, and stated that the restrictive zoning of the R/T offers little flexibility. He spoke to current low interest rates, the stimulus of nearby businesses, and stated that solutions might include reducing the size of the R/T District. Mr. Jessen spoke to influencing development, using healthcare uses in applicable locations, adding additional roadways where needed, consideration of certain zoning changes, and looking at transient oriented development. Mayor Evans spoke to beginning to think about extending rail lines, in particular east to west, taking the Cottonbelt line to the east and further spoke to the R/T District as an appropriate location for a rail station.

Council Member Stovall spoke to previous discussions regarding finding classes of manufacturing uses that would not require a specific use permit and stated that this use does exist and recommended expanding this type of category. Director of Planning Jarrell spoke to difficulties in knowing where to draw the line in determining what the manufacturing use should be, and spoke to preventing non-desirable uses. She stated that the difficulty is in classifying the use. Council Member Stovall spoke to containment (chemicals, etc.) as being what should be sought after.

Mayor Evans spoke to looking at the big picture now instead and to things possibly being too restrictive with the changing world. She recommended that a strategic task force be used with representation of two members each from the City Council, Economic Development Board, and Chamber of Commerce, and knowledgeable citizens to see what is out there and how to position for the future. She stated that after a study is done this can be looked at again.

Mayor Pro Tem Stahel recommended that the big picture be the initial focus. Mayor Evans asked that recommendations for the task force be communicated to her over the next week. Mr. Stahel spoke to not rushing into things, and to not limiting the study to just the R/T but to all commercial zoning districts in the City. Mayor Evans spoke to beginning discussions with the R/T as the initial focus. Mr. Jessen spoke to reducing the number of options that clients must work through to a smaller number when looking for this type space.

### **Council Items for Discussion/Action on Future Agendas**

No items were brought forward.

### **Consent Agenda**

Deputy Mayor Pro Tem Lambert requested that Consent Item "P," ordinance to abandon a right of way, be removed for individual consideration.

Mayor Pro Tem Stahel and Council Member Stovall advised that due to possible conflicts of interest they will be stepping down on Consent Item "C," a purchase from an existing contract from Microsoft Consulting Services; Item "D," a purchase from an existing contract from Internetwork Experts; Item "F," a purchase from an existing contract from Live Scan System; and Item G," a purchase from an existing contract from W. Henkels & McCoy.

Council Member Dyer advised that due to a possible conflict of interest he will be stepping down from Consent Item "J," a change order for Medical Center of Plano. Mr. Dyer further advised that due to possible conflicts of interest he will be stepping down from a portion of Regular Item "4," a resolution regarding providing Community Development Block Grant Funds; and further from Regular Item "11," Public Hearing and appeal regarding Zoning Case 2005-05.

### **Council Reports**

Council Member Magnuson stated that she attended the Blackland Prairie Festival and spoke to the success of the event. Mayor Pro Tem Stahel stated that the attendance was most likely double.

Mayor Pro Tem Stahel advised that he presented a proclamation to the Medical Center of Plano celebrating National Laboratory Technicians Week. He further stated that he delivered a proclamation to the annual awards banquet for Trinity Waste Company.

Mayor Evans stated that an invitation as been extended to the Council from the Frisco City Council to attend the Frisco Roughriders/Midland Rockhounds game on May 21.

Nothing further was discussed during the Preliminary Meeting. Remaining items were discussed during the Regular Meeting. No recess was taken and Mayor Evans convened directly into the Regular Meeting at 7:15 p.m.

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Pat Evans, **MAYOR**

ATTEST:

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Elaine Bealke, City Secretary