

**A Resolution of the City of Plano, Texas calling for a public hearing on the creation of a public improvement district, the Downtown Plano Public Improvement District, being located within the corporate limits of the City of Plano; and providing a severability clause and an effective date.**

**WHEREAS**, the City Council (the “City Council”) of the City of Plano, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Collin County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

**WHEREAS**, the Petition, a copy of which is attached hereto as Exhibit 1, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

**WHEREAS**, boundaries of the proposed PID are shown on the map attached to the Petition as Exhibit A, said area for the PID being within the corporate limits of the City; and

**WHEREAS**, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to supplement and enhance services and improvements for Downtown Plano. The general nature of the proposed services and improvements to be performed by the District will include, but not limited to, payment of expenses related to: (1) the promotion of the district (marketing, advertising, special event production, etc.); (2) enhancement of security in the district; (3) constructing and maintaining place-making elements (public art, street furniture, landscaping, streetscape, etc.); and (4) establishing, administering and operating the District as authorized by the Act. These Authorized Services shall promote the interests of the City and confer a special benefit upon the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:**

**Section I:** That a public hearing is hereby scheduled at or after 7:00 P.M. on January 9, 2023, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, and via videoconference, to receive public comment on the creation of the PID in the area shown on the map attached to the Petition as Exhibit A, pursuant to the Act.

**Section II:** That notice of said hearing, in the substantially final form set forth in Exhibit 2 attached hereto, with such changes as may be approved by the City’s counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

**Section III:** That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City’s counsel, shall be mailed to

each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing.

**Section IV:** That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

**Section V:** That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

**Section VI:** That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

**DULY PASSED AND APPROVED** this 12<sup>th</sup> day of December 2022.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

## EXHIBIT 1

### PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC IMPROVEMENT DISTRICT

This petition ("Petition") is submitted and filed with the City Secretary of the City of Plano, Texas ("City"), by the undersigned (collectively, the "Petitioners") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioners request that the City create a public improvement district (the "District"), to include property located within the city limits of the City (the "Property"), more particularly depicted in **Exhibit A**. In support of this Petition, the Petitioners would present the following:

**Section 1. District Name.** The name of the district is the Downtown Plano Public Improvement District (the "District").

**Section 2. General Nature of the Authorized Services.** The purpose of the District is to supplement and enhance services and improvements for Downtown Plano. The general nature of the proposed services and improvements to be performed by the District will include, but not limited to, payment of expenses related to: (1) the promotion of the district (marketing, advertising, special event production, etc.); (2) enhancement of security in the district; (3) constructing and maintaining place-making elements (public art, street furniture, landscaping, streetscape, etc.); and (4) establishing, administering and operating the District as authorized by the Act.

**Section 3. Estimated Cost of the Authorized Services and Apportionment of Costs.** The estimated total costs of the Authorized Services for the First year of the District's operation will be a total of approximately \$250,000. The cost of the Authorized Services for subsequent years will be determined in the annual update to the service plan approved by the City each year in accordance with Section 372.013 of the Act. The City will not be obligated to provide any funds to finance the Authorized Services, other than from assessments levied on the Property. No municipal property in the District shall be assessed.

**Section 4. Boundaries of the Public Improvement District.** The boundaries of the proposed District are as illustrated in Exhibit "A" and are generally N Avenue to the east, 18th Street to the north, G Avenue to the west, and 12th Street to the south.

**Section 5. Proposed Method of Assessment.** The City shall levy an assessment on each benefited parcel of the Property within the District in a manner that results in imposing proportionate shares of the Authorized Service costs on property benefited.

- a. The assessment will be based on the square footage of real property improvements (not to include Business Personal Property) as determined by the Collin County Central Appraisal District each year. The real property of jurisdictions and entities that have obtained an exemption from the City of Plano real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real

- property taxes.
- b. The proposed annual assessment rate for the First year of the District's operation is estimated to be will be \$0.15 per square foot of real property improvements.
  - c. In no event shall the annual assessment rate in any subsequent year exceed \$0.15 per square foot of real property improvements.
  - d. The District shall pay the costs of the services and improvements by special assessment against real property improvements.
  - e. A \$25,000 cap on the annual assessment per property and/or development project.
  - f. The City has agreed to contribute a fixed amount in lieu of assessment on City-owned properties in the District.

**Section 6. Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the cost of the supplemental improvements and services described in this petition. No portion of the supplemental services shall be apportioned to the City as a whole. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Any payment of assessments by other exempt jurisdictions and entities must also be established by contract.

**Section 7. Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding allocation methods, special conferred benefit assessments and preparation of the annual SAP in relations to the operations of the District.

**Section 8. Advisory Board.** All owners of real property liable for assessment within the boundaries of the Downtown Plano Public Improvement District are hereby appointed to serve on the Advisory Board for the District.

- a. Any qualified property owner may designate a representative to act on his/her behalf on the Advisory Board.
- b. A quorum shall be a minimum of 5 members / representatives.
- c. A Chair and Vice-Chair will be selected from among the members of the Advisory Board.
- d. The Advisory Board shall, among other duties, cause the preparation of the operations and maintenance budget to be included in the Service and Assessment Plan.
- e. Should it find it advisable, the Advisory Board may form an Executive Committee, of no more than five members, to manage the budget expenditures and approvals. A quorum of the Executive Committee shall be three members and representation shall be similar to the Advisory Board.

**Section 9. Term.** The District shall automatically dissolve on December 31, 2033 unless the District is renewed through the petition and approval process as provided by the Act, or the District is terminated earlier as provided by law.

**Section 10. Landowner(s).** This Petition has been signed by: (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who (A) constitute more than 50 percent of all record owners of property that

is liable for assessment under the proposal, or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

**Section 11. Headings.** The headings of the paragraphs contained in the Petition are for the convenience of the reader and do not constitute a part of this Petition.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners may show themselves to be entitled.

RESPECTIVELY SUBMITTED,

[Signature pages to follow]

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

930 E 15<sup>th</sup> Street, Plano, TX  
Property address(es); may attach an additional sheet listing multiple addresses

TR Junction 15 LLC  
Printed name of owner

\_\_\_\_\_  
Signature of owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address of owner

( ) -  
Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

Kelly Janisch  
Name of the Authorized Agent signing on behalf of owner

Kelly Janisch  
Signature by Authorized Agent

9/19/2022  
Date

Kelly.janisch@barings.com  
Email address of Authorized Agent

(312) 465 - 1491  
Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

The individual whose signature appears represents and warrants that he/she is authorized to execute the Petition on behalf of the property owner named. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the renewal of the PID absent a separate property agreement. However, if City staff is made aware of any disagreement among owners of community property, those petitions will be disqualified.

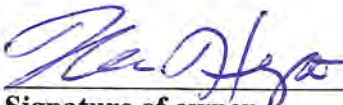
**Petitions should be returned on or before July 29, 2022**  
*Return executed petitions with original signatures to:*

Bonnie Shea  
Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1316 I Ave, Plano TX 75074  
**Property address(es); may attach an additional sheet listing multiple addresses**

Iken Hyatt  
**Printed name of owner**

  
**Signature of owner**

8-30-22  
**Date**

Iken@villagegreen-inc.com  
**Email address of owner**

(972) 495-6990  
**Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
**Name of the Authorized Agent signing on behalf of owner**

\_\_\_\_\_  
**Signature by Authorized Agent**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Email address of Authorized Agent**

\_\_\_\_\_  
**Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Plano, TX 75074



**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1015 15th ST Plano TX 75074  
Property address(es); may attach an additional sheet listing multiple addresses

1015 Metropolitan Plano Ltd  
Printed name of owner

[Signature] 9/23/22  
Signature of owner Date

ALBAMORAH @ AOL. Com 214 521-0042  
Email address of owner Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

William H. CRAWFORD  
Name of the Authorized Agent signing on behalf of owner

[Signature] 9/23/22  
Signature by Authorized Agent Date

ALBAMORAH @ AOL. Com (214) 521-0042  
Email address of Authorized Agent Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074



**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1004 East 15th Plano TX 75074  
**Property address(es); may attach an additional sheet listing multiple addresses**

Metropolitan Mammoth Jack Hotel  
**Printed name of owner**

[Signature]  
**Signature of owner** 9/23/22  
**Date**

AKBAMORAL@AOL.Com (214) 521-0042  
**Email address of owner** **Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

William L. CRAVEN  
**Name of the Authorized Agent signing on behalf of owner**

[Signature] 9/23/22  
**Date**  
**Signature by Authorized Agent**

AKBAMORAL@AOL.Com (214) 521-0042  
**Email address of Authorized Agent** **Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Plano, TX 75074

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WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1200 East 15th Plano TX 75074  
**Property address(es); may attach an additional sheet listing multiple addresses**

Old Town Plano East Ltd  
2016 ~~Plano Eastside Ltd~~  
**Printed name of owner**

[Signature]  
**Signature of owner**

9/23/22  
**Date**

ALBAMORAL@AOL.com (214) 521 0042  
**Email address of owner Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

William H. CARRAS  
**Name of the Authorized Agent signing on behalf of owner**

[Signature]  
**Signature by Authorized Agent**

9/23/22  
**Date**

ALBAMORAL@AOL.com (214) 521 0042  
**Email address of Authorized Agent Phone number**

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Plano, TX 75074



**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1420, 1422, 1424-28 K AVE, 1110-12 E. 15TH  
Property address(es); may attach an additional sheet listing multiple addresses

LAS BRISAS PROPERTIES, INC.  
Printed name of owner

J. LaMarche  
Signature of owner

8/30/2022  
Date

\_\_\_\_\_  
Email address of owner

(972) 272-8800  
Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
Name of the Authorized Agent signing on behalf of owner

\_\_\_\_\_  
Signature by Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address of Authorized Agent

( ) -  
Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Plano, TX 75074

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1012, 1016, 1018, 1024 E. 15<sup>th</sup> St, Plano, Tx  
Property address(es); may attach an additional sheet listing multiple addresses

JSMTX Properties, LLC Judith S. Moore  
Printed name of owner

Judith S. Moore - J. Moore 8-23-22  
Signature of owner Date

judy.smooore37@gmail.com (214) 477-9916  
Email address of owner Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
Name of the Authorized Agent signing on behalf of owner

\_\_\_\_\_  
Signature by Authorized Agent Date

\_\_\_\_\_  
Email address of Authorized Agent Phone number  
(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Plano, TX 75074

1021 E 15th Street, Plano TX 75074

Page 4



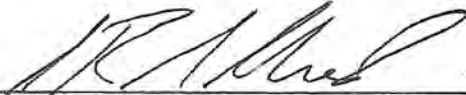
**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1022 E 15th Street, Plano, TX 75074

**Property address(es);** may attach an additional sheet listing multiple addresses

15th Street Real Property Holdings, LLC

**Printed name of owner**

  
**Signature of owner** Aaron R. Allred, as Authorized Representative **Date** August 1, 2022

aa@allredwilcox.com

(972) 693 - 4877

**Email address of owner**

**Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

Aaron R. Allred, as Authorized Representative

**Name of the Authorized Agent signing on behalf of owner**

  
**Signature by Authorized Agent**

**Date** August 1, 2022

aa@allredwilcox.com

(972) 693 - 4877

**Email address of Authorized Agent**

**Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1026 E 15<sup>th</sup> St.  
**Property address(es);** may attach an additional sheet listing multiple addresses

Sutton 1012 LLC  
**Printed name of owner**

 7/22/22  
**Signature of owner** **Date**

suttonplaceantiques@yahoo.com (214) 684-4716  
**Email address of owner** **Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
**Name of the Authorized Agent signing on behalf of owner**

\_\_\_\_\_  
**Signature by Authorized Agent** **Date**

\_\_\_\_\_  
**Email address of Authorized Agent** **Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

1037 E. 75th St

Long: CATHY FERGUSON  
Printed name of owner

Signature of owner Anthony J. ... Date 8/1/22

Date \_\_\_\_\_

105991095CAfeVienna.com (970) 5095966  
Email address of owner Phone number

Page 4

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1013 E. 15<sup>th</sup> Street, Plano TX 75074  
**Property address(es); may attach an additional sheet listing multiple addresses**

Pierce Family Trust  
**Printed name of owner**

Deborah Pierce, trustee 7/29/2022  
**Signature of owner** **Date**

deborah@event1013.com 818 292 1751  
**Email address of owner** **Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
**Name of the Authorized Agent signing on behalf of owner**

\_\_\_\_\_  
**Signature by Authorized Agent** **Date**

\_\_\_\_\_  
**Email address of Authorized Agent** **Phone number**  
(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Plano, TX 75074



PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT

1017 E. 15th St PLANO TX 75074  
Property address(es); may attach an additional sheet listing multiple addresses

SELIM COMENT  
Printed name of owner

  
Signature of owner

07-22-2022  
Date

Selimx@gmail.com  
Email address of owner

469 855-1849  
Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

HOPE COMENT  
Name of the Authorized Agent signing on behalf of owner

  
Signature by Authorized Agent

07-22-2022  
Date

hope@36events.com  
Email address of Authorized Agent

989-326-989-1987  
Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Plano, TX 75074



**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1031 E. 15<sup>th</sup> Street

Property address(es); may attach an additional sheet listing multiple addresses

MKNS, LLC Marianne Wells, manager  
Printed name of owner

  
Signature of owner

8-1-2022  
Date

mdwells50@gmail.com 214 ( ) 770-7109  
Email address of owner Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
Name of the Authorized Agent signing on behalf of owner

\_\_\_\_\_  
Signature by Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address of Authorized Agent

\_\_\_\_\_  
Phone number

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1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1039 E. 15th Street, Plano Tx 75074  
Property address(es); may attach an additional sheet listing multiple addresses

The Bedrock Building, L P  
Printed name of owner

Andrea Ziminer, Manager/Vice President of  
The Bedrock Building G.P.H.C 7/27/2022  
Signature of owner Date

lyndaz@bedrock.com 214 557 4237  
Email address of owner Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
Name of the Authorized Agent signing on behalf of owner

\_\_\_\_\_  
Signature by Authorized Agent Date

\_\_\_\_\_  
Email address of Authorized Agent

\_\_\_\_\_  
Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

The individual whose signature appears represents and warrants that he/she is authorized to execute the Petition on behalf of the property owner named. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the renewal of the PID absent a separate property agreement. However, if City staff is made aware of any disagreement among owners of community property, those petitions will be disqualified.

**Petitions should be returned on or before July 29, 2022**

*Return executed petitions with original signatures to:*

Bonnie Shea  
Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074



**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1006 E. 15<sup>th</sup> Street; 1000 E. 14<sup>th</sup> Street; 1318 J. Ave; 1104 E. 14<sup>th</sup> Street  
**Property address(es);** may attach an additional sheet listing multiple addresses

Nathan: Bonnie Shea / Blackbold Partners, LLC / Fortside 14<sup>th</sup> St., LLC  
**Printed name of owner**

  
**Signature of owner**

8/1/22  
**Date**

BShea@urbanoilandgas.com  
**Email address of owner**

(214) 906 - 5890  
**Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
**Name of the Authorized Agent signing on behalf of owner**

\_\_\_\_\_  
**Signature by Authorized Agent**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Email address of Authorized Agent**

\_\_\_\_\_  
**Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Bonnie Shea  
Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1001 E. 15th ST., PLANO, TX 75074

Property address(es); may attach an additional sheet listing multiple addresses

SCHELL FAMILY TRUST B

Printed name of owner

\_\_\_\_\_  
Signature of owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address of owner

\_\_\_\_\_  
Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

JAMES F SCHELL, Co-Trustee

Name of the Authorized Agent signing on behalf of owner

*James F. Schell, Co-Trustee*  
Signature by Authorized Agent

7/27/2022  
Date

JSchell@Schellinsurance.com

(972) 740 - 4739

Email address of Authorized Agent

Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

The individual whose signature appears represents and warrants that he/she is authorized to execute the Petition on behalf of the property owner named. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the renewal of the PID absent a separate property agreement. However, if City staff is made aware of any disagreement among owners of community property, those petitions will be disqualified.

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Bonnie Shea  
Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

908 E. 15th St, 912 E. 15th St, 916 E. 15th St, 1421 I Ave  
Property address(es); may attach an additional sheet listing multiple addresses )

Stice LLC  
Printed name of owner

Helen Stice, Stice LLC  
Signature of owner

7-22-22  
Date

Email address of owner

(972) 424-6653  
Phone number

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

\_\_\_\_\_  
Name of the Authorized Agent signing on behalf of owner

\_\_\_\_\_  
Signature by Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address of Authorized Agent

\_\_\_\_\_  
Phone number

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074



1219 Ave K, 1307 Ave K, 1311 Ave K, 1106 14<sup>th</sup> Street  
Property address(es); may attach an additional sheet listing multiple addresses

Printed name of owner

**Signature of owner**

Date \_\_\_\_\_

Email address of owner

**Phone number**

In the absence of the owner or for corporations:

Date \_\_\_\_\_

**Phone number**

Bonnie Shea  
Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

1023, 1029 E. 15<sup>th</sup> Street

M.F. Robert and Robert A. Lynch by  
Printed name of owner Marna Lynch, Executrix

Page 4

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1011 E. 15<sup>th</sup> St. PLANO TX 75074  
**Property address(es); may attach an additional sheet listing multiple addresses**

NAT PROPERTIES  
**Printed name of owner**

[Signature]  
**Signature of owner**

7-20-22  
**Date**

RJT47@hotmail.com  
**Email address of owner**

(214) 212-6319  
**Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

Mark A. Tuttle  
**Name of the Authorized Agent signing on behalf of owner**

[Signature]  
**Signature by Authorized Agent**

7-20-22  
**Date**

tut2000@msn.com  
**Email address of Authorized Agent**

702 748-5990  
**Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

The individual whose signature appears represents and warrants that he/she is authorized to execute the Petition on behalf of the property owner named. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the renewal of the PID absent a separate property agreement. However, if City staff is made aware of any disagreement among owners of community property, those petitions will be disqualified.

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Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1008 E. 15th St.

**Property address(es);** may attach an additional sheet listing multiple addresses

Mona Crider

**Printed name of owner**

Mona Crider

**Signature of owner**

7/20/22

**Date**

mona.19foofaraw@gmail.com 972.523.8355

**Email address of owner**

**Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

**Name of the Authorized Agent signing on behalf of owner**

**Signature by Authorized Agent**

**Date**

**Email address of Authorized Agent**

**Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

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Urban Oil and Gas  
1000 14<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Plano, TX 75074



1032 East 15th

Property address(es); may attach an additional sheet listing multiple addresses

Signature of owner \_\_\_\_\_ Date 7/20/22

Should the petition be successful, contact information is needed to supply member's notice of meetings.

Name of the Authorized Agent signing on behalf of owner

Email address of Authorized Agent	Phone number
(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)	

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*Return executed petitions with original signatures to:*

## Petition for Downtown Plano Public Improvement District



1005-1007 E 15<sup>th</sup> St, Plano TX

ENG & WONG PLANO DOWNTOWN, LLC



7/8/2022

calvin@engvest.com

(97) 904 - 2888

In the absence of the owner or for corporations:

Name of the Authorized Agent signing on behalf of owner

Date \_\_\_\_\_

**Phone number**

*Return executed petitions with original signatures to:*

Page 4

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF PLANO, TEXAS FOR THE DOWNTOWN PLANO PUBLIC  
IMPROVEMENT DISTRICT**

1010 E 15<sup>th</sup> St Plano TX 75074

**Property address(es)**, may attach an additional sheet listing multiple addresses

LPW Real Estate Investments

**Printed name of owner**



**Signature of owner**

**Date**

historicplanobts@gmail.com

**Email address of owner**

469 790 1900

**Phone number**

Should the petition be successful, contact information is needed to supply member's notice of meetings.

In the absence of the owner or for corporations:

**Name of the Authorized Agent signing on behalf of owner**

**Signature by Authorized Agent**

**Date**

**Email address of Authorized Agent**

( ) -  
**Phone number**

(Please provide a working daytime phone number. If needed, the City Staff will contact the Authorized Agent for verification purposes)

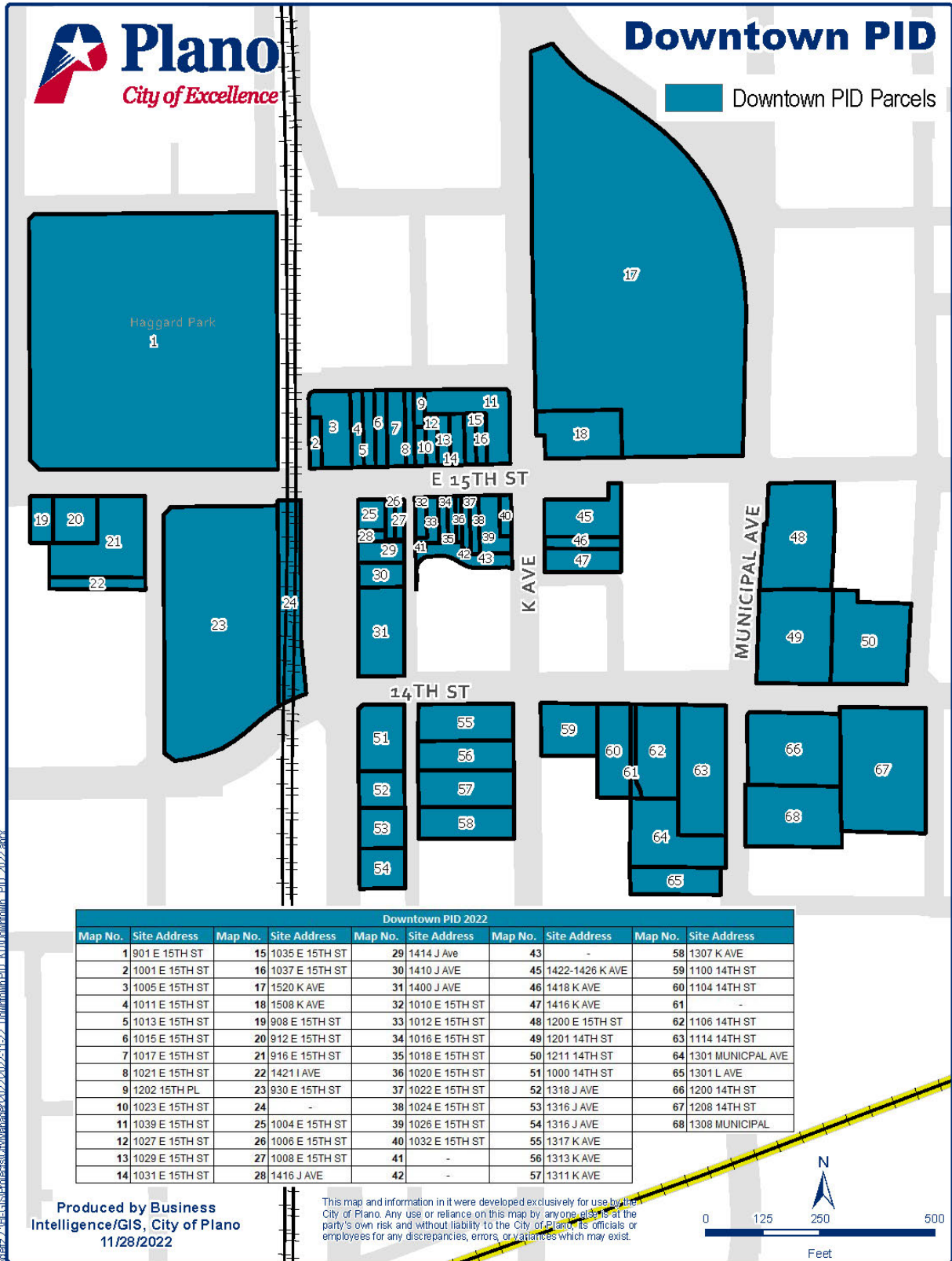
The individual whose signature appears represents and warrants that he/she is authorized to execute the Petition on behalf of the property owner named. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the renewal of the PID absent a separate property agreement. However, if City staff is made aware of any disagreement among owners of community property, those petitions will be disqualified.

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Plano, TX 75074

# EXHIBIT A



## **EXHIBIT 2**

### **NOTICE OF PUBLIC HEARING OF THE CITY OF PLANO, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO PROVIDE CERTAIN SERVICES OVER CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY.**

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of Plano, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at or after 7:00 P.M. on January 9, 2023, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, and via videoconference, for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from certain property owners within the corporate limits of the City (the “Petitioners”), that requests the establishment of a public improvement district (the “PID”). The Petition and map showing property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 1520 K Avenue, Plano, Texas 75074. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

**GENERAL NATURE OF THE AUTHORIZED SERVICES:** The purpose of the District is to supplement and enhance services and improvements for Downtown Plano. The general nature of the proposed services and improvements to be performed by the District will include, but not limited to, payment of expenses related to: (1) the promotion of the district (marketing, advertising, special event production, etc.); (2) enhancement of security in the district; (3) constructing and maintaining place-making elements (public art, street furniture, landscaping, streetscape, etc.); and (4) establishing, administering and operating the District as authorized by the Act.

**ESTIMATED COST OF THE AUTHORIZED SERVICES AND APPORTIONMENT OF COSTS:** The estimated total costs of the Authorized Services for the First year of the District’s operation will be a total of approximately \$250,000. The cost of the Authorized Services for subsequent years will be determined in the annual update to the service plan approved by the City each year in accordance with Section 372.013 of the Act. The City will not be obligated to provide any funds to finance the Authorized Services, other than from assessments levied on the Property. No municipal property in the District shall be assessed.

**PROPOSED METHOD OF ASSESSMENT:** The City shall levy an assessment on each benefited parcel of the Property within the District in a manner that results in imposing proportionate shares of the Authorized Service costs on property benefited.

- a. The assessment will be based on the square footage of real property improvements (not to include Business Personal Property) as determined by the Collin County Central Appraisal District each year. The real property of jurisdictions and entities that have obtained an exemption from the City of Plano real property taxes pursuant to the Texas Tax Code (except under the provisions



of Sections 11.24 and 11.28 of the Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes.

- b. The proposed annual assessment rate for the First year of the District's operation is estimated to be will be \$0.15 per square foot of real property improvements.
- c. In no event shall the annual assessment rate in any subsequent year exceed \$0.15 per square foot of real property improvements.
- d. The District shall pay the costs of the services and improvements by special assessment against real property improvements.
- e. A \$25,000 cap on the annual assessment per property and/or development project.
- f. The City has agreed to contribute a fixed amount in lieu of assessment on City-owned properties in the District.

**APPORTIONMENT OF COST BETWEEN THE DISTRICT AND THE MUNICIPALITY AS A WHOLE:** The District shall pay the cost of the supplemental improvements and services described in this petition. No portion of the supplemental services shall be apportioned to the City as a whole. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Any payment of assessments by other exempt jurisdictions and entities must also be established by contract.

**BOUNDARIES OF THE PROPOSED PID:** The boundaries of the proposed District are as illustrated in Exhibit "A" and are generally M Avenue to the east, 16th Street to the north, H Avenue to the west, and 13th Street to the south.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein. The public hearing will be held at or after 7:00 P.M. on January 9, 2023, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, and via videoconference. All persons wishing to enter testimony during a videoconference are invited to participate remotely via broadcast by webinar to voice their opinion (registration is required). A registration link will be listed on the City Council agenda which will be available on January 4, 2023 after 5:00 p.m. at the following link: <https://www.plano.gov/1444/City-CouncilAgendas>. Total testimony is limited to thirty (30) minutes.

Emails regarding public hearing items may be submitted to [councilcomments@plano.gov](mailto:councilcomments@plano.gov). The meeting will be live streamed on Plano's website at <https://www.plano.gov/1565/Plano-TV> for those wanting to watch the meeting but not address the Council.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF PLANO, TEXAS