



CITY COUNCIL

**1520 K Avenue, Plano TX 75074 and via
videoconference**

DATE: January 12, 2026

TIME: 7:00 PM

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, [YouTube.com/cityofplanotexas](https://www.youtube.com/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: councilcomments@plano.gov.

CALL TO ORDER

INVOCATION: Resident Scholar Shaykh Chad Earl - Islamic Association of Collin County

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Boy Scout Pack 259 & Troop 259 - Charter Organization 12 Point Impact at St. Elizabeth Ann Seton Catholic Church

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

PROCLAMATIONS AND SPECIAL RECOGNITIONS

Proclamation: January 19, 2026 is Dr. Martin Luther King Jr. Day which honors the life and legacy of Dr. King. **Presented**

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Minutes

- (a) December 8, 2025
December 16, 2025
Approved

Approval of Expenditures

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

- (b) Rejection of RFB No. 2025-0595-B for Harrington Park Renovation, Project No. PKR-P-7501, from all bidders. **Rejected bids as requested**
- (c) RFB No. 2026-0047-B for Historic Downtown Guide Signs, Project No. TP-S-00004, for the Engineering Department to Odum Services, LLC in the amount of \$165,911; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2026-0026-B for Preston - McDermott Lighting, Project No. TP-S-00018, for the Engineering Department to Highway Intelligent Traffic Solutions, LLC in the amount of \$517,316; and authorizing the City Manager to execute all necessary documents. **Approved**

Purchase from an Existing Contract

- (e) To approve the purchase of MuleSoft Integration Platform for one (1) year with four (4) automatic one-year renewals for Technology Solutions in the estimated total amount of \$825,056 from Carahsoft Technology Corp. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. TX DIR-CPO-5687) **Approved**

Approval of Contract Modification

- (f) To approve an increase to the current awarded contract amount of \$743,450 by \$667,480 for a total contract amount of \$1,410,930 for an Integrated Library System from Sirsi Corporation for the Libraries; and authorizing the City Manager to execute all necessary documents. (Contract No. 2020-0006-AC; Modification No. 4) **Approved**

Approval of Change Order

- (g) To approve a decrease to the current awarded contract amount of \$2,066,495 by \$304,361 for a total contract amount of \$1,762,134 for Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road, Project No. PW-S-00025, from XIT Paving and Construction, Inc. for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0143-B; Change Order No. 2) **Approved**
- (h) To approve an increase to the current awarded contract amount of \$3,328,000 by \$126,209 for a total contract amount of \$3,454,209 for Arterial Concrete Repair Parker Road - Independence Parkway to Country Place Drive, Project No. PW-S-00027 from Garret Shields Infrastructure, LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0292-B; Change Order No. 1) **Approved**
- (i) To approve an increase to the current awarded contract amount of \$4,333,000 by \$178,645 for a total contract amount of \$4,511,645 from Garret Shields Infrastructure, LLC for Residential Concrete Pavement Repair Zone G4 North, Project No. PW-S-00032, for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0059-B; Change Order No. 1) **Approved**
- (j) To approve a decrease to the current awarded contract amount of \$6,370,479 by \$572,106 for a total contract amount of \$5,798,373 for Arterial Overlay - 2025, Project No. PW-S-00022, from Jagoe-Public Company for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0091-B; Change Order No. 1) **Approved**

Approval of Expenditure

- (k) To approve an expenditure for professional services in the estimated amount of \$150,000 from Freese and Nichols, Inc. for Economic Development; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (l) To reappoint Richard M. Abernathy, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date. **Adopted Resolution No. 2026-1-1(R)**
- (m) To appoint Katie Anderson, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date. **Adopted Resolution No. 2026-1-2(R)**
- (n) To appoint Kelly R. Albin, licensed attorney, to replace Taylor Holcomb as ethics investigator for the remainder of the term as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date. **Adopted Resolution No. 2026-1-3(R)**

Adoption of Ordinances

- (o) To amend Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to establish a no parking zone along the west side of Pebble Vale Drive, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2026-1-4**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

- (1) Consideration to approve RFB No. 2025-0584-B for Legacy Drive at Dallas North Tollway Bridge Monuments, Project No. ENG-S-00021, for the Engineering Department to Concord Commercial Services, Inc. in the amount of \$581,096; and authorizing the City Manager to execute all necessary documents. **Approved**

- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-016 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to amend Specific Use Permit No. 56 for a Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; 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: Democracy Partners Ltd **Conducted and remanded back to the Planning and Zoning Commission**

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, [YouTube.com/cityofplanotexas](https://www.youtube.com/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

AGENDA ITEM: To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

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RECOMMENDED ACTION: Location Link



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Proclamations
DIRECTOR: Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM: Proclamation for Dr. Martin Luther King Jr. Day
RECOMMENDED ACTION: Proclamations and Special Recognition

ITEM SUMMARY

Proclamation: January 19, 2026 is Dr. Martin Luther King Jr. Day which honors the life and legacy of Dr. King. **Presented**



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Approval of Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

December 8, 2025
December 16, 2025
Approved

ATTACHMENTS:

Description	Upload Date	Type
Preliminary Open Meeting Minutes 12/8/25	1/6/2026	Minutes
Regular Meeting Minutes 12/8/25	1/6/2026	Minutes
Preliminary Open Meeting Minutes 12/16/25	1/6/2026	Minutes
Regular Meeting Minutes 12/16/25	1/6/2026	Minutes

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
December 8, 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
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Doug McDonald, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 6:00 p.m., Monday, December 8, 2025, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and Litigation, Section 551.071; and discuss Economic Development matters, Section 551.087; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 6:02 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:52 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **PISD Closed Campuses Information Sessions Presentation**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 7:00 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
REGULAR MINUTES
December 8, 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
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Doug McDonald, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, December 8, 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

Sr. Pastor Randall Worley with Prairie Creek Baptist Church led the invocation and Troop 890G - Charter Organization Circle Ten Council led the Pledge of Allegiance and Texas Pledge.

Comments of Public Interest

Lee Lustig (via Zoom) spoke to ban gas powered leaf blowers
Austin Meek spoke to the importance of DART
Embher Chaffin spoke to the importance of DART
V. Krystal Curry requested resolution of the ongoing issues she spoke to at a previous meeting.
Arthur Allen spoke to the use of the school properties purchased by the city.
Shannon Vanslyke spoke to advanced notice and communication regarding the use of school properties purchased by the City.
Lestia Nelson spoke to the criminal case impacting her special needs daughter.
Alvin Nelson spoke to the criminal case complaint impacting his special needs daughter.
Bill Lisle spoke to the recent change in fees.
Ian Graham spoke to the importance of DART
Felicia Taquino spoke to the use of the school properties purchased by the city.
Harper Weaver spoke to the criminal case regarding a special needs student.

Consent Agenda

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

Approval of Minutes

November 24, 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. 2025-0448-B for Consulting Services for Clean Fleet Study for Fleet Services to Kittelson & Associates, Inc. in the estimated amount of \$124,855; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2026-0016-B for Residential Pavement Repair Zone P3 North, Project No. PW-S-00080, for the Public Works Department to Jim Bowman Construction Company, L.P. in the amount of \$2,973,285; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

Purchase from an Existing Contract

To approve the purchase and installation of Brine Maker Equipment for Public Works - Streets Division in the amount of \$275,940 from C&H Outdoor LLC dba Sno-Biz through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 031423-EDP) (Consent Agenda Item “D”)

To approve the purchase of Proofpoint Enterprise Archive Subscription and Support for a three (3) year contract for Technology Solutions in the estimated amount of \$376,922 from CyberOne, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-CPO-4851) (Consent Agenda Item “E”)

Approval of Contract / Agreement

To approve a Development Agreement by and between the City of Plano, Texas and The Todd Andrew Moore-Jonathan Allen Moore Family Limited Partnership, Ltd., a Texas limited partnership; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

Adoption of Ordinances

Ordinance No. 2025-12-1: To amend Table 3, Shielding Requirements, of Section 6-469, Presumptions, of Article XI, Outdoor Lighting, of Chapter 6, Buildings and Building Regulations of the City of Plano Code of Ordinances, to clarify the shielding requirements for light emitting diode(LED) lamp types; 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”)

End of Consent

Public Hearing and Comment of the Consolidated Annual Performance Evaluation Report describing the use of federal funds. This report details how the City used the U.S. Department of Housing and Urban Development funds during the 2024-25 grant year. The public will be given an opportunity to speak on the report during the public hearing. (Regular Item “1”)

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

Public Hearing and adoption of Ordinance No. 2025-12-2 as requested in Zoning Case 2023-028 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 215.7 acres of land located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, from Agricultural to Residential Community Design; 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: Todd A. Moore - Jonathan Moore Family Limited Partnership, Ltd. (Regular Item “2”)

Mayor Muns opened the public hearing. Todd Moore, property owner, and Joel Behrens and Kevin Hickman with Trammell Crow Company, representing the applicant spoke to the project. Patrick Sprull and Embher Chaffin spoke in opposition of the project. Bill Lisle spoke in support of the project. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Holmer and seconded by Councilmember Kehr, the Council voted 8-0 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 215.7 acres of land located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, from Agricultural to Residential Community Design; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2023-028; and further to adopt Ordinance No. 2025-12-2.

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-016 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to amend Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; 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: Democracy Partners Ltd (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 Kehr and seconded by Deputy Mayor Pro Tem Holmer, the Council voted 8-0 to table the item to the January 12, 2026, City Council Meeting.

Public Hearing and adoption of Ordinance No. 2025-12-3 as requested in Zoning Case 2025-012 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 109 for Transit Center/Station on 0.1 acre of land located 60 feet east of Communications Parkway and 24 feet north of Legacy Drive in the City of Plano, Collin County, Texas, presently zoned Planned Development-65-Central Business-1 and within the Dallas North Tollway Overlay District; 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: PR Hotelier LLC (Regular Item “4”)

Mayor Muns opened the public hearing. Alex Danza with Vonlane and Mallory Muse with Winstead PC spoke to the project. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Councilmember Downs and seconded by Councilmember Horne, the Council voted 8-0 to grant Specific Use Permit No. 109 for Transit Center/Station on 0.1 acre of land located 60 feet east of Communications Parkway and 24 feet north of Legacy Drive in the City of Plano, Collin County, Texas, presently zoned Planned Development-65-Central Business-1 and within the Dallas North Tollway Overlay District; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2025-012; and further to adopt Ordinance No. 2025-12-3.

With no further discussion, the Regular City Council Meeting adjourned at 9:06 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
December 16, 2025**

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Maria Tu, Mayor Pro Tem

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
LaShon Ross, Deputy City Manager
Doug McDonald, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 6:00 p.m., Tuesday, December 16, 2025, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and Litigation, Section 551.071; and discuss Economic Development matters, Section 551.087; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 6:06 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:40 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **Zoning & Subdivision Ordinance Rewrite Module 1 Update**
- **Wage Determination Tool Update**
- **Comprehensive Monthly Financial Report – September 2025** – This item was discussed during the regular meeting.
- **Quarterly Investment Report** – This item was discussed during the regular meeting.
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 7:01 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
REGULAR MINUTES
December 16, 2025**

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Maria Tu, Mayor Pro Tem

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
LaShon Ross, Deputy City Manager
Doug McDonald, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Tuesday, December 16, 2025, at 7:01 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

Sr. Pastor Eric Coburn with Calvary Chapel Dallas led the invocation and Cub Scout Pack 1259 with Harrington, Hughston, and Wells Elementary led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: The Salvation Army Christmas Campaign was recognized for its annual Red Kettle and Angel Trees that provide help to countless citizens in need.

Preliminary Open Meeting (Cont'd.)

Comprehensive Monthly Financial Report – September 2025
Quarterly Investment Report

Comments of Public Interest

Lestia Nelson spoke to a criminal case impacting her special needs daughter.
Alvin Nelson spoke to a criminal case impacting his special needs daughter.
Brett Cooper spoke to the DART election.
Christopher Svochak spoke to concerns in the community.

Consent Agenda

MOTION: Upon a motion made by Councilmember Horne and seconded by Councilmember Kehr, the Council voted 7-0 to approve all items on the Consent Agenda, as follows:

Approval of Expenditures

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

RFB No. 2025-0468-B for High Point Tennis Center Court Resurfacing for the Parks & Recreation Department to Sport Surface Pros, LLC in the estimated amount of \$170,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “A”)

RFB No. 2025-0561-B for Bridge Repairs Phase IV, Project No. ENG-S-7456, for the Engineering Department to Iron T Construction Inc. in the amount of \$1,886,360; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFP No. 2025-0282-BR for a one (1) year contract with four (4) one-year city optional renewals for JD Edwards Support for Technology Solutions from GSI, Inc. in the estimated amount of \$429,200 and PeopleSoft Support from HyperGen, Inc. in the estimated amount of \$984,500 for a combined total amount of \$1,413,700; 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) Heavy Truck Lift for Fleet Services in the amount of \$171,878 from Reeder Distributors, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 715-23) (Consent Agenda Item “D”)

To approve the purchase of Nine (9) Refuse Truck Bodies in the amount of \$1,635,446 from Reliance Truck & Equipment and Eight (8) Refuse Truck Chassis in the amount of \$1,664,759 from Bond Equipment Company Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 786-25 and BuyBoard Contract No. 723-23) (Consent Agenda Item “E”)

To approve the purchase of Euna Budget Pro Software for a three (3) year contract for Budget & Performance Management Department in the estimated amount of \$507,700 from Euna Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 060624-GTH) (Consent Agenda Item “F”)

Approval of Contract Modification

To approve the terms and conditions of a Fourth Amendment to Route Specific Communications Facilities License by and between the City of Plano, Texas, a home rule municipal corporation, and Cogent Fiber LLC (fka Sprint Communications Company L.P.), a Delaware limited liability company; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “G”)

To approve an increase to the current awarded contract amount of \$688,410 by \$244,500 for a total contract amount of \$932,910 for landscape architect professional services for Los Rios Park Trail, Project No. PKR-P-7202, from Westwood Professional Services, Inc. for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2020-0345-X; Modification No. 5) (Consent Agenda Item “H”)

Approval of Change Order

To approve an increase to the current awarded contract amount of \$1,636,719 by \$299,350 for a total contract amount of \$1,936,069 for Arterial Concrete Repair Custer Road - Spring Creek Parkway to Hedgcoxe Road, Project No. PW-S-00068, from Vernara LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0321-B; Change Order No. 1) (Consent Agenda Item “I”)

To approve a decrease to the current awarded contract amount of \$3,639,653 by \$128,807 for a total contract amount of \$3,510,846 for Screening Wall Replacement - Parkwood Boulevard, Nassau Drive, and Willow Bend Drive, Project No. 7462, from Ratliff Hardscape, Ltd. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0299-B; Change Order No. 2) (Consent Agenda Item “J”)

Approval of Expenditure

To approve an expenditure for Professional Consulting Services in the estimated amount of \$300,000 from Abercrombie Creative LLC dba Abercrombie Planning + Design for the Special Projects Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

To approve an expenditure for Stop Loss Insurance for the calendar year 2026 in the estimated amount of \$5,138,784 based upon a per subscriber per month rate of \$178.43 and a specific deductible of \$250,000 from Aetna for Human Resources; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

To approve an expenditure for Priority Based Budgeting System for a one (1) year contract with four (4) one-year automatic renewals in the amount of \$132,660 from Tyler Technologies, Inc. for the Budget & Performance Management Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “M”)

To approve an expenditure for Bluebonnet Trail Water Line Repair at Custer Road, Project No. ENG-W-00004, in the amount of \$714,066 from ANA Site Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “N”)

Approval of Contract / Agreement

To approve a contract made and entered into by and between the City of Plano, and Kaleb Breaux, the Elections Administrator of Collin County, Texas, pursuant to the authority in Subchapter D, Section 31.092 of Chapter 31, of the Texas Election Code, regarding the coordination, supervision, and running of the City's January 31, 2026, Special Election and City Run-off Election, if necessary, in the amount of \$224,349; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "O")

To approve the terms and conditions of a Third Revised and Restated Economic Development Incentive Agreement for Tax Rebate for calendar years 2023-2033 by and between the City of Plano, Texas, and CoreWeave, Inc., a Delaware corporation, authorizing its execution by the City Manager or his authorized designee, and providing an effective date. (Consent Agenda Item "P")

Adoption of Resolutions

Resolution No. 2025-12-4(R): To review and approve the City's official Public Funds Investment Policy; and providing an effective date. (Consent Agenda Item "Q")

Resolution No. 2025-12-5(R): To approve the Investment Portfolio Summary for the quarter ended September 30, 2025; and providing an effective date. (Consent Agenda Item "R")

End of Consent

Consideration to name the center court at High Point Tennis Center, located at 421 West Spring Creek Parkway, the Ken Sumrow Center Court. (Regular Item "1")

MOTION: Upon a motion made by Mayor Muns and seconded by Deputy Mayor Pro Tem Holmer, the Council voted 7-0 to name the center court at High Point Tennis Center, located at 421 West Spring Creek Parkway, the Ken Sumrow Center Court.

RFQ No. 2025-0450-B for architectural services for the Public Safety Campus for Special Projects to DLR Group Inc of Texas in the estimated amount of \$14,496,593; and authorizing the City Manager to execute all necessary documents. (Regular Item "2")

MOTION: Upon a motion made by Councilmember Horne and seconded by Councilmember Kehr, the Council voted 7-0 to award RFQ No. 2025-0450-B for architectural services for the Public Safety Campus for Special Projects to DLR Group Inc of Texas in the estimated amount of \$14,496,593; and authorizing the City Manager to execute all necessary documents.

Collin County Connects Committee Report (Regular Item “3”)

Speaking in opposition of the DART election and Collin County Connects Committee report and process:

Embher Chaffin, Sudeep Singh, Austin Meek, Joshua McNair, Brett Cooper, Evan Ward, Kevin Bartholomew, Jeff Sameshima, Darrell Evans, Kathryn Walsh, Nathan (Nathaniel) Adam, Curtis Garrison, Warren Pena, Adam Kolodny, Jeremy Matthews, Alex Flores, Robert Morrison, William C. Cravens (Via Zoom), William Pierce Cravens (via Zoom), Corey Reinaker, Xiaolan Zhou, Ian Graham, and Payton Bryant.

Speaking in opposition of the DART election and Collin County Connects Committee report and process:

David Lethe

With no further discussion, the Regular City Council Meeting adjourned at 8:34 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Rejection of all bids for Harrington Park Renovation, Project No. PKR-P-7501
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

Rejection of RFB No. 2025-0595-B for Harrington Park Renovation, Project No. PKR-P-7501, from all bidders. **Rejected bids as requested**

BACKGROUND

The City solicited sealed bids for Harrington Park Renovation, Project No. PKR-P-7501. On November 19, 2025, the City received eleven (11) responsive bids. After responses were received, City staff realized there was an error in the bid specifications. It is the recommendation of the Parks and Recreation Department to reject all bids received and rebid with updated specifications at a future date.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

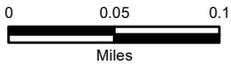
ATTACHMENTS:

Description	Upload Date	Type
Location Map	12/15/2025	Map



Legend

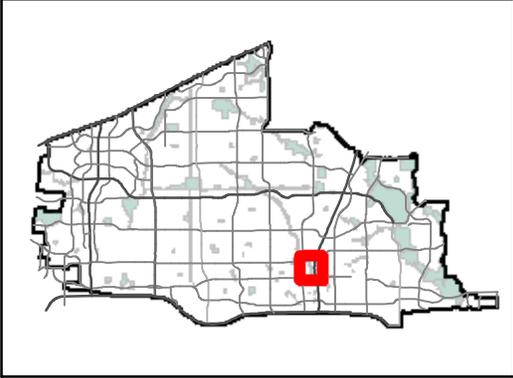
 Harrington Park



Location Map

Harrington Park Renovation

PKR-P-7501





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Engineering-Transportation
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Award of bid in the amount of \$165,911 for Historic Downtown Guide Signs, Project No. TP-S-00004
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2026-0047-B for Historic Downtown Guide Signs, Project No. TP-S-00004, for the Engineering Department to Odum Services, LLC in the amount of \$165,911; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department accepted bids on November 13, 2025, for the Historic Downtown Guide Signs, Project No. TP-S-00004. The project includes two overhead large guide signs along President George Bush Turnpike, as well as several small ground mountguide signs along the US 75 and SH 190 frontage roads. All these signs will be brown Historic Downtown guide signs.

The lowest responsive and responsible bid was submitted by Odum Services, LLC, in the amount of \$165,911. There were a total of 2,641 vendors notified of this project. Three (3) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, Plano's Historic Downtown will not have wayfinding signs pointing from US 75 and President George Bush Turnpike.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Capital Maintenance Fund. Construction services for the Historic Downtown Guide Signs project in the total amount of \$165,911 will leave a balance of \$25,914 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	12/29/2025	Map
Bid Recap	12/31/2025	Bid Recap

CITY OF PLANO

RFB CIP

Bid No. 2026-0047-B

Historic Downtown Guide Signs

Project No. TP-S-00004

Bid Recap

<u>Bid Opening Date/Time:</u>	Thursday, November 13, 2025 @ 2:00PM
<u>Number of Vendors Notified:</u>	2,641
<u>Vendors Submitting "No Bids":</u>	13
<u>Number of Non-Responsive Bids Submitted:</u>	0
<u>Number of Responsive Bids Submitted:</u>	3

<u>Vendor:</u>	<u>Total Bid:</u>
Odum Services, LLC	\$ 165,911.00
Highway Intelligent Traffic Solutions	\$ 174,408.31
SSC Signs & Lighting, LLC	\$ 90,233,177.00

<u>Recommended Vendor:</u>	
Odum Services, LLC	\$ 165,911.00



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Engineering-Transportation
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Award RFB No. 2026-0026-B for Preston - McDermott Lighting, Project No. TP-S-00018
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2026-0026-B for Preston - McDermott Lighting, Project No. TP-S-00018, for the Engineering Department to Highway Intelligent Traffic Solutions, LLC in the amount of \$517,316; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on November 20, 2025, for Preston - McDermott Lighting, Project No. TP-S-00018. This project provides street lighting improvements along Preston Road from Towne Square Boulevard north to SH 121 and along McDermott Road from Preston Road to approximately 650 feet west of Ohio Drive.

The lowest responsive and responsible bid was submitted by Highway Intelligent Traffic Solutions, LLC in the amount of \$517,316. A total of 2,649 vendors were notified of this project. Seven (7) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the result would be continued safety concerns for pedestrians and motorists in this area, arising from poor lighting conditions.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2025-26 Street Improvement CIP. Construction services for the Preston - McDermott Lighting project in the total amount of \$517,316 will leave a balance of \$112 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factors of Safe, Vibrant Neighborhoods and being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	12/15/2025	Bid Recap
Location Map	12/15/2025	Map

CITY OF PLANO

RFB CIP

Solicitation No. 2026-0026-B

Preston – McDermott Lighting

Project No. TP-S-00018

Bid Recap

Bid Opening Date/Time: Thursday, November 20, 2025 @ 2 p.m.

Number of Vendors Notified: 2,649

Number of Vendors Submitting “No Bids”: 12

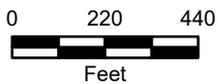
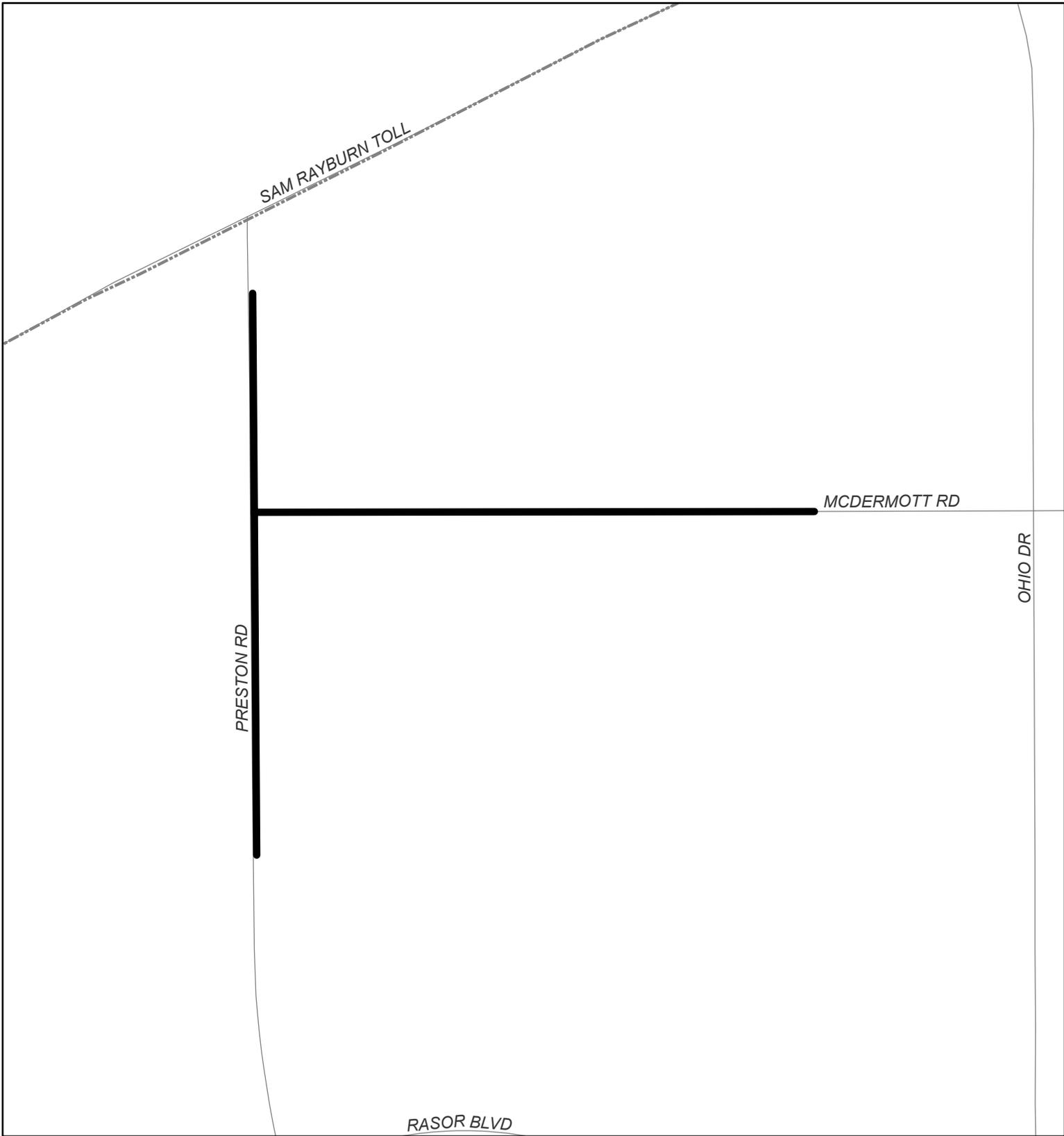
Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 7

<u>Vendor:</u>	<u>Total Bid</u>
Highway Intelligent Traffic Solutions, LLC	\$517,316.06
Groves Electrical Service Inc.	\$546,672.00
American Lighting and Signalization, LLC	\$577,776.50
RCR Telecon (RCR Telecon LLC)	\$623,911.25
Venus Construction	\$629,685.92
Road Solutions	\$630,231.35
Roadway Solutions Inc	\$733,679.00

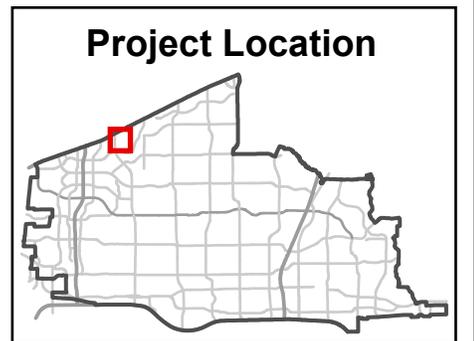
Recommended Vendor:

Highway Intelligent Traffic Solutions, LLC	\$517,316.06
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Preston - McDermott Lighting

Project No. TP-S-00018





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Technology Solutions
DIRECTOR: Roger Wright, Chief Information Officer
AGENDA ITEM: Purchase of MuleSoft Integration Platform
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of MuleSoft Integration Platform for one (1) year with four (4) automatic one-year renewals for Technology Solutions in the estimated total amount of \$825,056 from Carahsoft Technology Corp. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. TX DIR-CPO-5687) **Approved**

PREVIOUS ACTION/PRESENTATION

On September 11, 2023, Council approved the purchase for integration development services in the estimated amount of \$197,000 from Apisero, Inc. for the Technology Solutions Department.

On January 13, 2025, Council approved the purchase of MuleSoft renewal for a one (1) year contract for Technology Solutions in the estimated amount of \$106,871 from Carahsoft Technology Corp. through an existing contract (Texas Department of Information Resources Contract No. TX DIR-TSO-4288).

BACKGROUND

MuleSoft is the City's enterprise integration platform, enabling secure, scalable, and reliable data exchange between modern SaaS applications and legacy on-premises systems. Through MuleSoft's API-led connectivity model, Technology Solutions has delivered critical integrations supporting core City operations, including:

- The integration of the Masterworks capital program management solution with project fund data stored in JD Edwards.
- The interface that transmits Fire Rescue incidents from the ESO emergency management SaaS platform to an on-premises SQL database.
- Automation pipelines supporting integrations between Salesforce, PeopleSoft, and Active Directory regarding employee events such as onboarding, transfers, and offboarding.
- Underway integrations between JD Edwards and Clariti, SpryCIS, and InvoiceCloud.

MuleSoft provides robust queueing, industry-standard security controls, and reusable integration components that reduce development time, ensure consistent data delivery, and minimize operational risk. Its centralized integration framework also positions the city to address a growing backlog of interface and automation requests driven by departmental modernization efforts.

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (TX DIR-CPO-5687 / City of Plano Internal Contract No. 2026-0187-OR)

FINANCIAL SUMMARY/STRATEGIC GOALS

This request is to approve a one (1) year contract with four (4) one-year automatic renewals from Carahsoft Technology Corp. for the purchase of MuleSoft in the estimated total amount of \$825,056. Funding for this item is available in the Technology Solutions Applications Budget in the estimated amount of \$140,636 for FY 2025-26; \$151,887 for FY 2026-27; \$164,038 for FY 2027-28; \$177,161 for FY 2028-29; and \$191,334 for FY 2029-30. All future year expenditures will occur within council approved appropriations.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Library
DIRECTOR: Libby Holtmann, Director of Libraries
AGENDA ITEM: Approve an increase in the amount of \$667,480 for an Integrated Library System
RECOMMENDED ACTION: Approval of Contract Modification

ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$743,450 by \$667,480 for a total contract amount of \$1,410,930 for an Integrated Library System from Sirsi Corporation for the Libraries; and authorizing the City Manager to execute all necessary documents. (Contract No. 2020-0006-AC; Modification No. 4) **Approved**

PREVIOUS ACTION/PRESENTATION

City Council approved a contract for an Integrated Library System to Sirsi Corporation in the estimated amount of \$695,094 on June 22, 2020, for the 2021 fiscal year with four (4) one-year renewals.

BACKGROUND

In 2020, the Plano Public Library implemented a new Integrated Library System (ILS), which is the heart of library operations and data management. The ILS manages ordering, receiving, and loaning of all materials. It provides access to library resources such as databases, e-materials, and physical materials. The ILS provides statistics and reports on the library collection. Patrons use the ILS to search for and place holds on materials. Patrons access our ILS using our website and receive notifications on holds and materials through the ILS.

The Library staff recommends approval of the fourth modification of contract 2020-0006-AC to continue using Integrated Library System Sirsi Corporation. The modification extends the contract terms by adding five (5) automatic one-year renewals and increases the contract amount by \$667,480 to reflect the additional renewal periods.

Sirsi Corporation is a key ILS solution providing libraries with workflow solutions for ordering and processing library materials, making materials accessible to patrons and an online catalog for patrons. The impact of not granting this request would affect the quality and relevance of the library processes.

Modification No. 1 was executed on February 2, 2021, to increase the agreement by \$2,960 for a total amount of \$698,054.

Modification No. 2 was executed on April 5, 2021, to decrease the agreement by \$4,092 for a total amount of \$693,962.

Modification No. 3 was executed on May 13, 2021, to increase the agreement by \$49,487 for a total amount of \$743,450.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item is to approve the fourth modification of contract 2020-0006-AC. If approved, funding will be provided from the General Fund Budget. The City of Plano accepts the offer from Sirsi Corporation to continue using Integrated Library System Sirsi Corporation. The contract adds five (5) automatic one-year renewals beginning with FY 2026-27 in the amount of \$117,416, \$124,923 in FY 2027-28, \$132,944 in FY 2028-29, \$141,517 in FY 2029-30, and \$150,680 in FY 2030-31, for a total of \$667,480. All future year expenditures will be made within approved budget appropriations.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Public Works-CIP Construction
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: To approve a decrease in the amount of \$304,361 for Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road, Project No. PW-S-00025.
RECOMMENDED ACTION: Approval of Change Order

ITEM SUMMARY

To approve a decrease to the current awarded contract amount of \$2,066,495 by \$304,361 for a total contract amount of \$1,762,134 for Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road, Project No. PW-S-00025, from XIT Paving and Construction, Inc. for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0143-B; Change Order No. 2) **Approved**

PREVIOUS ACTION/PRESENTATION

On February 12, 2024, Council awarded RFB 2024-0143-B for Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road, Project No. PW-S-00025, in the amount of \$2,066,495 to XIT Paving and Construction, Inc.

BACKGROUND

On October 14, 2024, Change Order No. 1 was executed to adjust line item quantities to amended the Scope of Services for a zero-cost change order.

This agenda item is for Change Order No. 2 for a reduction in quantities of contract items that were not necessary to complete the Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road.

Public Works staff utilize street scores to estimate the amount of pavement removal needed for arterial street repair projects and the estimates typically range within 10-15% above or below actual street repair needs within project limits. In this case we were 15% below estimated repairs for this project. The remaining funds will be used on future street projects.

If this change order is not approved at Council, the City will not be able to reallocate these funds to a future project.

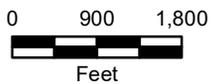
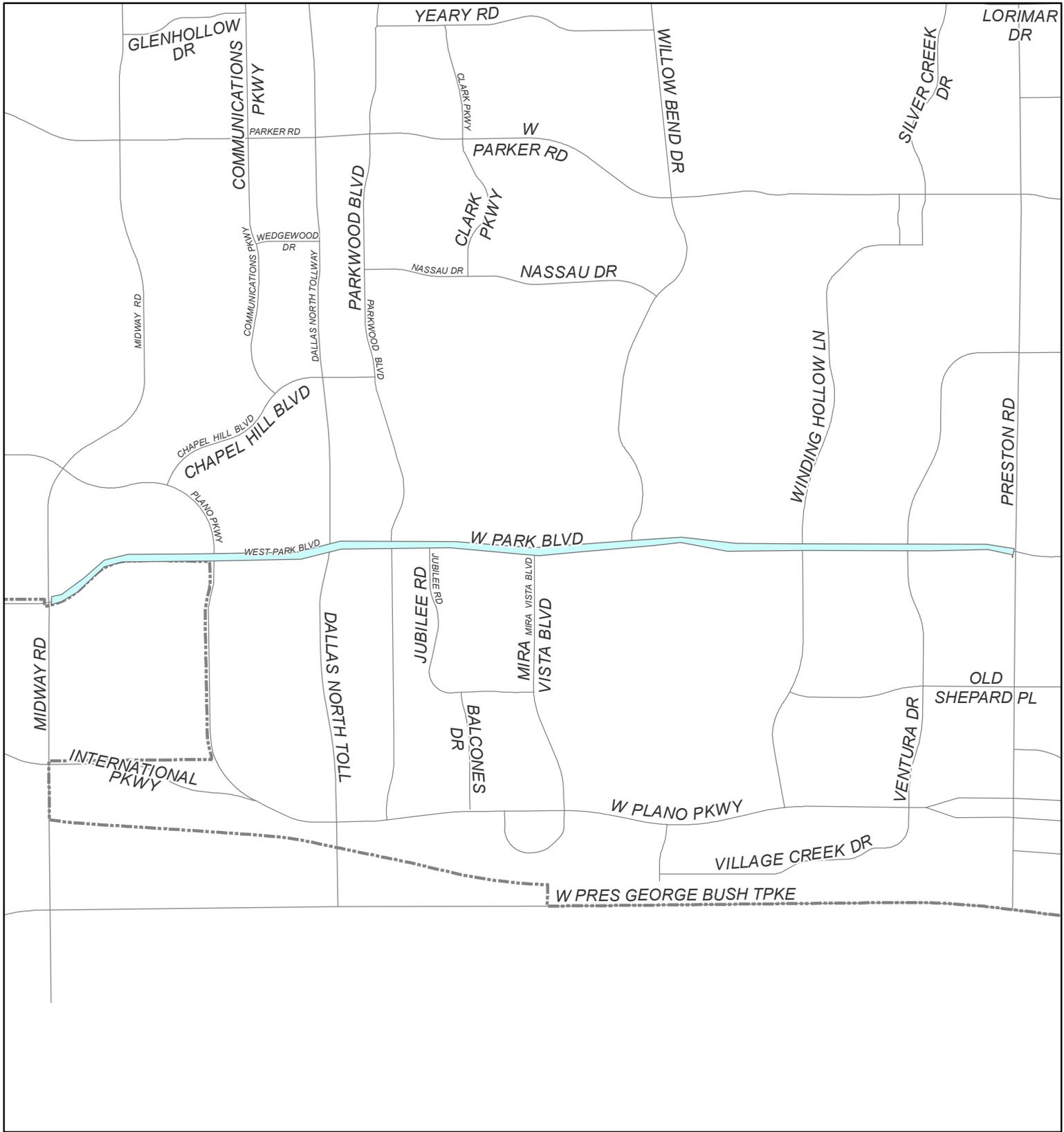
FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves a change in the contract with XIT Paving and Construction, Inc. for construction services for the Arterial Concrete Repair Park Boulevard - West City Limits to Preston Road project. The second change order, reducing the current contract by \$304,361, will leave a balance of \$322,379 for use in other projects.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

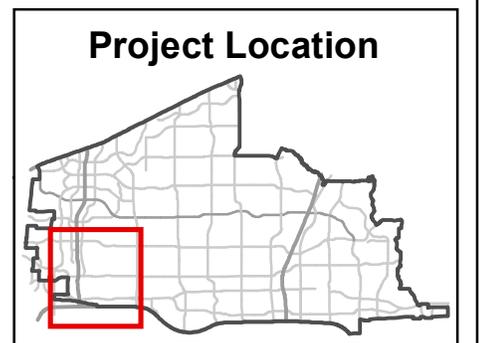
ATTACHMENTS:

Description	Upload Date	Type
Location Map	12/10/2025	Map



**Arterial Concrete Repair Park Boulevard -
West City Limits to Preston Road**

Project No. PW-S-00025





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Public Works-CIP Construction
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Approve an increase in the amount of \$126,209 for Arterial Concrete Repair Parker Road - Independence Parkway to Country Place Drive, Project No. PW-S-00027
RECOMMENDED ACTION: Approval of Change Order

ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$3,328,000 by \$126,209 for a total contract amount of \$3,454,209 for Arterial Concrete Repair Parker Road - Independence Parkway to Country Place Drive, Project No. PW-S-00027 from Garret Shields Infrastructure, LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0292-B; Change Order No. 1) **Approved**

PREVIOUS ACTION/PRESENTATION

On June 10, 2024, City Council approved RFB No. 2024-0292-B for Arterial Concrete Repair Parker Road – Independence Parkway to Country Place Drive, Project No. PW-S-00027, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of \$3,328,000.

BACKGROUND

Public Works recommends the approval of Change Order No. 1 increasing the current awarded contract amount of \$3,328,000 by \$126,209 for a total contract amount of \$3,454,209 to Garret Shields Infrastructure, LLC for Arterial Concrete Repair Parker Road - Independence Parkway to Country Place Drive, Project No. PW-S-00027.

This change order is for additional quantities of contract items that were necessary to complete arterial concrete repairs identified in the field by Public Works staff during construction. Additional repairs were required due to further deterioration of the pavement and drainage issues discovered during project construction that were not evident during inventory.

These repairs were necessary to ensure the street was repaired in preparation for the Asphalt Overlay Project scheduled for this area in Summer of 2026. Typically, estimates for concrete repairs are within 10% - 15% of the actual street repairs needed within the project limits. In this case, the estimate was about 3.8% lower than the actual repairs needed. This change order will not increase the per unit costs of the work being performed. Funding for this change order is available in the budgeted account for arterial street repairs.

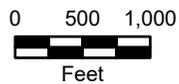
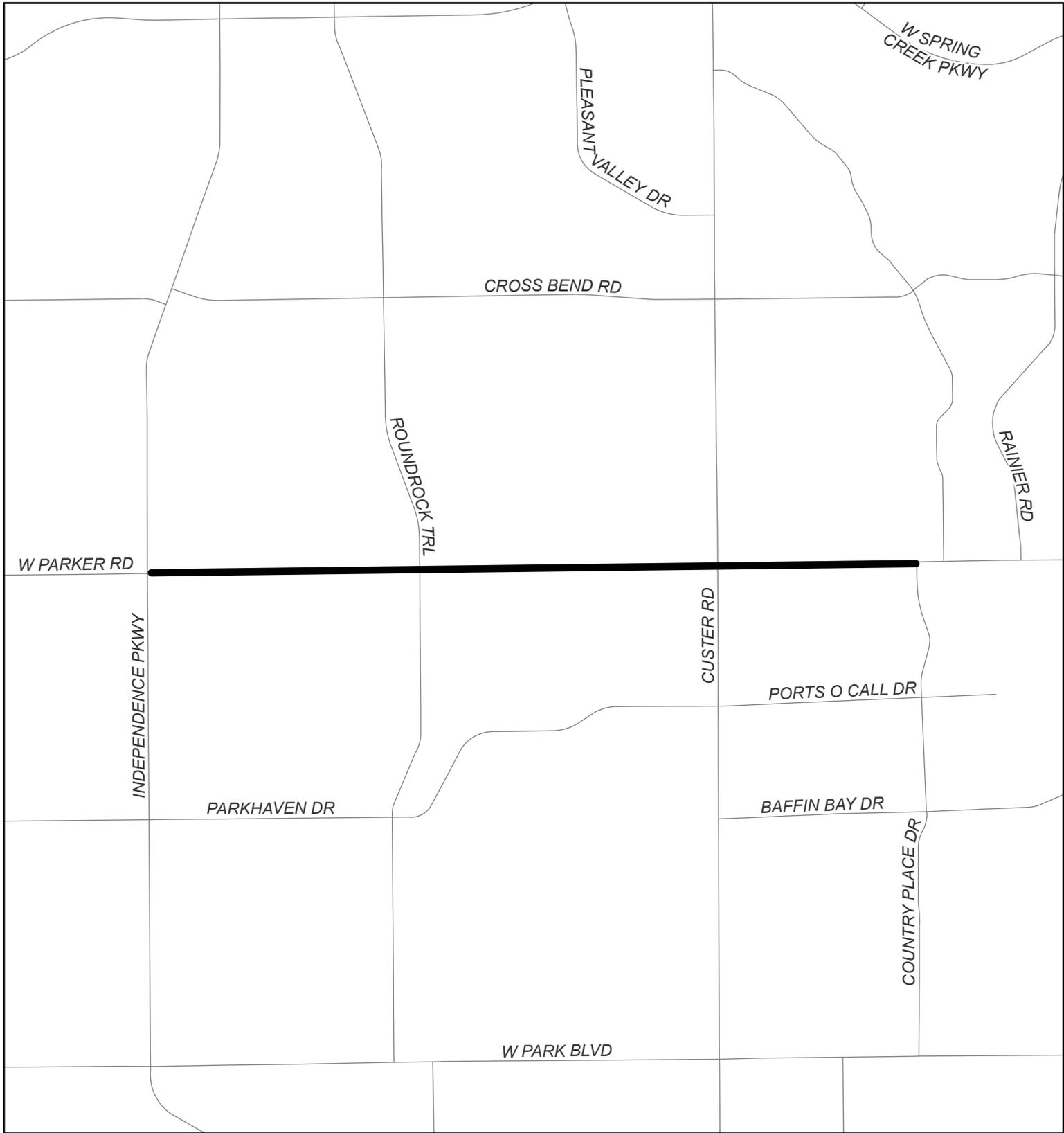
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2025-26 Street Improvement CIP. The first change order with Garret Shields Infrastructure, LLC for Arterial Concrete Repair Parker Road - Independence Parkway to Country Place Drive, Project No. PW-S-00027 in the total estimated amount of \$126,209 will leave a balance of \$915,429 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	12/19/2025	Map

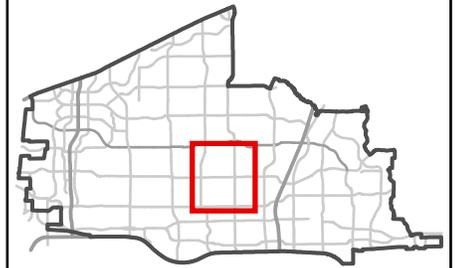


Arterial Concrete Repair Parker Road - Independence

Parkway to Country Place Drive

Project No. PW-S-00027

Project Location





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Public Works-CIP Construction
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Approve an increase in the amount of \$178,645 for Residential Concrete Pavement Repair Zone G4 North, Project No. PW-S-00032
RECOMMENDED ACTION: Approval of Change Order

ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$4,333,000 by \$178,645 for a total contract amount of \$4,511,645 from Garret Shields Infrastructure, LLC for Residential Concrete Pavement Repair Zone G4 North, Project No. PW-S-00032, for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0059-B; Change Order No.

1) **Approved**

PREVIOUS ACTION/PRESENTATION

On January 8, 2024, City Council awarded a bid in the amount of \$4,333,000 for Residential Concrete Pavement Repair Zone G4 North, Project No. PW-S-00032, to Garret Shields Infrastructure, LLC.

BACKGROUND

This change order is for an increase in quantities of existing contract items that are necessary to complete the Residential Concrete Pavement Repair Zone G4 North project. The project was designed in the fall of 2023, using street scores to estimate the amount of pavement removal needed on the project. Typically, these estimates are within 10% – 15% of the actual street repairs needed within the project limits. In this case, the estimate was 4% lower than the actual repairs needed. This change order will not increase the unit costs of the work being performed, only the unit quantities. Funds for this change order are available in the existing budgeted account.

Public Works recommends the approval of Change Order No.1, increasing the current awarded amount of \$4,333,000 by \$178,645, for a total contract amount of \$4,511,645 for Residential Concrete Pavement Repair Zone G4 North, Project PW-S-00032.

If this change order is not approved, the additional repairs still needed in Residential Zone G4 North will require a new contract. Bidding a new contract for this work exposes the City to the risk of paying increased unit costs and also disturbs the neighborhood with additional contractor demobilization and remobilization.

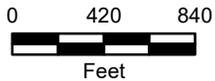
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Street Improvement CIP. The first change order in the contract with Garret Shields Infrastructure, LLC for the Residential Concrete Pavement Repair Zone G4 North project in the total amount of \$178,645 will leave a balance of \$35,899 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	12/12/2025	Map

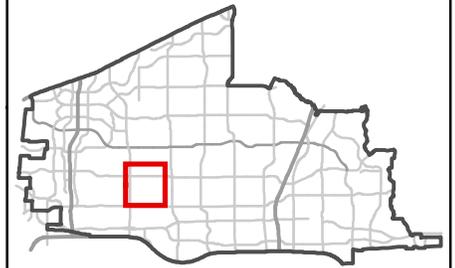


Residential Concrete Pavement Repair

Zone G4 North

Project No. PW-S-00032
Page 41

Project Location





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Public Works-CIP Construction
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Approve a decrease in the amount of \$572,106 for Arterial Overlay - 2025, Project No. PW-S-00022
RECOMMENDED ACTION: Approval of Change Order

ITEM SUMMARY

To approve a decrease to the current awarded contract amount of \$6,370,479 by \$572,106 for a total contract amount of \$5,798,373 for Arterial Overlay - 2025, Project No. PW-S-00022, from Jagoe-Public Company for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0091-B; Change Order No. 1) **Approved**

PREVIOUS ACTION/PRESENTATION

On February 24, 2025, City Council approved RFB No. 2025-0091-B for Arterial Overlay - 2025, Project No. PW-S-00022, for the Public Works Department to Jagoe-Public Company in the amount of \$6,370,479.

BACKGROUND

Public Works recommends the approval of Change Order No. 1, decreasing the current awarded amount of \$6,370,479 by \$572,106 for a total contract amount of \$5,798,373, for Arterial Overlay - 2025, Project No. PW-S-00022.

This change order is for a reduction in quantities of contract items that were not necessary to complete Arterial Overlay - 2025, Project No. PW-S-00022. The main items that were significantly different from the original estimates and account for 80% of the change order amount are 1) Concrete Repairs - 48% and 2) Type-B thin overlay - 3%.

Public Works staff utilize street scores to estimate the amount of pavement removal needed for arterial street repair projects and the estimates typically range with 10-15% above or below actual street repair needs within project limits. The quantity of concrete repairs completed in this project were lower than expected because the previous concrete rehabilitation contract completed needed concrete repairs ahead of this project. Estimates for the quantity Type-B thin overlay are determined through measurements using aerial map imagery and are usually within 10-15% of the quantity used. On this project 3% less Type-B thin overlay was used to complete the project. The remaining funds will be used on future street projects.

If this change order is not approved, the City will not be able to reallocate these funds to a future project.

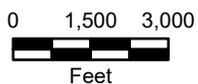
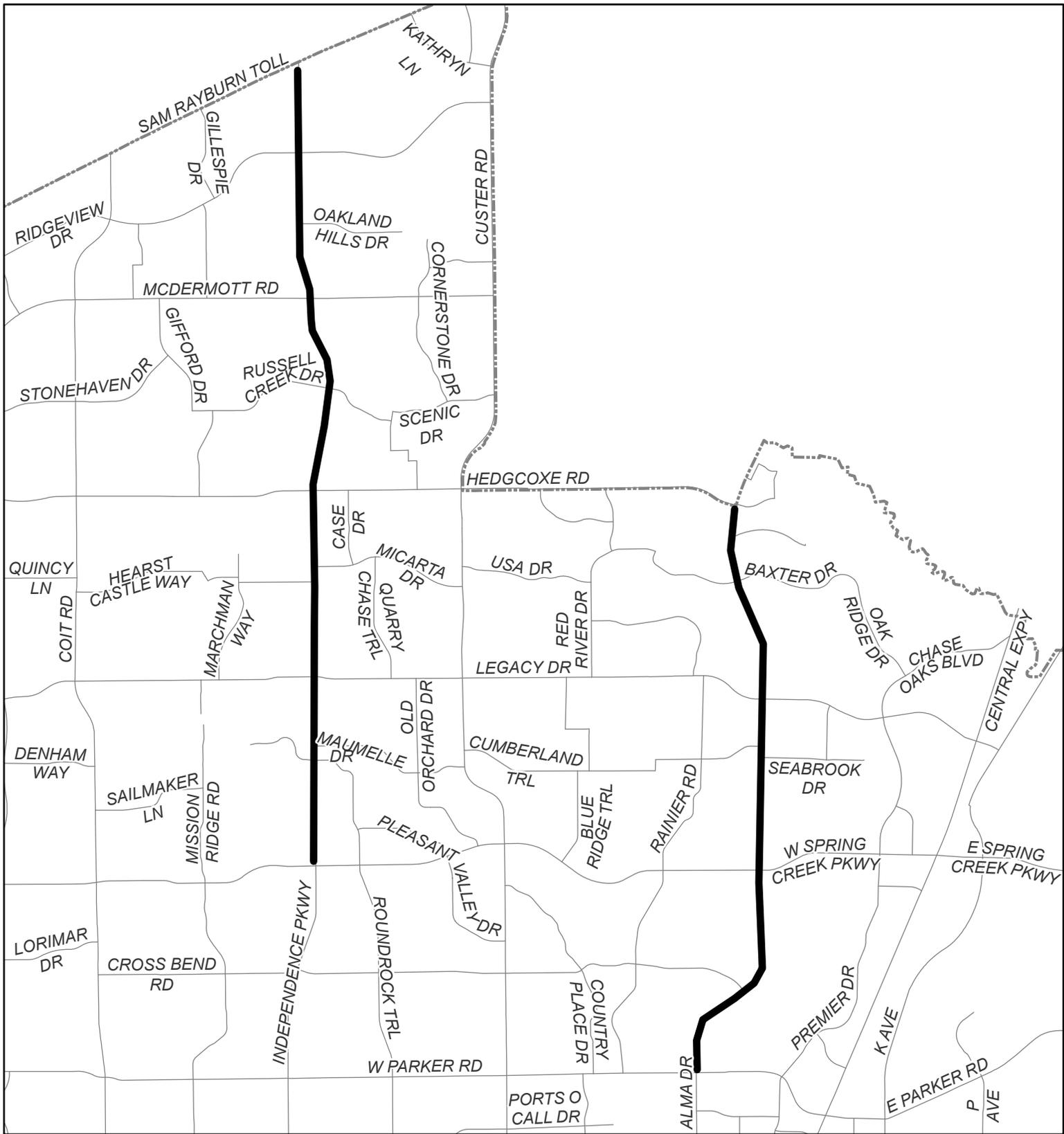
FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves a change in the contract with Jagoe-Public Company for construction services for Arterial Overlay - 2025, Project No. PW-S-00022. The first change order, reducing the current contract by \$572,106 will leave a balance of \$695,333 for use in other projects.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

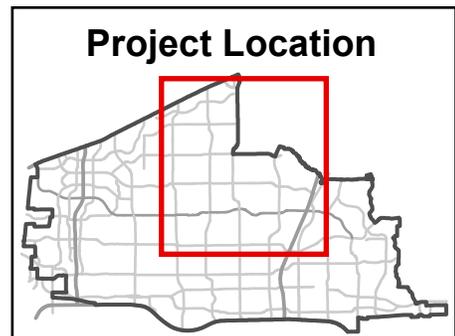
ATTACHMENTS:

Description	Upload Date	Type
Location Map	12/5/2025	Map



Arterial Overlay - 2025

Project No. PW-S-00022





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Eco Dev
DIRECTOR: Doug McDonald, Director of Economic Development
AGENDA ITEM: Approval of Expenditure for Legacy and Granite Park Master Plan Professional Services
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for professional services in the estimated amount of \$150,000 from Freese and Nichols, Inc. for Economic Development; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The City of Plano is seeking professional services to conduct comprehensive public outreach in support of the development of a Master Plan for the Legacy and Granite Park area. In the past year, the City completed a Property Owner Sentiment Survey in partnership with Freese and Nichols to gather feedback on the area's strengths and future opportunities. The survey helped the City better understand perspectives from property owners and tenants regarding existing challenges, future needs, and the desirability of infill and redevelopment. Based on the study's findings, the development of a Master Plan was recommended to help guide future development and redevelopment within the Legacy/Granite Park area.

Over the past several decades, Plano, particularly the Legacy area, has experienced sustained and highly successful economic growth. As the area approaches build out, opportunities for rapid growth through new development have naturally diminished. In addition, shifts in the office market following the COVID-19 pandemic have altered corporate preferences, placing increased emphasis on the quality, flexibility, and experiential aspects of office environments.

Recently adopted state legislation related to land use represents a shift away from the City's long-standing vision and policy direction for development in the Legacy area. This approach has emphasized reserving land for employment generating uses since the 1980s.

While the area has been successfully guided for more than four decades by the City's Comprehensive Plan, evolving market conditions and changes in the regulatory environment underscore the need for a more focused, area specific planning effort.

This plan will evaluate future land use strategies, opportunities for walkable amenities, and enhancements to the public realm, with the goal of sustaining economic vitality while preserving the strong employment base. This initiative directly supports the Diverse and Resilient Economy Policy and Land Use Policy as outlined in the Comprehensive Plan:

- DRE3 - Review undeveloped land and priority redevelopment areas within the city to identify anticipated infrastructure needs required to assist with economic development activities.
- LU7 - Develop locations for special area plans to focus development and redevelopment efforts in conformity with the Comprehensive Plan.

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(4). (Contract No. 2026-0138-X)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the Economic Development Budget. The contract for professional services to conduct a comprehensive public outreach study in support of the development of a Master Plan for the Legacy and Granite Park area has a total expenditure amount of \$150,000 (\$100,000 in FY 25-26 and \$50,000 in FY 2026-27). The contract will begin January 2026 with an expected completion date of April 2027. All future year expenditures will be made within the annually approved budget appropriations.

Approval of this item supports the City's Strategic Plan Critical Success Factors of Residential and Commercial Economic Vitality and Excellent, Innovative, and Accountable City Government.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Legal
DIRECTOR: Paige Mims, City Attorney
AGENDA ITEM: Resolution to Reappoint Richard M. Abernathy as Ethics Investigator
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To reappoint Richard M. Abernathy, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date. **Adopted Resolution No. 2026-1-1(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this Resolution relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	11/24/2025	Resolution

A Resolution of the City of Plano, Texas, reappointing Richard M. Abernathy, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

WHEREAS, pursuant to Sec. 2-104 of the Code of Ordinances, the City Council shall appoint attorneys to serve as ethics investigators as required by the Code of Conduct of the City of Plano; and

WHEREAS, Richard M. Abernathy, licensed attorney, is currently serving as ethics investigator and has agreed to be reappointed for a two year period from January 12, 2026 to January 12, 2028; and

WHEREAS, the Council finds that Richard M. Abernathy is qualified to serve as ethics investigator for code of conduct violations.

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

Section I. Richard M. Abernathy is hereby reappointed by the City Council to serve as ethics investigator in determining violations of the Code of Conduct of the City of Plano. His term is from January 12, 2026 to January 12, 2028.

Section II. This Resolution shall become effective immediately after its passage.

PASSED AND APPROVED on the 12th day of January, 2026.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Legal
DIRECTOR: Paige Mims, City Attorney
AGENDA ITEM: Resolution to Appoint Katie Anderson as Ethics Investigator
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To appoint Katie Anderson, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date. **Adopted Resolution No. 2026-1-2(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this Resolution relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	11/24/2025	Resolution

A Resolution of the City of Plano, Texas, appointing Katie Anderson, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

WHEREAS, pursuant to Sec. 2-104 of the Code of Ordinances, the City Council shall appoint attorneys to serve as ethics investigators as required by the Code of Conduct of the City of Plano; and

WHEREAS, Katie Anderson, licensed attorney, has agreed to serve as ethics investigator for a two year period from January 12, 2026 to January 12, 2028; and

WHEREAS, the Council finds that Katie Anderson is qualified to serve as ethics investigator for code of conduct violations.

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

Section I. Katie Anderson is hereby appointed by the City Council to serve as ethics investigator in determining violations of the Code of Conduct of the City of Plano. Her term is from January 12, 2026 to January 12, 2028.

Section II. This Resolution shall become effective immediately after its passage.

PASSED AND APPROVED on the 12th day of January, 2026.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Legal
DIRECTOR: Paige Mims, City Attorney
AGENDA ITEM: Resolution to Appoint Kelly R. Albin as Ethics Investigator
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To appoint Kelly R. Albin, licensed attorney, to replace Taylor Holcomb as ethics investigator for the remainder of the term as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date. **Adopted Resolution No. 2026-1-3(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this Resolution relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	12/31/2025	Resolution

A Resolution of the City of Plano, Texas, appointing Kelly R. Albin, licensed attorney, to replace Taylor Holcomb as ethics investigator for the remainder of the term as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

WHEREAS, pursuant to Sec. 2-104 of the Code of Ordinances, the City Council shall appoint attorneys to serve as ethics investigators as required by the Code of Conduct of the City of Plano; and

WHEREAS, by Resolution No. 2025-1-3(R) Taylor Holcomb was appointed as ethics investigator for a two year period from February 8, 2025 to February 8, 2027; and

WHEREAS, Taylor Holcomb has left the practice of law and is no longer a practicing attorney; and

WHEREAS, Kelly R. Albin, licensed attorney, has agreed to serve as ethics investigator to complete the term until February 8, 2027; and

WHEREAS, the Council finds that Kelly R. Albin is qualified to serve as ethics investigator for code of conduct violations.

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

Section I. Kelly R. Albin is hereby appointed by the City Council to serve as ethics investigator in determining violations of the Code of Conduct of the City of Plano. Her term is from January 12, 2026 to February 8, 2027.

Section II. This Resolution shall become effective immediately after its passage.

PASSED AND APPROVED on the 12th day of January, 2026.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Engineering-Transportation
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Ordinance to Establish a No Parking Zone Along a Certain Section of the West Side of Pebble Vale Drive
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to establish a no parking zone along the west side of Pebble Vale Drive, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2026-1-4**

BACKGROUND

Pebble Vale Drive is a thirty-six-foot-wide (36) collector street mainly serving residential neighborhoods and the Collin Creek Apartment complex.

The Raywood Circle homeowners requested a prohibition of on-street parking along the west side of Pebble Vale Drive near the alley to improve the sight distance for alley users.

A neighborhood homeowner survey conducted by the Transportation Engineering Division confirmed neighborhood support for the proposed parking restriction.

The Transportation Engineering Division evaluated this location and recommends an amendment to the Code of Ordinances to establish a no parking zone along the west side of Pebble Vale Drive between its intersection with Raywood Circle and the northernmost driveway to the Collin Creek Apartments.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no immediate financial impact; however, some revenue may be collected as fines resulting from violation of this ordinance. The exact change in revenue is indeterminable and will have minimal impact on the General Fund budget.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Multi-Modal Transportation and Mobility Solutions.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	1/2/2026	Ordinance
Map	12/15/2025	Map

An Ordinance of the City of Plano, Texas, amending Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to establish a no parking zone along a certain section of the west side of Pebble Vale Drive, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

WHEREAS, homeowners on Raywood Circle who utilize an alley intersecting with Pebble Vale Drive and abutting the Collin Creek Apartments reported that vehicles are parking on Pebble Vale Drive near the alley, thus blocking the view of oncoming traffic; and

WHEREAS, Pebble Vale Drive is a thirty-six-foot-wide (36) collector street mainly serving residential neighborhoods and the Collin Creek Apartments complex; and

WHEREAS, the Raywood Circle homeowners requested a prohibition of on-street parking along the west side of Pebble Vale Drive near the alley to improve the sight distance for alley users; and

WHEREAS, a neighborhood homeowner survey conducted by the Transportation Engineering Division confirmed neighborhood support for the proposed parking restriction; and

WHEREAS, the Transportation Engineering Division evaluated this location and recommends an amendment to the Code of Ordinances to establish a no parking zone along the west side of Pebble Vale Drive between its intersection with Raywood Circle and the northernmost driveway to the Collin Creek Apartments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. It shall be unlawful for any person to stop, stand, or park a motor vehicle along a certain section of Pebble Vale Drive, except when necessary to avoid conflict with other traffic or in compliance with law or directions of a police officer.

Section II. Subsection “Pebble Vale Drive”, of Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, is hereby amended to read as follows:

“Pebble Vale Drive:

- (1) Along the west side of Pebble Vale Drive from its intersection with Enterprise Drive to a point three hundred (300) feet north of its intersection with Enterprise Drive.
- (2) Along the west side of Pebble Vale Drive from its intersection with Raywood Circle to a point two hundred sixty (260) feet south of its intersection with

Raywood Circle.”

Section III. All provisions of the Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. Any violation of any provision or term of this Ordinance shall be a Class C Misdemeanor offense. Any person, firm, corporation, or association who is adjudged guilty of a Class C Misdemeanor offense under this Ordinance shall be punished by a fine not to exceed FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section VI. The repeal of any Ordinance or part of an Ordinance effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VII. This Ordinance shall become effective from and after its passage and publication as required by law and after all necessary signs have been installed.

PASSED AND APPROVED on the 12th day of January, 2026.

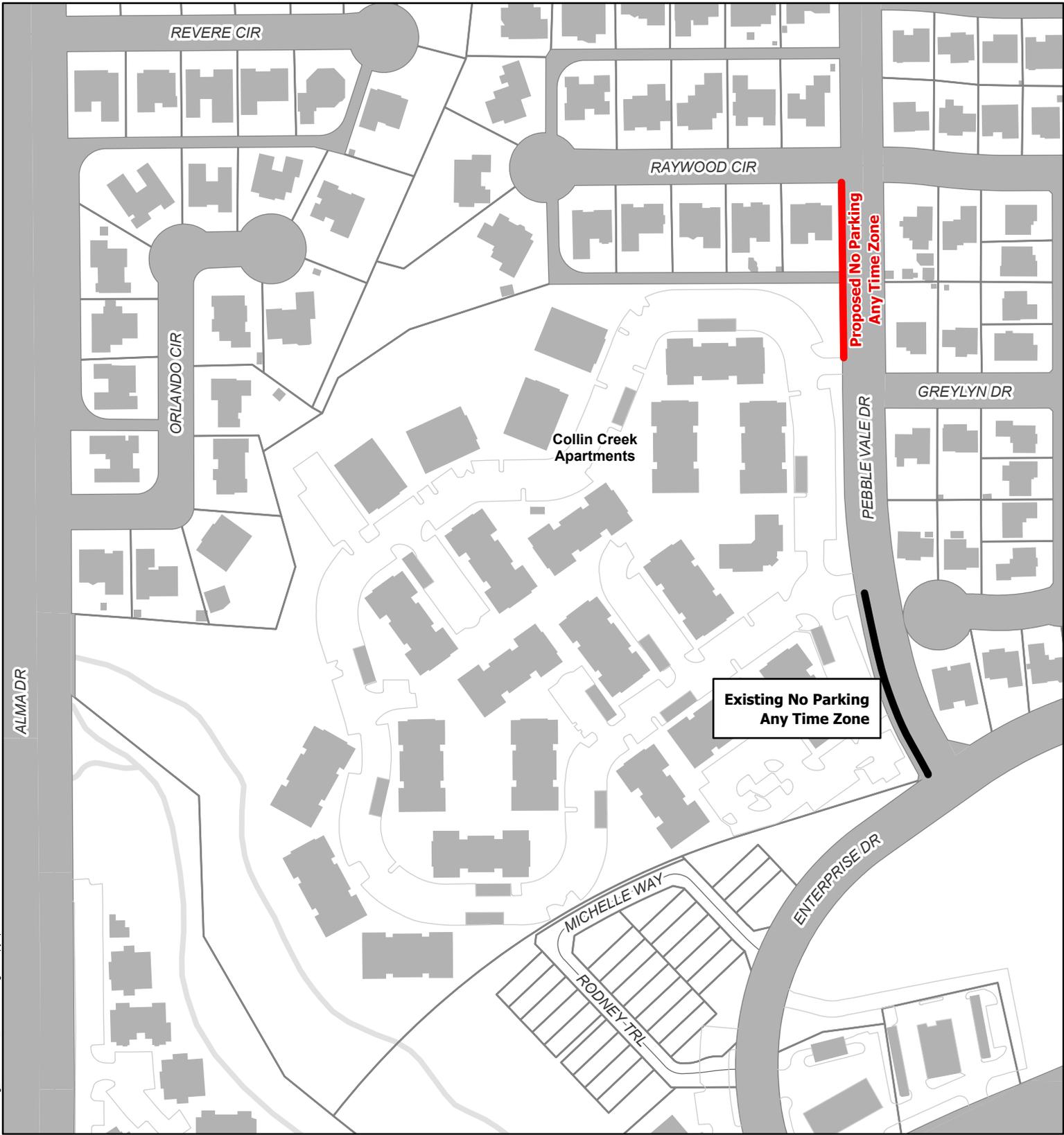
John B. Muns, MAYOR

ATTEST:

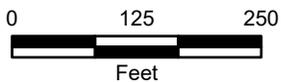
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



esawyer.Z:\BI-GIS\Projects\Engineering\2025\2025-07-09_ProposedNoParking_PebbleVale_ESNoParkingVCopy.aprx



City of Plano BI-GIS Division
July 2025

Proposed No Parking Zone: Pebble Vale Drive

- Proposed No Parking Zone
- Existing No Parking Any Time Zone

Project Location





CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Engineering-CIP
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Award of bid in the amount of \$581,096 for Legacy Drive at Dallas North Tollway Bridge Monuments, Project No. ENG-S-00021
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Consideration to approve RFB No. 2025-0584-B for Legacy Drive at Dallas North Tollway Bridge Monuments, Project No. ENG-S-00021, for the Engineering Department to Concord Commercial Services, Inc. in the amount of \$581,096; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department accepted bids on October 9, 2025, for the Legacy Drive at Dallas North Tollway Bridge Monuments, Project ENG-S-00021. The project includes the installation of two commemorative monuments on the north planter walls at either end of the Legacy Drive bridge over the Dallas North Tollway.

The lowest responsive and responsible bid was submitted by Concord Commercial Services, Inc. in the amount of \$581,096. There were a total of 2,026 vendors notified of this project. One (1) complete bid was received for the project as shown in the attached bid recap.

If this project is not awarded, it would diminish City’s efforts to create a respectful and dignified environment that honors a historically significant individual who played a pivotal role in shaping the Legacy area of Plano.

FINANCIAL SUMMARY/STRATEGIC GOALS

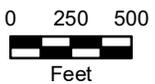
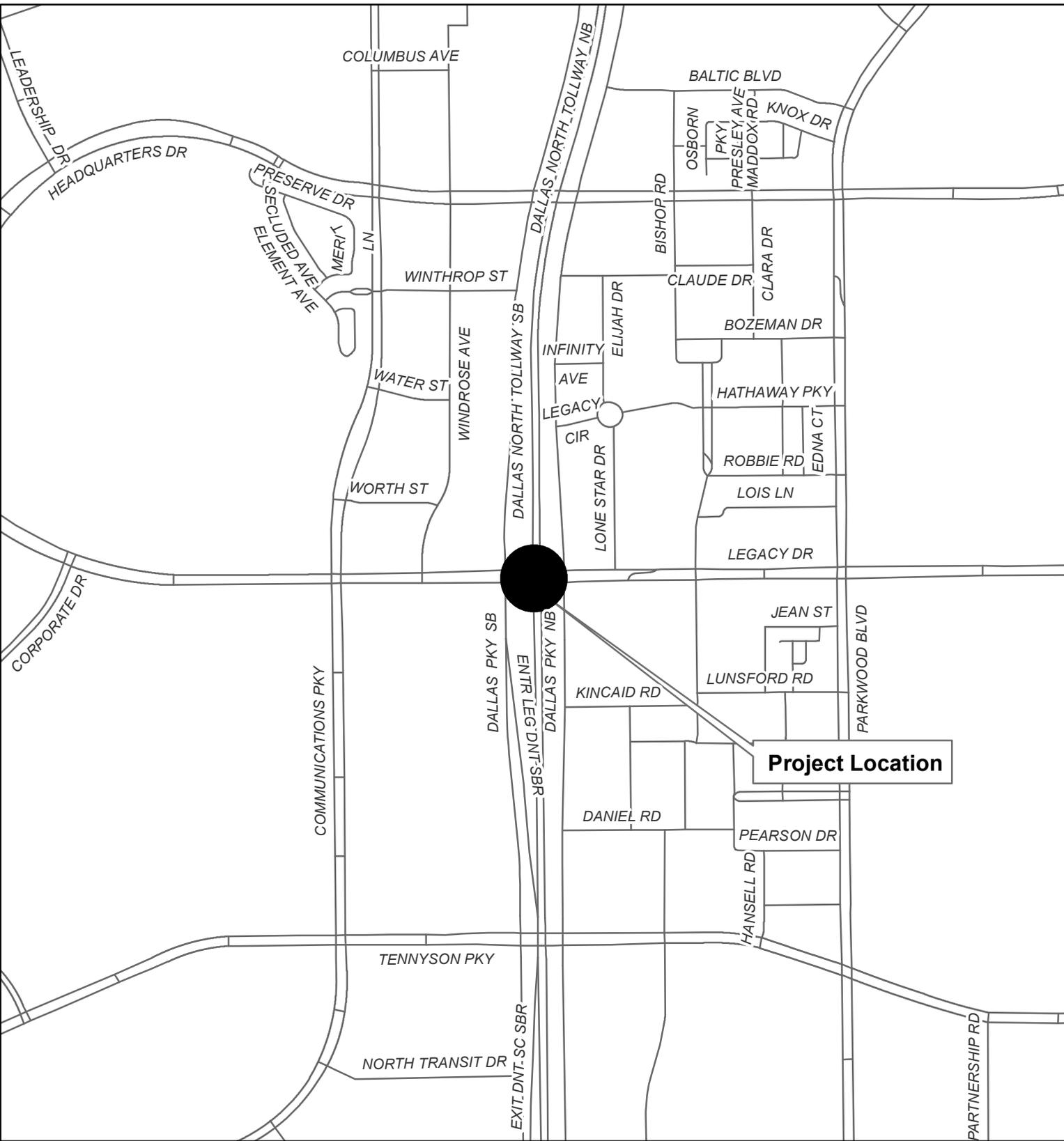
Funding for this item is budgeted in the FY 2025-26 Street Improvement CIP. Construction services for the Legacy Drive at Dallas North Tollway Bridge Monuments project in the total amount of \$581,096 will leave a balance of \$20,819 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

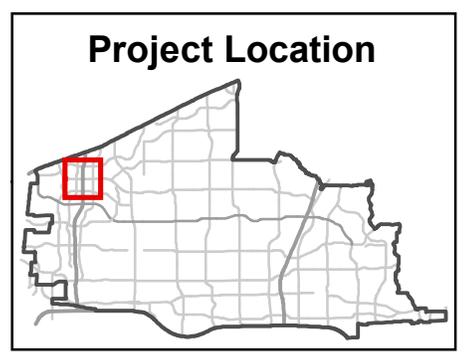
Description	Upload Date	Type
Location Map	12/11/2025	Map

\\lube01\Projects\Engineering\Locator_Maps\2017\12_15 Project 6867 - Pedestrian Crossing\Project 6867 - Legacy Drive at Dallas North Tollway Pedestrian Crossing.mxd



Legacy Drive at Dallas North Tollway Bridge Monuments

Project No. ENG-S-00021



CITY OF PLANO

RFB CIP

Bid No. 2025-0584-B

Legacy Drive at Dallas North Tollway Bridge Monuments

Project No. ENG-S-00021

Bid Recap

<u>Bid Opening Date/Time:</u>	Thursday, October 9, 2025 @ 2:00PM
<u>Number of Vendors Notified:</u>	2,026
<u>Vendors Submitting "No Bids":</u>	9
<u>Number of Non-Responsive Bids Submitted:</u>	0
<u>Number of Responsive Bids Submitted:</u>	1

<u>Vendor:</u>	<u>Total Bid:</u>
Concord Commerical Services, Inc.	\$ 581,096.30

<u>Recommended Vendor:</u>	
Concord Commerical Services, Inc.	\$ 581,096.30



CITY COUNCIL AGENDA MEMO

MEETING DATE: 1/12/2026
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-016
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-016 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to amend Specific Use Permit No. 56 for a Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; 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: Democracy Partners Ltd **Conducted and remanded back to the Planning and Zoning Commission**

PREVIOUS ACTION/PRESENTATION

The City Council tabled the item on December 8, 2025.

BACKGROUND

The Planning & Zoning Commission gave no recommendation with a vote of 4-4 per their Final Report in the attached Supporting Documents.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this agenda item will support the City's Critical Success Factor of Residential and Commercial Economic Vitality. For detailed comments on the comprehensive plan related to this item, please see the Staff Preliminary Report in the attached Supporting Documents.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	12/9/2025	Ordinance
Supporting Documents	12/9/2025	Informational

Zoning Case 2025-016

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to amend Specific Use Permit No. 56 for a Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; 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.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 8th day of December, 2025, for the purpose of amending Specific Use Permit No. 56 on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, on the 8th day of December, 2025, the City Council of said City held its public hearing and tabled the item to the 12th day of January, 2026, during which it held an additional public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance; and

WHEREAS, the City Council is of the opinion and finds that amending Specific Use Permit No. 56 on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, would not be detrimental to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to amend Specific Use Permit No. 56 on 0.1 acre of land out of the Maria C. Vela Survey,

Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, said property being described in the legal description in Exhibit "A" attached hereto.

Section II. The change in Section I is granted repealing existing restrictions and subject to the following:

1. Consistent with the approved site plan, a faux tree design is required and must accommodate collocation on the structure. The pole must be consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by the faux tree foliage.

Section III. The change in Section I is granted reducing the maximum height of the Commercial Antenna Support Structure from 120 feet to 95 feet.

Section IV. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section V. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section VI. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VII. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VIII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 12th day of January, 2026.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2025-016

A tract of land containing 4.822 acres, more or less, in the Maria C. Vela survey, abstract no. 935, in Collin County, Texas and being all of Lot 1R, in Block A, of the replat of Lots 1R and 2, Block A, Murata Business Systems, Inc. Addition, an addition to the City of Plano, Collin County, Texas, according to the plat recorded in cabinet 2014, page 52, of the Collin County plat records.

BEING a lessee's proposed 2355 sq ft premises containing 0.0541 acres (2355.14 square feet) of land located in the Maria C. Vela survey, abstract no. 935, Collin County, Texas, and being out of and part of lot 1R, block a as shown on the replat lots 1R and 2, block a Murata Business Systems Inc. Addition as recorded in volume 2014 page 52 of the plat records of Collin County, Texas, conveyed to Democracy Partners Ltd as recorded in file number 20151019001322320 of the official public records of Collin County, Texas, said 0.0541-acre tract being more particularly described by metes and bounds as follows with all control referred to the Texas state plane coordinate system, north central zone (4202), North American datum of 1983:

COMMENCING at a 5/8" iron rod stamped "BDD 3889" being the northeast corner of lot 2, block A as shown on the replat lots 1R and 2, block a Murata Business Systems Inc. Addition as recorded in volume 2014 page 52 of the plat records of Collin County, Texas, lying in the southerly right-of-way line of Tennyson Parkway, and having a state plane coordinate value of x=2,485,033.37 (e), y=7,076,515.16 (n);

THENCE south 41 degrees 51 minutes 51 seconds west, 525.26 feet to the point of beginning and northeasterly corner of the herein described tract, having a state plane coordinate value of x=2,484,682.83 (e), y=7,076,123.99 (n);

THENCE south 13 degrees 12 minutes 37 seconds east, 17.06 feet to the east corner of the herein described tract;

THENCE south 43 degrees 12 minutes 06 seconds west, 30.17 feet to a southerly corner of the herein described tract;

THENCE south 89 degrees 59 minutes 08 seconds west, 47.39 feet to the southwest corner of the herein described tract;

THENCE due north, 38.24 feet to the northwest corner of the herein described tract;

Thence north 89 degrees 40 minutes 03 seconds east, 64.14 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.0541 acres (2,355.14 square feet) of land.

LESSEE'S PROPOSED 2355 SQ FT PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 2355 SQ FT PREMISES CONTAINING 1,054.1 ACRES (235.14 SQUARE FEET) OF LAND LOCATED IN THE MARIA C. VELA SURVEY, ABSTRACTS 335, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1R, BLOCK A AS SHOWN ON THE RE-PLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO DEMOCRACY PARTNERS LTD AS RECORDED IN FILE NUMBER 20150900133630 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, S.A.D. U.S.H.A.C.H.O.E. TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS MET. ALL CONTROL, REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4903, NORTH AMERICAN DATUM OF 1983.

COMMENCING AT A 5/8" IRON ROD STAMPED "800 3887" BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A AS SHOWN ON THE RE-PLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, LYING IN THE SOUTHERLY SIGHT-OR-WAY LINE OF "DEMOCRACY PARTNERS LTD MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS," BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS SOUTH 41 DEGREES 8' MINUTES 51 SECONDS WEST, 50.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CORNER OF THE HERIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF 973.882830, 171.076133 (N).

THENCE SOUTH 13 DEGREES 12 MINUTES 37 SECONDS EAST, 10.26 FEET TO THE EAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 12 MINUTES 06 SECONDS WEST, 30.17 FEET TO A SOUTH-EAST CORNER OF THE HERIN DESCRIBED TRACT;

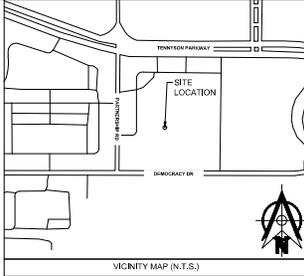
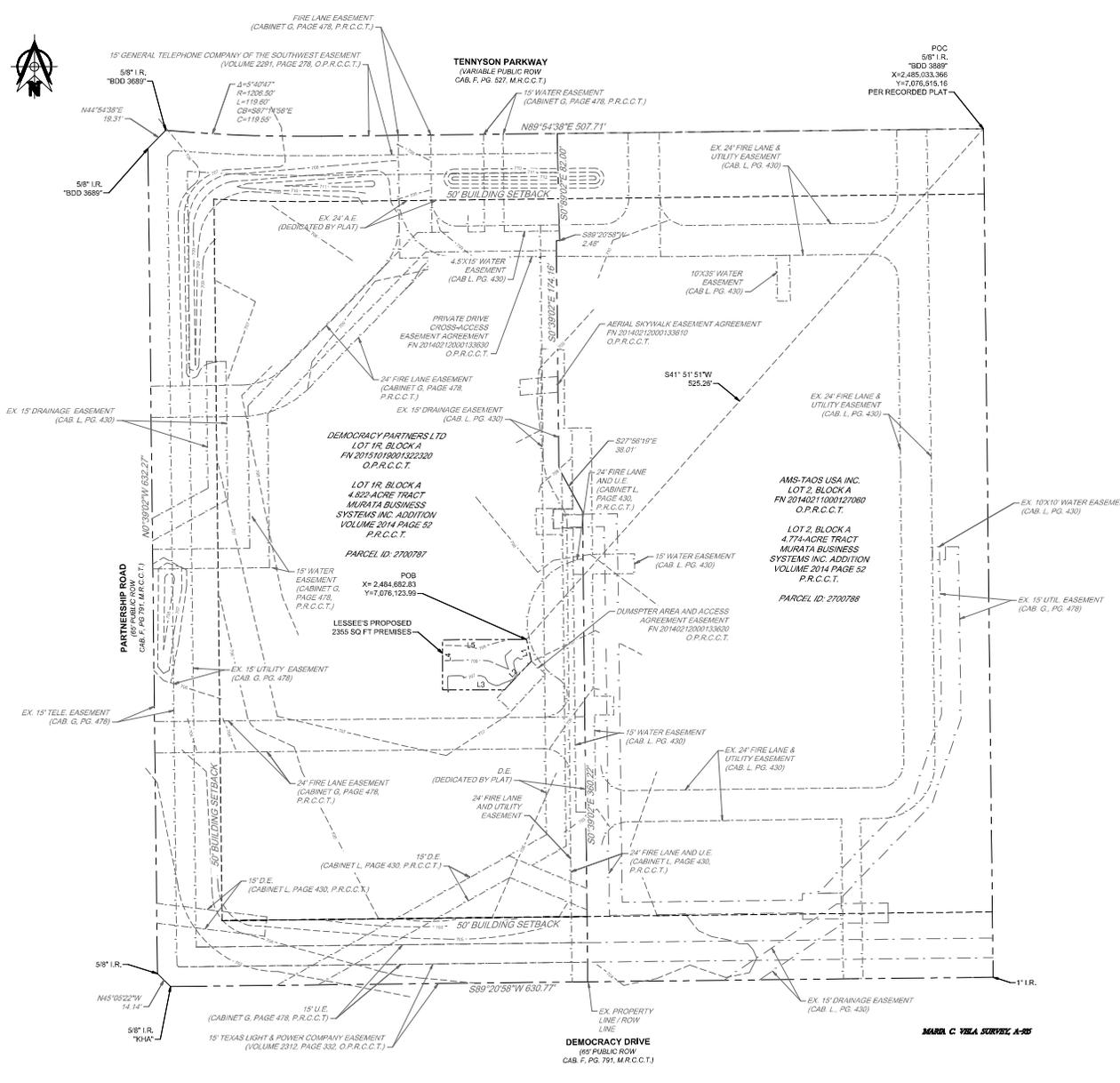
THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 17.28 FEET TO THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE DUE NORTH, 30.24 FEET TO THE NORTH-WEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 40 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 2014 ACRES 2355.19 SQUARE FEET (50 ACRES).

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4903, NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED BY GRID VALUES, BASED ON S.A.D. HORIZONTAL DATUM AND ARE MEASURED IN US FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID) AND ARE DIFFERENTIAL TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R5000, DATE OF SURVEY: 04/08/2015).
- BASES OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASES OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND A METES AND BOUNDS DESCRIPTION FOR A LESSEE'S PROPOSED 2355 SQ FT PREMISES THAT WAS PREPARED FOR THE EXCLUSIVE USE OF ANTHEMET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES WILL NOT BE MEASURED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ACQUISITOR REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SITE NAME: SPRING CREEK DIRT, CONTROL NO. 20159, DATED OCTOBER 21, 2012.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 04/08/2015. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2355 SQ FT PREMISES LIE WITHIN AN UNSHARDED AREA OF MINIMAL FLOOD HAZARD ZONE V, ACCORDING TO FEMA FIRM PANEL, MAP NUMBER: 480602050P, EFFECTIVE 06/07/07 (CITY OF PLANO, COLLIN COUNTY, TEXAS).
- THE LESSEE'S PROPOSED 2355 SQ FT PREMISES PLACEMENT AREA LAND OWNER, ON CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.
- APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT INVOLVE APPROVAL OF ANY DEDICATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPER'S PROCESS, PLACING OR CONSTRUCTION AND/OR CITY COUNCIL ACTION ON THE EXHIBIT, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN IN THE ZONING CASE.



LINE TABLE		
LINE #	DISTANCE	BEARING
L1	17.06'	S13° 12' 57"E
L2	30.17'	S43° 12' 06"W
L3	47.39'	S89° 59' 08"W
L4	38.24'	N00° 00' 00"E
L5	64.14'	N89° 40' 03"E

SPACE FOR CITY OF PLANO USE ONLY

ANTHEMET, INC.
5111 UTILITY LANE
SUITE 100
DALLAS, TX 75225
PHONE: 214-684-9411

PREPARED BY:
SMW ENGINEERING INC.
158 BUSINESS CENTER DR.
BIRMINGHAM, AL 35244
PHONE: 205-252-4985
JSHART@SMWENG.COM
CAF-F-0817

THE LOCATION INFORMATION:

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ADDITION OF A CELL TOWER BASE LOCATED ON AN EXISTING PROPERTY.

PLAT/REPLAT TYPE: CELL TOWER PREMISES ADDITION.

ANTHEMET PROJECT NAME: SPRING CREEK DIRT

GROSS ACRES: 4.822 ACRES TRACT

PROPOSED PREMISES: 0.0641 ACRES

PROPOSED EASEMENT ACRES: 0.321 ACRES (4% OF ACCESS EASEMENT); 0.0393 ACRES (1% OF UTILITY & TRAIL EASEMENT).

PROPERTY OWNER: DEMOCRACY PARTNERS LTD
580 TOWERBORN PKWY SUITE 250
PLANO, TX 75024
469-295-2624

ZONING EXHIBIT

CASE NO. ZC2025-016

MURATA BUSINESS SYSTEMS, INC. ADDITION

LOT 1R, BLOCK A

GROSS ACRES: ~4.82 AC

MARIA C. VELA SURVEY, ABSTRACT NO. 335

CITY OF PLANO, COLLIN COUNTY, TEXAS

OCTOBER 2025

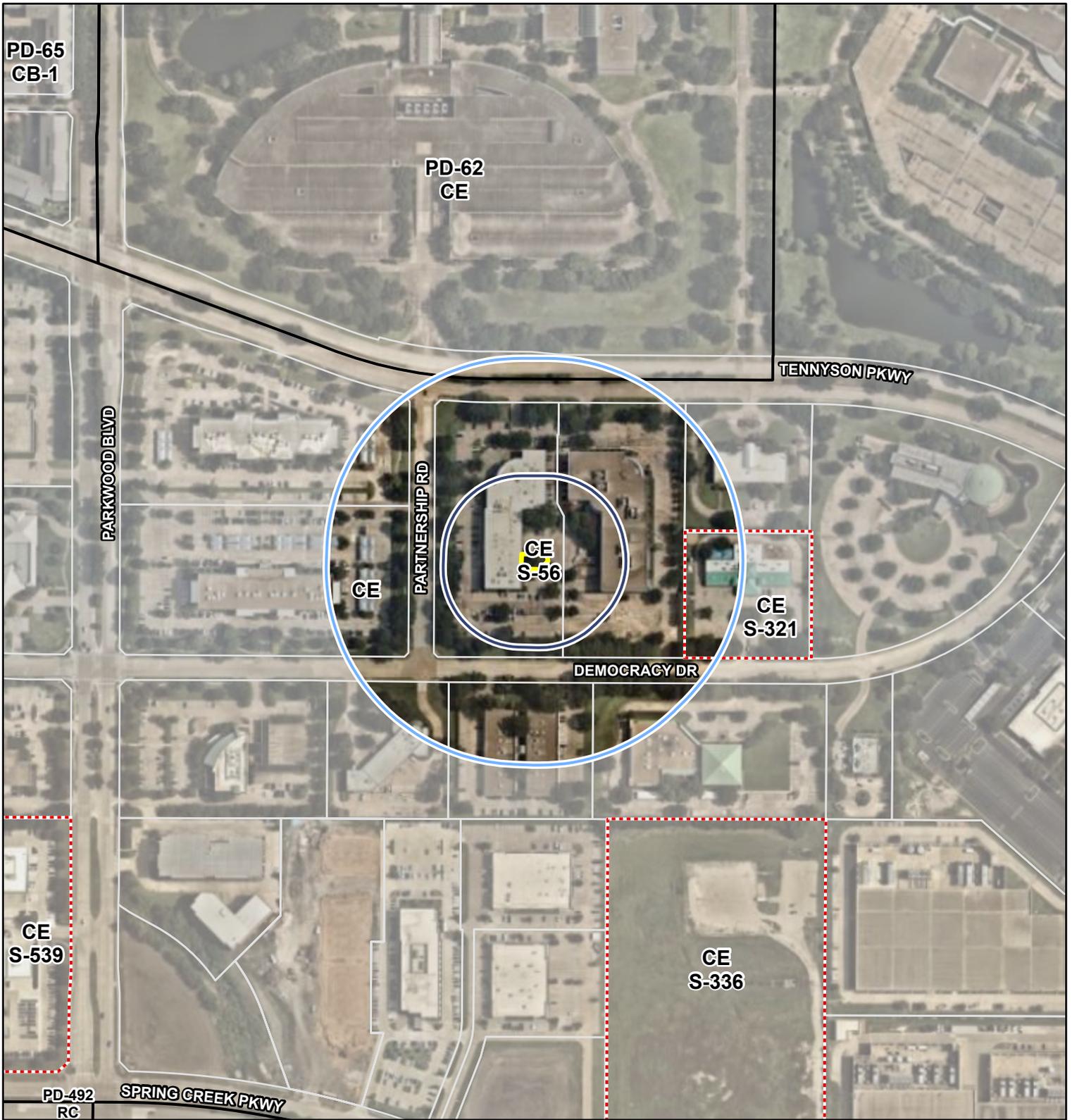
ABBREVIATIONS	
ANGL.	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARRIED WIRE
C.B.W.	CHAIN WIRE
E.B.	EASEMENT
E.L.	EASEMENT LINE
E.P.	EASEMENT POINT
E.S.	EASEMENT SETBACK
E.U.	EASEMENT UTILITY
E.V.	EASEMENT VERTICAL
E.W.	EASEMENT WATER
E.X.	EXISTING
F.N.	FILE NUMBER
I.P.	IRON PIPE
M.S.C.C.T.	METES AND BOUNDS
M.P.C.C.T.	METES AND BOUNDS OF COLLIN COUNTY, TEXAS
M.P.P.C.C.T.	METES AND BOUNDS OF PLANO, TEXAS
P.O.B.	POINT OF BEGINNING
P.P.C.C.T.	POINT OF BEGINNING OF PLANO, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
P.S.D.	POINT OF BEGINNING OF STATE PLANE COORDINATE SYSTEM
S.E.	STORM SEWER EASEMENT
S.E.C.	SEWER EASEMENT
S.E.C.S.	SEWER EASEMENT CONTROL
T.M.	TEMPORARY BENCHMARK
T.Y.	TRIPY
U.E.	UTILITY EASEMENT
U.L.	UTILITY LINE EASEMENT

OVERALL PROPERTY MAP



LEGEND

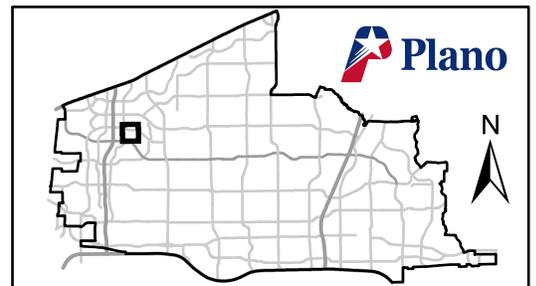
- LESSEE'S PROPOSED PREMISES
- EX. EASEMENT
- EX. SETBACK LINE
- EX. PROPERTY LINE



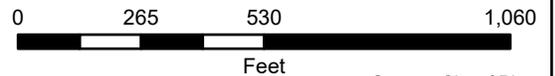
Project Number: ZC2025-016

Existing Zoning: Commercial Employment with a Specific Use Permit for a Commercial Antenna Support Structure (120 foot)

Proposed Zoning: Commercial Employment with a Specific Use Permit for a Commercial Antenna Support Structure (95 foot)



- Subject Property
- Zoning Boundary
- Parcels
- 200' Notification Buffer
- Specific Use Permit (SUP) Boundary
- Approved Parcels
- Zoning/SUP Boundary
- Municipal Boundaries



DATE: November 21, 2025
TO: Petitioners with Items before the Planning & Zoning Commission
FROM: Planning & Zoning Commission
VIA: Christina D. Day, AICP, Director of Planning
SUBJECT: Results of Planning & Zoning Commission Meeting of November 17, 2025

AGENDA ITEM NO. 3 – ZONING CASE 2025-016
PETITIONER: DEMOCRACY PARTNERS LTD

Request to amend Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment. Project #ZC2025-016.

NO RECOMMENDATION: 4-4 (See Below)

Speaker Card(s) Received:	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

RESULTS:

The motions resulted in no recommendation due to each having a 4-4 vote, which moved the item to City Council for a final decision.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/361129?ts=8297>

MC/hm

[GOOGLE LINK](#)

AGENDA ITEM NO. 3

PUBLIC HEARING: Zoning Case 2025-016

PETITIONER: Democracy Partners, LTD

CASE PLANNER: Molly Coryell, AICP

DESCRIPTION: Request to amend Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road, in the City of Plano, Collin County, Texas, presently zoned Commercial Employment. Project #ZC2025-016.

EXECUTIVE SUMMARY

Specific Use Permit (SUP) No. 56 is issued for the property addressed 5560 Tennyson Parkway and allows a Commercial Antenna Support Structure up to 120-foot height with a monopole design. The applicant is requesting to amend the stipulations of S-56 to allow a Commercial Antenna Support Structure up to 95-feet in height with a human-initiated tree design. Major topics of consideration in this request include:

1. Tower Design – The applicant proposes an antenna support structure designed as a human-initiated tree. The proposed tree would be 95-feet in height and modeled on a eucalyptus tree. The proposed height and species are not consistent with native trees and so cannot be considered an alternative or stealth design.
2. Conformance with review procedures in Zoning Ordinance Section 15.200 (Communications Antennas, Amateur and Commercial) – The request is consistent with the requirements of Section 15.200.
3. Conformance with the Comprehensive Plan – The request is consistent with the Employment Centers (EC) category of the Future Land Use Map; however, it is not in alignment with the Community Design Policy – Action 3 (CD3) as the design does not resemble the natural tree types in the surrounding area and may instead draw attention to the structure and increase its visual prominence.

A Substantially Conforming Site Plan (SCSP2025-106) reflecting the proposed site improvements is attached for reference. For these reasons, staff recommends denial of the request.

PD-65
CB-1

PD-62
CE

TENNYSON PKWY

PARKWOOD BLVD

PARTNERSHIP RD

CE
S-56

CE
S-321

DEMOCRACY DR

CE
S-539

CE
S-336

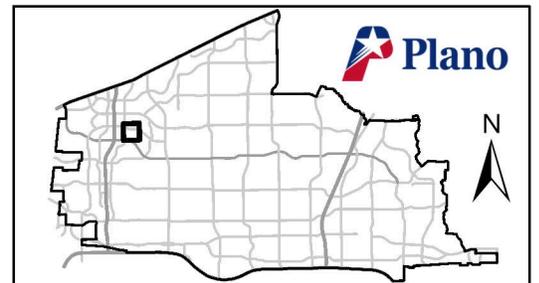
PD-492
RC

SPRING CREEK PKWY

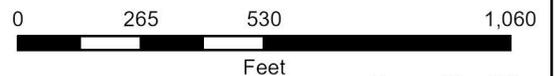
Project Number: ZC2025-016

Existing Zoning: Commercial Employment with a Specific Use Permit for a Commercial Antenna Support Structure (120 foot)

Proposed Zoning: Commercial Employment with a Specific Use Permit for a Commercial Antenna Support Structure (95 foot)



- Subject Property
- Zoning Boundary
- Parcels
- 200' Notification Buffer
- Specific Use Permit (SUP) Boundary
- Approved Parcels
- 500' Notification Buffer
- Zoning/SUP Boundary
- Municipal Boundaries



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to amend SUP No. 56 (S-56) to allow a Commercial Antenna Support Structure up to 95-feet in height with a human-initiated tree design on a property zoned Commercial Employment (CE).

Specific Use Permit – *Subsection 6.100.2 (Specific Use Permits)* of the Zoning Ordinance states:

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

Additionally, *Subsection 6.100.3 (Specific Use Permits)* states the following:

The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

Proposed Uses – The Zoning Ordinance defines antenna support structure as follows:

Antenna Support Structure – The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge.

Zoning – The subject property is currently zoned Commercial Employment (CE). *Subsection 10.1000.1* of the Zoning Ordinance states the purpose of the CE district is as follows:

The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, and light manufacturing. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting.

History

January 8, 2024 – Zoning Case 2024-001 was submitted, requesting a Specific Use Permit for a Commercial Antenna Support Structure with an associated revised site plan. The initial submittal was for a human-initiated tree design at 95 feet in height, as shown in Attachment 3 of this report.

January 17, 2024 – Staff provided comments that the human-initiated tree design does not meet stealth design requirements, would not be supported, and suggested that the applicant modify the zoning request to include a 120-foot-tall flagpole stealth design for the Commercial Antenna Support Structure.

March 20, 2024 – The applicant modified the request to provide a 120-foot-tall flagpole stealth design as shown in Attachment 4 of this report.

May 13, 2024 – Specific Use Permit No. 56 (S-56) was approved by City Council with the 120-foot-tall flagpole design.

July 21, 2025 – The applicant requested a call for public hearing from the Planning & Zoning Commission (Commission) in order to waive the two-year waiting period for consideration to amend S-56 from a flagpole design to a faux tree design.

Surrounding Land Use and Zoning

The boundaries of the SUP are located within the larger 4.8-acre lot, which is zoned Commercial Employment (CE) and developed with a professional/general administrative office. Adjacent uses and zoning in the following table are those beyond the limits of the lot.

North	The property is zoned Planned Development-62-Commercial Employment (PD-62-CE) and contains professional/general administrative office uses.
East	The properties are zoned CE with Specific Use Permit No. 321 for Day Care Center and contain professional/general administrative office and private school uses.
South	The properties are zoned CE and contain professional/general administrative office and fire station/public safety building uses.
West	The properties are zoned CE and contain professional/general administrative office uses.



Proposed Specific Use Permit Restrictions

S-56 is proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

“Commercial Antenna Support Structure (~~120~~95 foot)

1. Consistent with the approved site plan, ~~flagpole~~ a faux tree design is required and must accommodate collocation ~~within~~on the structure. The pole must be ~~uniform in color~~; consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by ~~internal placement~~ the faux tree foliage.”

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan (Plan) establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- **Land Use**: *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management**: *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.*

As this request is not a change of use, but of tower design, only design related policies were included in the analysis.

Community Design Policy, Action 3 (CD3) – *In areas identified by the Community Design Plan, develop strategies to minimize the visual impact of overhead utilities and wireless communication facilities.*

The Community Design Plan is currently underway, and although strategies have not yet been identified, the intent of CD3 is to minimize the visual impact of overhead utilities and wireless communication facilities.

The proposed faux tree design mimics a tall, slender tree—a tree form not common to this region. Rather than minimizing the visual impact, a design that does not resemble the natural tree types in the surrounding area may instead draw attention to the structure and increase its visual prominence. Therefore, the request to modify S-56 to alter the design from a flagless pole with concealed antennas to a faux tree design is not in alignment with CD3.

Findings Policy Assessment

Findings are not required to approve this request.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Commercial Antenna Support Structure Use

A SUP is required in nonresidential districts for commercial antenna support structures that are greater than 60 feet in height. An amendment to Specific Use Permit No. 56 would allow the applicant to construct a new 95-foot-tall commercial antenna support structure. The purpose of the tower is to provide increased wireless capacity and coverage in the area. Three wireless providers will have antennas on the proposed tower, and there is sufficient space for a fourth set of antennas without increasing the height of the structure.

Antenna Review Procedures

Section 15.200.4.A of the Zoning Ordinance contains application requirements for commercial antennas and antenna support structures.

Based on information provided by the applicant, the nearest commercial antenna support structure is a monopole located in the Dallas North Tollway right-of-way, approximately 2,927 feet southwest of the proposed tower. The proposed tower would meet the separation and colocation requirements if they were applied.

Per the Zoning Ordinance, the tower must be 265 feet away from the nearest residential zoning district; the nearest residential zoning district is over 3,000 feet from the proposed tower. The nearest property containing residential uses is approximately 1,440 feet from the proposed tower.

Change in Antenna Design

The current SUP is approved as a flagless flagpole, which meets the city's standards for "stealth" design or "alternative antenna support structure", since flag poles are expected in the built environment. Article 15.200 of the Zoning Ordinance offers the following definition for consideration:

Alternative Antenna Support Structure

*A clock tower, bell tower, steeple, human-initiated tree, light pole, or similar alternative-design mounting structure **that camouflages or conceals the presence of antennas or support structures**. The generic term "stealth" may also be applied to any method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure. Panel antennas and omni and yagi antennas attached to existing structures are considered to be alternative in design if they are integrated into the architectural features of the structure or are painted to match the support structure. [emphasis added]*

The alternative designs listed as examples within this definition include standard structure types that are intended to blend into the surrounding community. This is consistent with the stated purpose of regulating communication antennas in Subsection 15.200.1, "to protect and enhance the city's environmental and aesthetic quality."

In a freestanding application, the Planning Department has required that a manmade tree be constructed to conform to a natural, indigenous shape to meet this definition, since otherwise it draws attention to the unusual form and height of the structure, rather than distracting from, camouflaging, or concealing the presence of the support structure. Allowing structures which mimic tree varieties that do not fit into the natural environment to meet the definition of alternative antenna support structure conflicts with the definition. A native tree of natural height, such as a 70-foot Cedar Elm or 100-foot Bald Cypress, would be an application that meets city standards, while a palm, eucalyptus, saguaro cactus, or pine generally would not.

Zoning Requirement and Plan Conflict

The graphic on the approved SCSP does not indicate the tree will fully cover the antennas, since the antenna is not fully covered by foliage. The zoning stipulations require “all antennas or other equipment attached to the support structure must be screened from view by the faux tree foliage”. The Substantially Conforming Site Plan will need to be updated to conform with the zoning if approved.

SUMMARY:

The applicant is requesting to amend Specific Use Permit No. 56 (S-56) to allow a Commercial Antenna Support Structure up to 95-feet in height with a human-initiated tree design. The proposed height and species are not consistent with native trees and so are not considered an alternative or stealth design. The previously approved flagpole design provides better concealment of the antennas because it requires internal placement rather than just partial screening with the use of faux-tree foliage. For these reasons, staff is not in support of the request for an amendment to S-56 for a 95-foot Commercial Antenna Support Structure with the proposed stipulations.

RECOMMENDATION:

Recommended for denial.

ZONING NOTE:
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF THE DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

TREE REMOVAL NOTE:
 BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) [ORDINANCE 16-19].

FLOOD NOTE:
 ACCORDING TO MAP NO. 48085C0355K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

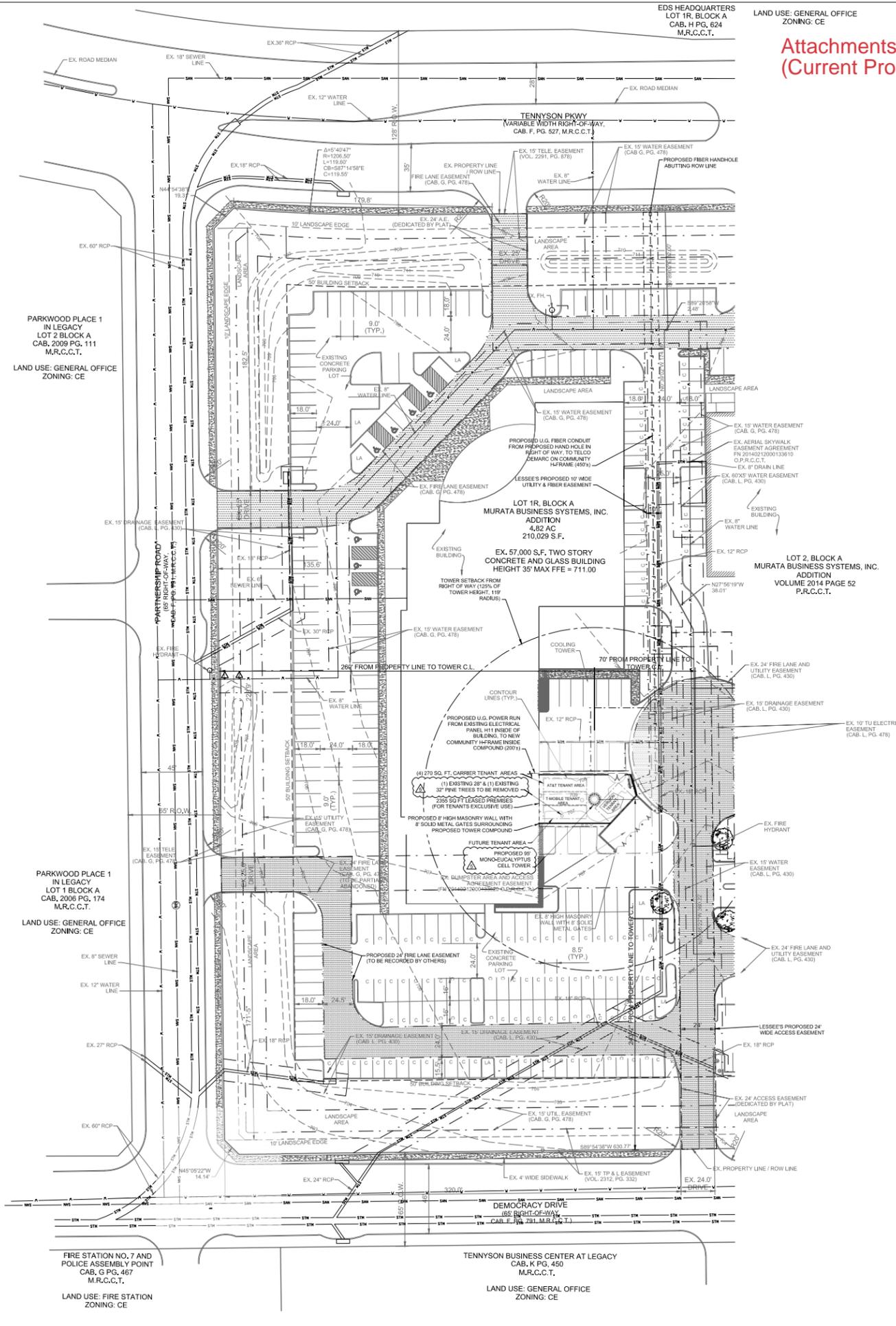
SITE LOCATION IS A GRASSY MEDIAN.
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 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
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 - USES SHALL CONFIRM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



ABBREVIATIONS

AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAY RECORDS OF COLLIN COUNTY, TEXAS
OH	OVERHEAD
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT



WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW. REMARKS
1	DOMESTIC	2"	2	6" EXISTING
2	IRRIGATION	2"	2	N/A EXISTING

THE PURPOSE OF THIS REVISED SITE PLAN IS TO ADD A CELL TOWER COMPOUND TO THE SUBJECT PROPERTY.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 1R
ZONING	CE
LAND USE	GENERAL OFFICE
LOT AREA	210,029 SF / 4.82 AC
BUILDING FOOTPRINT AREA	30,935 SF
TOTAL BUILDING AREA	57,000 SF
BUILDING HEIGHT (# STORIES)	2
BUILDING HEIGHT	35' MAX
LOT COVERAGE	14.80%
FLOOR AREA RATIO	27.30%
PARKING	
PARKING RATIO	1 SPACE/300 SF FLOOR AREA
REQUIRED PARKING (# SPACES)	190
PROVIDED PARKING (# SPACES)	262
STANDARD PARKING (# SPACES)	135
COMPACT PARKING (# SPACES)	113
GARAGE PARKING (# SPACES)	0
ACCESSIBLE PARKING REQUIRED (# SPACES)	7
ACCESSIBLE PARKING PROVIDED (# SPACES)	7
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	53
LANDSCAPE AREA (INCLUDING TURF AREA)	
LANDSCAPE EDGE AREA PROVIDED	12,100 SF
REQUIRED INTERIOR LANDSCAPE AREA	8 SF PER SPACE = 1,520 SF
INTERIOR LANDSCAPE AREA PROVIDED	65,046 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS	0
TOTAL LANDSCAPE AREA	77,146 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS	0
TOTAL PERMEABLE AREA	0
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	30,935 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	101,948 SF
TOTAL IMPERVIOUS AREA	132,883 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL IMPERVIOUS AREA	210,029 SF
NOTE: SUM MUST EQUAL LOT AREA	210,029 SF
TOTAL IMPERVIOUS AREA	132,883 SF
LESS BMP IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	132,883 SF

APPROVED
 SUBJECT TO STIPULATIONS
 April 15, 2024
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: JR

EXPIRES
 APRIL 15, 2026
 CITY OF PLANO

APPLICANT:

ANTHEMNET, INC.
 5944 LUTHER LANE
 SUITE 725
 DALLAS, TX 75225
 PHONE: 512-539-7151

ENGINEER:

SUBSTANTIALLY CONFORMING SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION:
SPRING CREEK DNT
 REVISED SITE PLAN
 CITY PROJECT NO: SCSP2025-106

SITE LOCATION INFORMATION:
 PLAN TYPE: SUBSTANTIALLY CONFORMING SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
 PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL), BLK A, LOT 1R; REPLAT
 GROSS ACREAGE: 4.822-ACRE TRACT (0.541 ACRE TOWER ADDITION)
 CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS
 SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 935
 PROPERTY OWNER: DEMOCRACY PARTNERS, LTD PHONE: 469-759-1564

DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	01-02-24
2	CITY REQUESTED REVISION	01-20-24
3	CITY REQUESTED REVISION	03-19-24
4	CITY REQUESTED REVISION	04-04-24
5	TOWER DESIGN & BUILDING HEIGHT	10-14-25

SHEET NO ZD1 OF 2 SHEETS

ZONING NOTE:

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TREE REMOVAL NOTE:

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FLOOD NOTE:

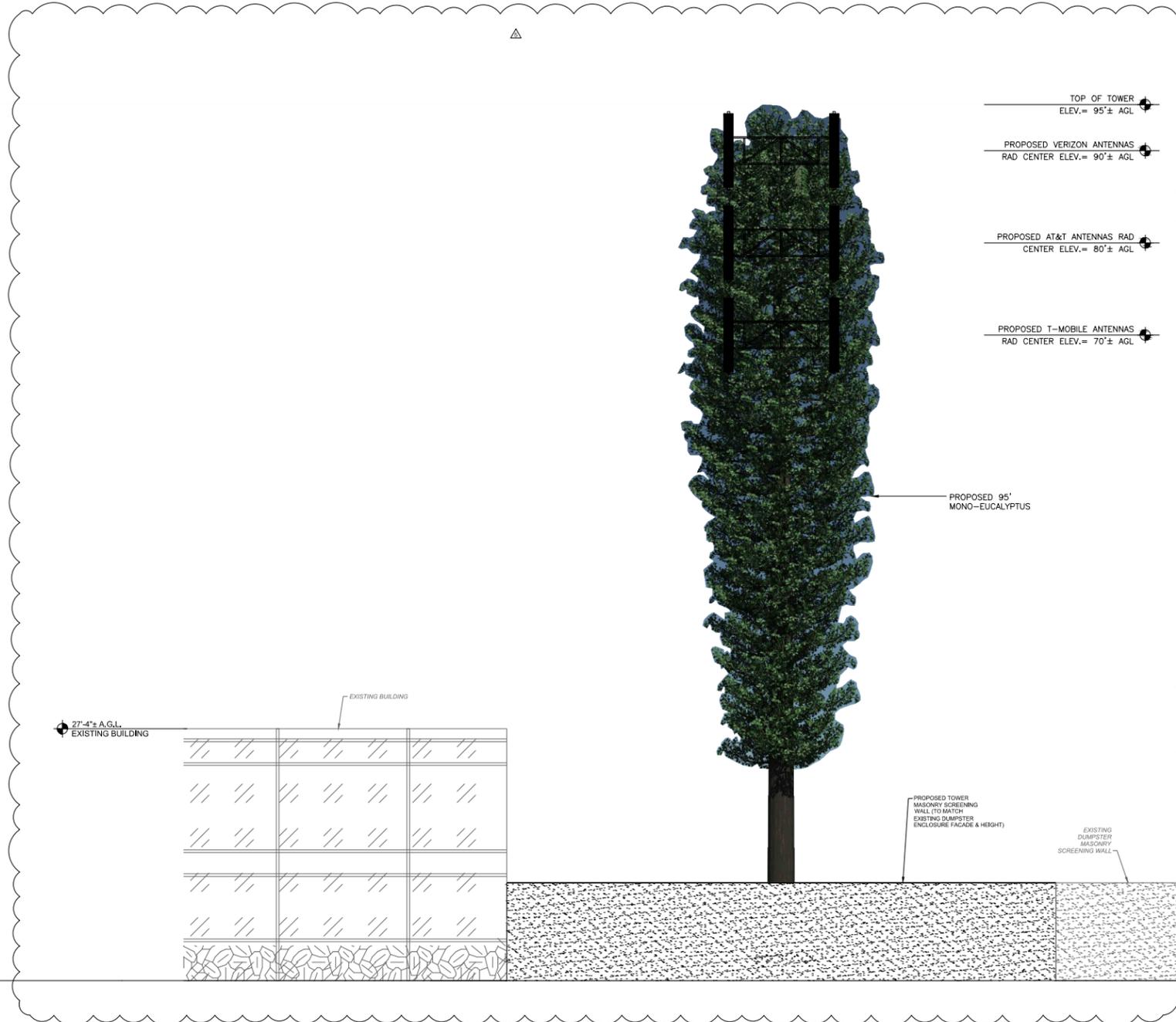
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Attachments 1 & 2: Substantially Conforming Site Plan (Current Proposal)



APPROVED
SUBJECT TO STIPULATIONS
April 15, 2024
CITY OF PLANO
P&Z COMMISSION
PLANNER: JR

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
APRIL 15, 2026
CITY OF PLANO

APPLICANT:

ANTHEMNET, INC.
3914 LUTHER LANE
SUITE 725
DALLAS, TX 75225
PHONE: 972-339-7151

ENGINEER:

SUBSTANTIALLY CONFORMING SITE PLAN
MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION:
SPRING CREEK DNT
REVISED SITE PLAN
CITY PROJECT NO: SCSP2025-106

SITE LOCATION INFORMATION:
PLAN TYPE: SUBSTANTIALLY CONFORMING SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL), BLK A, LOT 1R; REPLAT
GROSS ACREAGE: 4.822-ACRE TRACT (.0541 ACRE TOWER ADDITION)
CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS
SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 935
PROPERTY OWNER: DEMOCRACY PARTNERS, LTD PHONE: 469-759-1564

DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:
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SHEET NO ZD2 OF 2 SHEETS



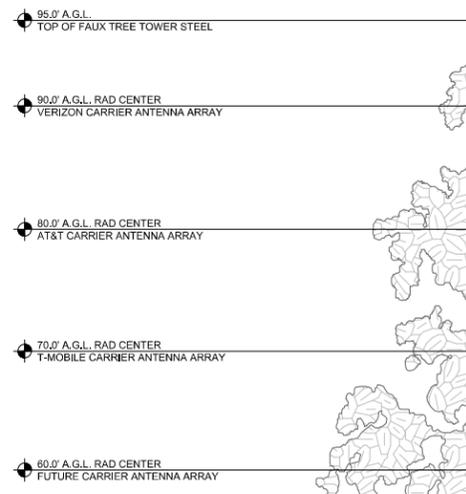
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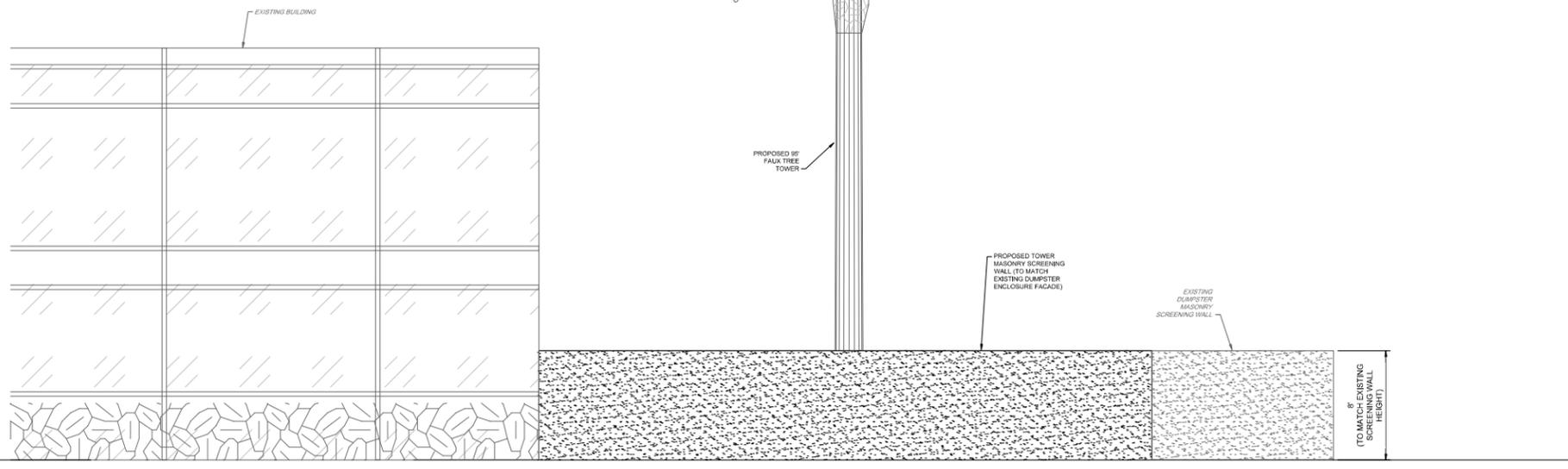
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TOWER MATERIAL NOTE:
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY CITY OF PLANO AND HOA'S HAVING JURISDICTION.

Attachment 3: Initial Proposed Design in 2024



SPACE FOR CITY OF PLANO USE ONLY

APPLICANT: **ANTHEMNET**
 ANTHEMNET, INC.
 8944 LUTHER LANE
 SUITE 725
 DALLAS, TX 75225
 PHONE: 512-539-7151

ENGINEER: **3DD&E** DESIGN & ENGINEERING, INC.
 21502 E WINTER VIOLET CT
 CYPRESS, TEXAS 77433
 PHONE: 832-431-9629
 WWW.3DD&E.COM
 FIRM # F-13381

REVISED SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

SPRING CREEK DNT
 SITE ELEVATION SHEET

PLAN TYPE: NEW CELLULAR COMMUNICATIONS SITE
PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL), BLK A, LOT 1R, REPLAT
GROSS ACREAGE: 4.822-ACRE TRACT (.0541 ACRE TOWER ADDITION)
SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 935
PROPERTY OWNER: DEMOCRACY PARTNERS, LTD PHONE: 469-759-1564

DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:



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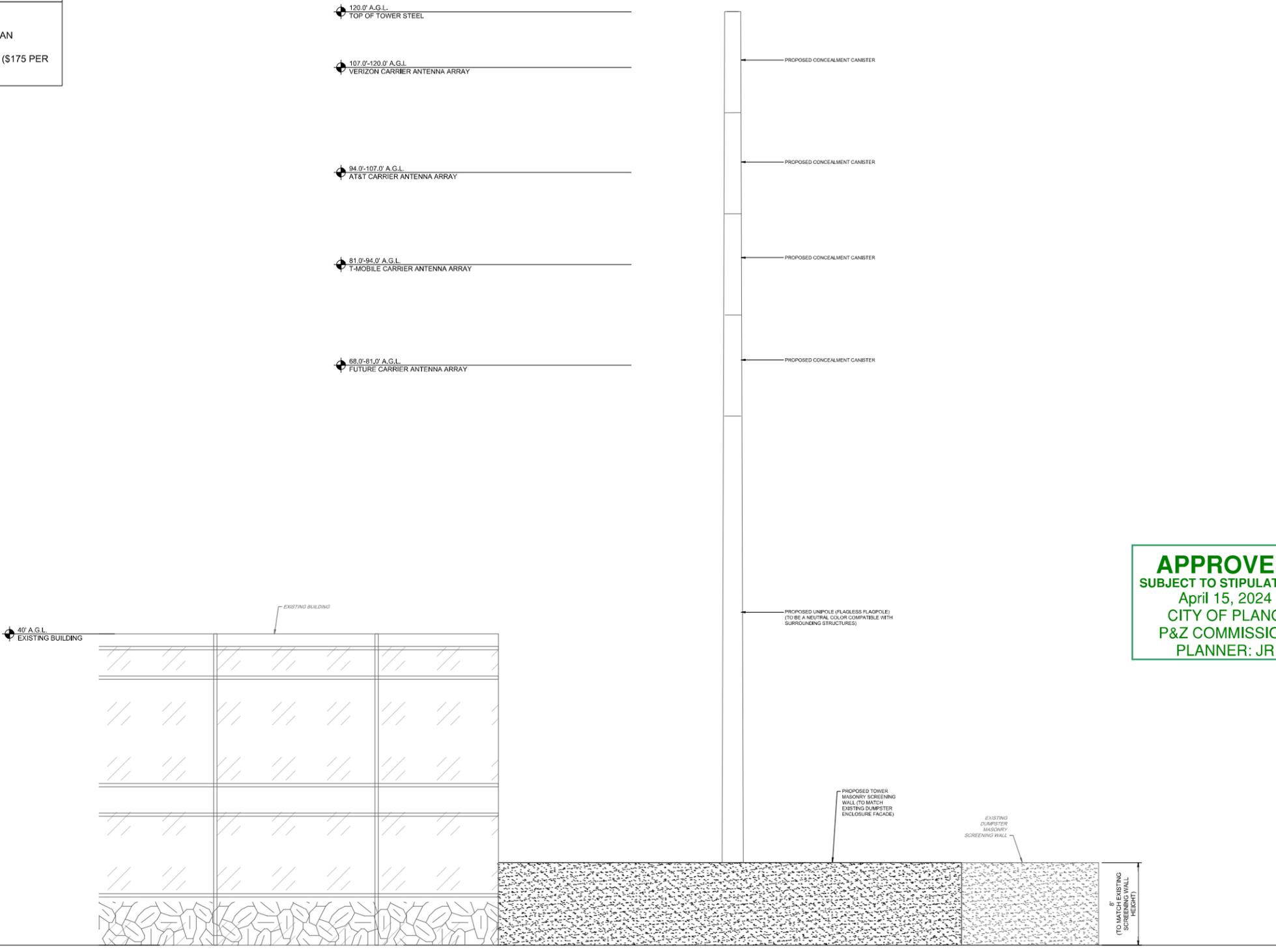
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Attachment 4: Approved Stealth Flagpole Design from 2024



APPROVED
 SUBJECT TO STIPULATIONS
 April 15, 2024
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: JR

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
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APPLICANT:

ANTHEMNET, INC.
 5944 LUTHER LANE
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OWNER:

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 21502 E WINTER VIOLET CT
 CYPRESS, TEXAS 77433
 PHONE: 832-431-8629
 WWW.3DDE.COM
 FIRM # F-13381

REVISED SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION:
SPRING CREEK DNT
 ANTENNA DETAIL
 CITY PROJECT NO: RSP2024-002

SITE LOCATION INFORMATION:
 PLAN TYPE: REVISED SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
 PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL), BLK A, LOT 1R, REPLAT
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SHEET NO ZD2 OF 2 SHEETS

