



## CITY COUNCIL

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

**DATE: February 23, 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](http://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](http://Plano.gov/SpeakerRegistration). Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 3:00 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](mailto:councilcomments@plano.gov).

### **CALL TO ORDER**

**INVOCATION: Rev. Dr. Victor Kollmann - Messiah Lutheran Church**

**PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Cub Scout Pack 262**

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: Lunar New Year Days begin on February 17, 2026. **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) February 9, 2026  
**Approved**

### **Approval of Expenditures**

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

- (b) RFB No. 2026-0233-AC for a one (1) year contract with four (4) one-year automatic renewals for Legislative Strategic Support and Advisory Services to Be's Professional Services LLC, Flanders Public Affairs, Greenberg Traurig, LLP, and Purple Sage Strategies LLC in the estimated annual amount up to \$500,000; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFP No. 2024-0565-AC for a five (5) year term with one (1) automatic five (5) year renewal for Custody Bank for the Retirement Security Plan in the estimated amount of \$162,960 from Delaware Charter Guarantee & Trust Company, a Delaware corporation conducting business under the trade name of Principal Trust Company for Custody Bank for the Retirement Security Plan; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2026-0125-B for Arterial Overlay - 2026, Project No. PW-S-00023, for the Public Works Department to Austin Bridge & Road, LP in the amount of \$5,397,541; and authorizing the City Manager to execute all necessary documents. **Approved**
- (e) RFP No. 2025-0136-B for a five (5) year contract for depository banking services to Wells Fargo Bank, N.A. in the estimated amount of \$265,297; and authorizing the City Manager to execute all necessary documents. **Approved**

**Approval of Contract Modification**

- (f) To approve an increase to the current awarded contract amount of \$1,009,234 by \$137,765 for a total contract amount of \$1,146,999 for Investment Consulting Services for Section 115 Trust and the Retirement Security Plan Trust Funds from RVK, Inc. for Human Resources; and authorizing the City Manager to execute all necessary documents. (Contract No. 2016-0425-C; Modification No. 2) **Approved**

**Approval of Expenditure**

- (g) To approve an expenditure for an engineering professional services agreement for Timber Brook Estates Flood Study, Project No. ENG-D-00014, in the amount of \$198,000 from Halff Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

**Approval of Contract / Agreement**

- (h) To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and AT&T Services, Inc., a Delaware corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager, or his authorized designee, to execute all necessary documents. **Approved**
- (i) To approve an Economic Development Incentive Agreement for Tax Rebate for calendar years 2030-2054 by and between the City of Plano, Texas, and AT&T Services, Inc., a Delaware corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager, or his authorized designee, to execute all necessary documents. **Approved**

**Adoption of Resolutions**

- (j) To nominate Tyler Technologies, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. **Adopted Resolution No. 2026-2-10(R)**
- (k) To nominate 4id Solutions USA Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. **Adopted Resolution No. 2026-2-11(R)**

**Adoption of Ordinances**

- (l) To provide certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability clause, and an effective date. **Adopted Ordinance No. 2026-2-12**

**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) 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 adopted Ordinance No. 2026-2-13**
- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-020 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, amending and expanding Specific Use Permit No. 539 for New Vehicle Dealer on 29.7 acres of land located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts, 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. Petitioners: VHC LLC & 5700 Democracy Plano Properties LLC **Conducted and adopted Ordinance No. 2026-2-14**
- (3) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-023 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 99.0 acres of land located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Planned Development-62-Commercial Employment to 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: TRQ Plano, LLC **Conducted and adopted Ordinance No. 2026-2-15**

- (4) Consideration to approve an Interlocal Agreement between the City of Plano and Dallas Area Rapid Transit (DART) to provide "General Mobility Program" funds for transportation-related projects. **Approved**
- (5) Consideration of a Resolution to express support for reform of the Dallas Area Rapid Transit Authority board governance structure and requesting state legislative action to implement a new governance structure; and providing an effective date. **Adopted Resolution No. 2026-2-16(R)**
- (6) Consideration of a Resolution to repeal Resolution No. 2024-6-9(R) to support capping the sales and use tax revenues for the Dallas Area Rapid Transit Authority; and providing for an effective date. **Adopted Resolution No. 2026-2-17(R)**
- (7) Consideration of an Ordinance to repeal Ordinance No. 2025-11-1, ordering an election to be held in and throughout the City of Plano, Texas, on May 2, 2026, to dissolve the Dallas Area Rapid Transit System in the City of Plano, Texas, subject to the continued collection of sales taxes for the period required by law; and providing a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2026-2-18**
- (8) Consideration to approve the purchase of Alternative Transit Services for an initial term of six (6) months with three (3) one-year automatic renewals in an initial term expenditure of \$3,952,247 and an annual estimated amount of \$8,000,000 for subsequent renewals from Via Transportation, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (791 Cooperative Contract No. 791202505008) (Tabled at the February 9, 2026, City Council meeting.) **Approved**
- (9) Discussion and direction re: Name and logo for the alternative transit program. (Tabled at the February 9, 2026, Council Meeting.) **Direction provided**

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:** 2/23/2026

**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.**

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**AGENDA ITEM:** To speak at the meeting, register at [Plano.gov/SpeakerRegistration](http://Plano.gov/SpeakerRegistration). Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 3:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

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**RECOMMENDED ACTION:** Location Link

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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Proclamations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Lunar New Year  
**RECOMMENDED ACTION:** Proclamations and Special Recognition

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### **ITEM SUMMARY**

Proclamation: Lunar New Year Days begin on February 17, 2026. **Presented**



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** City Secretary  
**DIRECTOR:** Lisa Henderson, City Secretary  
**AGENDA ITEM:** Approval of Minutes  
**RECOMMENDED ACTION:** Approval of Minutes

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### **ITEM SUMMARY**

February 9, 2026

**Approved**

### **ATTACHMENTS:**

Description	Upload Date	Type
Preliminary Open Meeting Minutes	2/17/2026	Minutes
Regular Meeting Minutes	2/17/2026	Minutes

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
February 9, 2026**

**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  
Vidal Quintanilla, Jr.

**COUNCIL MEMBERS ABSENT**

Steve Lavine

**COUNCIL MEMBER ELECT**

Shun Thomas

**STAFF PRESENT**

Mark Israelson, City Manager  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
Sam Greif, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Doug McDonald, Deputy City Manager  
Jeff Moberly, Assistant City Manager  
Curtis Howard, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 4:00 p.m., Monday, February 9, 2026, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

- **Resolution No. 2026-2-1(R): To canvass the election returns of the Special Election of January 31, 2026, for the election of member of Council Place 7, for an unexpired term until the May 2027 General Election; declaring the results; and resolving other matters on the subject.**

Upon a motion made by Councilmember Kehr and seconded by Councilmember Downs, the Council voted 7-0 to canvass the election returns of the Special Election of January 31, 2026, for the election of member of Council Place 7, for an unexpired term until the May 2027 General Election; declaring Shun Thomas was elected to Place 7; and resolving other matters on the subject; and further to adopt Resolution No. 2026-2-1(R).

- **Oath of Office for Councilmember Elect Thomas**
- **Outgoing Remarks from Deputy Mayor Pro Tem Holmer**

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; discuss Economic Development matters, Section 551.087; discuss Real Estate matters, Section 551.072; and discuss Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 4:21 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 5:41 p.m.

- **Consideration and action resulting from Executive Session discussion**

Upon a motion made by Councilmember Kehr and seconded by Councilmember Downs, the Council voted 7-0 to settle the Saifi and Edukid cases in accordance with the discussion in Executive Session.

**Personnel**

a) Appointment of Deputy Mayor Pro Tem

Mayor Muns appointed Councilmember Horne as Deputy Mayor Pro Tem.

- **Fiscal Year 2025 Audit Results Presentation**
- **Discussion and direction re: Sales Tax Cap Policy Year End** – This item will be discussed at the February 23, 2026, Preliminary Open Meeting.
- **DART Status Update**
- **Zoning & Subdivision Ordinance Rewrite Module 2 Update**  
Upon a motion made by Councilmember Horne and seconded by Councilmember Downs, the Council voted 7-0 to accept Zoning & Subdivision Ordinance Rewrite Module 2 as substantially complete.
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 6:05 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL  
REGULAR MINUTES  
February 9, 2026**

**COUNCIL MEMBERS PRESENT**

John B. Muns, Mayor  
Maria Tu, Mayor Pro Tem  
Rick Horne, Deputy Mayor Pro Tem  
Bob Kehr  
Chris Krupa Downs  
Shun Thomas  
Vidal Quintanilla, Jr.

**COUNCIL MEMBER ABSENT**

Steve Lavine

**STAFF PRESENT**

Mark Israelson, City Manager  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
Sam Greif, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Doug McDonald, Deputy City Manager  
Jeff Moberly, Assistant City Manager  
Curtis Howard, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, February 9, 2026, 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**

NextGen Pastor Jordan Davis with First Baptist Church Plano led the invocation and Boy Scout Troop 285 led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

Proclamation: Black History Month is February 2026.

**Comments of Public Interest**

Embher Chaffin spoke to the importance of DART.  
Mary Witherspoon spoke to the impact of withdrawal from DART.  
V. Krystal Curry requested resolution of the ongoing issues she spoke to at a previous meeting.  
Alex Stein addressed the Council.  
Corey Reinaker spoke to potential misinformation on the transit page on the website.  
Mayor Pro Tem Tu spoke to the Lunar New Year and 2026 being the Year of the Fire Horse.

## **Consent Agenda**

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

### **Approval of Minutes**

January 12, 2026  
(Consent Agenda Item “A”)

### **Approval of Expenditures**

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

**RFB No. 2026-0101-ER** for the initial term of \$1,872,485 or two (2) years, whichever occurs first, with two (2) City optional renewals for Residential Alley Requirements - 2025, Project No. PW-S-00101, for the Public Works Department to Vernara LLC in the amount of \$1,872,485 for each term; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**RFB No. 2026-0071-B** for Arterial Concrete Repair Custer Road - SH 121 to Hedgcoxe Road, Project No. PW-S-00067, for the Public Works Department to R&A Legacy Construction LLC in the amount of \$2,091,725; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**RFB No. 2026-0027-B** for Bob Woodruff North Lighting Replacement, Project No. PKR-P-00098, for the Parks and Recreation Department to Pace Construction Services LLC in the amount of \$549,555; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

**RFB No. 2025-0523-AC** for a one (1) year contract with three (3) one-year automatic renewals for Water Meter Boxes, Repair Sleeves, Lids and Manhole Rings for Inventory Control/ Asset Disposal (ICAD) to Core and Main LP, Ferguson Enterprises, LLC, and North Texas Winwater in the amount of \$101,298; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

**RFB No. 2026-0086-B** for Generator Replacements, Project No. FAC-F-7472 012 Shiloh Pump Station, FAC-F-7608 052 Joint Use Facility, FAC-F-7604 115 School House Radio Tower, and FAC-F-00141 68 Plano Municipal Warehouse, for the Engineering Department to Cornerstone Power Solutions LLC in the amount of \$289,999; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

**RFB No. 2025-0594-B** for 14th Street and Municipal Avenue Overhead Utility Relocation, Project No. 7025, for the Engineering Department to The Wilkins Group, Inc. in the amount of \$1,693,550; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

### **Purchase from an Existing Contract**

To approve the purchase of APC Battery Backup Units for a one (1) year contract with four (4) one-year automatic renewals for Public Works in the estimated annual amount of \$200,000 from Consolidated Traffic Controls, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. PE-05-21) (Consent Agenda Item “H”)

To approve the purchase of a one-year subscription of Rubrik Cloud Vault Services for Technology Solutions in the estimated amount of \$186,840 from Freeit Data Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO-4696) (Consent Agenda Item “I”)

### **Approval of Contract Modification**

To approve an increase to the current awarded contract amount of \$363,760 by \$126,960 for a total contract amount of \$490,720 for Additional Data Migration Services and Support from Girikon, Inc. for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0553-X; Modification No. 3) (Consent Agenda Item “J”)

### **Approval of Change Order**

To approve an increase to the current awarded contract amount of \$4,203,740 by \$416,100 for a total contract amount of \$4,619,841 for Water Rehabilitation – Park Boulevard Phase 1 (Preston Road to US 75), Project No. 7573, from A & B Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0360-B; Change Order No. 2) (Consent Agenda Item “K”)

### **Approval of Contract / Agreement**

To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Integra One, LLC, a Texas limited liability company (“Company”), providing an economic development grant to the Company; and authorizing the City Manager, or his authorized designee, to execute all necessary documents. (Consent Agenda Item “L”)

### **Adoption of Resolutions**

**Resolution No. 2026-2-2(R):** (m) To authorize the filing of an application for state funds in an amount not to exceed \$40,000.00 under the Crime Laboratory Portal Records Grant Program through the Office of the Governor of Texas, Criminal Justice Division to purchase application programming interfaces for the purpose of satisfying a mandatory state crime lab records portal requirement; designating the Chief of Police as the authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date. (Consent Agenda Item “M”)

**Resolution No. 2026-2-3(R):** (n) To authorize the filing of an application for state funds in an amount not to exceed \$125,000.00 under the Edward Byrne Memorial Justice Assistance Grant Program through the Office of the Governor of Texas, FY 2027 Criminal Justice Grant Program to purchase the initial annual subscription for an airspace awareness solution; designating the Chief of Police as the authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date. (Consent Agenda Item “N”)

**Resolution No. 2026-2-4(R):** (o) To authorize the filing of an application for state funds in an amount not to exceed \$125,000.00 under the Edward Byrne Memorial Justice Assistance Grant Program through the Office of the Governor of Texas, FY 2027 Criminal Justice Grant Program to purchase the first year subscription for a virtual reality training system; designating the Chief of Police as the authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date. (Consent Agenda Item “O”)

**Resolution No. 2026-2-5(R):** (p) To accept the findings and opinions of the Annual Audit; authorizing the City Manager, or in his absence the Director of Finance, to publish the results thereof; and providing an effective date. (Consent Agenda Item “P”)

**Resolution No. 2026-2-6(R):** To approve the terms and conditions of an Advance Funding Agreement for a Congestion Mitigation and Air Quality Improvement Program Utilizing Transportation Development Credits Off-System by and between the City of Plano and the Texas Department of Transportation, authorizing its execution by the City Manager or his designee, and providing an effective date. (Consent Agenda Item “Q”)

### **Adoption of Ordinances**

**Ordinance No. 2026-2-7:** To abandon all right, title and interest of the City in and to a tract of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, and being 0.184 acres of E Avenue; abandoning all right, title and interest of the City in such right-of-way to the abutting property owner, Avenue F Church of Christ, to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary to quitclaim the City’s interest; and providing an effective date. (Consent Agenda Item “R”)

**Ordinance No. 2026-2-8:** To adopt and enact Supplement Number 154 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. (Consent Agenda Item “S”)

**Ordinance No. 2026-2-9:** To amend Section 12-73(d), Same — Specific zones, of Article IV, Speed, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to extend the existing school zone on Hedgcoxe Road, 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. (Consent Agenda Item “T”)

### **End of Consent**

**To approve the purchase of Alternative Transit Services** for an initial term of six (6) months with three (3) one-year automatic renewals in an initial term expenditure of \$3,952,247 and an annual estimated amount of \$8,000,000 for subsequent renewals from Via Transportation, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (791 Cooperative Contract No. 791202505008) (Regular Item “1”)

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Horne and seconded by Mayor Pro Tem Tu, the Council voted 7-0 to to table the item to the February 23, 2026, Regular Council Meeting.

**Discussion and direction** re: Name and logo for the alternative transit program. (Regular Item “2”)

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Horne and seconded by Mayor Pro Tem Tu, the Council voted 7-0 to to table the item to the February 23, 2026, Regular Council Meeting.

With no further discussion, the Regular City Council Meeting adjourned at 7:36 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Gov Relations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Award of Legislative Strategic Support and Advisory Services  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

## **ITEM SUMMARY**

RFB No. 2026-0233-AC for a one (1) year contract with four (4) one-year automatic renewals for Legislative Strategic Support and Advisory Services to Be's Professional Services LLC, Flanders Public Affairs, Greenberg Traurig, LLP, and Purple Sage Strategies LLC in the estimated annual amount up to \$500,000; and authorizing the City Manager to execute all necessary documents. **Approved**

## **BACKGROUND**

City staff recommends that the Plano City Council authorize an expenditure of up to \$500,000 to retain professional consultants who will provide legislative support and strategic advisory services on behalf of the City. Engaging these experts will help strengthen the City's advocacy efforts at the state and federal levels, support the pursuit of legislative priorities, and enhance the City's ability to secure funding opportunities and influence policy decisions that align with Plano's Legislative Program. The consultants are expected to offer specialized knowledge, established relationships, and strategic guidance to ensure the City is effectively represented and positioned to respond to policy issues. Staff believes this investment will advance key initiatives and deliver long-term benefits to Plano.

The City completed a Request for Bids and notified 1,712 vendors. We received four (4) bid responses and four (4) no-bid responses. Staff reviewed all submitted bids and recommend the responding bidders for award. Staff will utilize the vendors based on price, job performance, area of specialization and availability to meet the City's deadlines.

Failure to award this item may result in reduced effectiveness in advancing legislative priorities at the state and federal levels.

## **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item approves a one (1) year contract with four (4) additional one (1) year optional renewals for legislative strategic support and advisory services with a not to exceed amount of \$500,000 per year. The estimated total to be spent, if all renewals are used, is \$2,500,000 (or \$250,000 in FY 2025-26, \$500,000 per year in FY 2026-27 through 2029-30, and \$250,000 in FY 2030-31). All future year expenditures will occur within council approved appropriations.

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

## **ATTACHMENTS:**

Description	Upload Date	Type
Bid Recap	2/12/2026	Bid Recap

**CITY OF PLANO**  
**Bid No. 2026-0233-AC**  
**RFB for Legislative Strategic Support and Advisory Services**  
**Bid Recap**

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**Bid opening Date/Time:** Tuesday, February 10, 2026 @ 2:00 PM

**Number of Vendors Notified:** 1,712

**Vendors Submitting “No Bids”:** 4

**Number of Bids Submitted “Non-Responsive”:** 0

**Number of Bids Submitted:** 4

**Be’s Professional Services LLC**

Principal / Senior Legislative Advisor	\$289.00/hour
Legislative Director / Lead Consultant	\$275.00/hour
Legislative Analyst / Policy Analyst	\$329.00/hour
Government Relations Manager	\$377.00/hour
Communications/Messaging Advisor	\$378.00/hour
Administrative / Project Support	\$258.00/hour
Principal Consultant	\$175.00-\$425.00/hour
Senior Policy Analyst	\$150.00-\$385.00/hour

Monthly Retainer Model                      \$6,500 -\$20,000/month

**Project Based Services**

Strategic Legislative Planning Session	\$2,000-\$20,000
Testimony Preparation & Coaching	\$1,500-\$10,000
Council or Executive Presentation	\$1,500-\$15,500

**Flanders Public Affairs**

Principal / Senior Legislative Advisor	\$175.00/hour
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**Greenberg Traurig, LLP**

Monthly All-Inclusive Fee	\$25,000/month
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**Purple Sage Strategies LLC**

Principal / Senior Legislative Advisor	\$68.75/hour	\$11,000/month
Legislative Director / Lead Consultant	\$56.25/hour	\$9,000/month

**Recommended Vendor(s):**

Be’s Professional Services LLC  
Flanders Public Affairs  
Greenberg Traurig LLP  
Purple Sage Strategies



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** HR  
**DIRECTOR:** Victoria Huynh, J.D., Director of Human Resources/Risk Management  
**AGENDA ITEM:** Award RFP for Custody Bank for the Retirement Security Plan.  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

## **ITEM SUMMARY**

RFP No. 2024-0565-AC for a five (5) year term with one (1) automatic five (5) year renewal for Custody Bank for the Retirement Security Plan in the estimated amount of \$162,960 from Delaware Charter Guarantee & Trust Company, a Delaware corporation conducting business under the trade name of Principal Trust Company for Custody Bank for the Retirement Security Plan; and authorizing the City Manager to execute all necessary documents. **Approved**

## **BACKGROUND**

The City has an irrevocable trust fund for its Retirement Security Plan (RSP) pension. The current contract is paid using basis points which increases as the value of the assets increase. In an effort to consolidate processes for efficiency of staff time, as well as leverage economies of scale for pricing, the City issued an RFP and requested a contract with fixed fees (vs variable through a basis point agreement).

The evaluation criteria were based on institutional organization and scope review, team introductions and staffing resources, asset servicing and accounting, benefit payment services, and transition discussion and fee proposal. Reviewing the proposals against the evaluation criteria, it was determined that Delaware Charter Guarantee & Trust Company, a Delaware corporation conducting business under the trade name of Principal Trust Company had the overall highest score and is recommended for award. The contract will be in the estimated amount of \$162,960.

If the City does not award this contract, the funds of the RSP will not achieve the Plan savings and ability to streamline processes.

## **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the Retirement Security Plan Fund. This item approves a five (5) year contract with one (1) automatic five (5) year renewal for the Custody Bank to provide banking services in the total estimated amount of \$162,960 for the initial five (5) year term (or \$8,148 in FY 2025-26, \$32,592 in FY 2026-27 through FY 2029-30, and \$24,444 in FY 2030-31) and will be funded through contributions made by the City in the Retirement Security Plan Fund.

Approval of this agenda 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
2024-0565-AC RFP Recap	2/9/2026	RFP Recap

**CITY OF PLANO**  
**Request for Proposals (RFP)**  
**RFP No. 2024-0565-AC**  
**Custody Services for RSP**  
**RFP Recap**

**Opening Date/Time:** Tuesday, October 8, 2024, at 2:00 pm (CT)

**Number of Vendors Notified:** 577

**Vendors Submitting “No Bids”:** 3

**Number of Vendors Non-Responsive:** 1

**Number of Proposals Submitted:** 5

The following Evaluation Criteria was used in determining the best value award recommendation.

Criteria	Points
Scope Affirmation, Servicing Approach, and Institutional Credentials	25
Core and Value-Added Services and Technology Platforms	25
Quality of Response and Additional Evidence of Capability	10
<b>Cost: Competitiveness &amp; Reasonableness of Economics</b>	40
Total	100

**Stage 1 Evaluation**

Vendor	Score	5 Year Cost	Rank
Principal	85	\$169,705.00	1
US Bank	75	\$278,455.00	2
Northern Trust	70	\$207,892.00	3
Frost Bank	55	\$279,960.00	4
Salem Trust	45	\$278,455.00	5

**Stage 2 Presentations**

Vendor	Score	5 Year Cost	Rank
Principal	85	\$169,705.00	1
Northern Trust	70	\$207,892.00	2
US Bank	68	\$278,455.00	3

**Stage 2 BAFO**

Vendor	Score	5 Year Cost	Rank
Principal	85	\$162,960.00	1
Northern Trust	70	\$213,081.00	2



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Public Works-CIP Construction  
**DIRECTOR:** Abby Owens, Director of Public Works  
**AGENDA ITEM:** Award of bid in the amount of \$5,397,541 for Arterial Overlay - 2026, Project No. PW-S-00023.  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

### ITEM SUMMARY

RFB No. 2026-0125-B for Arterial Overlay - 2026, Project No. PW-S-00023, for the Public Works Department to Austin Bridge & Road, LP in the amount of \$5,397,541; and authorizing the City Manager to execute all necessary documents. **Approved**

### BACKGROUND

Public Works recommends the bid for the Arterial Overlay - 2026 project be awarded to Austin Bridge & Road, LP in the amount of \$5,397,541; to be accepted as the lowest responsive and responsible bid for the project, conditioned upon timely execution of all necessary documents. A total of 2,688 vendors were notified of the bid, nine (9) submitted a “No Bid,” and four (4) bids were submitted.

This project is to furnish a thin overlay on four arterial road sections: Legacy Drive between Coit Road and Custer Road; Park Boulevard between the West City Limit and Preston Road; Parker Road between Independence Parkway and US 75; and Independence Parkway between Parker Road and Spring Creek Parkway. It also allows for the repair of 1,200 square yards of arterial concrete in the project scope area. This project also includes mill and overlay of the existing asphalt at railroad crossings on Plano Parkway and on Jupiter Road. Due to the specialized nature of the Overlay process as well as the railroad crossing repairs, the City does not currently have the staff or equipment needed to perform this project.

If this project is not awarded, the overlay and railroad crossing repairs will not occur. This will lead to elevated repair and maintenance costs in the future and the existing riding surface will not be improved.

The Engineer’s Estimate for this project is \$9,250,000.

### FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2025-26 Street Improvement CIP and is planned for future years as well. Construction services for the Arterial Overlay - 2026 project in the total amount of \$5,397,541 will leave a balance of \$602,459 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
Bid Recap	1/20/2026	Bid Recap



# CITY OF PLANO

## RFB CIP

### Bid No. 2026-0125-B Arterial Overlay - 2026 Project No. PW-S-00023 Bid Recap

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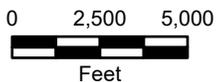
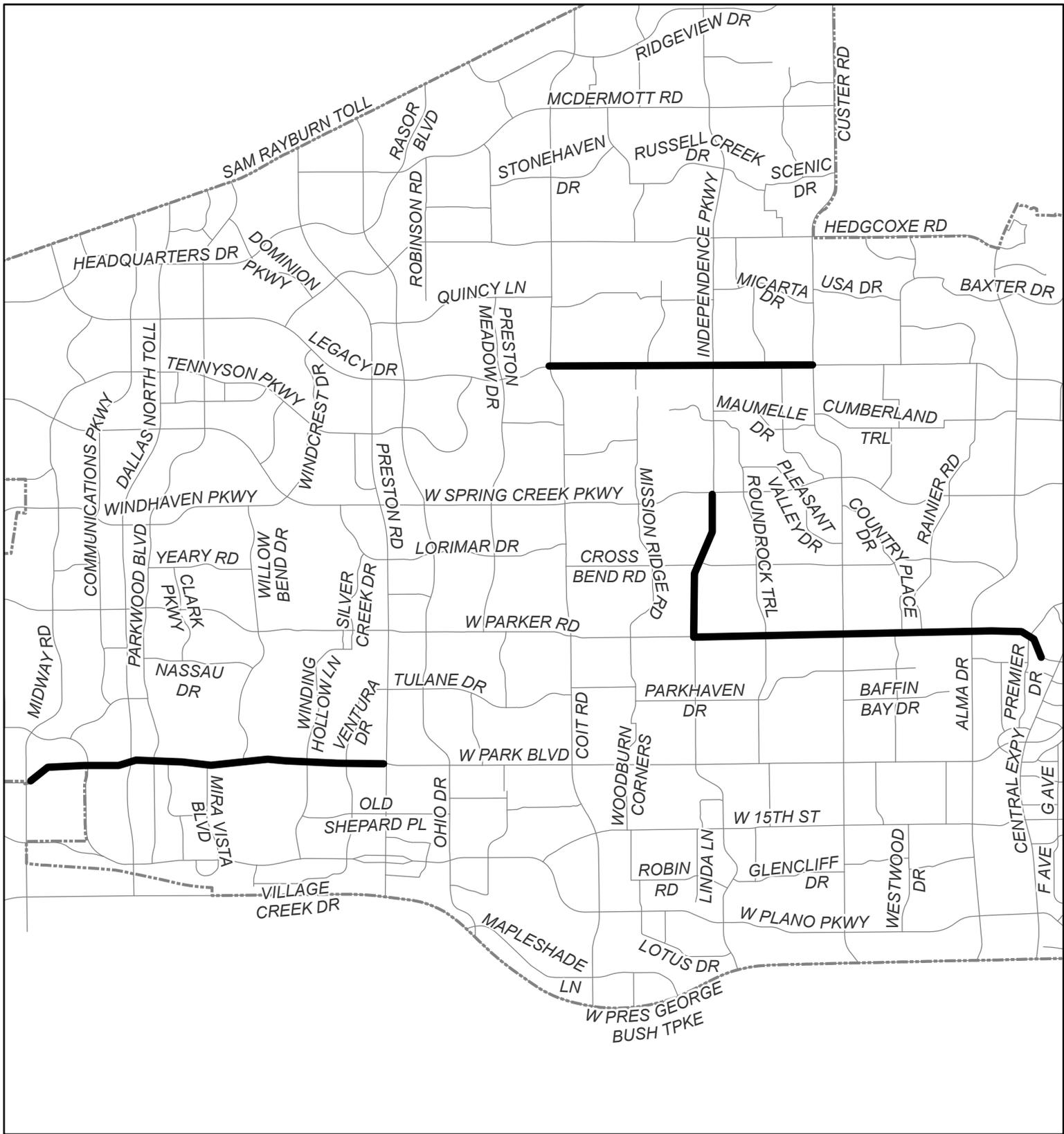
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<b><u>Bid Opening Date/Time:</u></b>	Tuesday, December 16, 2025 @ 2:00PM
<b><u>Number of Vendors Notified:</u></b>	2,688
<b><u>Vendors Submitting "No Bids":</u></b>	9
<b><u>Number of Non-Responsive Bids Submitted:</u></b>	0
<b><u>Number of Responsive Bids Submitted:</u></b>	4

<b><u>Vendor:</u></b>	<b><u>Total Bid:</u></b>
Austin Bridge & Road, LP	\$ 5,397,541.10
Overland Corporation	\$ 6,438,123.80
Jago Public Company	\$ 7,188,945.20
Texas Bit	\$ 9,968,647.50

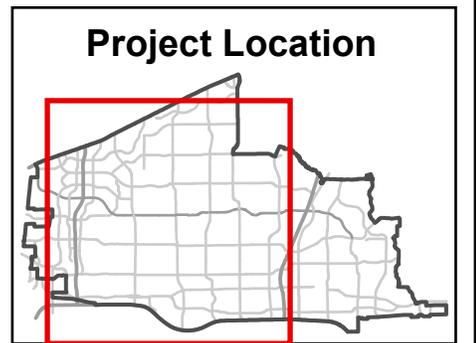
#### **Recommended Vendor:**

Austin Bridge & Road, LP	\$ 5,397,541.10
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## Arterial Overlay - 2026

Project No. PW-S-00023





# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Finance  
**DIRECTOR:** Denise Tacke, Director of Finance  
**AGENDA ITEM:** Award of Bid for Bank Depository Services  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

## ITEM SUMMARY

RFP No. 2025-0136-B for a five (5) year contract for depository banking services to Wells Fargo Bank, N.A. in the estimated amount of \$265,297; and authorizing the City Manager to execute all necessary documents. **Approved**

## BACKGROUND

The four-member evaluation team from the Accounting and Treasury Departments was composed of the Controller, Assistant Controller, Treasurer, and Treasury Analyst.

Proposals were evaluated based on the following factors:

- Service offerings — 40%
- Cost — 40%
- Experience and work history — 10%
- Financial strength of the bank — 10%

The City received three proposals: Wells Fargo Bank, N.A., JPMorgan Chase Bank, N.A., and Capital One, N.A. The highest ranked proposers provided presentations of their product. Demonstrations were completed on-site and all proposers were given the same questions regarding their products. Purchasing requested a Best and Final from the top two proposers, and Wells Fargo Bank, N.A., offered the best proposal for the bank depository services.

Banking fees will be debited from the depository account and will be offset by interest earnings on the account. If the contract is not awarded, employees, health benefits, worker’s compensation, and vendors would not be paid; checks, cash, credit card, and lockbox payments could not be deposited into the account; and credit cards could not be accepted for the City.

## FINANCIAL SUMMARY/STRATEGIC GOALS

Banking fees will be debited from the depository account and will be offset by interest earnings on the account, thus there is no financial impact.

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

## **ATTACHMENTS:**

Description	Upload Date	Type
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**City of Plano**  
**RFP No. 2025-0136-B**  
**Depository Banking Services**  
**RFP Recap**

<b><u>Opening Date/Time:</u></b>	June 19, 2025 at 2 PM
<b><u>Number of Vendors Notified:</u></b>	646
<b><u>Number of Responsive Submissions:</u></b>	3
<b><u>Number of Non-Responsive Submissions:</u></b>	0

The following Evaluation Criteria were used in determining the best value award recommendation.

CRITERION	WEIGHT
Service Offerings	40%
Experience and Work History	10%
Financial Strength of Bank	10%
Cost	40%

**ORIGINAL OFFERS**

Vendor	Score	Rank	Fees (five-year)
Capital One, N.A.	65.42	3	\$ 422,007
JP Morgan Bank, N.A.	86.38	1	\$ 342,445
Wells Fargo Bank, N.A.	81.07	2	\$ 338,041

**BEST AND FINAL OFFERS**

Vendor	Score	Rank	Fees (five-year)
JP Morgan Bank, N.A.	87.3	2	\$ 299,639
Wells Fargo Bank, N.A.	93.3	1	\$ 265,297

**AWARD RECOMMENDATION**

Wells Fargo Bank, N.A.	\$ 265,297
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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** HR  
**DIRECTOR:** Victoria Huynh, J.D., Director of Human Resources/Risk Management  
**AGENDA ITEM:** Approval of contract modification for contract extension.  
**RECOMMENDED ACTION:** Approval of Contract Modification

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### **ITEM SUMMARY**

To approve an increase to the current awarded contract amount of \$1,009,234 by \$137,765 for a total contract amount of \$1,146,999 for Investment Consulting Services for Section 115 Trust and the Retirement Security Plan Trust Funds from RVK, Inc. for Human Resources; and authorizing the City Manager to execute all necessary documents. (Contract No. 2016-0425-C; Modification No. 2) **Approved**

### **PREVIOUS ACTION/PRESENTATION**

Council previously approved the award of Contract No. 2016-0425-C for Investment Consulting Services for Section 115 Trust and the Retirement Security Plan Trust Funds on May 8, 2017.

### **BACKGROUND**

On May 8, 2017, the City awarded RVK, Inc. with two optional three-year renewals for Investment Consulting Services for the Retirement Security Plan and Other Post-Employment Benefits Trust following a Request for Proposal process. Modification No. 1 was administratively executed on July 18, 2024 adding scope for RFP development and consulting to combine Trust for both 115 and RSP and add \$20,000 to total contract. The current contract period of performance is scheduled to expire on May 9, 2026.

The City's engagement with an investment consulting firm is tailored to provide professional advisory services related to portfolio management, investment strategy, and ongoing performance evaluation. These services are essential to supporting informed financial decision-making and ensuring compliance with applicable investment policies. The City's investment consultant is currently assisting the City with a custody bank Request for Proposal and transition; therefore, an extension is required to complete the scope of the contract without interruption of services.

Failure to approve this contract extension would result in a disruption of the City's ability to obtain independent professional advice regarding investment strategy, portfolio performance, and risk management. Continued access to these services is important to maintaining prudent oversight of City investments and supporting sound fiscal management. Approval of the requested extension will address the potential lapse in investment consulting services and ensure uninterrupted professional support for the City's investment activities.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item approves a one (1) year contract extension for an Investment Consultant for the 115 Trust and Retirement Security Plan Trust Funds. The anticipated cost is \$137,765, or \$57,402 in FY 2025-26 and \$80,363 in FY 2026-27, and will be funded via regular city contributions to the 115 Trust and Retirement Security Plan Trust Funds.

Approval of this contract extension supports the City's Strategic Plan Critical Success Factor of being an

Excellent, Innovative, and Accountable City Government.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026

**DEPARTMENT:** Engineering-CIP

**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering

**AGENDA ITEM:** Award an expenditure in the amount of \$198,000 for an engineering professional services agreement for Timber Brook Estates Flood Study, Project No. ENG-D-00014.

**RECOMMENDED ACTION:** Approval of Expenditure

### ITEM SUMMARY

To approve an expenditure for an engineering professional services agreement for Timber Brook Estates Flood Study, Project No. ENG-D-00014, in the amount of \$198,000 from Half Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

### BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of \$198,000 for engineering professional services from Half Associates, Inc. for the Timber Brook Estates Flood Study. This project includes a flood study to update the existing hydrologic and hydraulic models for Stream 2D-12, evaluating previous existing storm events, and assessing potential flood mitigation alternatives associated with the Timber Brook Estates development area.

Half Associates, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ 2025-0154-AC. Half Associates, Inc. also has successful experience with the City of Plano Engineering Department for flood studies, including flood mitigation analyses. Their team also has extensive experience in floodplain surveying and environmental and archeological assessments that may be required when evaluating proposed flood mitigation alternatives.

The benefit of this project includes updated floodplain mapping for Stream 2D-12 from Chaparral Road to south of Los Rios Boulevard, as well as improvements to the adjacent Timber Brook Estates neighborhood by alleviating local flooding concerns and enhancing public safety.

Not approving the expenditure would result in continued flooding of adjacent neighborhood streets, ongoing safety concerns for vehicular traffic during flooding events and a diminished quality of life for residents within the Timber Brook Estates neighborhood.

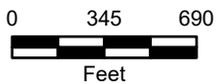
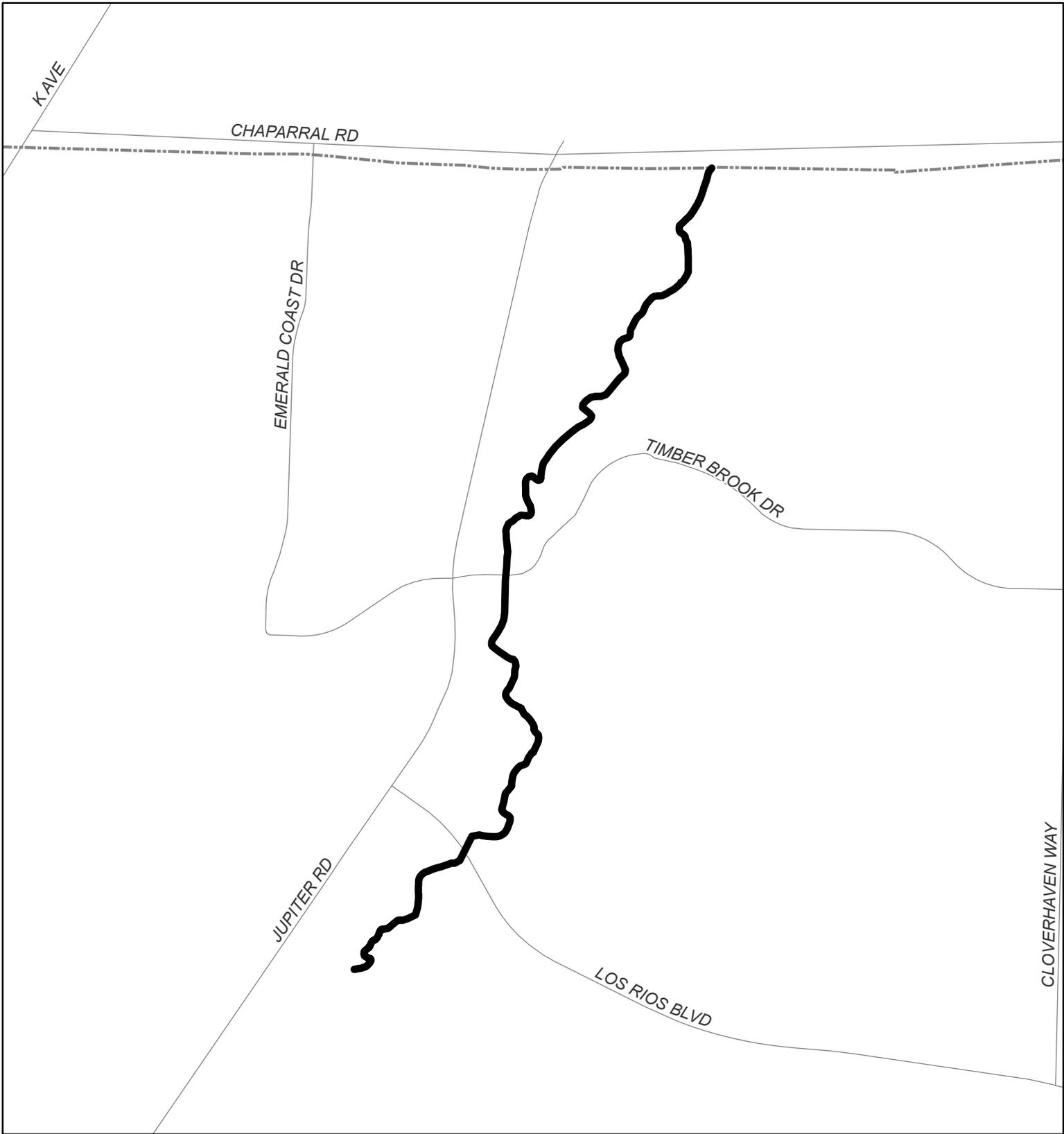
### FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Municipal Drainage CIP. Engineering professional services for the Timber Brook Estates Flood Study in the total amount of \$198,000 will leave a balance of \$7,000 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	2/4/2026	Map

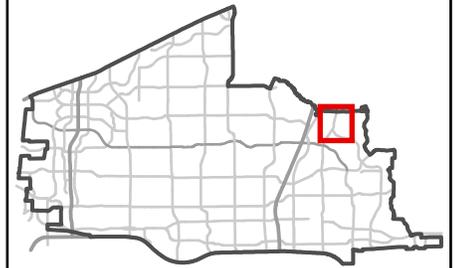


## Timber Brook Estates Flood Study

Project No. ENG-D-00014



### Project Location





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Eco Dev  
**DIRECTOR:** Doug McDonald, Director of Economic Development  
**AGENDA ITEM:** Economic Development Incentive Agreement for AT&T Services, Inc.  
**RECOMMENDED ACTION:** Approval of Contract / Agreement

### **ITEM SUMMARY**

To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and AT&T Services, Inc., a Delaware corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager, or his authorized designee, to execute all necessary documents. **Approved**

### **BACKGROUND**

This agenda item represents a request to approve an Economic Development Incentive Agreement for AT&T Services, Inc., pursuant to Chapter 380 of the Texas Local Government Code and conditioned on the terms as set forth in the attached agreement. Company agrees to construct or cause to construct and occupy a minimum 2,000,000 square feet of office, amenity, and retail space for Company’s global headquarters operations at 5400 Legacy Drive, Plano, Texas 75024 and transfer, retain, or create up to 10,000 Full-Time Job Equivalents by December 31, 2039.

Property Location

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2025-26 Economic Development Fund. This item, in the amount of \$20,000,000, will leave an unencumbered balance of \$36,763,255 available for future project consideration.

Approval of this Agreement supports the City’s Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

### **ATTACHMENTS:**

Description	Upload Date	Type
AT&T Services EDIA Chapter 380 Agreement	2/9/2026	Agreement

## ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the City of Plano, Texas, a home-rule municipal corporation (“City”) and AT&T Services Inc., a Delaware corporation (“Company”), acting by and through their respective authorized officers and representatives.

### WITNESSETH:

**WHEREAS**, Company is a multinational telecom and communication services corporation and agrees to construct, or cause to be constructed, and occupy a minimum of 2,000,000 square feet of new office, amenity, and retail space for the Company’s global headquarters operations at 5400 Legacy Drive, Plano Texas 75024 on or before December 31, 2029; and

**WHEREAS**, Company agrees to construct or cause to be constructed Real Property Improvements that have a minimum Construction Cost of \$1,350,000,000.00 on the Property; and

**WHEREAS**, Company may transfer, retain, or create and maintain up to 10,000 FTEs at the Property throughout the Term of this Agreement; and

**WHEREAS**, Company intends to Occupy the Property and maintain all FTE for twenty-five (25) years; and

**WHEREAS**, Company has advised the City that a contributing factor that would induce the Company to relocate and expand its business and commercial activities in the City, thereby generating additional local sales tax revenues and increasing ad valorem tax values for the City, would be an agreement by the City to provide an economic development grant to the Company; and

**WHEREAS**, City Council finds that the construction and Occupancy of a minimum 2,000,000 square feet of office, amenity, and retail space at the Real Property with an investment of at least \$1,350,000,000.00 in Real Property Improvements and the creation or transfer and maintenance of up to 10,000 FTEs will promote economic development, stimulate commercial activity, and enhance the tax base and economic vitality of the City; and

**WHEREAS**, the City has adopted programs for promoting economic development; and

**WHEREAS**, the City is authorized by TEX. LOC. GOV’T CODE §380.001 *et seq.* to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

**WHEREAS**, the City has determined that making an economic development grant to the Company in accordance with the terms and conditions set forth in this Agreement will further the objectives of the City, will benefit the City and its citizens, and will promote local economic development and stimulate business and commercial activity in the City; and

**NOW THEREFORE**, in consideration of the foregoing and the premises, mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

### **Article I Definitions**

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Affiliate” shall mean, with respect to any Person, any Person directly or indirectly Controlling, Controlled by or under common Control with such Person.

“Business Day” shall mean Monday through Friday of each week, except any federal holidays designated by the Government of the United States shall not be regarded as a Business Day.

“Commencement Date” shall mean the date of occupancy of the Real Property or December 31, 2029, whichever comes first.

“Company” shall mean AT&T Services Inc., its Affiliate, and its permitted successors and assigns.

“Construction Cost” shall mean the actual hard costs related to the construction of the Real Property Improvements as paid or acquired by or on behalf of the Company. Construction Cost shall not include any soft construction costs.

“Control” and any derivation thereof shall mean, as to a Person, the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of such Person, whether through the ownership of voting securities, by contract, statutory authority or otherwise.

“Event of Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the party), fires, explosions or floods, strikes, pandemics, epidemics, slowdowns or work stoppages any of which event(s) directly and significantly impact the Company’s operations in the City. An economic downturn not caused by any of the foregoing shall not constitute an Event of Force Majeure.

“Full-Time Job Equivalent(s)” or “FTE” shall mean one or more Company Entity employees, whether individual or combined with other employees, whose assigned work location is primarily at the Real Property within any Company Entity’s human resource system(s) of record(s), is a resident of the MSA Area, is

paid a total of at least 2,080 hours annually and issued an Internal Revenue Service W-2 form by any Company Entity. Company or another Company Entity shall retain a copy of the W-2 forms, or other similar documents, for each such person representing such person's residence that is reported in the Company's annual certification(s). FTE shall exclude (a) employees who primarily work remotely outside the MSA Area and (b) independent contractor positions.

"MSA Area" is a fourteen-county area which includes the eleven counties in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (as shown on the map of Metropolitan and Micropolitan Statistical Areas of the United States and Puerto Rico published by the U.S. Census Bureau as of March 2020), Cooke County, Fannin County, and Grayson County.

"Occupancy" or "Occupy" shall mean the Company has obtained a certificate of occupancy for the Real Property and is regularly open and operating their business at the Real Property.

"Person" shall mean a natural person, general partnership, limited partnership, limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity.

"Project" means the Property and the Real Property Improvements.

"Real Property" or "Property" shall mean the real estate located at 5400 Legacy Drive, Plano, TX 75024.

"Real Property Improvements" shall mean all buildings, structures, fixtures, and other improvements of a permanent nature located on, attached to, or incorporated into the Real Property constructed by or on behalf of Company.

## **Article II**

### **Term**

The term of this Agreement shall begin on the Commencement Date and continue for twenty-five (25) years thereafter, unless sooner terminated as provided herein ("Term").

## **Article III**

### **Obligations of Company**

In consideration of the grant described in Article IV, the Company Entities shall:

(a) By the Commencement Date, construct or cause to be constructed a minimum of 2,000,000 square feet of new office, amenity, and retail space at the Real Property and maintain Occupancy throughout the Term of the Agreement; and

(b) By the Commencement Date, construct or cause to be constructed Real Property Improvements that have a minimum Construction Cost of \$1,350,000,000.00 on the Real Property; and

(c) By Commencement Date, transfer, retain, and/or create and maintain at least 4,000 FTE for a minimum of 180 days prior to grant payment and continue to maintain those FTE at the Real Property throughout the Term of the Agreement; and

(d) By December 31, 2034, and subject to Company maintaining its obligation described in Article III(a) and (c), transfer and/or create and maintain an additional 4,000 FTE at the Real Property throughout the Term of the Agreement; and

(e) By December 31, 2039, and subject to Company maintaining its obligations described in Article III(a), (c), and (d), transfer and/or create and maintain up to 2,000 additional FTE at the Real Property throughout the Term of the Agreement; and

(f) Use reasonable efforts to use facilities, including hotels and motels, located in the City of Plano, Texas for any Company-related or sponsored business activities throughout the Term of the Agreement; and

(g) Use reasonable efforts to use the words “Plano, Texas” or “Plano, TX” when referencing the address for the Company on printed or electronic materials.

#### **Article IV Economic Development Grant**

4.01 **Grant.** City agrees to provide the Company a grant of up to \$20,000,000.00 (“Grant”) as long as Company meets each of the obligations of this Agreement.

4.02 **Grant Payment Requirements and Schedule.** Except as otherwise indicated, the Company shall be entitled to Grant in accordance with the following requirements:

(a) **Redevelopment Grant.** Company shall be entitled to a grant payment of \$10,000,000.00 to offset costs to complete the construction of Real Property Improvements (“Redevelopment Grant”) if:

1. Company complies with the obligations set forth in Article III(a) and (b); and
2. Company submits a certification, with documentation, that the Company has added a minimum of \$1,350,000,000.00 in Construction Cost of Real Property Improvements on the Property.

The Redevelopment Grant shall not be pro-rated.

(b) **Fee Waiver.** In consideration of Company’s performance of the obligations set forth in Article III, the City agrees to provide a fee waiver to all City fees related to the construction and development of the Real Property Improvements including, but not limited to permit fees, building inspection fees, engineering fees, and planning fees. No fee waiver will be granted for any “fee in lieu” charges that the City may require. Company shall not be entitled to any fee waivers after December 31, 2030.

(c) **Job Creation Grant #1.** Company shall be entitled to a grant payment of \$4,000,000.00 (“Job Creation Grant #1”) if Company complies with the obligations set forth in Article III(a) and (c). The Job Creation Grant #1 shall not be pro-rated.

(d) **Job Creation Grant #2.** Company shall be entitled to a grant payment of \$4,000,000.00 (“Job Creation Grant #2”) if Company complies with the obligations set forth in Article III(a), (c), and (d). The Job Creation Grant #2 shall not be pro-rated.

(e) **Job Creation Grant #3.** Company shall be entitled to a grant payment of \$2,000,000.00 (“Job Creation Grant #3”) if Company complies with the obligations set forth in Article III(a), (c), (d), and (e).

1. In addition, the Job Creation Grant #3 may be pro-rated. Specifically, for each additional FTE transferred and/or created and maintained greater than 8,000 FTEs, the Company shall be entitled to a grant payment of \$1,000.00 per FTE added. The maximum amount Company may be entitled to under Job Creation Grant #3 is \$2,000,000.00.

(f) **Initial Grant Request.** Company shall submit one cumulative grant request for payment under the Redevelopment Grant and the Job Creation Grant #1 (the “Initial Grant Request”) to the City. Such Initial Grant Request shall include any documentation required by each Grant. With the Initial Grant Request, Company shall submit an executed Certificate of Compliance form, attached as **Exhibit “A.”** The Company shall submit its Initial Grant Request to the City between 180 days after the Commencement Date and one calendar year (365 days) after the Commencement Date (the “Initial Grant Request Form”). Subject to Section 5.01(b) below, the City’s obligation to pay the Company under the Redevelopment Grant and Job Creation Grant #1 shall terminate if the Company does not timely deliver to the City the Initial Grant Request Form.

1. The City will make the Redevelopment Grant and Job Creation Grant #1 payment within thirty (30) days of receipt of the Initial Grant Request. City may, in its sole discretion, withhold such payment if additional documents or information is reasonably necessary from the Company and until such additional documents or information is provided.

(g) **Job Creation Grants Payment Request.**

1. For the Job Creation Grant #2 payment request, the Company must submit an executed Certification of Compliance (**Exhibit A**). The

Company's request for payment under the Job Creation Grant #2 must be submitted to the City by January 31, 2035. Subject to Section 5.01(b) below, a failure to submit the payment request by January 31, 2035, to the City shall result in forfeiture of the Job Creation Grant #2 by the Company and thus the City shall have no further obligation to pay Company under the Job Creation Grant #2.

2. For the Job Creation Grant #3 payment request, the Company must submit an executed Certification of Compliance (**Exhibit A**). The Company's request for payment under the Job Creation Grant #3 must be submitted to the City by January 31, 2040. Subject to Section 5.01(b), a failure to submit the payment request by January 31, 2040, to the City shall result in forfeiture of the Job Creation Grant #3 by the Company and thus the City shall have no further obligation to pay Company under the Job Creation Grant #3.

(h) Notwithstanding any provision in this Agreement to the contrary, the obligations of each Grant shall be treated separate and apart. Thus, the Company's failure to comply with an obligation under a specific Grant does not disqualify the Company from receiving payment under a different Grant outlined in this Article. For example, if the Company fails to comply with the obligations of the Redevelopment Grant, then the Company may still be eligible to receive payment under the Job Creation Grants, so long as Company meets the specific obligations and requirements under those Grants.

(i) Beginning January 31, 2031, Company must submit an annual certification on the form, attached as **Exhibit "B"** not later than January 31st of each year for the duration of this Agreement. **A failure to file the annual certification by the January 31st deadline during the remaining years of the Agreement shall be a default and, if not timely cured, results in the City's right to damages as specified in Section 4.03 below.**

(j) All certifications required under this Agreement must be executed by the Company's chief executive or financial officer.

#### 4.03 **Refund/Repayment/Default.**

(a) The following events shall constitute a default if Company (an "Event of Default"):

1. Fails to (A) Occupy or (B) maintain throughout the Term Occupancy at the Real Property, it being understood that temporary periods of failure to Occupy due to reasons other than abandonment, such as reconstruction or Force Majeure, shall not result in a breach of this Section 4.03(a)(1);
2. Fails to refund any payments as required by the City;

3. Fails to fulfill any of the obligations set forth in this Agreement;
4. Fails to maintain the required number of FTE for which it has received payment, at the time Company submits its annual certification to the City; or
5. Is convicted of a violation under 8 U.S.C. Section 1324a(f) regarding the unlawful employment of undocumented workers.

(b) Subject to Section 5.01(b), if any Event of Default occurs prior to any Grant funds being due to the Company by the City, then the Company shall forfeit the entire Grant and the City's obligations under this Agreement shall terminate.

(c) Subject to Section 5.01(b), if any Event of Default, excluding an Event of Default under Section 4.03(a)(4) and (a)(5), occurs after Grant funds have been paid to the Company by the City, then at the City's sole discretion (in making such determination, the City may consider in its sole discretion how many years the Company complied with the terms of this Agreement, the actual damages caused by such Event of Default and the Company's overall stewardship with the City, among any other factors the City desires to consider), it may require repayment of all or a portion of the Grant payments made by the City to the Company. Any repayment due and owing to the City shall be paid by the Company within thirty (30) days of written demand from the City to the Company for repayment. City may use any efforts to collect such sums owed and Company agrees to pay any and all interest, and expenses, including attorney's fees and costs incurred by City. This obligation shall survive termination of this Agreement.

(d) If a default occurs under Section 4.03(a)(4), then the Company shall have until January 1<sup>st</sup> of the following year to cure. If the Company fails to cure the default by January 1<sup>st</sup> of the following year, then the Company shall refund to the City an amount equal to One Thousand Dollars and 00/100 (\$1,000.00) per lost FTE as described in the relevant Job Certificate, as defined below. For the purposes of determining whether the City can claim that it is due a refund under this Subsection, the Company shall certify to the City as set out in Section 4.02 the actual number of FTEs at the Real Property for the compliance period using the annual certification form (**Exhibit B**) (each, a "Job Certificate"). A failure to make the refund payment prior to or at the time of filing certification shall constitute an Event of Default. If a refund has been paid for one or more FTE(s), Company is not entitled to any future payment for that lost FTE(s) that is subsequently complies with the FTE requirement of this Agreement at a later date.

(e) If a default occurs under Section 4.03(a)(5), then the Company shall repay to the City all Grant funds paid pursuant to this Agreement together with interest charged from the date of payment of the Grant funds at a statutory rate for delinquent taxes as determined by V.T.C.A., Tax Code § 33.01, but without the addition of penalty other than that mandated by V.T.C.A., § 33.01 or 33.07 and Texas Government Code Chapter 2264. Repayment of Grant funds and interest shall be due not later than 120 days after the date the City notifies the Company of the conviction.

(f) Notwithstanding any provision in this Agreement to the contrary, the City's remedy for any breach by the Company pursuant to this Agreement is limited to the remedies expressly set forth in this Agreement (for example, no consequential or punitive damages or right to specific performance).

(h) Any notice from the City to the Company of an Event of Default or any other default by the Company pursuant to this Agreement shall include the following verbiage in all caps, bolded letters and at least 16 point type on the first page of the notice: **“THIS IS A NOTICE OF DEFAULT AND BREACH BY [THEN NAME OF COMPANY] PURSUANT TO THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT RELATING TO ITS CORPORATE HEADQUARTERS; AND THE FAILURE TO TIMELY CURE MAY RESULT IN SUBSTANTIAL DAMAGES TO [THEN NAME OF COMPANY].”**

#### **Article V Termination**

5.01 **Events of Termination.** This Agreement terminates upon any one or more of the following:

(a) By expiration of the Term and where no defaults have occurred; or

(b) If a party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-defaulting party unless a longer cure period is provided. Any default under this provision and right to recover any claims, refunds, damages and/or expenses shall survive the termination of the Agreement.

The City Manager is authorized on behalf of the City to send notice of default and to terminate this Agreement for any default that is not cured.

5.02 **Effect of Termination/Survival of Obligations.** The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the applicable effective date of termination of this Agreement, except for any obligations or default(s) that existed prior to such termination or as otherwise provided herein and those liabilities and obligations shall survive the termination of this Agreement, including the refund provision, maintenance of records, and access thereto.

**Article VI**  
**Retention and Accessibility of Records**

6.01 Company shall maintain the fiscal records and supporting documentation for expenditures of funds associated with this Agreement. Company shall retain such records, and any supporting documentation for the greater of:

- (a) Five (5) years from the end of the Agreement period; or
- (b) The period required by other applicable laws and regulations.

6.02 Company gives City, its designee, or any of their duly authorized representatives, access to and the right to examine relevant books, accounts, records, audit reports, reports, files, documents, written or photographic material, videotape and other papers, things, or personal and the Real Property belonging to or in use by Company pertaining to the Agreement (the "Records") upon receipt of ten (10) Business Days written notice from the City. The City's access to Company's books and records will be limited to information needed to verify that Company is and has been complying with the terms of this Agreement. Any information that is not required by law to be made public shall be kept confidential by City. In no event shall City's access to Company's Records include any access to any personal and/or medical data of any employees of Company except to confirm payroll information compliance for FTEs. Company shall not be required to disclose to the City any information that by law Company is required to keep confidential or that the Company reasonably determines is proprietary or sensitive or would, in the hands of a competitor, provide a competitor with a competitive advantage. Should any good faith dispute or question arise as to the validity of the data provided, the City reserves the right to require Company to obtain an independent firm to verify the information. This certified statement by an independent firm shall be provided at the sole cost of Company. The rights to access the Records shall terminate five (5) years after the termination or expiration of this Agreement. Failure to provide reasonable access to the Records to authorized City representatives shall give the City the right to suspend or terminate this Agreement, or any portion thereof, for reason of default. All Records shall be retained by Company for a period of five (5) years after all performance requirements are achieved for audit purposes until such audits or other administrative, civil or criminal matters including, but not limited to, investigations, lawsuits, administrative inquiries and open record requests are completed. Company agrees to maintain the Records in an accessible location.

**Article VII**  
**Assignment**

This Agreement may not be assigned without the express written consent of the non-assigning party, except that the Company may assign this Agreement without obtaining the City's consent (a) to one of its Affiliates, or (b) to any person or entity that directly or indirectly acquires, through merger, sale of stock, purchase or otherwise, all or more than fifty (50) percent of the assets of the Company as long as the Company gives sixty (60) days prior written notice to the City and the assignee executes an agreement with the City to be bound to all the terms and

conditions of this Agreement and be responsible for any default(s) that occurred prior to or after the assignment.

For any assignment not covered by (a) or (b) in the preceding paragraph, the Company must obtain the prior approval of the City (not to be unreasonably withheld, delayed or conditioned) through its City Manager and the assignee must agree to be bound to all the terms and conditions of this Agreement and to accept all liability for any default that occurred prior to and/or after the assignment.

Any assignment agreement must be furnished in a form acceptable to the City and be provided at least thirty (30) days prior to the effective assignment date (provided that if the assignment is to an Affiliate of the Company, then the assignment agreement must be furnished to the City no later than thirty (30) days after the effective assignment date). City agrees to notify within 14 days after request by the Company of the potential assignee of any known default of this Agreement by the Company or the City, but such notification shall not excuse defaults of the Company that are not yet known to the City.

### **Article VIII Miscellaneous**

8.01 **No Joint Venture.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create a partnership or joint venture among the parties. Neither party shall have any authority to act on behalf of the other party under any circumstances by virtue of this Agreement.

8.02 **Notice of Bankruptcy.** In the event Company files for bankruptcy, whether involuntarily or voluntary, Company shall provide written notice to the City within three (3) Business Days of such event.

8.03 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

8.04 **Addresses and Notices.** Any notice provided in or permitted under this Agreement shall be made in writing and may be given or served by: (a) delivering the same in person to the party to be notified; (b) depositing the same in the mail, postage prepaid, registered or certified with return receipt requested, and addressed to the party to be notified at the address herein specified; (c) delivering the same on a prepaid basis via a nationally recognized courier service, such as FedEx; or (d) sending the same by email to the addressee's email address as set forth below, followed by delivery of a hard copy via a nationally recognized courier service, such as FedEx. If notice is deposited in the mail pursuant to this Section 8.04, it will be deemed received on the fourth (4<sup>th</sup>) Business Day after it is deposited. Notice given in any other manner shall be deemed received only if and when actually received by the party to be notified. For the purpose of notice, the address of the parties shall be, until changed as hereinafter provided for, as follows:

If intended for the City:  
City of Plano, Texas

If sent before Occupancy:  
AT&T Services, Inc.

Attention: Mr. Mark D. Israelson  
City Manager  
1520 Avenue K  
P.O. Box 860358  
Plano, TX 75086-0358

Attention: Mr. Michael Ford  
Senior V.P. of Global Real Estate and Security  
208 S Akard Street  
Dallas, TX 75202

With a copy to:  
City of Plano, Texas  
Attention: Ms. Paige Mims  
City Attorney  
1520 Avenue K  
P.O. Box 860358  
Plano, TX 75086-0358

If sent after Occupancy:  
AT&T Services, Inc.  
Attention: Mr. Michael Ford  
Senior V.P. of Global Real Estate and Security  
5400 Legacy Drive  
Plano, TX 75024

In each case, with a copy to:

Haynes Boone, LLP  
2801 N. Harwood Street  
Suite 2300  
Dallas, TX 75201  
Attention: Jeff W. Dorrill

The parties shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least 15 days' prior written notice to the other parties. Each party shall have the right from time to time to specify additional parties to whom notice hereunder must be given by delivering to the other party 15 days' prior written notice thereof, setting forth the address of such additional parties. Notice required to be delivered hereunder to any party shall not be deemed to be effective until the additional parties, if any, designated by such party have been given notice in a manner deemed effective pursuant to the terms of this Section 8.04.

8.05 **Compliance with Laws.** The Company shall comply with all applicable federal, state, and local laws, regulations and ordinances in effect from time to time in connection with its obligations under this Agreement. Nothing in this Agreement shall be construed to require the Company to comply with local laws, regulations or ordinances to the extent such laws, regulations or ordinances are preempted by, or conflict with, applicable federal or state law.

8.06 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

8.07 **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Venue for any action concerning this Agreement, the transactions contemplated hereby or the liabilities or obligations imposed hereunder shall be in the State District Court of Collin County, Texas.

8.08 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

8.09 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.10 **Recitals.** The recitals to this Agreement are incorporated herein.

8.11 **Authorized to Bind.** The persons who execute their signatures to this Agreement represent and agree that they are authorized to sign and bind their respective parties to all of the terms and conditions contained herein.

8.12 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

8.13 **Company Lenders.** In addition to its rights under Article VII above, Company may, without obtaining the City's consent, mortgage, pledge, or otherwise encumber its interest in this Agreement, the Property and/or the Project to a lender for the purpose of financing the operations of the Project or constructing the Project or acquiring additional equipment following any initial phase of construction. A Company's encumbering its interest in this Agreement may include an assignment of such Company's rights and obligations under this Agreement for purposes of granting a security interest in this Agreement. If the Company takes any of the actions permitted by this Section 8.13, then the Company may provide written notice of such action to the City with such notice to include the name and notice information of the lender. If the Company provides the name and contact information of a lender to the City, then the City shall be required to provide a copy to such lender of all notices delivered to the Company pursuant to this Agreement at the same time that the notice is delivered to the Company. The City agrees to reasonably cooperate with Company and lenders in the execution of any financing consents, estoppels or amendments requested by any lender as a condition of its financing. Any action by a lender that cures or contributes to the cure of a breach by the Company pursuant to this Agreement shall be treated for all purposes as an action by the Company.

**[INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW]**

This Agreement shall be effective upon the last date on which all parties have executed this Agreement.

ATTEST:

CITY OF PLANO, TEXAS, a home-rule  
municipal corporation

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

\_\_\_\_\_  
Mark D. Israelson, CITY MANAGER  
Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
for Paige Mims, CITY ATTORNEY

ATTEST:

AT&T Services, Inc., a Delaware  
corporation

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**  
**CERTIFICATE OF COMPLIANCE**

**Step One (Due no earlier than 180 days after the Commencement Date and no later than one-year after the Commencement Date):**

**Please select one of the options below:**

**Redevelopment Grant**

\_\_\_\_\_ a. I hereby certify that AT&T Services, Inc. has constructed or caused to be constructed and occupy a minimum of 2,000,000 square feet of new office, amenity, and retail space and has added new Real Property Improvements with a minimum Construction Cost of \$1,350,000,000.00 on the Real Property by the Commencement Date, and is in compliance with all terms of the Agreement and is entitled to receive payment in accordance with the Agreement.

\_\_\_\_\_ b. I hereby certify that AT&T Service, Inc. has failed to construct or cause to be constructed and occupy 2,000,000 square feet of new office, amenity, and retail space or has failed to add new Real Property Improvements with a minimum Construction Cost of \$1,350,000,000.00 on the Real Property by the Commencement Date, or is not in compliance with all the terms of the Agreement and is not entitled to receive payment in accordance with the Agreement.

**Job Creation Grant #1**

\_\_\_\_\_ a. I hereby certify that AT&T Services, Inc. has (1) Occupied the Real Property by the Commencement Date, (2) transferred, retained, and/or created and maintained 4,000 FTEs at the Real Property, and (3) is in compliance with all terms of the Agreement and is entitled to receive payment in accordance with the Agreement. The actual number of FTEs is \_\_\_\_\_.

\_\_\_\_\_ b. I hereby certify that AT&T Services, Inc. has (1) failed to Occupy the Real Property by the Commencement Date, (2) failed to transfer, retain, and/or create and maintain 4,000 FTEs at the Real Property, or (3) is not in compliance with all terms of the Agreement and is not entitled to receive payment in accordance with the Agreement. The actual number of FTEs is \_\_\_\_\_.

**Step Two (Due by January 31, 2035):**

**Please select one of the options below:**

**Job Creation Grant #2**

\_\_\_\_\_ a. I hereby certify that AT&T Services, Inc. has transferred or created and maintained an additional 4,000 FTEs at the Real Property on or before December 31, 2034, and is in compliance with all terms of the Agreement and is entitled to receive payment in accordance with the Agreement. The actual number of FTEs is \_\_\_\_\_.

\_\_\_\_\_ b. I hereby certify that AT&T Services, Inc. has failed to transfer or create and maintain an additional 4,000 FTEs at the Real Property on or before December 31, 2034, and is not in compliance with all terms of the Agreement and is not entitled to receive payment in accordance with the Agreement. The actual number of FTEs is \_\_\_\_\_.

**Step Three (Due by January 31, 2040):**  
**Please select one of the options below:**

**Job Creation Grant #3**

\_\_\_\_\_ a. I hereby certify that AT&T Services, Inc. has transferred or created and maintained additional FTE positions at the Real Property on or before December 31, 2039, and is in compliance with all terms of the Agreement and is entitled to receive payment in accordance with the Agreement. The actual number of additional FTEs added is \_\_\_\_\_. The total number of FTEs is \_\_\_\_\_.

\_\_\_\_\_ b. I hereby certify that AT&T Services, Inc., has failed to transfer or create and maintain any additional FTE positions at the Real Property on or before December 31, 2039, and is not entitled to receive payment in accordance with the Agreement. The actual number of FTEs is \_\_\_\_\_.

ATTEST:

AT&T Services, Inc., a Delaware corporation

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chief Legal and Administrative Officer

**For the Redevelopment Grant and Job Creation Grant #1, this certification shall be submitted between 180 days after the Commencement Date and one-year after the Commencement Date. For the Job Creation Grant #2, this certification shall be submitted by January 31, 2035. For the Job Creation Grant #3, this certification shall be submitted by January 31, 2040.**

This Certificate of Compliance should be mailed to:

City of Plano  
Finance Department  
P.O. Box 860358  
Plano, TX 75086-0358

**EXHIBIT "B"**

**ANNUAL CERTIFICATE OF COMPLIANCE**

**Please select one of the options for annual certification beginning January 31, 2031:**

\_\_\_\_\_ a. I hereby certify that AT&T Services, Inc., is in compliance with each applicable term as set forth in the Agreement and the transferred or created number of FTEs has not fallen below the number for which AT&T Services, Inc. has received a grant payment in accordance with the terms and conditions set out in Article III and IV. I further certify that as of December 31 of the prior year, the number of FTEs was \_\_\_\_\_.

\_\_\_\_\_ b. I hereby certify that AT&T Services, Inc. is not in compliance with each applicable term as set forth in the Agreement and the transferred or added number of FTEs has fallen below the number for which AT&T Services, Inc. has received a grant payment. I understand that AT&T Services, Inc. shall have one-year to cure the FTE default. If such default is not cured by the following year, AT&T Services, Inc. shall refund the City of Plano the appropriate amount as required by Article IV, Section 4.03(d) of the Agreement. I further certify that as of December 31 of the prior year, the number of FTEs was \_\_\_\_\_.

\_\_\_\_\_ c. I hereby certify that AT&T Services, Inc. is not in compliance with each applicable term as set forth in the Agreement and the transferred or added number of FTEs has fallen below the number for which AT&T Services, Inc. has received a grant payment. I further certify that as of December 31 of the prior year, the number of FTEs was \_\_\_\_\_ and that the City of Plano will be refunded the appropriate amount as required by Article IV, Section 4.03(d) of the Agreement.

ATTEST:

AT&T Services, Inc., a Delaware corporation

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chief Legal and Administrative Officer

**NOTE: This form is due by January 31st of each year beginning on January 31, 2031, and as long as this Agreement is in effect.**

This Certificate of Compliance should be mailed to:

City of Plano  
Finance Department  
P.O. Box 860358  
Plano, TX 75086-0358



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Eco Dev  
**DIRECTOR:** Doug McDonald, Director of Economic Development  
**AGENDA ITEM:** Economic Development Incentive Agreement for Tax Rebate for AT&T Services, Inc.  
**RECOMMENDED ACTION:** Approval of Contract / Agreement

### **ITEM SUMMARY**

To approve an Economic Development Incentive Agreement for Tax Rebate for calendar years 2030-2054 by and between the City of Plano, Texas, and AT&T Services, Inc., a Delaware corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager, or his authorized designee, to execute all necessary documents. **Approved**

### **BACKGROUND**

This agenda item represents a request from AT&T Services, Inc. to relocate its business and commercial activities in the City, thereby generating additional local sales tax revenues and increasing ad valorem tax values to the City. AT&T Services, Inc. agrees to construct and occupy a minimum 2,000,000 square feet of office, amenity, and retail space for Company’s global headquarters operations at 5400 Legacy Drive, Plano, Texas 75024 and add a minimum fair market value of \$1,350,000,000.00 of real property improvements on the real property and use the real property as its global headquarters during the term of this Agreement.

Property Location

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact.

Approval of this Agreement supports the City’s Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

### **ATTACHMENTS:**

Description	Upload Date	Type
AT&T Services EDIA Tax Rebate Agreement	2/9/2026	Agreement

**ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT  
TAX REBATE**

This Economic Development Incentive Agreement (“Agreement”) is made by and between the City of Plano, Texas, a home-rule municipal corporation (the “City”) and AT&T Services, Inc., a Delaware corporation (“Company”), acting by and through their respective authorized officers and representatives.

**WITNESSETH:**

**WHEREAS**, Company is a multinational telecom and communication services corporation and agrees to construct or cause to construct and Occupy a minimum 2,000,000 square-feet of new office, amenity, and retail space for the Company’s global headquarters operations (“Real Property”) at 5400 Legacy Drive, Plano, Texas 75024 on or before December 31, 2029; and

**WHEREAS**, Company agrees to construct or cause to be constructed Real Property Improvements that have a minimum Construction Cost of \$1,350,000,000.00 on the Real Property; and

**WHEREAS**, the City Council finds that the construction and Occupancy of a 2,000,000 square-foot office, amenity, and retail space and investment of at least \$1,350,000,000.00 of Real Property Improvements on the Real Property will promote economic development, stimulate commercial activity and enhance the tax base and economic vitality of the City; and

**WHEREAS**, the City has adopted programs for promoting economic development; and

**WHEREAS**, the City is authorized by TEX. LOC. GOV’T CODE §380.001 *et seq.* to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

**WHEREAS**, the City has determined that granting tax rebates to the Company in accordance with the terms and conditions set forth in this Agreement will further the objectives of the City, will benefit the City and its citizens and will promote local economic development and stimulate business and commercial activity in the City; and

**NOW THEREFORE**, in consideration of the foregoing and the premises, mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

**Article I  
Definitions**

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Ad Valorem Property Taxes” means the property taxes paid each year to City of Plano by the Company. Ad Valorem Property Taxes excludes property taxes paid to any taxing entities other than the City of Plano.

“Affiliate” shall mean, with respect to any Person, any Person directly or indirectly Controlling, Controlled by or under common Control with such Person.

“Business Day” means Monday through Friday of each week, except any federal holidays designated by the Government of the United States shall not be regarded as a Business Day.

“Company” shall mean AT&T Services, Inc., its Affiliate, and its permitted successors and assigns.

“Commencement Date” shall mean the date of occupancy of the Real Property or December 31, 2029, whichever comes first.

“Construction Cost” shall mean the actual hard costs related to the construction of the Real Property Improvements as paid or acquired by or on behalf of the Company. Construction Cost shall not include any soft construction costs.

“Control” and any derivation thereof shall mean, as to a Person, the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of such Person, whether through the ownership of voting securities, by contract, statutory authority or otherwise.

“Occupancy” or “Occupy” shall mean the Company has obtained a certificate of occupancy for the Real Property and is regularly open and operating their business at the Real Property.

“Person” shall mean a natural person, general partnership, limited partnership, limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity.

“Project” means the Property and the Real Property Improvements.

“Real Property” or “Property” shall mean the real estate located at 5400 Legacy Drive, Plano, TX 75024 as fully described in the attached Exhibit “A”.

“Real Property Improvements” shall mean all buildings, structures, fixtures, and other improvements of a permanent nature located on, attached to, or incorporated into the Real Property constructed by or on behalf of Company.

“Real Property Taxes” shall mean those taxes paid each year to the City for the Real Property. Real Property Taxes excludes taxes paid to any taxing entities other than the City.

## **Article II Term**

2.01 Term. The term of this Agreement shall begin on the Commencement Date and continue for twenty-five (25) years thereafter, unless sooner terminated as provided herein (“Term”). The tax rebate under the Term, as described in Article IV, shall be for a period of twenty-five (25) years, starting from one of the following dates: (i) January 1, 2029, (ii) January 1, 2030, or (iii) January 1, 2031, as elected by Company. Company shall notify City in writing of its election prior one of the above start dates.

2.02 Term Extension. This Agreement may be extended if Company purchases the Real Property within the Term. Thus, if the purchase of the Real Property by Company is completed within the Term of this Agreement, then the Term may be extended for an additional ten (10) years (“Term Extension”). Company must purchase the Real Property within the Term of this Agreement to be eligible for the Term Extension. If this Agreement is extended, the tax rebate, discussed below, shall be for an additional ten (10) year period, starting from January 1<sup>st</sup> of the following year after the expiration of the Term. For example, if the Term expires on December 31, 2056, then the Term Extension shall begin on January 1, 2057, and terminate on December 31, 2067.

## **Article III Obligations of Company**

In consideration for the grants described in Article IV below, the Company Entities shall:

(a) By Commencement Date, construct or cause to be constructed a minimum 2,000,000 square-foot office, amenity, and retail space at the Real Property and maintain Occupancy throughout the Term of the Agreement; and

(b) By Commencement Date, construct or cause to be constructed Real Property Improvements that have a minimum Construction Cost of \$1,350,000,000.00 on the Real Property; and

(c) To be considered eligible for the Term Extension, Company must purchase the Real Property prior to the expiration of the Term and maintain ownership and occupancy of the Property throughout the remaining Term after purchase and Term Extension of the Agreement; and

(d) During the Term and Term Extension (if any) of the Agreement, the Company must annually pay Ad Valorem Property Taxes owed to the City and not become delinquent in such payment.

**Article IV  
Tax Rebate**

4.01 Subject to Company complying with the obligations set out in this Agreement, the City agrees to provide Company tax rebate as described below:

(a) Tax Rebate. Beginning of the Term, and continuing annually during the Term of the Agreement, the City shall pay to Company a tax rebate equal to sixty-five percent (65%) of the Real Property Taxes on the Real Property Improvements paid by Company to the City.

(b) Tax Rebate Extension. If Company is eligible and complies with the obligations set forth in Article III, then during the Term Extension the Company is entitled to a tax rebate from the City equal to twenty-five percent (25%) of the Real Property Taxes on the Real Property Improvements paid by Company to the City.

(c) The taxable value for which the Real Property Taxes are based shall be determined by the Collin Central Appraisal District. The tax rebate amount shall not include any interest or penalties that may be assessed for late payments against the Company.

(d) The City will not issue any tax rebate payment for a particular year until the Company provides an executed annual certification as outlined in Section 4.02.

(e) No tax rebate payment shall be issued by the City for a particular year if Company is delinquent in its Ad Valorem Property Taxes payment to the City.

4.02 Beginning of the Term, Company must submit an annual certification on the form attached as Exhibit "B" or "C", as applicable, not later than May 1st of each year for the duration of this Agreement certifying compliance with all of the obligations set out in Article III above. A failure to file the annual certification by the May 1st deadline during the Term or Term Extension of the Agreement shall be an event of default and, if not cured, results in Company's forfeiture of the tax rebate for that calendar year or repayment of the already paid tax rebate by the City, at the City's sole discretion. All certifications must be executed by the Company's chief executive or financial officer.

(a) Upon receipt and approval of the annual certification from Company, City will make the tax rebate payment to the Company within thirty (30) days.

(b) For the first annual certification submission, Company shall submit documentation, including receipts and invoices, showing proof of payment and/or purchase of the hard costs related to the construction of the Real Property Improvement.

**Article V  
Default and Termination**

5.01 Any of the following events shall be deemed a breach of this Agreement resulting in default:

(a) Company allows its Ad Valorem Property Taxes to become delinquent, and fails to either:

1. Timely and properly follow the legal procedures for protest and/or contest of any such taxes; or
2. Cure such delinquency within thirty (30) days of receipt of notice of such delinquency; or

(b) Company fails to comply with any of the terms and obligations in this Agreement;  
or

(c) Company fails to provide the annual certifications as required in Section 4.02; or

(d) Company has been convicted of a violation under 8 U.S.C. Section 1324a(f) regarding the unlawful employment of aliens.

5.02 In the event of a default of this Agreement, the City shall give Company written notice of such default and if the default is not cured or waived by the City within thirty (30) days of delivery of said written notice, this Agreement shall automatically terminate except any damages as specified below shall survive the termination of this Agreement. Notice shall be in writing as provided below. The City Manager is authorized on behalf of the City to send notice of default and to terminate the Agreement for any default that is not cured.

5.03 Upon the occurrence of an event of default under Section(s) 5.01(a), (b), or (c) and that remains uncured, at the City's sole discretion (in making such determination, the City may consider in its sole discretion how many years the Company complied with the terms of this Agreement, the actual damages caused by such event of default and the Company's overall stewardship with the City, among any other factors the City desires to consider), it may require repayment of all or a portion of the tax rebates paid by the City to the Company, provided that if there is a Term Extension, then the maximum repayment shall be for tax rebates paid by the City to the Company for years included in the Term Extension. Any repayment due and owing to the City shall be paid by the Company within thirty (30) days of written demand from the City for repayment. City may use any efforts to collect such sums owed and the Company agrees to pay any and all interest and expenses, including attorney's fees and court cost incurred by the City. This obligation shall survive termination of this Agreement.

5.04 Upon the occurrence of an event of default under Section 5.01(d) and that remains uncured, all the tax rebate paid to the Company by the City shall become due and owing to the City from the Company, together with interest charged from the date of this Agreement at the statutory rate for delinquent taxes as determined by V.T.C.A., Tax Code § 33.01, but without the addition of penalty other than that mandated by V.T.C.A., § 33.01 or 33.07 and Texas Government Code Chapter 2264, provided that if there is a Term Extension, then the maximum repayment shall be for tax rebates paid by the City to the Company for years included in the Term Extension. Repayment of funds and interest shall be due not later than 120 days after the date the City notifies the Company of the conviction.

5.05 The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the applicable effective date of termination of this Agreement, except for any obligations or default(s) that existed prior to such termination or as otherwise provided herein and those liabilities and obligations shall survive the termination of this Agreement, including the refund provision, maintenance of records, and access thereto.

5.06 Notwithstanding any provision in this Agreement to the contrary, the City's remedy for any breach by the Company pursuant to this Agreement is limited to the remedies expressly set forth in this Agreement (for example, no consequential or punitive damages or right to specific performance).

5.07 Any notice from the City to the Company of an Event of Default or any other default by the Company pursuant to this Agreement shall include the following verbiage in all caps, bolded letters and at least 16 point type on the first page of the notice: **“THIS IS A NOTICE OF DEFAULT AND BREACH BY [THEN NAME OF COMPANY] PURSUANT TO THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT RELATING TO ITS CORPORATE HEADQUARTERS; AND THE FAILURE TO TIMELY CURE MAY RESULT IN SUBSTANTIAL DAMAGES TO [THEN NAME OF COMPANY].”**

#### **Article VI Assignment**

This Agreement may not be assigned without the express written consent of the non-assigning party, except that the Company may assign this Agreement without obtaining the City's consent to (a) one of its Affiliates, or (b) any person or entity that directly or indirectly acquires, through merger, sale of stock, purchase or otherwise, all or more than fifty (50) percent of the assets of the Company as long as the Company gives sixty (60) days prior written notice to the City and the assignee executes an agreement with the City to be bound to all the terms and conditions of this Agreement and be responsible for any default(s) that occurred prior to or after the assignment.

For any assignment not covered by (a) or (b) in the preceding paragraph, the Company must obtain the prior approval of the City (not to be unreasonably withheld, delayed or conditioned) through its City Manager, which will not be unreasonably withheld or delayed, and the assignee must agree to be bound to all the terms and conditions of this Agreement and to accept all liability for any default that occurred prior to and/or after the assignment.

Any assignment agreement must be furnished in a form acceptable to the City and be provided at least thirty (30) days prior to the effective assignment date (provided that if the assignment is to an Affiliate of the Company, then the assignment agreement must be furnished to the City no later than thirty (30) days after the effective assignment date). City agrees to notify within 14 days after request by the Company of the potential assignee of any known default of this

Agreement by the Company or the City, but such notification shall not excuse defaults of the Company that are not yet known to the City.

**Article VII  
Right to Inspect**

Company agrees that the City, its representatives, agents, and employees, shall have reasonable right (upon reasonable prior notice to Company) to access and inspect the Real Property Improvements at the Real Property. The right of inspection shall continue during the Term and Term Extension of this Agreement.

**Article VIII  
Miscellaneous**

8.01 **No Joint Venture.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create a partnership or joint venture among the parties. Neither party shall have any authority to act on behalf of the other party under any circumstances by virtue of this Agreement.

8.02 **Notice of Bankruptcy.** In the event Company files for bankruptcy, whether involuntarily or voluntary, Company shall provide written notice to the City within three (3) Business Days of such event.

8.03 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

8.04 **Addresses and Notices.** Any notice provided in or permitted under this Agreement shall be made in writing and may be given or served by: (a) delivering the same in person to the party to be notified; (b) depositing the same in the mail, postage prepaid, registered or certified with return receipt requested, and addressed to the party to be notified at the address herein specified; (c) delivering the same on a prepaid basis via a nationally recognized courier service, such as FedEx; or (d) sending the same by email to the addressee's email address as set forth below, followed by delivery of a hard copy via a nationally recognized courier service, such as FedEx. If notice is deposited in the mail pursuant to this Section 8.04, it will be deemed received on the fourth (4<sup>th</sup>) Business Day after it is deposited. Notice given in any other manner shall be deemed received only if and when actually received by the party to be notified. For the purpose of notice, the address of the parties shall be, until changed as hereinafter provided for, as follows:

If intended for the City:  
City of Plano, Texas  
Attention: Mr. Mark D. Israelson  
City Manager  
1520 Avenue K  
P.O. Box 860358  
Plano, TX 75086-0358

If sent before Occupancy:  
AT&T Services, Inc.  
Attention: Mr. Michael Ford  
Senior V.P. of Global Real Estate and Security  
208 S Akard Street  
Dallas, TX 75202

With a copy to:  
City of Plano, Texas  
Attention: Ms. Paige Mims  
City Attorney  
1520 Avenue K  
P.O. Box 860358  
Plano, TX 75086-0358

If sent after Occupancy:  
AT&T Services, Inc.  
Attention: Mr. Michael Ford  
Senior V.P. of Global Real Estate and Security  
5400 Legacy Drive  
Plano, TX 75024

In each case, with a copy to:

Haynes Boone, LLP  
2801 N. Harwood Street  
Suite 2300  
Dallas, TX 75201  
Attention: Jeff W. Dorrill

The parties shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least 15 days' prior written notice to the other parties. Each party shall have the right from time to time to specify additional parties to whom notice hereunder must be given by delivering to the other party 15 days' prior written notice thereof, setting forth the address of such additional parties. Notice required to be delivered hereunder to any party shall not be deemed to be effective until the additional parties, if any, designated by such party have been given notice in a manner deemed effective pursuant to the terms of this Section 8.04.

8.05 **Compliance with Laws.** The Company shall comply with all applicable federal, state, and local laws, regulations and ordinances in effect from time to time in connection with its obligations under this Agreement. Nothing in this Agreement shall be construed to require the Company to comply with local laws, regulations or ordinances to the extent such laws, regulations or ordinances are preempted by, or conflict with, applicable federal or state law.

8.06 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

8.07 **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Venue for any action concerning this Agreement, the transactions contemplated hereby or the liabilities or obligations imposed hereunder shall be in the State District Court of Collin County, Texas.

8.08 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

8.09 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such

invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.10 **Recitals.** The recitals to this Agreement are incorporated herein.

8.11 **Authorized to Bind.** The persons who execute their signatures to this Agreement represent and agree that they are authorized to sign and bind their respective parties to all of the terms and conditions contained herein.

8.12 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

8.13 **Company Lenders.** In addition to its rights under Article VI above, Company may, without obtaining the City's consent, mortgage, pledge, or otherwise encumber its interest in this Agreement, the Property and/or the Project to a lender for the purpose of financing the operations of the Project or constructing the Project or acquiring additional equipment following any initial phase of construction. A Company's encumbering its interest in this Agreement may include an assignment of such Company's rights and obligations under this Agreement for purposes of granting a security interest in this Agreement. If the Company takes any of the actions permitted by this Section 8.13, then the Company may provide written notice of such action to the City with such notice to include the name and notice information of the lender. If the Company provides the name and contact information of a lender to the City, then the City shall be required to provide a copy to such lender of all notices delivered to the Company pursuant to this Agreement at the same time that the notice is delivered to the Company. The City agrees to reasonably cooperate with Company and lenders in the execution of any financing consents, estoppels or amendments requested by any lender as a condition of its financing. Any action by a lender that cures or contributes to the cure of a breach by the Company pursuant to this Agreement shall be treated for all purposes as an action by the Company.

**[INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW]**

This Agreement shall be effective upon the last date on which all parties have executed this Agreement.

ATTEST:

CITY OF PLANO, TEXAS, a home-rule  
municipal corporation

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

\_\_\_\_\_  
Mark D. Israelson, CITY MANAGER  
Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
for Paige Mims, CITY ATTORNEY

ATTEST:

AT&T Services, Inc., a Delaware  
corporation

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, City of Plano, Collin County, Texas and being a portion of Lot

1, Block A, EDS Headquarters recorded in Volume H, Page 624, Official Public Records, Collin County, Texas and being a portion of a tract of land described in Special Warranty Deed to

EDS Legacy Partners, LLC recorded in Instrument No. 20181217001524200, Official Public Records, Collin County, Texas, and being a portion of Lot 1R and 2R, Block A, EDS Clusters

Lots 1R, 2R, 3R and 5, Block A, recorded in Volume 2015, Page 610, Official Public Records, Collin County, Texas, and being a portion of a tract of land described in Special Warranty

Deed to TCAL Property Owner LLC, recorded in Instrument No. 2024000147672, Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1" iron rod found the northeast end of a corner clip at the intersection of the south right-of-way line of Legacy Drive (a variable width right-of-way) and the east right-of-way line of Parkwood Boulevard (a variable width right-of-way);

**THENCE** with said south right-of-way line of Legacy Drive, the following courses and distances:

North 89°22'07" East, a distance of 173.80 feet to a 1" iron rod found for corner;

North 85°33'16" East, a distance of 97.72 feet to a 1" iron rod found for corner;

North 89°22'07" East, a distance of 148.48 feet to a 1" iron rod found for corner;

South 86°37'38" East, a distance of 100.24 feet to a 1" iron rod found for corner;

North 89°22'07" East, a distance of 330.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°37'53" West, a distance of 7.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°22'07" East, a distance of 780.32 feet to an "X" cut in concrete set for corner;

**THENCE** departing said south right-of-way line of Legacy Drive, over and across said Lot 1, and said Lots 2R and 1R, the following courses and distances:

South 00°37'53" East, a distance of 100.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 197.50 feet, a

central angle of 43°56'00", and a chord bearing and distance of South 22°35'53" East, 147.76 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 151.44 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the beginning of a reverse

curve to the right with a radius of 302.50 feet, a central angle of 43°56'00", and a chord bearing and distance of South 22°35'53" East, 226.31 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 231.95 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°37'53" East, a distance of 904.98 feet to an "X" cut in concrete set for corner;

South 89°22'07" West, a distance of 1,265.42 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 300.00 feet,

a central angle of 31°19'20", and a chord bearing and distance of North 74°58'13" West, 161.97 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 164.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the beginning of a reverse

curve to the left with a radius of 300.00 feet, a central angle of 31°19'20", and a chord bearing and distance of North 74°58'13" West, 161.97 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 164.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 89°22'07" West, a distance of 218.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the east right-of-way line of Parkwood Boulevard;

**THENCE** with said east right-of-way line of Parkwood Boulevard, the following courses and distances:

North 00°37'53" West, a distance of 102.44 feet to a 1" iron rod found for corner;

South 89°22'07" West, a distance of 7.00 feet to a 1" iron rod found for corner;

North 00°37'53" West, a distance of 858.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 03°10'37" East, a distance of 97.72 feet to a 1" iron rod found for corner;

North 00°37'53" West, a distance of 177.78 feet to a 1" iron rod found for the southwest end of said corner clip (south right-of-way line of Legacy Drive and east right-of-way line of

Parkwood Boulevard);

**THENCE** with said corner clip, North 49°04'02" East, a distance of 34.35 feet to the **POINT OF BEGINNING** and containing 2,360,442 square feet or 54.1883 acres of land.

Bearing system based on the State Plane Coordinate, Texas North Central Zone (4202), North American Datum of 1983. (2011)

**EXHIBIT “B”  
CERTIFICATION FORM**

[DATE]

City of Plano, Texas  
Finance Department  
P.O. Box 860358  
Plano, Texas 75086-0358

RE: Certification Form – Tax Rebate Economic Development Agreement (the “Agreement”) between AT&T Services, Inc. (“Owner”) and the City of Plano.

This letter certifies that Owner is in compliance with each applicable term as set forth in the Agreement and is entitled to tax rebate equal to an amount of sixty-five percent (65%) of Real Property Taxes on the Real Property Improvements. The term of the tax rebate pursuant to the Agreement is January 1, 2030, through December 31, 2054. **This form is due no later than May 1, 2030, and on or before May 1st of each year thereafter that the Agreement is in effect.**

AT&T SERVICES, INC., a Delaware corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT “C”  
CERTIFICATION FORM FOR TERM EXTENSION**

[DATE]

City of Plano, Texas  
Finance Department  
P.O. Box 860358  
Plano, Texas 75086-0358

RE: Certification Form – Tax Rebate Economic Development Agreement (the “Agreement”) between AT&T Services, Inc. (“Owner”) and the City of Plano.

This letter certifies that Owner is in compliance with each applicable term as set forth in the Agreement and is entitled to a tax rebate equal to an amount of twenty-five percent (25%) of Real Property Taxes on the Real Property Improvements. The term of the tax rebate pursuant to the Agreement is January 1, 2055, through December 31, 2064. **This form is due no later than May 1, 2055, and on or before May 1st of each year thereafter that the Agreement is in effect.**

AT&T SERVICES, INC., a Delaware corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Eco Dev  
**DIRECTOR:** Doug McDonald, Director of Economic Development  
**AGENDA ITEM:** Enterprise Project Nomination for Tyler Technologies, Inc.  
**RECOMMENDED ACTION:** Adoption of Resolutions

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### ITEM SUMMARY

To nominate Tyler Technologies, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. **Adopted Resolution No. 2026-2-10(R)**

### FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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.

### **ATTACHMENTS:**

Description	Upload Date	Type
Tyler Technologies TEZ Resolution	2/13/2026	Resolution
Tyler Technologies Project Description Letter	2/17/2026	Letter

**A Resolution of the City of Plano, Texas, nominating Tyler Technologies, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date.**

**WHEREAS**, the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code, as amended, (the “Act”) authorizes the designation of enterprise projects within an enterprise zone (or, if the requirements of Section 2303.402(a)(2) of the Act are met, within an area that does not qualify as an enterprise zone); and

**WHEREAS**, the City of Plano, Texas (“City”) desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

**WHEREAS**, on June 22, 2015, the City of Plano City Council approved Ordinance No. 2015-6-11, electing to continue participating in the Texas Enterprise Zone Program and providing for local incentives available in each area within an enterprise zone and in each area not in an enterprise zone, which local incentives are the same today as they were provided in Ordinance No. 2015-6-11; and

**WHEREAS**, on February 24, 2020, and August 25, 2025, the City Council approved Resolution Nos. 2020-2-7(R) and 2025-8-9(R) respectively nominating Tyler Technologies, Inc. as a qualified business and designated an enterprise project under the Texas Enterprise Zone Act; and

**WHEREAS**, the previous nominations and designations have terminated and Tyler Technologies, Inc. has re-applied to the City for re-designation as an enterprise project pursuant to Chapter 2303, Subchapter F of the Act; and

**WHEREAS**, the Office of the Governor Economic Development and Tourism (“OOGEDT”) through the Economic Development Bank (“Bank”) will consider Tyler Technologies, Inc. as an enterprise project pursuant to a nomination and an application made by the City; and

**WHEREAS**, the City finds that Tyler Technologies, Inc. has represented to the City that it meets the criteria for designation as an enterprise project under the Act on the following grounds:

1. Tyler Technologies, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body’s jurisdiction not located inside of an enterprise zone and at least thirty-five percent (35%) of the

business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

2. There has been and will continue to be a high level of cooperation between the public, private, and neighborhood entities within the area; and
3. The designation of Tyler Technologies, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area; and

**WHEREAS**, the City finds that Tyler Technologies, Inc. meets the criteria for tax relief and other incentives adopted by the City and re-nominates Tyler Technologies, Inc. for enterprise project status on the grounds that it will be located at the qualified business site and will create a higher level of employment, economic activity, and stability; and

**WHEREAS**, the City finds that it is in the best interest of the City to re-nominate Tyler Technologies, Inc. as an enterprise project pursuant to the Act;

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

**Section I.** The City Council finds that Tyler Technologies, Inc. is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

**Section II.** That the findings of the City and its actions approving this resolution taken at the City Council meeting are hereby approved and adopted.

**Section III.** That the enterprise project shall take effect on the date of the designation of the enterprise project by OOGEDT and terminate five years from the date of designation.

**Section IV.** The City Manager, or his authorized designee, is hereby authorized to execute any documents in connection with the nomination on behalf of the City.

**Section V.** This Resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED** on the 23<sup>rd</sup> day of February, 2026.

\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY



5101 Tennyson Parkway  
Plano, Texas 75024

P: 972.713.3770  
F: 972.713.3777

[www.tyler.com](http://www.tyler.com)

February 2, 2026

Mark D. Israelson  
City Manager  
City of Plano  
1520 Avenue K  
Plano, TX 75074-6232

Ms. Adrianna Cruz  
Executive Director, Economic  
Development & Tourism  
Office of the Governor  
Economic Development & Tourism  
1100 San Jacinto Boulevard, 3<sup>rd</sup> Floor  
Austin, Texas 78711-2428

Re: Project Description Letter for Tyler Technologies, Inc.  
Plano, Texas Enterprise Project Application

Dear Mr. Israelson and Ms. Cruz:

Founded in 1966 and headquartered in Plano, Texas, Tyler Technologies, Inc. ("Tyler") is a publicly traded company (NYSE: TYL) that provides integrated software and technology services to the public sector. Tyler's end-to-end solutions empower local, state, and federal government entities to operate more efficiently and connect more transparently with their constituents and with each other. By connecting data and processes across disparate systems, Tyler's solutions are transforming how clients gain actionable insights that solve problems in their communities. Tyler has more than 45,000 successful installations across more than 13,000 sites, with clients in all 50 states, Canada, the Caribbean, Australia, and other international locations. In 2024, Tyler had revenues of ~\$2.14 billion and employed approximately 6,956 employees in North America. Tyler was recently recognized by Forbes on its "America's Dream Employers 2025" list as well as the Forbes "America's Best Large Employers" list for 2025.

Tyler's facility in Plano located at 5101 Tennyson Parkway serves as our corporate headquarters, housing key shared services including corporate finance and accounting that support Tyler's entire business operations and home to the Courts and Justice product development center. The Courts and Justice product development center updates existing software and develops new software used by numerous Court and Justice systems. Tyler's Courts and Justice software solutions help agencies share data among all of the offices in the justice system - connecting courts, prosecutors, and public defenders, as well as with jails, police departments, and supervision offices. This integration saves time and creates operational efficiencies, eliminating redundancies, minimizing errors, and helping to be more responsive to local citizens.

Over the next five years, Tyler anticipates investing over \$11 million at our Plano headquarters. Tyler plans to invest \$5.99 million in building expansion and renovations, \$640,000 in new equipment, and \$4.4 million in new furniture, fixtures and software. These investments will include various building renovations to accommodate growth in our Courts and Justice division, as well as corporate finance and accounting. Our plans include reconfiguring the interior space by converting meeting space to desk space allowing for the increase in headcount.

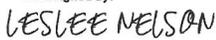
In addition to 782 full-time employees at our Plano location, Tyler employs approximately 667 people throughout Texas in College Station and Lubbock for a total of 1,430 employees statewide. Tyler plans to add a minimum of 10 new jobs and retain 490 existing full-time jobs for benefit under the Enterprise Zone Program. These new jobs meet the definition of “new permanent job” in Texas Government Code §2303.401(1) because they will be created by a qualified business as described by Section 2303.402 at the qualified business site not earlier than the 90<sup>th</sup> day before the date the business’s project or activity is designated as an Enterprise Project, will provide and continue to provide at least 1,820 hours of employment annually, and will be employment positions for the longer of the duration of the project’s designation period or three years after the expiration date of the claim period for receipt of state benefit. In addition, the retained jobs meet the definition of a “retained job” in Texas Government Code § 2303.401(2) because they currently exist, provide and will continue to provide at least 1,820 hours of employment annually, and will be employment positions for the longer of the duration of the project’s designation period or three years after the expiration date of the claim period for receipt of state benefits. Tyler will maintain separate payroll and tax records of the business activity conducted at the qualified business site under the Enterprise Project designation and does not have any transportation needs at this time.

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job retention benefits if the business has clearly demonstrated that “the business is able to employ individuals in accordance with Section 2303.402.” Tyler qualifies for job retention benefits under this statutory provision because Tyler is an Equal Opportunity Employer and will use Texas Comptroller Form 85-199 (Texas Enterprise Zone – Post-Employment Employee Certification Survey) to actively track its new hires to determine economically disadvantaged, enterprise zone resident, and veteran hiring patterns. Additionally, Tyler will geo-code our new hires to identify teammates that reside in state Enterprise Zones. The data collected from the questionnaires and geo-coding will be used to establish a best-practices model for hiring employees in accordance with Section 2303.402.

Tyler qualifies under Government Code §2303.404 to receive the enterprise project designation, because (1) it involves “an expansion, renovation, or new construction”; (2) it will be completed within a predetermined period of time not to exceed five years; and (3) the company utilizes an accounting system that allows for tracking of income and expenses related to the Plano corporate office.

Tyler is proud to be an integral part of the Plano community and will continue to be an active participant, contributor, and corporate citizen. We are excited about our plan to enhance our capabilities at the Plano office and look forward to working with the Texas Enterprise Zone Program and the City of Plano in the coming years.

Sincerely,

DocuSigned by:  


BC678F2E4AAD445  
Leslee Nelson, Assistant Treasurer & Director of Tax  
Tyler Technologies, Inc.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Eco Dev  
**DIRECTOR:** Doug McDonald, Director of Economic Development  
**AGENDA ITEM:** Enterprise Project Nomination for 4id Solutions USA Inc.  
**RECOMMENDED ACTION:** Adoption of Resolutions

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### ITEM SUMMARY

To nominate 4id Solutions USA Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. **Adopted Resolution No. 2026-2-11(R)**

### FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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.

### **ATTACHMENTS:**

Description	Upload Date	Type
4id Solutions TEZ Resolution	2/12/2026	Resolution
4id Solutions Project Description Letter	2/4/2026	Letter

**A Resolution of the City of Plano, Texas, nominating 4id Solutions USA Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date.**

**WHEREAS**, the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code, as amended, (the “Act”) authorizes the designation of enterprise projects within an enterprise zone (or, if the requirements of Section 2303.402(a)(2) of the Act are met, within an area that does not qualify as an enterprise zone); and

**WHEREAS**, the City of Plano, Texas (“City”) desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

**WHEREAS**, on June 22, 2015, the City of Plano City Council approved Ordinance No. 2015-6-11, electing to continue participating in the Texas Enterprise Zone Program and providing for local incentives available in each area within an enterprise zone and in each area not in an enterprise zone, which local incentives are the same today as they were provided in Ordinance No. 2015-6-11; and

**WHEREAS**, the Office of the Governor Economic Development and Tourism (“OOGEDT”) through the Economic Development Bank (“Bank”) will consider 4id Solutions USA Inc. as an enterprise project pursuant to a nomination and an application made by the City; and

**WHEREAS**, the City finds that 4id Solutions USA Inc. as represented to the City that it meets the criteria for designation as an enterprise project under the Act on the following grounds:

1. 4id Solutions USA Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body’s jurisdiction located inside of an enterprise zone and at least twenty-five percent (25%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
2. There has been and will continue to be a high level of cooperation between the public, private, and neighborhood entities within the area; and
3. The designation of 4id Solutions USA Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area; and

**WHEREAS**, the City finds that 4id Solutions USA Inc. meets the criteria for tax relief and other incentives adopted by the City and nominates 4id Solutions USA Inc. for enterprise project status on the grounds that it will be located at the qualified business site and will create a higher level of employment, economic activity, and stability; and

**WHEREAS**, the City finds that it is in the best interest of the City to nominate 4id Solutions USA Inc. as an enterprise project pursuant to the Act;

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

**Section I.** The City Council finds that 4id Solutions USA Inc. is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

**Section II.** That the findings of the City and its actions approving this resolution taken at the City Council meeting are hereby approved and adopted.

**Section III.** That the enterprise project shall take effect on the date of the designation of the enterprise project by OOGEDT and terminate five years from the date of designation.

**Section IV.** The City Manager, or his authorized designee, is hereby authorized to execute any documents in connection with the nomination on behalf of the City.

**Section V.** This Resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED** on the 23<sup>rd</sup> day of February, 2026.

\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

**Date:** February 2, 2026

**To:**

Mark D. Israelson  
City Manager  
City of Plano  
1520 K Avenue  
Plano, TX 75074

**Attention:** Esmeralda de la Cruz

**Re: Texas Enterprise Zone Program Application – Project Description**

Dear Mr. Israelson,

On behalf of 4id Solutions USA Inc., I am pleased to submit this letter in support of our application under the Texas Enterprise Zone Program.

**Company Structure and Headquarters**

4id Solutions USA Inc. is a wholly owned subsidiary of 4id Solutions Pty Ltd, an Australian-based company providing strategic oversight, technical expertise, and operational support. The parent company's corporate headquarters is located in Australia.

**Parent Company Address:**

Unit 1, 7 Palm Tree Road, Wyong, NSW 2259

The U.S. entity operates independently and maintains separate payroll, accounting, and tax records.

**Texas Operations and Employment**

4id Solutions USA Inc. operates its U.S. manufacturing and distribution facility in Plano, Texas, located at:

**Qualified Business Site:**

1601E Plano Parkway, Suite 100, Plano, Texas 75074

The company currently employs six (6) full-time employees statewide in Texas, all located at the Plano facility.

The Plano facility represents 4id Solutions' first dedicated manufacturing operation in the United States and marks a significant new investment in the City of Plano. Established in October 2025, the site is currently in its early growth phase, with initial staff, systems, and equipment being progressively implemented. As a new operation within the community, the company is focused on building a sustainable local workforce, expanding production capability, and establishing long-term operations in North Texas.



## **Company History and Business Activities**

4id Solutions is a specialist manufacturer and supplier of RFID-enabled labels, wristbands, and identification solutions. The company services customers across healthcare, entertainment, logistics, events, manufacturing, and related industries.

The company has established a strong reputation for high-quality, compliant, and technologically advanced identification products and continues to expand its manufacturing footprint in the United States.

## **Nature of Business and Markets**

4id Solutions' core business includes the design, printing, encoding, testing, and supply of RFID and specialty labels and wristbands. Primary markets include the United States, Australia, New Zealand, and selected international regions.

In addition to its existing RFID product range, the company is expanding into the Bluetooth Low Energy (BLE) smart label market. These products enable advanced asset tracking, monitoring, and data collection capabilities for customers across logistics, healthcare, and industrial sectors.

This expansion requires specialised manufacturing, testing, and encoding equipment and represents a significant advancement in the company's U.S. production capabilities.

Operations require reliable inbound transportation of raw materials and equipment and outbound logistics for finished products, including both domestic and international freight.

## **Export Activity**

At present, products manufactured at the Plano facility are supplied primarily to domestic customers within the United States. As production capacity and technical capability expand, the company anticipates developing export activities to support customers in international markets, where appropriate.

## **Sales and Revenue**

The company's total annual sales revenue for 2026 is forecasted to be between approximately USD \$4,000,000 - \$5,000,000 with continued growth projected as U.S. manufacturing capacity expands.

## **Current Employment at Qualified Business Site**

The Plano facility currently employs six (6) full-time employees.

While no additional positions are projected prior to the March 2026 designation deadline, the company anticipates creating new roles over the medium to long term as production capacity expands.



### **Project Location and Intended Use**

The qualified business site in Plano, Texas is used for:

- Manufacturing and converting
- Printing and RFID encoding
- Quality control and testing
- Warehousing and distribution
- Administrative and technical support

The facility serves as the primary U.S. production hub for 4id Solutions.

### **Additional Locations (If Applicable)**

At present, there are no additional locations within the nominating jurisdiction included in this designation.

### **Expansion Plans**

In the short term, 4id Solutions plans to expand production capacity and technical capability at the Plano facility, including significant investment in new machinery and systems to support the manufacture of Bluetooth Low Energy (BLE) smart labels.

Long-term plans include further automation, workforce growth, expanded warehousing, and enhanced technical capabilities to support continued customer demand and regulatory requirements.

### **Projected Dates**

- Initial occupancy / operations: October 1, 2025.
- Equipment installation and commissioning: October 2025 – March 2026
- Expansion phases: April 2026 – December 2028

### **Capital Investment**

4id Solutions anticipates investing approximately USD \$3,953,000 in capital improvements and equipment, including:

- Printing, converting, and RFID encoding machinery
- Specialised BLE label production, testing, and encoding equipment.
- Quality control and testing systems
- IT infrastructure and software
- Material handling equipment



- Facility and utilities improvements

### **Job Creation and Retention**

During the current designation period, the company created six (6) existing full-time positions and expect to retain these roles at the Plano facility.

No additional positions are projected prior to March 2026. However, as production capacity expands and additional equipment is commissioned, the company anticipates creating new employment opportunities in subsequent periods.

### **Participating Entities**

The project involves the following entities:

1. **4id Solutions Pty Ltd (Australia)**  
Parent company providing strategic management, technical support, and capital investment.
2. **4id Solutions USA Inc. (Texas)**  
Operating entity responsible for U.S. manufacturing, sales, employment, and compliance.

Each entity maintains separate financial, payroll, and tax records.

### **Payroll and Tax Records**

4id Solutions USA Inc. maintains separate payroll, tax, and employment records for all business activity conducted at the qualified business site in Plano, Texas.

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We appreciate the City of Plano's continued support of our investment and expansion within the community. Participation in the Texas Enterprise Zone Program will assist 4id Solutions in accelerating capital investment, workforce growth, and long-term economic development.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,



**Emma McDuff**  
Chief Administrative Officer  
4id Solutions USA Inc.  
+612 4394 0333  
emma.mcduff@4idsolutions.com





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Heritage  
**DIRECTOR:** Christina Day, Director of Planning  
**AGENDA ITEM:** 2026 Heritage Tax Exemption Program  
**RECOMMENDED ACTION:** Adoption of Ordinances

### **ITEM SUMMARY**

To provide certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability clause, and an effective date. **Adopted Ordinance No. 2026-2-12**

### **PREVIOUS ACTION/PRESENTATION**

A total of 88 properties applied for the heritage tax exemption program for 2026. All 88 properties are returning applicants and were approved for tax exemption in 2025. There are no new, first-time applicants this year. One property that participated in 2025 is not included in the 2026 program, as it is now tax-exempt due to its non-profit ownership status.

### **BACKGROUND**

The Heritage Tax Exemption Ordinance was established in 1984 to provide tax relief to owners of designated heritage properties, which can then be reinvested into maintenance and long-term preservation of historic structures. To receive a heritage tax exemption, properties are subject to an annual inspection and must meet all other eligibility requirements as stipulated in the Heritage Tax Exemption Ordinance, including necessary repairs based on inspection results. If approved, the property owner may receive an exemption ranging from 38% to 100% of the improvement value, based on use of the property and whether it is designated as a Heritage Landmark or is part of a Heritage District. Collin College and the Plano Independent School District also provide an equivalent tax exemption if approved by the City of Plano.

On January 5, 2026, staff inspected 88 properties for compliance with the heritage tax exemption program eligibility requirements to ensure that identified repairs/issues had been addressed by the January 1, 2026, deadline. Inspection reports from last year identified 30 “poor”-rated issues and/or non-permitted construction among 22 properties. After this year’s inspections, staff found significant improvement, with 6 of the original 30 properties ineligible due to seven outstanding “poor”-rated issues and/or non-permitted construction between them.

	2025 Inspection Reports (March 2025)	2026 Inspection Results (January 2026)
Number of “Poor”-rated Issue(s) and/or Non-permitted Construction	30	7
Properties with “Poor”-rated Issue(s) and/or Non-permitted Construction	22	6

## Table 1: 2026 “Poor”-rated Repairs and/or Non-Permitted Construction Summary

Out of the six ineligible properties, property owners of five properties requested an extension (to complete repairs) from the Heritage Commission, and the Commission approved all five extension requests at their February 5, 2026, meeting. One property owner (811 18th Street) did not request an extension or appeal and is not recommended for a tax exemption. As a result of these approvals, a total of 87 heritage properties are recommended for approval of a 2026 heritage tax exemption.

2026 Inspection Reports, including any newly identified “poor”-rated repairs, to be completed by the January 1, 2027, deadline are still being processed by staff and will be provided to all participating property representatives after March 31, 2026. Property owners will then have the option to appeal these issues to the Commission in May.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item will result in property tax exemptions to eighty-seven (87) properties ranging from 38% to 100% of the appraised improvement value in the 2025-26 fiscal year. The initial estimate of revenue lost from these exemptions totals \$100,875 based on the 2025 appraised improvement value and tax rate. However, since 2026 appraised values have not been established and the 2026 property tax rate has not been set, the actual value of these exemptions will not be determined until September 2026.

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

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance	2/9/2026	Ordinance

**An Ordinance of the City of Plano, Texas, providing certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability clause, and an effective date.**

**WHEREAS**, Article 8, Section 1-F of the Texas Constitution and the Texas Tax Code, Section 11.24, enable the City of Plano to exempt from taxation part or all of the assessed value of a structure if the structure is designated as a historically or archeologically significant site in need of tax relief to encourage its preservation; and

**WHEREAS**, City of Plano Ordinance No. 2022-8-14, also known as the Heritage Tax Exemption Ordinance, authorizes the City Council of the City of Plano, upon certification and recommendation by the Heritage Preservation Officer, or granting of an appeal, extension, or waiver by the Heritage Commission, to exempt from the current year taxation part or all of the assessed value of a structure if the structure is designated as a historically significant site and in need of tax relief to encourage its preservation; and

**WHEREAS**, in March 2025, property owners were sent the results of their 2025 annual inspection with a deadline of January 1, 2026, for completing any necessary repairs and additional information on the process, including appeals and extensions; and

**WHEREAS**, in November 2025, property owners with “poor”-rated repair or maintenance items were sent a reminder letter of the January 1, 2026, deadline for completing necessary repairs and information regarding the appeals and extension process eligible through the Heritage Commission; and

**WHEREAS**, on December 2, 2025, reminder postcards were sent to all participating property owners informing them of the deadline to complete required repairs and upcoming inspections; and

**WHEREAS**, on January 5, 2026, inspections were carried out in accordance with the Heritage Tax Exemption Ordinance allowing the Heritage Preservation Officer to certify and recommend 82 properties for approval of ad valorem tax relief for 2026; and

**WHEREAS**, on January 9, 2026, in accordance with the Heritage Tax Exemption Ordinance, notice was sent via certified mail to six properties initially deemed ineligible for program participation and informing them of their right to appeal or request an extension to the Heritage Commission; and

**WHEREAS**, five extension requests were received for the properties at 1617 Carpenter Drive, 1004 E. 15th Street, 1421 K Avenue, 901 17th Street, and 1001 14th Street, and one property did not request an extension or appeal as listed in Exhibit B; and

**WHEREAS**, on February 4, 2026, a one-year extension for the deadline to address the “poor”-rated repair identified during the 2025 Heritage Tax Exemption inspection was considered and granted by the Heritage Commission for the property at 1617 Carpenter Drive; and

**WHEREAS**, on February 4, 2026, a one-year extension for the deadline to address the “poor”-rated repair identified during the 2025 Heritage Tax Exemption inspection was considered and granted by the Heritage Commission for the property at 1004 E. 15th Street; and

**WHEREAS**, on February 4, 2026, a one-year extension for the deadline to address the “poor”-rated repair identified during the 2025 Heritage Tax Exemption inspection was considered and granted by the Heritage Commission for the property at 1421 K Avenue; and

**WHEREAS**, on February 4, 2026, a one-year extension for the deadline to address the “poor”-rated repair identified during the 2025 Heritage Tax Exemption inspection was considered and granted by the Heritage Commission for the property at 901 17th Street; and

**WHEREAS**, on February 4, 2026, a one-year extension for the deadline to address the “poor”-rated repair identified during the 2025 Heritage Tax Exemption inspection was considered and granted by the Heritage Commission for the property at 1001 14th Street; and

**WHEREAS**, on February 23, 2026, the City Council reviewed the 87 properties recommended for 2026 Heritage Tax Exemption approval as listed in Exhibit A; and

**WHEREAS**, the City Council finds that the structures listed in Exhibit A to this ordinance have been certified and recommended by the Heritage Preservation Officer, or granted an appeal, extension, or waiver by the Heritage Commission, are to be approved based upon the agreement noted herein, and thus should be approved for ad valorem tax relief for 2026.

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

**Section I.** The historic structures identified in the attached Exhibit A are hereby approved by the City Council for tax exemptions for the current year (2026) consistent with the relief indicated in the attached exhibit and in accordance with the provisions of Ordinance No. 2022-8-14.

**Section II.** All land shall be assessed for taxation in the same equal and uniform manner as all other taxable property in the City.

**Section III.** 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 should not affect the validity of any other portion of this ordinance.

**Section IV.** This Ordinance shall become effective immediately upon its passage as required by law.

**PASSED AND APPROVED** on the 23rd day of February, 2026.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

**Exhibit A - Properties Recommended for 2026 Heritage Tax Exemption Approval**

	Property Location	Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2025 Improvement Value	Plano City (CPL) 0.4376%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.039550%	Estimated Exemption for 2026
1	1001 E. 15th Street	Plano National Bank/IOOF Lodge Downtown HD	Schell Family Trust B Shirley Carter Schell Trustee 1001 E. 15th St. #100 Plano, TX 75074-6250	Approval	50%	\$975,263	\$2,134	\$396	\$5,069	\$7,599
2	1015 E. 15th Street	Bagwill-Sherrill Building Downtown HD	1015 Metropolitan Plano Ltd. 3838 Oak Lawn Avenue, Suite 1416 Dallas, TX 75219	Approval	50%	\$343,557	\$752	\$140	\$1,786	\$2,677
3	1023 E. 15th Street	Merritt Building Downtown HD	M. F. Robert and Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	50%	\$422,441	\$924	\$172	\$2,196	\$3,292
4	1407 E. 15th Street	Carlisle House	Michael F Linz 1407 E. 15th Street Plano, TX 75074	Approval	100%	\$423,138	\$1,852	\$344	\$4,399	\$6,594
5	1410 E. 15th Street	Arch Weatherford House	Josephine Mary Howser 1410 E. 15th Street Plano, TX 75074	Approval	100%	\$308,965	\$1,352	\$251	\$3,212	\$4,815
6	1413 E. 15th Street	Roller House	James Willard and Deborah Sue Baker 1413 E. 15th Street Plano, TX 75074	Approval	100%	\$572,058	\$2,503	\$465	\$5,947	\$8,915
7	1414 E.15th Street	Salmon House	Jarrold Travis Moore & Alexandra Jane Brown-Moore 1414 E. 15th Street Plano, TX 75074-6350	Approval	100%	\$370,580	\$1,622	\$301	\$3,852	\$5,775
8	609 E. 16th Street	Mitchell House	Matthew Buenaventura 609 E. 16th Street Plano, TX 75074-5726	Approval	100%	\$82,831	\$362	\$67	\$861	\$1,291
9	807 E. 16th Street	Wyatt House Haggard Park HD	William and Rebecca Ratliff 807 E. 16th Street Plano, TX 75074-5833	Approval	100%	\$450,846	\$1,973	\$366	\$4,687	\$7,026
10	1210 E. 16th Street	Schell House	Michael W and Debra Hamilton 1210 E. 16th Street Plano, TX 75074-6116	Approval	100%	\$177,862	\$778	\$144	\$1,849	\$2,772
11	1211 E. 16th Street	Carpenter House	Richard L & Barbara Y & Elizabeth Pool 1211 E. 16th Street Plano, TX 75074-6115	Approval	100%	\$481,649	\$2,108	\$391	\$5,007	\$7,506
12	900 17th Street	Will Schimelpfenig House Haggard Park HD	The Heritage House of Plano LLC 1802 Weanne Drive Richardson, TX 75082-3106	Approval	100%	\$326,389	\$1,428	\$265	\$3,393	\$5,086
13	901 17th Street	Mathews House Haggard Park HD	Michael J Bratsch 3601 Potomac Ave Dallas, TX 75205	Approval	100%	\$470,119	\$2,057	\$382	\$4,887	\$7,326
14	906 17th Street	Schimelpfneig-Dudley House Haggard Park HD	Donald & Michelle Walker 2217 Maumelle Drive Plano, TX 75023	Approval	100%	\$424,670	\$1,858	\$345	\$4,415	\$6,618
15	901 18th Street	Olney Davis House Haggard Park HD	AAG LLC 901 18th Street Plano, TX 75074	Approval	50%	\$451,278	\$987	\$183	\$2,346	\$3,516

**Exhibit A (continued)**

	<b>Property Location</b>	<b>Heritage Landmark/Heritage District (HD)</b>	<b>Address '1' Owner's Mailing Address per CCAD</b>	<b>Staff Recommendation</b>	<b>Tax Exemption Percentage</b>	<b>2025 Improvement Value</b>	<b>Plano City (CPL) 0.4376%</b>	<b>Collin College (JCN) 0.081220%</b>	<b>Plano ISD (SPL) 1.039550%</b>	<b>Estimated Exemption for 2026</b>
16	906 18th Street	R.A. Davis House Haggard Park HD	Whitehead & Sheldon LLC 906 18th Street, Suite 100 Plano, TX 75074	Approval	50%	\$447,968	\$980	\$182	\$2,328	\$3,490
17	909 18th Street	Hughston House Haggard Park HD	R3TE Ventures, LLC 1912 Glenwick Drive Plano, TX 75075	Approval	50%	\$492,246	\$1,077	\$200	\$2,559	\$3,836
18	914 18th Street	Mary Schimelpfenig House Haggard Park HD	Anthony M and Debra M Holman 914 18th Street Plano, TX 75074	Approval	50%	\$129,033	\$282	\$52	\$671	\$1,005
19	1615 H Avenue	Aldridge House Haggard Park HD	Clinton M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	100%	\$244,968	\$1,072	\$199	\$2,547	\$3,818
20	1709 H Avenue	Lamm House Haggard Park HD	Levi Joachim and Robin Sikes 1709 H Avenue Plano, TX 75074	Approval	100%	\$205,076	\$897	\$167	\$2,132	\$3,196
21	1611 K Avenue	Little Carlisle House	Little Carlisle House LLC 3401 Michael Drive Plano, TX 75023	Approval	50%	\$78,192	\$171	\$32	\$406	\$609
22	1617 K Avenue	Forman House	Workman Gwendolyn Estelle Living Trust 1617 K Avenue Plano, TX 75074	Approval	50%	\$259,509	\$568	\$105	\$1,349	\$2,022
23	1704 N Place	McCall Skaggs House	William P and Annette Y Armstrong 1704 N Place Plano, TX 75074	Approval	100%	\$288,262	\$1,261	\$234	\$2,997	\$4,492
24	1600 Carpenter Drive	Haggard Park HD	Wendi Carter 15703 Palmwood Road Frisco, TX 75033-1891	Approval	75%	\$268,000	\$880	\$163	\$2,089	\$3,132
25	1601 Carpenter Drive	Haggard Park HD	Kelly Wykoff and Christopher Mark Dehertogh 1601 Carpenter Drive Plano, TX 75074	Approval	75%	\$313,012	\$1,027	\$191	\$2,440	\$3,658
26	1604 Carpenter Drive	Haggard Park HD	Greentree Properties, LLC 1430 Coastal Drive Rockwall, TX 75087	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
27	1605 Carpenter Drive	Haggard Park HD	David & Mireya Cowen 1605 Carpenter Drive Plano, TX 75074-8653	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
28	1608 Carpenter Drive	Haggard Park HD	Shah Bindu S Revocable Trust 1608 Carpenter Drive Plano, TX 75074-8645	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
29	1612 Carpenter Drive	Haggard Park HD	The Kraft Family Revocable Living Trust 3412 Starlight Trail Plano, TX 75023-6139	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
30	1613 Carpenter Drive	Haggard Park HD	Sallie Ann Plaxico 1613 Carpenter Drive Plano, TX 75074-8653	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
31	1616 Carpenter Drive	Haggard Park HD	Greentree Properties, LLC 1430 Coastal Drive Rockwall, TX 75087	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
32	1617 Carpenter Drive	Haggard Park HD	Jake D Meyer & Stefani E Reed 2716 Glenclyff Drive Plano, TX 75075-7511	Approval	75%	\$300,000	\$985	\$183	\$2,339	\$3,506

**Exhibit A (continued)**

	<b>Property Location</b>	<b>Heritage Landmark/Heritage District (HD)</b>	<b>Address '1' Owner's Mailing Address per CCAD</b>	<b>Staff Recommendation</b>	<b>Tax Exemption Percentage</b>	<b>2025 Improvement Value</b>	<b>Plano City (CPL) 0.4376%</b>	<b>Collin College (JCN) 0.081220%</b>	<b>Plano ISD (SPL) 1.039550%</b>	<b>Estimated Exemption for 2026</b>
33	1621 Carpenter Drive	Haggard Park HD	Brett and Mara Bim 1621 Carpenter Drive Plano, TX 75074	Approval	75%	\$314,669	\$1,033	\$192	\$2,453	\$3,678
34	1624 Carpenter Drive	Haggard Park HD	Mat's Flats, LLC-Series 1624 Carpenter Dr. P.O. Box 940354 Plano, TX 75094-0354	Approval	75%	\$279,314	\$917	\$170	\$2,178	\$3,265
35	1625 Carpenter Drive	Haggard Park HD	Laura Frasca 1625 Carpenter Drive Plano, TX 75074	Approval	75%	\$279,314	\$917	\$170	\$2,178	\$3,265
36	617 E. 16th Street	Haggard Park HD	Peggy Ostrander 617 E. 16th Street Plano, TX 75074	Approval	38%	\$113,765	\$189	\$35	\$449	\$674
37	801 E. 16th Street	Haggard Park HD	Marcus John Kotakik and Megan Amanda Kennedy-Kotalik 801 E. 16th Street Plano, TX 75074	Approval	75%	\$623,406	\$2,046	\$380	\$4,860	\$7,286
38	811 E. 16th Street	Haggard Park HD	Gerald T. Schultz and Karen J. Bowen 811 E. 16th Street Plano, TX 75074	Approval	75%	\$399,394	\$1,311	\$243	\$3,114	\$4,668
39	815 E. 16th Street	Haggard Park HD	H and T Plano Properties LLC 815 E. 16th Street Plano, TX 75074-5833	Approval	75%	\$81,398	\$267	\$50	\$635	\$951
40	819 E. 16th Street	Haggard Park HD	Timothy R Taylor & Starla J Brantley 819 E.16th Street Plano, TX 75074	Approval	75%	\$313,261	\$1,028	\$191	\$2,442	\$3,661
41	901 E. 16th Street	Haggard Park HD	Coolik Family Trust 901 E. 16th Street Plano, TX 75074-5809	Approval	75%	\$303,205	\$995	\$185	\$2,364	\$3,544
42	907 E. 16th Street	Haggard Park HD	Pink Hill Legacy Trust THE 907 E. 16th Street Plano, TX 75074-5809	Approval	75%	\$233,967	\$768	\$143	\$1,824	\$2,735
43	805 17th Street	Haggard Park HD	Bertha P Cardenas 805 17th Street Plano, TX 75074-5811	Approval	75%	\$172,741	\$567	\$105	\$1,347	\$2,019
44	809 17th Street	Haggard Park HD	L.A. Whitley 809 17th Street Plano, TX 75074	Approval	75%	\$107,525	\$353	\$65	\$838	\$1,257
45	813 17th Street	Haggard Park HD	Brooks Family Trust 813 17th Street Plano, TX 75074	Approval	75%	\$177,019	\$581	\$108	\$1,380	\$2,069
46	816 17th Street	Haggard Park HD	Clint M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	75%	\$113,278	\$372	\$69	\$883	\$1,324
47	907 17th Street	Haggard Park HD	Larry Wayne & Jacqueline Ruth Westbrook 907 17th Street Plano, TX 75074	Approval	75%	\$105,228	\$345	\$64	\$820	\$1,230
48	911 17th Street	Haggard Park HD	PMM Enterprises LLC 2413 Neal Drive Garland, TX 75040	Approval	75%	\$84,864	\$279	\$52	\$662	\$992
49	913 17th Street	Haggard Park HD	Charlene and Nathanael Ritter 913 17th St. Plano, TX 75074	Approval	75%	\$81,790	\$268	\$50	\$638	\$956

**Exhibit A (continued)**

		<b>Heritage Landmark/Heritage District (HD)</b>	<b>Address '1' Owner's Mailing Address per CCAD</b>	<b>Staff Recommendation</b>	<b>Tax Exemption Percentage</b>	<b>2025 Improvement Value</b>	<b>Plano City (CPL) 0.4376%</b>	<b>Collin College (JCN) 0.081220%</b>	<b>Plano ISD (SPL) 1.039550%</b>	<b>Estimated Exemption for 2026</b>
50	810 18th Street	Haggard Park HD	Dora Palao 1417 Harrington Dr. Plano, TX 75075-2745	Approval	38%	\$64,471	\$107	\$20	\$255	\$382
51	903 18th Street	Haggard Park HD	Aierzzip LLC 903 18th Street, Ste 125 Plano, TX 75074	Approval	38%	\$766,129	\$1,274	\$236	\$3,026	\$4,537
52	910 18th Street	Haggard Park HD	1107 Investments LLC 910 18th Street Plano, TX 75074-5831	Approval	38%	\$734,867	\$1,222	\$227	\$2,903	\$4,352
53	913 18th Street	Haggard Park HD	Lumar Ventures, Inc. 2015 Flat Creek Dr Richardson, TX 75080-2317	Approval	38%	\$373,646	\$621	\$115	\$1,476	\$2,213
54	920 18th Street	Haggard Park HD	Ergonis Family Living Trust 5001 Pinehurst Drive Frisco, TX 75034-6844	Approval	38%	\$397,537	\$661	\$123	\$1,570	\$2,354
55	1517 G Avenue	Haggard Park HD	ETR Investments, LLC 1517 G Avenue Plano, TX 75074-5725	Approval	38%	\$370,006	\$615	\$114	\$1,462	\$2,191
56	1521 G Avenue	Haggard Park HD	Alice Fremming 1521 G Avenue Plano, TX 75074	Approval	75%	\$275,209	\$903	\$168	\$2,146	\$3,217
57	1600 H Avenue	Haggard Park HD	Coolik Family Trust 901 E. 16th Street Plano, TX 75074	Approval	75%	\$235,373	\$772	\$143	\$1,835	\$2,751
58	1603 H Avenue	Haggard Park HD	Carol Armstrong 1603 H Avenue Plano, TX 75074	Approval	75%	\$144,668	\$475	\$88	\$1,128	\$1,691
59	1607 H Avenue	Haggard Park HD	Kyle & Marygrace Forbes 1607 H Avenue Plano, TX 75074	Approval	75%	\$169,552	\$556	\$103	\$1,322	\$1,982
60	1611 H Avenue	Haggard Park HD	The Pamela Smith Holland Revocable Living Trust 1611 H Avenue Plano, TX 75074	Approval	75%	\$179,278	\$588	\$109	\$1,398	\$2,095
61	1701 H Avenue	Haggard Park HD	Jonathan Kuo-En Tang 1701 H Avenue Plano, TX 75074	Approval	75%	\$262,605	\$862	\$160	\$2,047	\$3,069
62	1706 H Avenue	Haggard Park HD	Yan Lu PO Box 6105 Rosemead, CA 91770-6105	Approval	75%	\$152,019	\$499	\$93	\$1,185	\$1,777
63	1715 H Avenue	Haggard Park HD	Young Dean Homestead Ltd. 625 W. Blondy Jhune Road Lucas, TX 75002	Approval	38%	\$241,671	\$402	\$75	\$955	\$1,431
64	1001 14th Street	Downtown HD	Timbers Plano Partners LLC ATTN: Matthew Harris 12121 Wilshire Blvd. #700 Los Angeles, CA 90025	Approval	38%	\$8,155,953	\$13,562	\$2,517	\$32,218	\$48,298
65	1003-07 E. 15th Street	Downtown HD	Eng & Wong Plano Downtown LLC 7005 Chase Oaks Blvd., Suite 200 Plano, TX 75025	Approval	38%	\$2,190,890	\$3,643	\$676	\$8,655	\$12,974
66	1004 E. 15th Street	Downtown HD	Metropolitan Mammoth Jack, Ltd. 3838 Oak Lawn Avenue, Suite 1416 Dallas, TX 75219	Approval	38%	\$697,797	\$1,160	\$215	\$2,757	\$4,132

**Exhibit A (continued)**

	<b>Property Location</b>	<b>Heritage Landmark/Heritage District (HD)</b>	<b>Address '1' Owner's Mailing Address per CCAD</b>	<b>Staff Recommendation</b>	<b>Tax Exemption Percentage</b>	<b>2025 Improvement Value</b>	<b>Plano City (CPL) 0.4376%</b>	<b>Collin College (JCN) 0.081220%</b>	<b>Plano ISD (SPL) 1.039550%</b>	<b>Estimated Exemption for 2026</b>
67	1008 E. 15th Street	Downtown HD	Tracey Honea 18703 Bilbrook Lane Dallas, TX 75287	Approval	38%	\$656,404	\$1,092	\$203	\$2,593	\$3,887
68	1010 E. 15th Street	Downtown HD	LPW Real Estate Investment LLC 719 Cougar Dive Allen, TX 75013	Approval	38%	\$497,325	\$827	\$153	\$1,965	\$2,945
69	1011 E. 15th Street	Downtown HD	N A T Properties LLC 1014 15th Place Plano, TX 75074	Approval	38%	\$1,136,932	\$1,891	\$351	\$4,491	\$6,733
70	1012 E. 15th Street	Downtown HD	JSMTX Properties LLC 7831 Park Lane, Apt 52 Dallas, TX 75225-2039	Approval	38%	\$592,862	\$986	\$183	\$2,342	\$3,511
71	1013 E. 15th Street	Downtown HD	Pierce Family Living Trust 39 Vanguard Way Dallas, TX 75243	Approval	38%	\$741,994	\$1,234	\$229	\$2,931	\$4,394
72	1016 E. 15th Street	Downtown HD	JSMTX Properties LLC 7831 Park Lane, Apt 52 Dallas, TX 75225-2039	Approval	38%	\$272,770	\$454	\$84	\$1,078	\$1,615
73	1017 E. 15th Street	Downtown HD	Comert Estates LLC 1017 E. 15th Street Plano, TX 75074	Approval	38%	\$1,342,436	\$2,232	\$414	\$5,303	\$7,950
74	1018 E. 15th Street	Downtown HD	JSMTX Properties LLC 7831 Park Lane, Apt 52 Dallas, TX 75225-2039	Approval	38%	\$190,481	\$317	\$59	\$752	\$1,128
75	1020 E. 15th Street	Downtown HD	CRH Rentals Ltd. 800 Central Parkway, Suite 100 Plano, TX 75074	Approval	38%	\$170,484	\$283	\$53	\$673	\$1,010
76	1021 E. 15th Street	Downtown HD	Tvg Holdings LLC 1001 18th Street PLano, TX 75074-5901	Approval	38%	\$300,005	\$499	\$93	\$1,185	\$1,777
77	1022 E. 15th Street	Downtown HD	15th Street Real Property Holdings, LLC 1022 E.15th Street Plano, TX 75074	Approval	38%	\$1,039,342	\$1,728	\$321	\$4,106	\$6,155
78	1024 E. 15th Street	Downtown HD	JSMTX Properties LLC 7831 Park Lane, Apt 52 Dallas, TX 75225-2039	Approval	38%	\$511,414	\$850	\$158	\$2,020	\$3,028
79	1026 E. 15th Street & 1421 K Avenue	Downtown HD	Sutton-1012 LLC 5577 Linhurst Court Fairview, TX 75069	Approval	38%	\$792,149	\$1,317	\$244	\$3,129	\$4,691
80	1027 E. 15th Street	Downtown HD	1027 E 15th St. LLC 9041 Dalrock Road Rowlett, TX 75089-2574	Approval	38%	\$745,482	\$1,240	\$230	\$2,945	\$4,415
81	1029 E. 15th Street	Downtown HD	Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	38%	\$687,148	\$1,143	\$212	\$2,714	\$4,069
82	1031-1033 E. 15th Street	Downtown HD	MKNS, LLC P.O. Box 262447 Plano, TX 75026-2447	Approval	38%	\$523,939	\$871	\$162	\$2,070	\$3,103
83	1032 E. 15th Street	Downtown HD	Chaddick Center Leasing Office 1201 E. 15th Street, Suite 201 Plano, TX 75074	Approval	38%	\$932,192	\$1,550	\$288	\$3,682	\$5,520
84	1035 E.15th Street	Downtown HD	Audience Inc 203 W Belmont Drive Allen, TX 75013-2757	Approval	38%	\$563,051	\$936	\$174	\$2,224	\$3,334

**Exhibit A (continued)**

	<b>Property Location</b>	<b>Heritage Landmark/Heritage District (HD)</b>	<b>Address '1' Owner's Mailing Address per CCAD</b>	<b>Staff Recommendation</b>	<b>Tax Exemption Percentage</b>	<b>2025 Improvement Value</b>	<b>Plano City (CPL) 0.4376%</b>	<b>Collin College (JCN) 0.081220%</b>	<b>Plano ISD (SPL) 1.039550%</b>	<b>Estimated Exemption for 2026</b>
85	1037 E. 15th Street	Downtown HD	Joerg W & Cathy A Fercher 628 Water Oak Dr. Plano, TX 75025	Approval	38%	\$307,275	\$511	\$95	\$1,214	\$1,820
86	1410-12 J Avenue	Downtown HD	Brodhead Family Ltd. Partnership PO Box 865123 Plano, TX 75086	Approval	38%	\$1,346,930	\$2,240	\$416	\$5,321	\$7,976
87	1418 K Avenue	Downtown HD	PMM Enterprises LLC 2413 Neal Drive Garland, TX 75040	Approval	38%	\$256,154	\$426	\$79	\$1,012	\$1,517
						<b>\$43,998,504</b>	<b>\$100,875</b>	<b>\$18,723</b>	<b>\$239,636</b>	<b>\$359,233</b>

**Exhibit B - Properties Denied for 2026 Heritage Tax Exemption**

No.	Property Location	Heritage Landmark/ Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Final Recommen dation	Tax Exemption Percentage	2025 Improvement Value	Plano City (CPL) 0.4376%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.039550%	Estimated Exemption for 2026
1	811 18th Street	Haggard Park HD	STRG Commercial Holdings, LLC 811 18th St. Plano, TX 75074-5828	Denial	38%	\$13,287	\$22	\$4	\$52	\$79



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**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 adopted Ordinance No. 2026-2-13**

### **PREVIOUS ACTION/PRESENTATION**

On January 12, 2026, this item was remanded to the Planning & Zoning Commission for reconsideration.

### **BACKGROUND**

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 8-0 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	2/16/2026	Ordinance
Supporting Documents	2/9/2026	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 23rd day of February, 2026, 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**, 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.
3. The support structure elevation and associated details on page 2 of the zoning exhibit are adopted as part of this ordinance.

**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 23rd day of February, 2026.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

## 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);

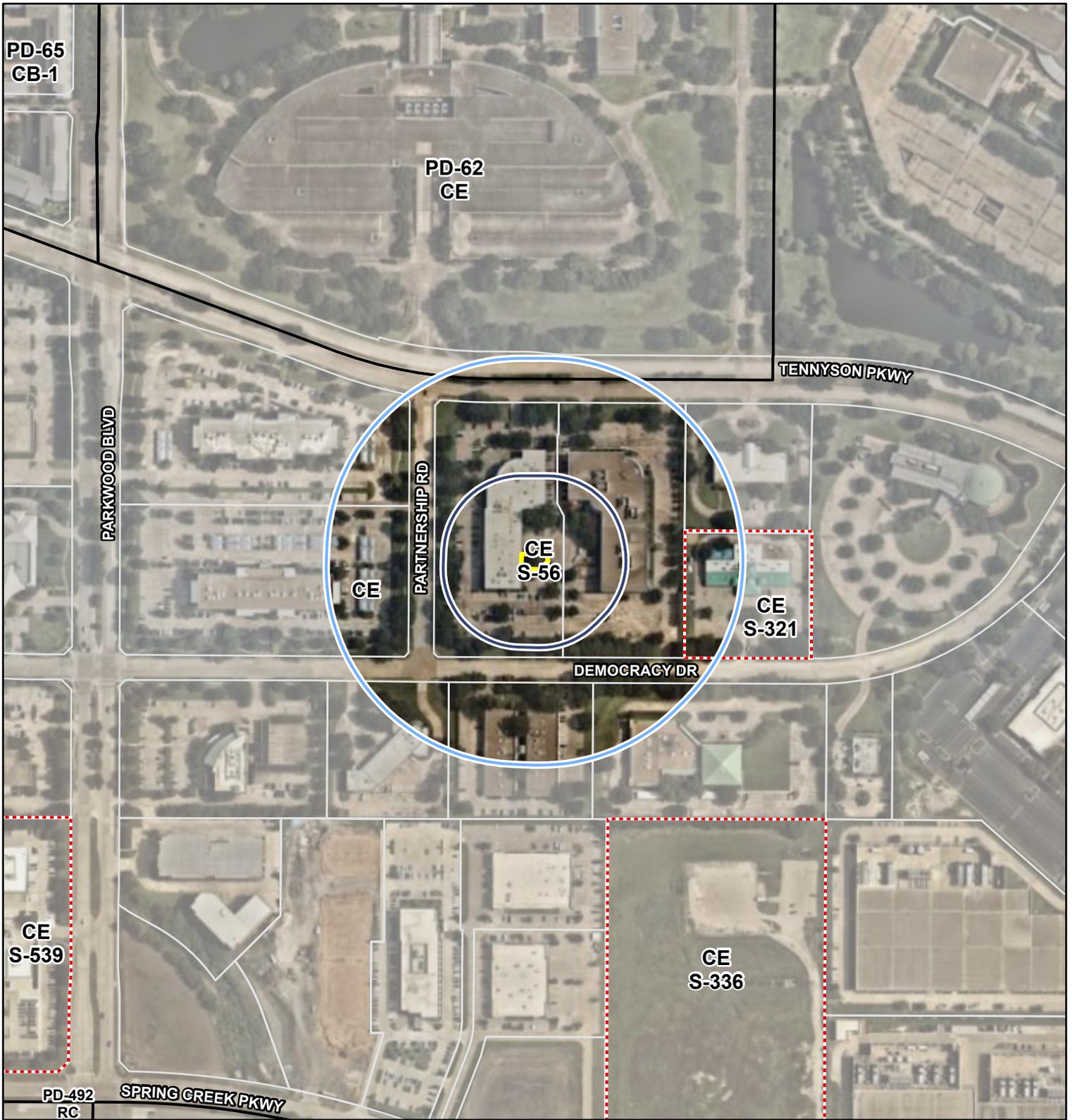
**THENCE** south 13 degrees 12 minutes 37 seconds east, 17.06 feet to the east corner of the herein described tract;

**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;

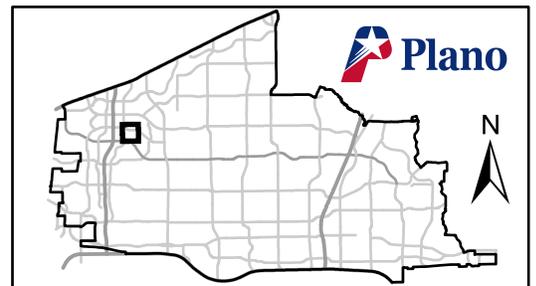
**Thence** north 89 degrees 40 minutes 03 seconds east, 64.14 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.0541 acres (2,355.14 square feet) of land.



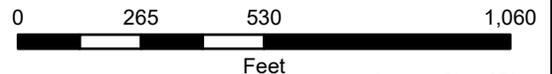
Project Number: ZC2025-016

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
- 500' Notification Buffer
- Municipal Boundaries





**LESSEE'S PROPOSED 2355 SQ FT PREMISES DESCRIPTION:**

BEING A LESSEE'S PROPOSED 2355 SQ FT PREMISES CONTAINING 1,054<sup>1</sup>/<sub>2</sub> ACRES (2355.14 SQUARE FEET) OF LAND LOCATED IN THE MARIA C. VELA SURVEY, ABSTRACTS 335, COLLIN COUNTY, TEXAS, AND BEING A PART OF AND PART OF LOT 18, BLOCK A AS SHOWN ON THE RE-PLAT LOTS 18 AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED BY VOLUME 2594 PAGE 23 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO DEMOCRACY PARTNERS LTD AS RECORDED IN FILE NUMBER 2019090150202 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID URBAN 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 4200 NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A 5/8" B.M. ROD STAMPED "8002 2088" BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A AS SHOWN ON THE RE-PLAT LOTS 18 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 BIGHT-OR-WAY LINE OF "TENTHON PARKWAY" AND HAVING A STATE PLANE COORDINATE VALUE OF 440.8825375, THE POINTS TO BE:

THENCE SOUTH 41 DEGREES 57' MINUTES 51 SECONDS WEST, 105.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF 973.848585, 179.70, 123.01 IN

THENCE SOUTH 13 DEGREES 12' MINUTES 37 SECONDS EAST, 15.06 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 09 SECONDS WEST, 17.38 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE NORTH, 30.24 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 40' MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 2024 ACRES 2355.14 SQUARE FEET OF LAND.

GENERAL NOTES:  
1. ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4200, NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED BY GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.

2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID) AND ARE REFERRED TO THE NEAREST TENTH OF FOOT.

3. PROVIDED ELEVATIONAL, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT, TRIMBLE R10000, DATE OF SURVEY 05/08/2024).

4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.

7. 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 MOUNDIFIED.

8. THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ADDJONER REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SITE NAME: SPRING CREEK DNT, CONTROL NO. 2019, DATED OCTOBER 27, 2022.

9. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.

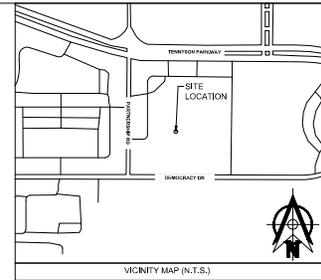
10. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.

11. UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 04/09/2024. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.

12. AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2355 SQ FT PREMISES LIE WITHIN AN UNSHARDED AREA OF MINIMAL FLOOD HAZARD ZONE X, ACCORDING TO FEMA FIRM PANEL, MAP NUMBER: 480602004, EFFECTIVE 06/07/2017 (CITY OF PLANO, COLLIN COUNTY, TEXAS).

13. THE LESSEE'S PROPOSED 2355 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, ON CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY SURVEYOR AND ENGINEERING INC.

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



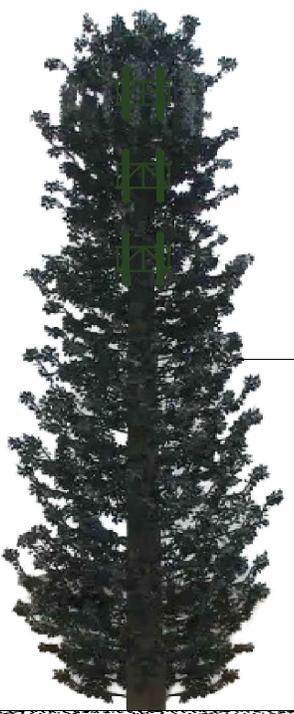
15. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.

16. UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 04/09/2024. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.

17. AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2355 SQ FT PREMISES LIE WITHIN AN UNSHARDED AREA OF MINIMAL FLOOD HAZARD ZONE X, ACCORDING TO FEMA FIRM PANEL, MAP NUMBER: 480602004, EFFECTIVE 06/07/2017 (CITY OF PLANO, COLLIN COUNTY, TEXAS).

18. THE LESSEE'S PROPOSED 2355 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, ON CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY SURVEYOR AND ENGINEERING INC.

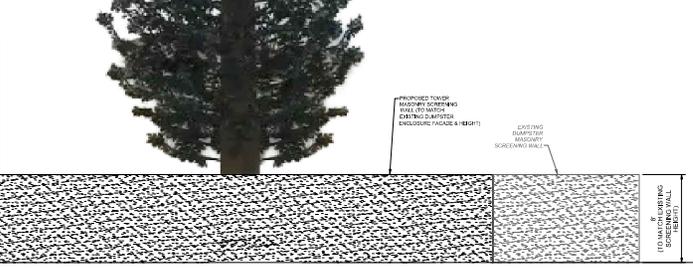
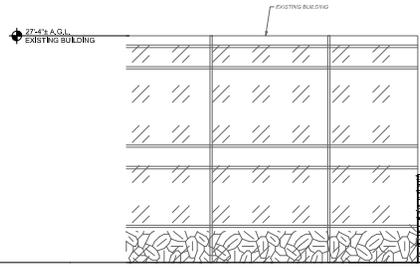
19. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION TO CONSIDER PLANS, OR PLANS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



- TOP OF BRANCHES  
ELEV = 95' ± AGL
- TOP OF STEEL  
ELEV = 90' ± AGL
- PROPOSED VERTICAL ANTENNAS  
RAD CENTER ELEV = 85' ± AGL
- PROPOSED AT&T ANTENNAS RAD  
CENTER ELEV = 75' ± AGL
- PROPOSED T-MOBILE ANTENNAS  
RAD CENTER ELEV = 65' ± AGL



PROPOSED 80' FAUX MONOCHROM LEAF TREE INTENDED TO EMULATE A MAGNOLIA



ABBREVIATIONS	
AMSL	AVERAGE MEAN SEA LEVEL
B.M.	BENCHMARK
B.W.	BARRIED WIRE
C.B.M.	CORNER B.M.
C.E.	CORNER EASEMENT
E.A.	EXISTING EASEMENT
F.N.	FILE NUMBER
I.P.	IRON PIPE
I.P.C.	IRON PIPE CULVERT
M.S.C.C.T.	METES AND BOUNDS RECORDS OF COLLIN COUNTY, TEXAS
O.P.A.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.B.	POINT OF BEGINNING
P.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
S.C.S.E.	STORM SEWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.M.	TEMPORARY BENCHMARK
T.Y.	TRIPY
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

SPACE FOR CITY OF PLANO USE ONLY

**ANTHEMET, INC.**  
5811 UTTERLAND  
DALLAS, TX 75228  
PHONE: 214-636-9471

**PREPARED BY:**  
**SMW ENGINEERING INC.**  
158 BUSINESS CENTER DR.  
BROWNSHAM, AL 35044  
PHONE: 205-252-6985  
JSHART@SMWENG.COM  
CNP-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 DNT  
GROSS ACREAGE: 4.822 ACRES TRACT  
PROPOSED PREMISES: 0.0941 ACRES  
PROPOSED EASEMENT ACREAGE: 0.321 ACRES (4' WIDE ACCESS EASEMENT), 0.099 ACRES (12' WIDE UTILITY & TRAILER EASEMENT).  
PROPERTY OWNER: DEMOCRACY PARTNERS LTD  
580 TOWER VIEW PKWY SUITE 250  
PLANO, TX 75024  
469.254.2624

**ZONING EXHIBIT**  
CASE NO. ZC2025-016  
MURATA BUSINESS SYSTEMS, INC ADDITION  
LOT 18, BLOCK A  
GROSS ACREAGE: -4.82 AC  
MARIA C. VELA SURVEY, ABSTRACT NO. 935  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
OCTOBER 2025

**DATE:** February 3, 2026  
**TO:** Petitioners with Items before the Planning & Zoning Commission  
**FROM:** Planning & Zoning Commission  
**VIA:** Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of February 2, 2026

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**AGENDA ITEM NO. 2 - 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. Remanded by City Council on January 12, 2026. Project #ZC2025-016.

**APPROVED:** 8-0

Speaker Card(s) Received:	Support:	<u>1</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 Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/373804?ts=359>

MC/bl

cc: Christina Sebastian, Land Records Planning Manager  
Jordan Rockerbie, Lead Planner  
Devon Garcia, GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

## **AGENDA ITEM NO. 2**

**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 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. Remanded by City Council on January 12, 2026. Project #ZC2025-016.

### **EXECUTIVE SUMMARY**

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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-feet in 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 (faux-tree) design.

#### Updates since November 17, 2025

On November 17, 2025, the Planning & Zoning Commission (Commission) considered this request, which at the time included a faux-eucalyptus tree design. Motions from the Commission ended in 4–4 votes, which moved the item to City Council for a final decision with no recommendation from the Commission. At the December 8, 2025, City Council meeting, the case was tabled to January 12, 2026, at the applicant's request for more time to prepare their presentation. During that time, the applicant proposed changes to a faux-magnolia tree design based on the feedback received by the Planning & Zoning Commission and staff. Due to these changes, City Council voted to remand the item to the February 2, 2026, Commission meeting. Changes made to the report that reflect the applicant's updated design since the November meeting are provided [in blue font](#) below.

Major topics of consideration in this request include:

1. Tower Design – The applicant proposes an antenna support structure designed as a faux-tree. The proposed tree would be 95-feet in height and modeled on a [magnolia tree](#). [The proposed height and species are consistent with native trees and can 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 as well as the Community Design Policy – Action 3 as the proposed tree form is consistent with trees in the region. As a result, the tower design reduces the visual prominence amongst the surrounding landscape.

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

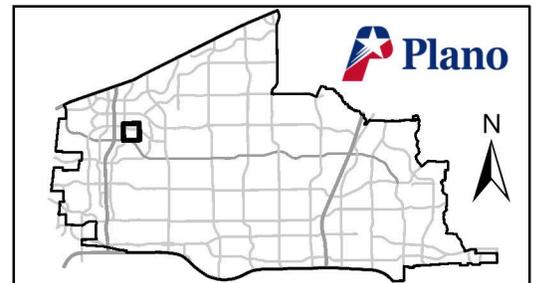
PD-492  
RC

SPRING CREEK PKWY

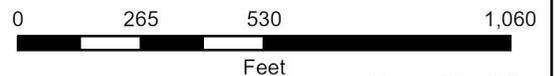
Project Number: ZC2025-016

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
- Zoning/SUP Boundary
- Municipal Boundaries



Source: City of Plano

## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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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 faux-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 faux-tree design at 95 feet in height, as shown in Attachment 3 of this report.

January 17, 2024 – Staff provided comments that the faux-tree design did 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.

November 17, 2025 – The subject zoning case received a 4–4 vote by the Commission, resulting in the case moving forward to the December 8, 2025, City Council meeting with no recommendation. The previous design associated with this public hearing as shown in Attachment 5 of this report.

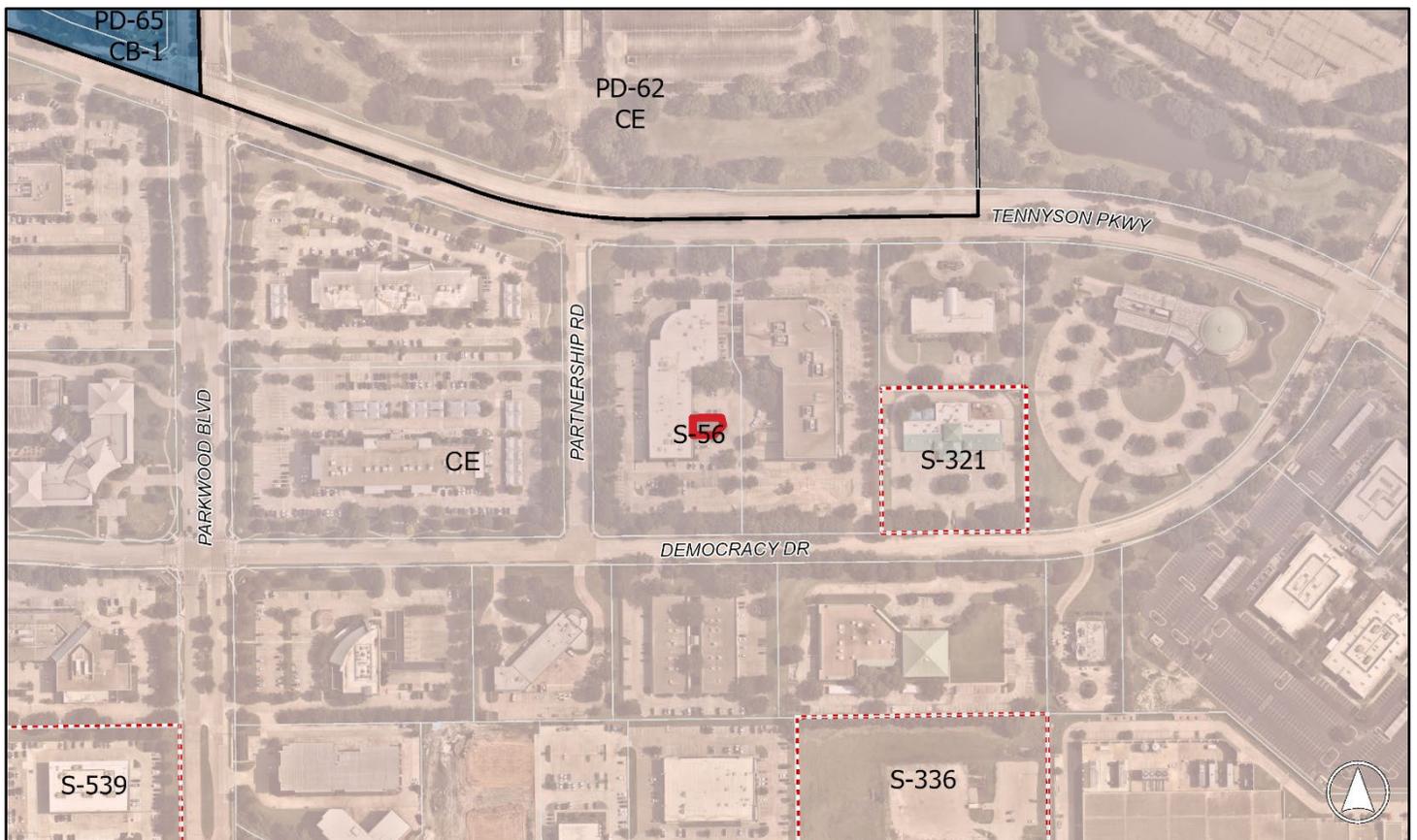
December 8, 2025 – City Council tabled the item to the January 12, 2026, meeting at the applicant's request.

January 12, 2026 – The applicant requested the case be sent back to the Planning & Zoning Commission so they could present substantive changes to their proposal. Based on this new information, City Council voted to remand the item to the February 2, 2026, Planning & Zoning Commission meeting.

## 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.

3. The support structure elevation and associated details on page 2 of the zoning exhibit are adopted as part of this ordinance.”

## 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 tower design emulates a magnolia tree, a tree form native to the region. As a result, the tower design reduces the visual prominence amongst the surrounding landscape, consistent with the intent of CD3.*

## 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 on 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 faux-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. [The proposed tree design generally imitates a magnolia tree, which is a native, broad-leaved species within the region. The branches have been modified to better mimic the growth of a natural tree, with more variety in length and density, and start close to the base of the tree as a typical magnolia tree would. Additionally, the graphic shown on the associated site plan and zoning exhibit show that branches fully conceal the antennas, extending 5 feet above the maximum height of the pole.](#)

#### [Requirement to Include Antenna Design in the Adopted Ordinance](#)

[As part of the proposed design changes based on the Commission's feedback, the faux-tree site elevation, part of the substantially conforming site plan, will be included as part of the ordinance, if adopted. This change will allow the city to better enforce the maintenance and aesthetics of the faux-tree. Additionally, the faux-tree design cannot be significantly altered without a zoning change.](#)

#### **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 faux-tree design. The proposed height and species are generally consistent with native trees to the extent possible for an antenna support structure. Although 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, the proposed faux-tree design which emulates a magnolia will provide effective screening of the antennas as required by the Zoning Ordinance and the design can be more effectively enforced by being adopted as part of the ordinance amending S-56. For these reasons, staff is 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 approval.

**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, 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. 4808SC0355K, 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;

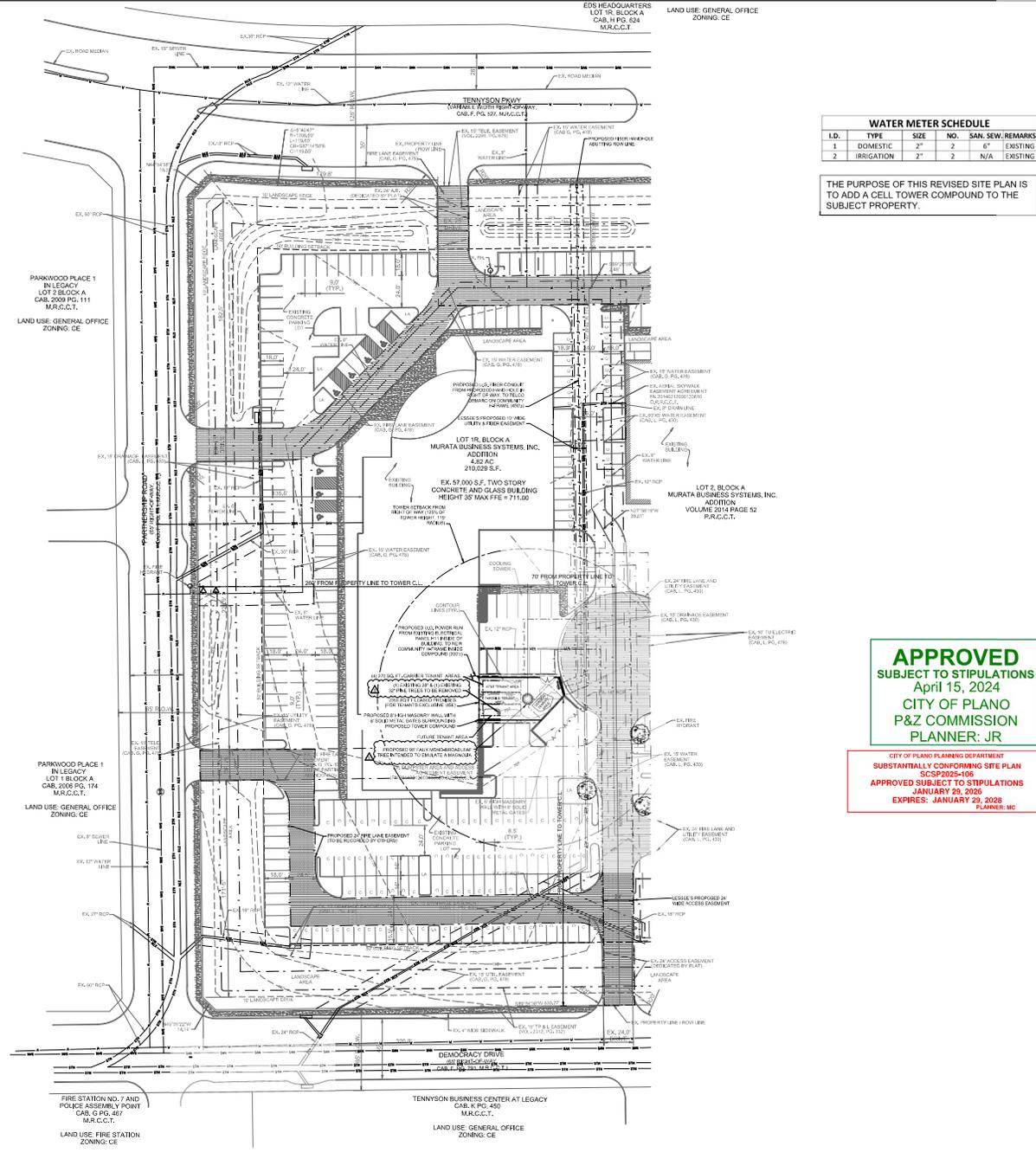
SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  - FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
  - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
  - FOURFOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANINGFUL SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
  - MECHANICAL UNITS, DUMPSTERS, AND TRASH CONTAINERS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
  - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-8(B) OF THE CODE OF ORDINANCES.
  - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
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**ABBREVIATIONS**

AMSL	AVERAGE MEAN SEA LEVEL
BL	BUILDING
B.V.	BURIED VENT
CE	CONCRETE
DE	DEMOLITION
EX	EXISTING
FL	FILL NUMBER
IP	IRON PIPE
IR	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
POC	POINT OF COMMENCEMENT
P.O.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
ST	STAIR
STAB.E.	STAIRWAY EASEMENT
STAB.S.	STAIRWAY EASEMENT
TR	TRAIL
TRM	TRAIL MARKER
U.E.	UTILITY EASEMENT
W.L.E.	WATERLINE 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%
<b>PARKING</b>	
PARKING RATIO	1 SPACE/300 SF FLOOR AREA
REQUIRED PARKING (# SPACES)	190
RPROVIDED 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
<b>LANDSCAPE AREA (INCLUDING TURF AREA)</b>	
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
<b>PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)</b>	
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS	0
TOTAL PERMEABLE AREA	0
<b>IMPERVIOUS AREA</b>	
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
TOTAL IMPERVIOUS AREA	132,883 SF
LESS BMP IMPERVIOUS AREA CREDIT	0
BIABLE IMPERVIOUS AREA	132,883 SF

SPACE FOR CITY OF PLANO USE ONLY

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

**EXPIRES**  
 APRIL 15, 2026  
 CITY OF PLANO

CITY OF PLANO PLANNING DEPARTMENT  
 SUBSTANTIALLY CONFORMING SITE PLAN  
 SCSP2025-106  
 APPROVED SUBJECT TO STIPULATIONS  
 JANUARY 23, 2025  
 EXPIRES: JANUARY 23, 2028  
 PLANNER: MC



ANTHEMNET, INC.  
 5944 LUTHER LANE  
 SUITE 270  
 DALLAS, TX 75248  
 PHONE: 972-688-7331



**SUBSTANTIALLY CONFORMING SITE PLAN**  
 MURATA BUSINESS SYSTEMS, INC. ADDITION

**SPRING CREEK DNT**  
 REVISED SITE PLAN  
 CITY PROJECT NO: SCSP2025-106

**REV. DATE:**  
 PLAN TYPE: SUBSTANTIALLY CONFORMING SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE  
 PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION CELL BLK A, LOT 1R, SUIT A  
 GROSS ACRES: 4.82 ACRES TRACT (2011 ACRES TOWER ADDRESS)  
 CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS  
 SURVEY ABSTRACT NAME: MARA C. VELA SURVEY, ABSTRACT 935  
 PROPERTY OWNER: DESIGNPARTY PARTNERS, LTD PHONE: (469)750-564

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
4	TOWER DESIGN & BUILDING HEIGHT	01-26-26

SHEET NO ZD1 OF 2 SHEETS

Revised Design considered at the February 2, 2026, Planning & Zoning Commission Meeting



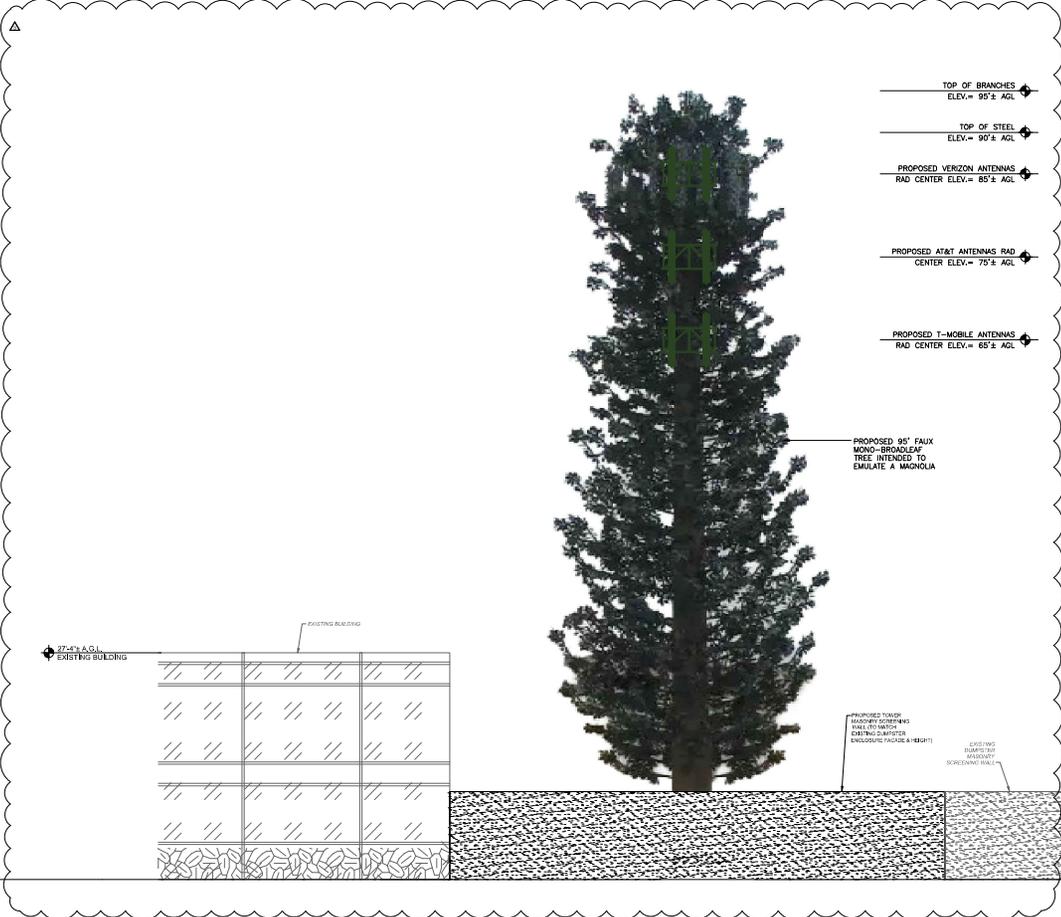
**ZONING NOTE:**  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, 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:**  
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**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. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

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  10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-486 OF THE CODE OF ORDINANCES.
  11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
  13. USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 6-430 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NONTOXIC MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



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

CITY OF PLANO PLANNING DEPARTMENT  
SUBSTANTIALLY CONFORMING SITE PLAN  
SCSP2025-106  
APPROVED SUBJECT TO STIPULATIONS  
JANUARY 23, 2025  
EXPIRES: JANUARY 23, 2028  
PLANNER: MC

SPACE FOR CITY OF PLANO USE ONLY

**EXPIRES**  
APRIL 15, 2026  
CITY OF PLANO

ANTHEMNET

ANTHEMNET, INC.  
5944 LITTLE LANE  
DALLAS, TEXAS 75249  
PHONE: 2142678731

**SMW**  
ENGINEERING GROUP, LLC  
SUBSTANTIALLY CONFORMING SITE PLAN

**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 (CELL BUX A, LOT 16) SUGAR  
GROSS AREA: 4.822-ACRE TRACT (2611 ACRES) TOWER H ADDITION  
CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS  
SURVEY ABSTRACT NAME: MARSA C. VELA SURVEY, ABSTRACT 935  
PROPERTY OWNER: DIVERSITY GROUP PARTNERS, LTD PHONE: 469-750-564

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	01-26-26

SHEET NO Z02 OF 2 SHEETS



**ZONING NOTE:**

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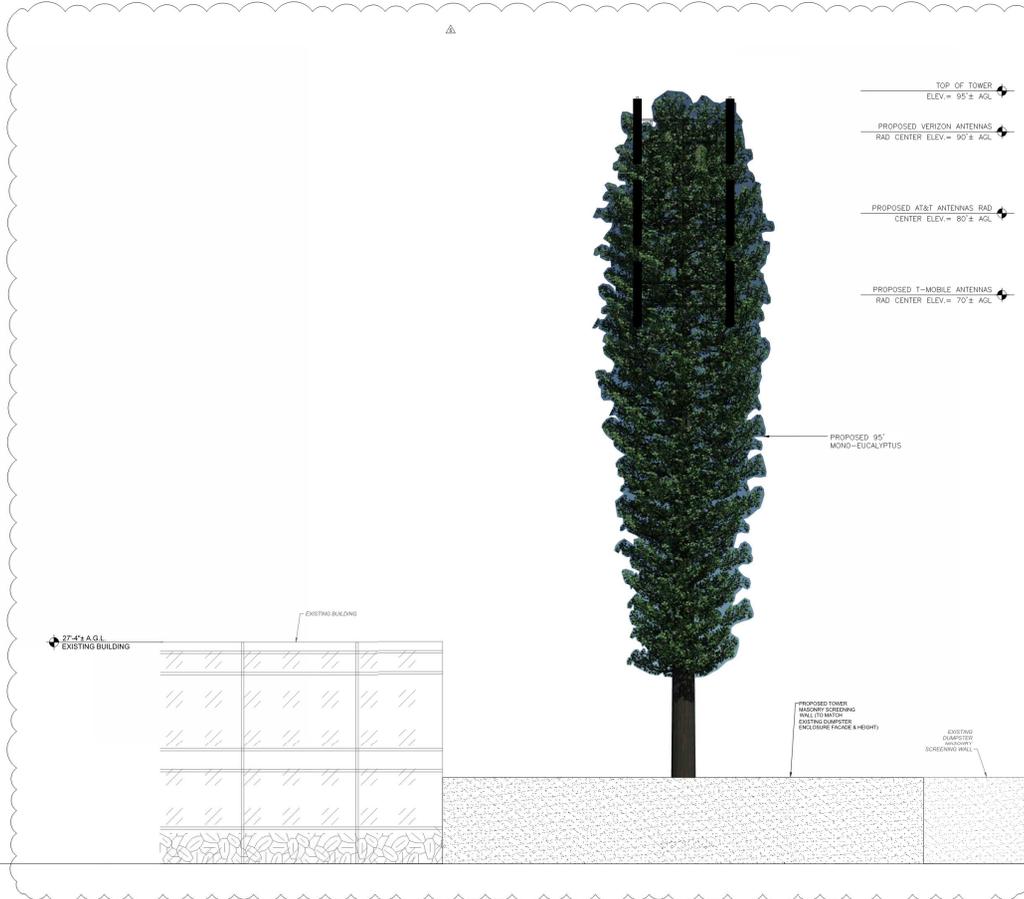
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Design Considered at the  
November 17, 2025,  
Planning & Zoning  
Commission Meeting



**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



ANTHEMNET, INC.  
594 LUTHER LANE  
SUITE 200  
DALLAS, TX 75226  
PHONE 972-839-7191



**SUBSTANTIALLY CONFORMING SITE PLAN**  
MURATA BUSINESS SYSTEMS, INC. ADDITION

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

PLN LOCATION INFORMATION:  
PLAN TYPE: SUBSTANTIALLY CONFORMING SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE  
PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (GPL) BLK A, LOT 16-16C-16D  
GROSS ACREAGE: 4.822-ACRE TRACT (0.641 ACRE TOWER ADDITION)  
CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS  
SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 835  
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
△	TOWER DESIGN & BUILDING HEIGHT	10-14-25

SHEET NO ZD2 OF 2 SHEETS



# Approved Design, April 2024

Call before you dig.

### ZONING NOTE:

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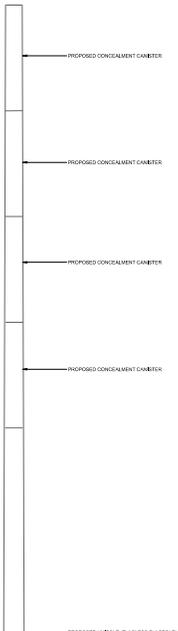
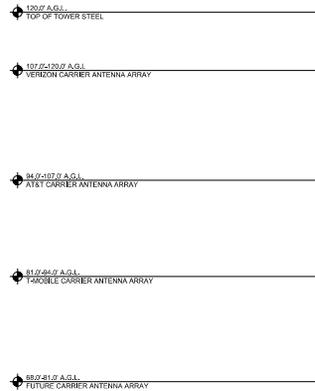
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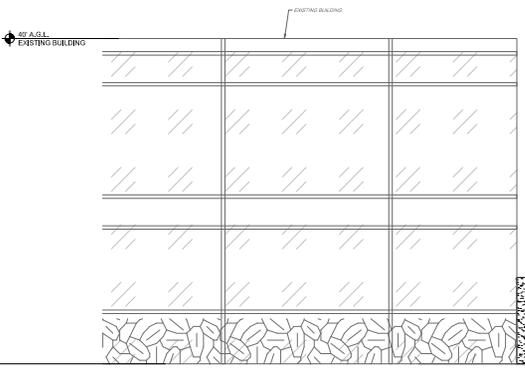
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PROPOSED UNPLE PLANS (RAMP), (USE A NEUTRAL COLOR CONTRAST WITH SURROUNDING STRUCTURE)



70.6' F.A.M.S.L. GROUND ELEVATION

**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



ANTHEMNET, INC.  
2504 LUTHER LANE  
SUITE 220  
DALLAS, TX 75228  
PHONE: 972-939-7151



**REVISED**  
SITE PLAN  
MURATA BUSINESS SYSTEMS, INC. ADDRESS

**PROJECT NAME & KEY INFORMATION:**  
**SPRING CREEK DNT**  
ANTENNA DETAIL  
CITY PROJECT NO: RSP2024-002

**KEY LOCATION INFORMATION:**  
PLAN TYPE: REVISED SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE  
PROJECT DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPU) BLDG A LOT 1R RE-PLAT  
ORDER ADDRESS: 4540-ACRE TRACT (04) ACRE TOWER ADDRESS  
CITY, COUNTY AND STATE NAME: CITY OF PLANO COLLIN COUNTY, TEXAS  
SURVEY ABSTRACT NAME: MARB-C VELA SURVEY, ABSTRACT 935  
PROPERTY OWNER: DEMOCRACY PARTNERS, LTO PHONE: 469-750-1554

DATE OF CREATION: 8-03-2023		
REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

SHEET NO ZD2 OF 2 SHEETS



### SITE ELEVATION

SCALE: N.T.S.

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**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).

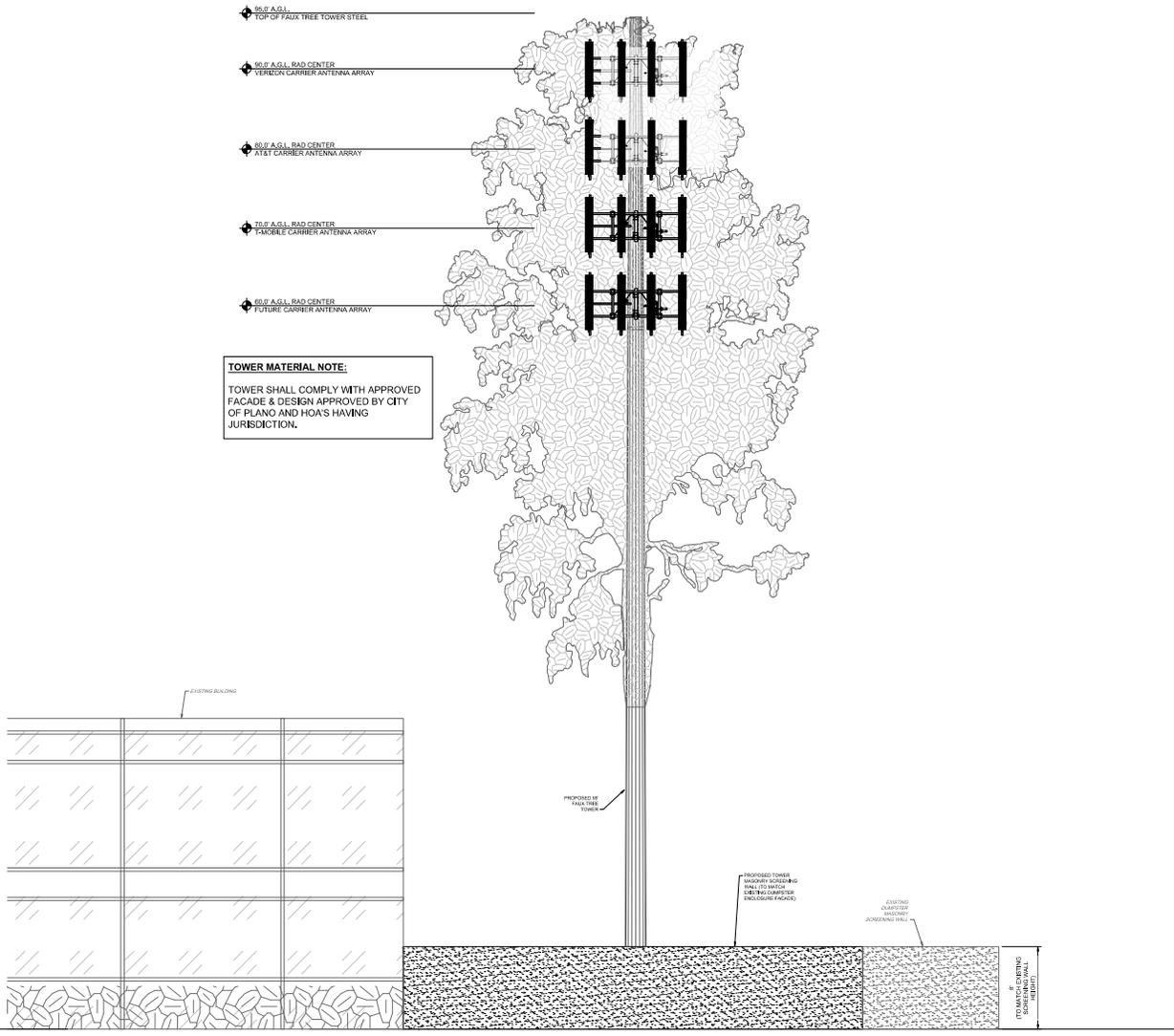
**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 4808SC0355K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

SITE LOCATION IS A GRASSY MEDIAN, CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
  - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
  - FOUR-FEET WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
  - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
  - APPROVAL OF SITE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
  - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 9-456 OF THE CODE OF ORDINANCES.
  - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
  - USES SHALL CONFORM TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 9-100 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NONTOXIC MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

- 90.0' A.G.L. TOP OF MAIN TREE TOWER STEEL
- 90.0' A.G.L. RAD CENTER VERLON CARRIER ANTENNA ARRAY
- 80.0' A.G.L. RAD CENTER A16 CARRIER ANTENNA ARRAY
- 70.0' A.G.L. RAD CENTER KARIBEE CARRIER ANTENNA ARRAY
- 60.0' A.G.L. RAD CENTER FUTURE CARRIER ANTENNA ARRAY

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



**SITE ELEVATION**  
 SCALE: N.T.S.

SPACE FOR CITY OF PLANO USE ONLY

---

APPLICANT: **ANTHEMNET**  
 ANTHEMNET, INC.  
 15411 HILLVIEW LANE  
 SUITE 200  
 DALLAS, TX 75228  
 PHONE 972-539-7151

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DESIGNER: **3DD&E**  
 3D DESIGN & ENGINEERING, INC.  
 10000 W. HIGHTWAY 175, SUITE 100  
 FORT WORTH, TX 76134  
 PHONE 817-336-7829  
 WWW.3DD&E.COM  
 FAX 817-336-7830

**REVISED SITE PLAN**  
 MURATA BUSINESS SYSTEMS, INC. ADDITION

---

PROJECT NAME & SHEET DESCRIPTION:  
**SPRING CREEK DNT**  
**SITE ELEVATION SHEET**

---

PER LOCAL ORDINANCE:  
 PLAN TYPE: NEW CELLULAR COMMUNICATIONS SITE  
 PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL), BULK LOT 101 (R, RE-PAV)  
 GROSS ACRES: 4.822+/- ACRES TRACT 1041 ACRES TOWER ADDITION  
 SURVEY ABSTRACT NAME: MARSH-CO. VELA SURVEY ABSTRACT 983  
 PROPERTY OWNER: DEMOCRACY PARTNERS, LTD PHONE: 469-759-1564

DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:

SHEET NO ZD2 OF 5 SHEETS

**LESSEE'S PROPOSED 2355 SQ FT PREMISES DESCRIPTION:**

BEING A LESSEE'S PROPOSED 2355 SQ FT PREMISES CONTAINING 0.0541 ACRES (3085.14 SQUARE FEET) OF LAND LOCATED IN THE MARA C. VELA SURVEY, ABSTRACT NO. 325, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1R, BLOCK A, AS SHOWN ON THE REPEAT LOTS 1R AND 2, BLOCK A, MURATA BUSINESS SYSTEMS, INC. ADDITION AS RECORDED IN VOL. 2014 PAGE 52 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, CONVENTED TO DEMOCRACY PARTNERS, LTD. AS RECORDED IN FILE NUMBER 2015101200102020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, 3441 0254-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS METAL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (2011), NORTH AMERICAN DATUM OF 1983:

COMMENCED AT A 5/8" IRON ROD STAMPED "200 3899" BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A, AS SHOWN ON THE REPEAT LOTS 1R AND 2, BLOCK A, MURATA BUSINESS SYSTEMS, INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, LYING IN THE SOUTHERLY "RIGHT-OF-WAY" LINE OF TENNYSON PARKWAY AND HAVING A 24" FIRE LANE EASEMENT (CABINET G, PAGE 478, P.R.C.C.T.) TO THE SOUTHERLY CORNER OF THE HERIN DESCRIBED TRACT, THENCE SOUTH 41 DEGREES 51 MINUTES 51 SECONDS WEST, 50.25 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CORNER OF THE HERIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF 424485.033366 (X) AND 1076.515116 (Y);

THENCE SOUTH 13 DEGREES 12 MINUTES 37 SECONDS EAST, 17.06 FEET TO THE EAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 12 MINUTES 06 SECONDS WEST, 30.17 FEET TO A SOUTHERLY CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 47.39 FEET TO THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

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

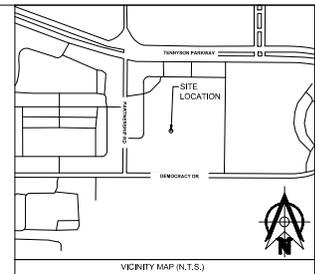
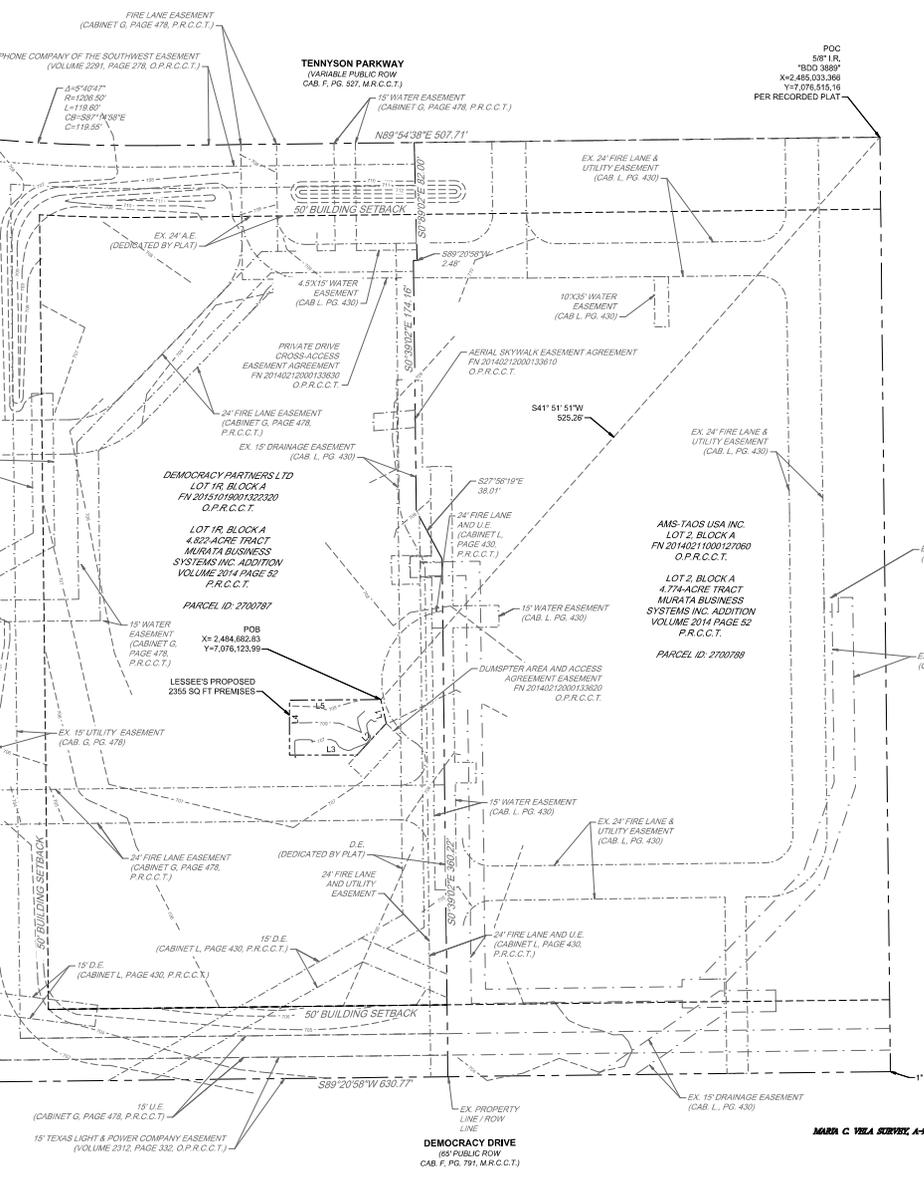
THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.0541 ACRES (2,355.14 SQUARE FEET) OF LAND.



**GENERAL NOTES:**

- ALL BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (2011), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED BY GRID VALUES, BASED ON GAB HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NOV1988) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROPOSED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R6700DM), DATE OF SURVEY: 04/19/2025.
- 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 ARCHITECT, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES WILL NOT BE MONUMENTED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ADJUDICATORY REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SEFE NAME: SPRING CREEK CDT, CONTROL NO. 2395A, DATED OCTOBER 21, 2023.
- 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 04/19/2025. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2355 SQ FT PREMISES LIE WITHIN AN UNSHADDED AREA OF FEMERAL FLOOD HAZARD ZONE "X" ACCORDING TO FEMA FIRM PANEL, MAP NUMBER 480620205K, EFFECTIVE 06/07/2017 (CITY OF PLANO, COLLIN COUNTY, TEXAS).
- THE LESSEES PROPOSED 2355 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D SURVEY AND ENGINEERING, INC.
- APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE FULLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE IMPACT OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON UTILITIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THE ZONING CASE.

ABBREVIATIONS	
AVBL	AVERAGE MEAN SEA LEVEL
BL	BENCHMARK
CON	CONCRETE
CU	CURB
DE	DECK
DM	DRIVEWAY EASEMENT
EN	EASEMENT
FN	FILE NUMBER
IR	IRON ROD
IP	IRON PIPE
M.C.C.T.	METES AND BOUNDS RECORDS OF COLLIN COUNTY, TEXAS
OP.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.R.C.C.T.	PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
SH	SHED
STR	STREET
STRVLS	STORM DRAINAGE EASEMENT
STRVLS	STORM DRAINAGE EASEMENT
TEMP	TEMPORARY BENCHMARK
TRK	TRUCK
U.E.	UTILITY EASEMENT
WLS	WATER EASEMENT



LINE TABLE		
LINE #	DISTANCE	BEARING
L1	17.06'	S13° 12' 37"E
L2	30.17'	S43° 12' 06"W
L3	47.39'	S89° 59' 00"W
L4	38.24'	N89° 00' 00"E
L5	64.14'	N59° 40' 03"E

SPACE FOR CITY OF PLANO USE ONLY

ANTHMET, INC.  
1504 LUTHER LANE  
SUITE 100  
PLANO, TEXAS 75075  
PHONE: 972-687-1111

**PREPARED BY:**  
**SMW ENGINEERING INC.**  
159 BUSINESS CENTER DR.  
BIRMINGHAM, AL 35244  
PHONE: 205-262-6995  
JSHART@SMWENG.COM  
CAF F-8617

**PURPOSE:** THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ACQUISITION OF A CELL TOWER LEASE LOCATED ON AN EXISTING PROPERTY.

**PLAT/PLAT TYPE:** CELL TOWER PREMISES ADDITION

**ANTHMET PROJECT NAME:** SPRING CREEK CDT

**GROSS ACRES:** 4.82 ACRES TRACT

**PROPOSED PREMISES:** 0.0541 ACRES

**PROPOSED EASEMENT ACRES:** 0.2120 ACRES (24" WIDE ACCESS EASEMENTS) 0.099 ACRES (10" WIDE UTILITY & FIRE EASEMENTS)

**PROPERTY OWNER:** DEMOCRACY PARTNERS, LTD  
500 TENNYSON PKWY SUITE 200  
PLANO, TX 75074  
952-754-1564

**ZONING EXHIBIT**  
CASE NO. ZC2025-016  
LOT 1R, BLOCK A  
GROSS ACRES: ~4.82 AC  
MARA C. VELA SURVEY, ABSTRACT NO. 935  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
OCTOBER 2025

**OVERALL PROPERTY MAP**



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

**LESSEE'S PROPOSED 2355 SQ FT PREMISES DESCRIPTION:**

LESSEE'S PROPOSED 2355 SQ FT PREMISES CONTAINING 0.041 ACRES (0.0814 SQUARE FEET) OF LAND LOCATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935, COLLIN COUNTY, TEXAS, ARE BEING CUT OFF AND PART OF LOT 16, BLOCK A AS SHOWN ON THE REPEAT LOTS 16 AND 2, BLOCK A, MURATA BUSINESS SYSTEMS, INC. ADDITION AS RECORDED IN VOLUME 204 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO LESSEE BY PARTNER LTD. AS DESCRIBED IN FILE NUMBER 201910190102020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS. SAID 0.041-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: METAL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A 5" BY 8" IRON ROD STAKED 100 SMP BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A AS SHOWN ON THE REPEAT LOTS 16 AND 2, BLOCK A, MURATA BUSINESS SYSTEMS, INC. ADDITION AS RECORDED IN VOLUME 204 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, LYING IN THE SOUTHERLY "RIGHT-OF-WAY" LINE OF TENNYSON PARKWAY, AND HAVING THE PLANE COORDINATE VALUE OF 461,406.616 (9);

THENCE SOUTH 41 DEGREES 51 MINUTES 51 SECONDS WEST, 426.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF 461,406.616 (9);

THENCE SOUTH 13 DEGREES 12 MINUTES 37 SECONDS EAST, 174.08 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 12 MINUTES 06 SECONDS WEST, 30.77 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

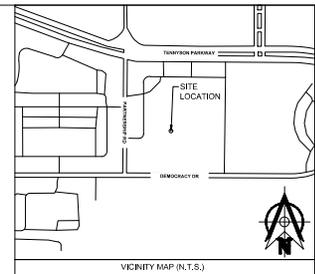
THENCE SOUTH 88 DEGREES 59 MINUTES 08 SECONDS WEST, 47.09 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE NORTH, 30.24 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.041 ACRES (2,355.14 SQUARE FEET) OF LAND.

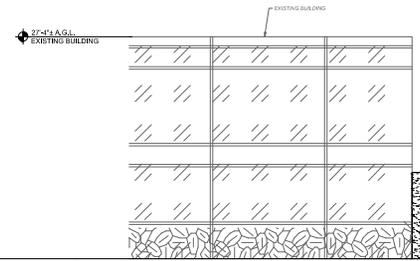
**GENERAL NOTES:**

- ALL BEARINGS ARE GROUND BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED BY GROUND VALUES BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GVD1988) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R107000L, DATE OF SURVEY: 04/19/2025).
- 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 MONUMENTED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ADJUDICATOR REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SFE, NAME: SPRING CREEK INT. CONTROL, NO. 23954, DATED OCTOBER 21, 2022.
- 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 04/19/2025. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2355 SQ FT PREMISES LIE WITHIN AN UNSHADED AREA OF "MODERATE FLOOD HAZARD ZONE" ACCORDING TO FEMA FIRM PANEL, MAP NUMBER 4886020500K, EFFECTIVE 06/07/21 (CITY OF PLANO, COLLIN COUNTY, TEXAS).
- THE LESSEE'S PROPOSED 2355 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY SD SCOBEN AND ASSOCIATES, INC.
- APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE FULLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON THESE PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THE ZONING CASE.



- TOP OF BRANCHES  
ELEV. = 95'± AGL
- TOP OF STEEL  
ELEV. = 90'± AGL
- PROPOSED VERIZON ANTENNAS  
RAD CENTER ELEV. = 85'± AGL
- PROPOSED AT&T ANTENNAS RAD  
CENTER ELEV. = 75'± AGL
- PROPOSED T-MOBILE ANTENNAS  
RAD CENTER ELEV. = 65'± AGL

PROPOSED 8'± FAUX MONO-BROCADEAF TREE INTENDED TO EMULATE A MONSTERA



PROPOSED TOWER MAJORLY SCREENING AND SHIELDING OFF THE TOWER FROM EXISTING BUILDING EXCLUSIVE FACADE HEIGHTS

EXISTING 10'-0\"/>

IF EXISTING BUILDING IS NOT HEREON

**ABBREVIATIONS**

AMB.	AVERAGE MEAN SEA LEVEL
B.M.	BENCHMARK
C.M.	CENTERLINE
C.O.E.	CONVEYANCE EASEMENT
E.A.	EASEMENT
F.N.	FILE NUMBER
IRP	IRON ROD
M.R.	MAP RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CH	CHURCH
STW.A.E.	STORM WATER EASEMENT
S.W.E.	SEWER EASEMENT
T.M.	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.L.	WATER LINE EASEMENT



**SPACE FOR CITY OF PLANO USE ONLY**

ANTHEMET, INC.  
994 LITTON LANE  
SUITE 100  
PLANO, TEXAS 75075  
PHONE: 972-637-1711

**PREPARED BY:**  
**SMM ENGINEERING INC.**  
159 BUSINESS CENTER DR.  
BIRMINGHAM, AL 35244  
PHONE: 205-262-6995  
JSHART@SMMENGINEERING.COM  
CAF F-8617

**PROJECT INFORMATION**

**PURPOSE:** THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ACQUISITION OF A CELL TOWER LEASE LOCATED ON AN EXISTING PROPERTY.

**PLAT/REPLAT TYPE:** CELL TOWER PREMISES ADDITION

**ANTHEMET PROJECT NAME:** SPRING CREEK INT

**GROSS ACRES:** 4.82 ACRES TRACT

**PROPOSED PREMISES:** 0.041 ACRES

**PROPOSED EASEMENT ACRES:** 0.212 ACRES (24' WIDE ACCESS EASEMENTS) 0.099 ACRES (10' WIDE UTILITY & FIBER EASEMENTS)

**PROPERTY OWNER:** DEMOCALCALY PARTNERS, LTD  
5500 TENNYSON PKWY SUITE 250  
PLANO, TX 75074  
469-754-1564

**ZONING EXHIBIT**  
CASE NO. ZC2025-016  
LOT 16, BLOCK A  
GROSS ACRES: ~4.82 AC  
MURATA BUSINESS SYSTEMS, INC ADDITION  
LOT 16, BLOCK A  
MARIA C. VELA SURVEY, ABSTRACT NO. 935  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
OCTOBER 2025



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Zoning  
**DIRECTOR:** Christina Day, Director of Planning  
**AGENDA ITEM:** Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-020.  
**RECOMMENDED ACTION:** Items for Individual Consideration

### ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-020 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, amending and expanding Specific Use Permit No. 539 for New Vehicle Dealer on 29.7 acres of land located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts, 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. Petitioners: VHC LLC & 5700 Democracy Plano Properties LLC **Conducted and adopted Ordinance No. 2026-2-14**

### PREVIOUS ACTION/PRESENTATION

This item was originally scheduled for the January 26, 2026, City Council meeting, which was cancelled due to inclement weather. The item was renoticed for the February 23, 2026, meeting.

### BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 8-0 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	2/9/2026	Ordinance
Supporting Documents	2/9/2026	Informational

## Zoning Case 2025-020

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, amending and expanding Specific Use Permit No. 539 for New Vehicle Dealer on 29.7 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts, 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 23rd day of February, 2026, for the purpose of considering amending and expanding Specific Use Permit No. 539 for New Vehicle Dealer on 29.7 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts; 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**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 23rd day of February, 2026; and

**WHEREAS**, the City Council is of the opinion and finds that amending and expanding Specific Use Permit No. 539 for New Vehicle Dealer on 29.7 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts, 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 so as to expand Specific Use Permit No. 539 for New Vehicle Dealer from 23.8 acres of land as described in Exhibit A of Ordinance 2004-5-24 to include a total of 29.7 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts, said 29.7 acre property being described in the legal description in Exhibit A attached hereto.

**Section II.** The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to repeal the restrictions of Specific Use Permit No. 539 for New Vehicle Dealer originally adopted by Ordinance No. 2004-5-24 and replace as follows:

1. A New Vehicle Dealer may operate on Classic BMW Addition, Block A, Lot 1R, as amended, subject to the following conditions:
  - a. A landscaped edge consisting of trees, shrubs, and berms shall be installed along the northern property line, excluding driveway connections.
  - b. The landscaped edge above in 1.a. shall be a minimum of 25 feet in width and a maximum of 50 feet in width.
2. A New Vehicle Dealer may operate on Ameriplan, Block A, Lot 1R, as amended, subject to the following conditions:
  - a. The new vehicle dealer and associated uses must be subordinate to and functionally related to the new vehicle dealer on Classic BMW Addition, Block A, Lot 1R, as amended.
  - b. Overhead doors and loading areas are prohibited on building facades facing public right-of-way.
  - c. Storage or display of vehicle inventory for sale is prohibited.
  - d. A 6-foot-tall solid landscape screen must be provided along the western property line, excluding driveway connections.
3. If a new vehicle dealer is operated in accordance with number 2 above, incidental major vehicle repair is limited to 24,000 square feet within the SUP boundary.

**Section III.** 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 IV.** 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 V.** 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 VI.** 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 VII.** 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 VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** on the 23rd day of February, 2026.

\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

### Zoning Case 2025-020

Being all of that tract of land situated in the Maria C. Vela Survey, Abstract No. 935, Collin County, Texas, and being all of a called 6.079 acre tract of land described to deed to 5700 Democracy Drive Holdings, LLC, recorded in Instrument No. 20161003001324020, Official Public Records of Collin County, Texas, according to the plat of Lot 1, Block A, Ameriplan Addition, recorded in Cabinet O, Page 484, Plat Records of Collin County, Texas, and all of a called 23.651 acre tract of land described to deed to VHC, LLC, recorded in Instrument No. 2021005002030450, Official Public Records of Collin County, Texas, according to the plat of Lot 1R, Block 1, Classic BMW Addition, recorded in Instrument No. 2023010000374, Plat Records of Collin County, Texas, and being more particularly described as follows:

Beginning at a calculated point found in the southwest corner of said Lot 1, Block A, Ameriplan, same being the southeast corner of Lot 1, Block A, Tollway/Democracy Addition, a subdivision of record in Cabinet L, Page 280, Plat Records of Collin County, Texas, and being in the north line of said Lot 1R, Block 1,

Thence North  $00^{\circ}51'32''$  West, with the west line of said Lot 1, Block A, Ameriplan, SAME4 being the east line of said Tollway/Democracy Addition, a distance of 346.99 feet to a calculated point of curvature at the northwest corner of said Lot 1, Block A, Ameriplan, same being the northeast corner of said Lot 1, Block A, Tollway/Democracy, and being in the south right-of-way line of Democracy Drive (65' wide right-of-way) as per Cabinet L, Page 302, Plat Records of Collin County, Texas;

Thence with the north line of said Lot 1, Block A, Ameriplan, same being the south right-of-way line of Democracy Drive, the following courses and distances:

1. Along a non-tangential curve to the right, having a radius of 1848.93 feet, an arc length of 503.01 feet, a delta angle of  $15^{\circ}35'15''$ , and a chord which bears North  $87^{\circ}41'28''$  East, a distance of 501.46 feet to a calculated point of reverse curvature;
2. Along a tangential curve to the left, having a radius of 1250.00 feet, an arc length of 133.29 feet, a delta angle of  $06^{\circ}06'34''$ , and a chord which bears South  $87^{\circ}38'36''$  East, a distance of 133.23 feet to a calculated point of tangency;
3. North  $89^{\circ}20'14''$  East, a distance of 75.25 feet to a calculated point;
4. South  $45^{\circ}36'50''$  East, a distance of 35.31 feet to a calculated point at the intersection of the south right-of-way line of Democracy Drive and the west right-of-way line of Parkwood Boulevard (variable width R.O.W.);

Thence along the east line of said Lot 1, Block A, Ameriplan, and the east line of said Lot 1R, Block 1, same being the west right-of-way line of said Parkwood Boulevard, the following courses and distances:

1. South  $00^{\circ}39'46''$  East, a distance of 326.93 feet to a calculated point;
2. South  $00^{\circ}41'02''$  East, a distance of 379.24 feet to a calculated point;

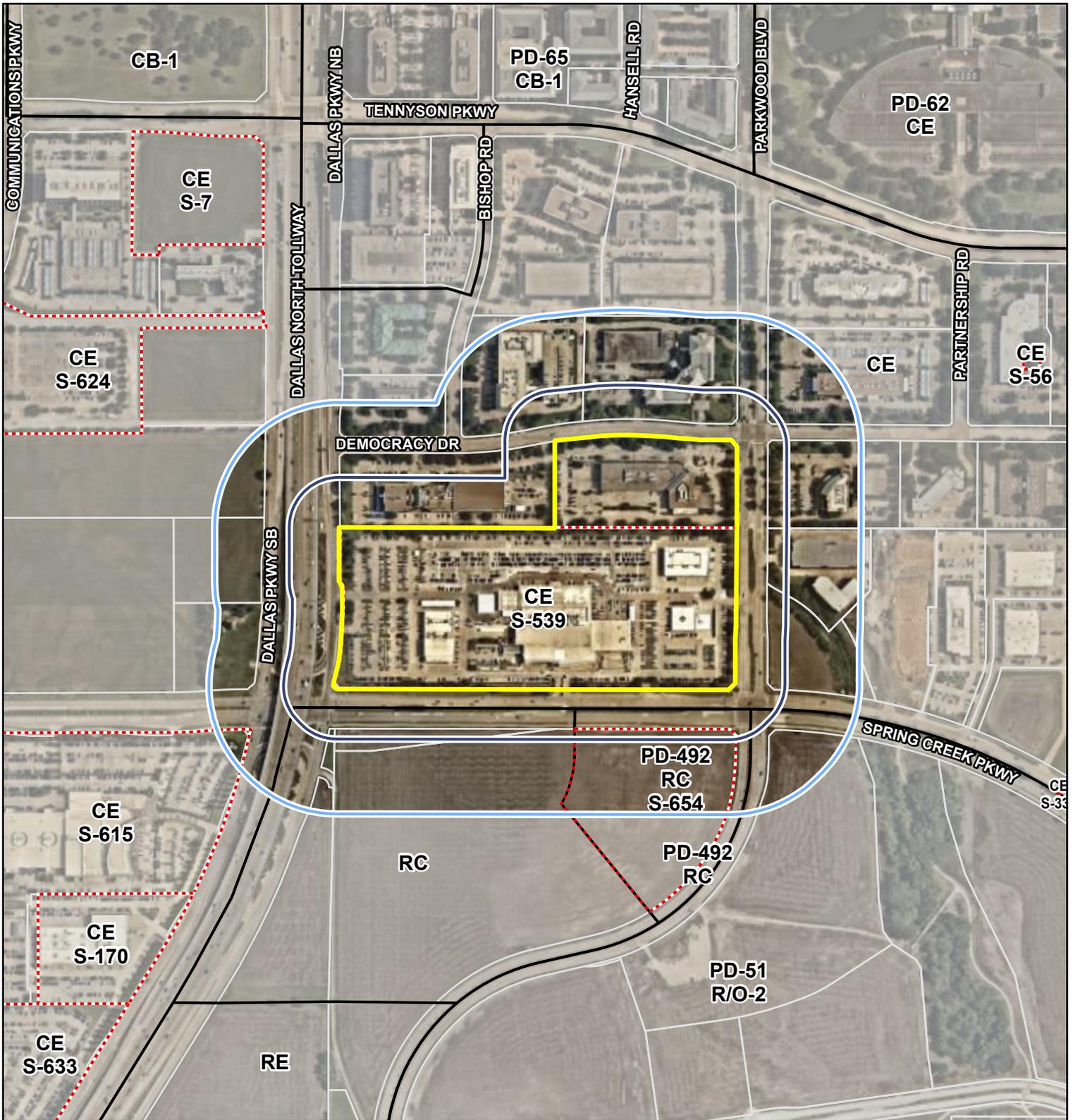
3. South 03°07'46" West, a distance of 67.66 feet to a calculated point;
4. South 00°41'02" East, a distance of 175.00 feet to a calculated point;
5. Thence South 44°13'59" West, a distance of 35.41 feet to a calculated point at the intersection of the west right-of-way line of said Parkwood Boulevard and the north right-of-way line of Spring Creek Parkway (160' R.O.W.);

Thence South 89°08'59" West, with the south line of said Lot 1R, Block 1, same being the north right-of-way of said Spring Creek Parkway, a distance of 1,577.34 feet to a calculated point at the intersection of the north right-of-way line of Spring Creek Parkway and the east right-of-way line of Dallas North Tollway (variable width R.O.W.);

Thence with the west line of said Lot 1R, Block 1, same being the east right-of-way line of Dallas North Tollway, the following courses and distances:

1. North 49°23'23" West, a distance of 17.98 feet to a calculated point;
2. North 06°06'52" East, a distance of 25.01 feet to a calculated point;
3. North 14°10'22" East, a distance of 62.20 feet to a calculated point of curvature;
4. Along a tangential curve to the left, having a radius of 262.00 feet, an arc length of 47.35 feet, a delta angle of 10°21'14", and a chord which bears North 08°59'45" East, a distance of 47.28 feet to a calculated point of compound curvature;
5. Along a non-tangential curve to the left, having a radius of 3028.29 feet, an arc length of 242.58 feet, a delta angle of 04°35'23", and a chord which bears North 01°31'27" East, a distance of 242.52 feet to a calculated point of tangency;
6. North 00°46'15" West, a distance of 20.04 feet to a calculated point;
7. North 28°03'45" West, a distance of 29.44 feet to a calculated point;
8. North 00°46'15" West, a distance of 214.70 feet to a calculated point at the northwest corner of said Lot 1R, Block 1, same being the southwest corner of said Lot 1, Block A, Tollway/Democracy Addition;

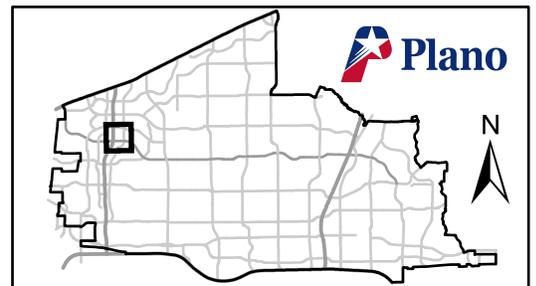
Thence North 89°08'42" East, with the north line of said Lot 1R, Block 1, same being the south line of said Lot 1, Block A, Tollway/Democracy Addition, a distance of 864.73 feet to the **POINT OF BEGINNING and ENCLOSING** 29.730 acres (1,295,041 square feet) of land, more or less.



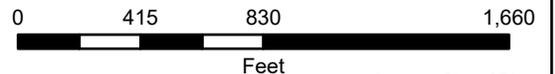
Project Number: ZC2025-020

Existing Zoning: Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts

Proposed Zoning: Amend and expand Specific Use Permit No. 539 for New Car Dealer



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





**DATE:** January 8, 2026  
**TO:** Petitioners with Items before the Planning & Zoning Commission  
**FROM:** Planning & Zoning Commission  
**VIA:** Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of January 5, 2026

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**AGENDA ITEM NO. 3A - ZONING CASE 2025-020**  
**PETITIONER: VHC LLC & 5700 DEMOCRACY PLANO PROPERTIES LLC**

Request to expand and amend Specific Use Permit No. 539 for New Vehicle Dealer on two lots on 29.7 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts. Project #ZC2025-020.

**APPROVED:** 8-0

Speaker Card(s) Received:	Support:	<u>1</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>2</u>	Oppose:	<u>1</u>	Neutral:	<u>0</u>

**RESULTS:**

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/371121?ts=1977>

DW/hm

cc: Christina Sebastian, Land Records Planning Manager  
Jordan Rockerbie, Lead Planner  
Devon Garcia, GIS Technician  
Jeanna Scott, Building Inspections Manager

**AGENDA ITEM NO. 3A**

**PUBLIC HEARING:** Zoning Case 2025-020

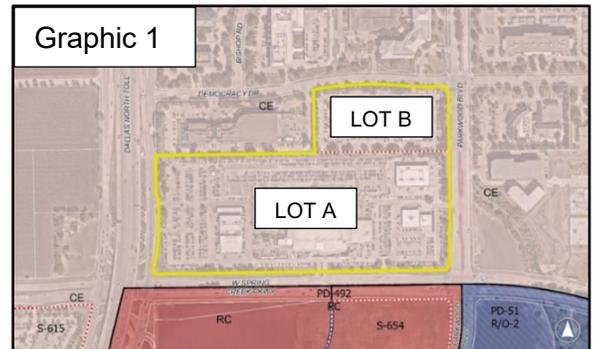
**PETITIONER:** VHC LLC & 5700 Democracy Plano Properties LLC

**CASE PLANNER:** Destiny Woods

**DESCRIPTION:** Request to expand and amend Specific Use Permit No. 539 for New Vehicle Dealer on two lots on 29.7 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the northwest corner of Parkwood Boulevard and Spring Creek Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts.

**EXECUTIVE SUMMARY**

The purpose of this request is to expand Specific Use Permit No. 539 (S-539) for New Vehicle Dealer onto an adjacent lot and establish restrictions associated with the expanded boundary. For the sake of clarity, the lot containing the existing Specific Use Permit (SUP) will be referenced as Lot A and the lot that the SUP is expanding to will be referenced as Lot B for the remainder of this report as illustrated in Graphic 1.

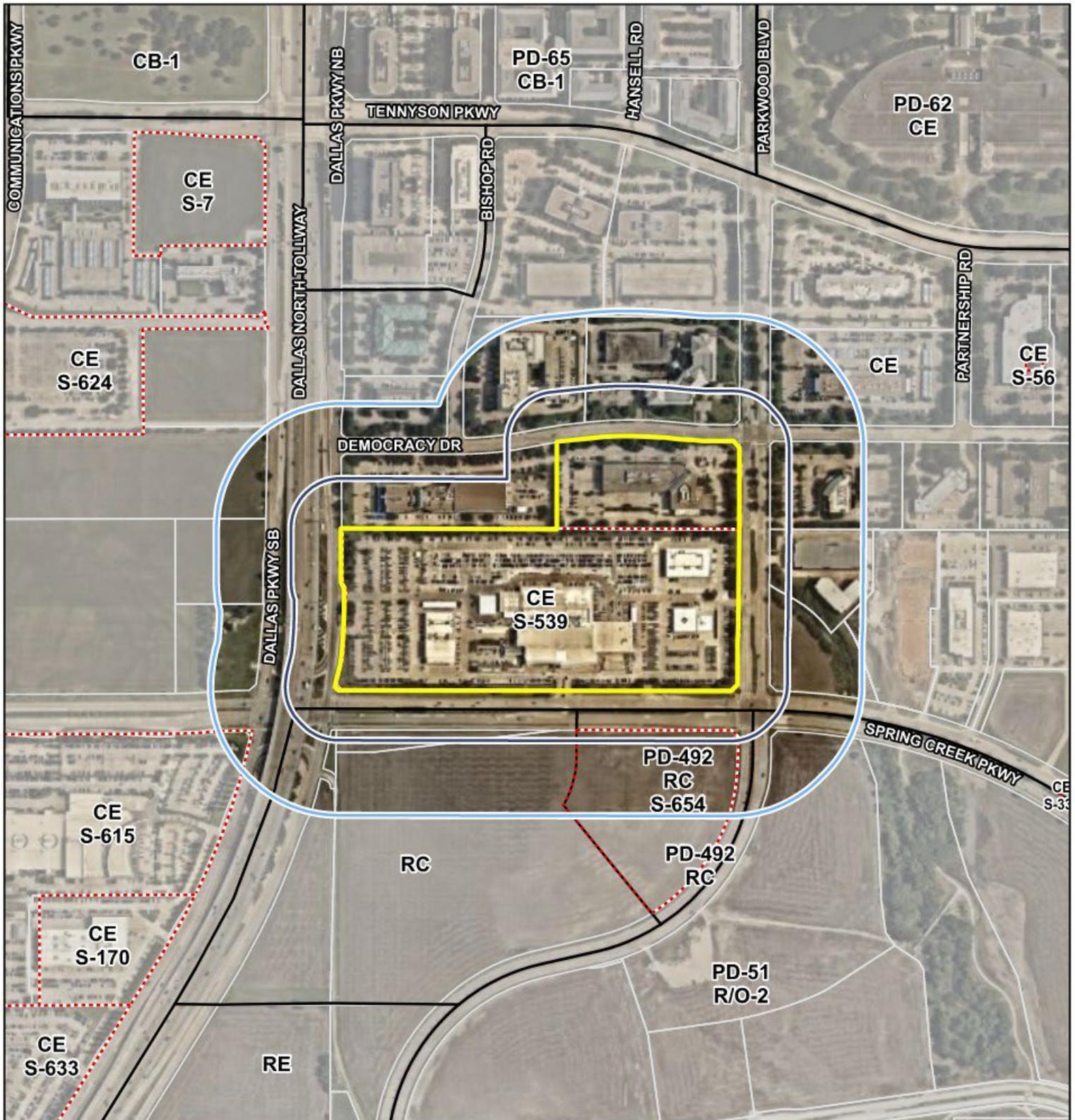


Major topics of consideration in this request include:

- **Major Vehicle Repair** – The applicant currently operates a new vehicle dealer on Lot A, but would like to relocate the dealership’s major vehicle repair functions into a portion of the existing building on Lot B. The building has existing roll-up doors that can accommodate the vehicle repair operations. Administrative offices for the dealership will also occupy a portion of the building on Lot B; however, no new vehicle inventory or sales-related operations will be relocated to Lot B. Major vehicle repair is permitted as an accessory use but not as a primary use in the Commercial Employment (CE) zoning district. An SUP restriction is proposed that would only allow the new vehicle dealer, with its accessory major vehicle repair, to operate on Lot B so long as the business is subordinate to, and functionally related to, the new vehicle dealer on Lot A. The combined total square footage of major vehicle repair on both lots will be limited to 24,000 square feet.
- **Screening and Loading** – There is an existing restriction for S-539 that requires screening for adjacent properties to the north. This restriction will remain. Additional restrictions will require landscape screening along the western portion of Lot B to screen proposed vehicle storage from the adjacent property. Loading docks will also be prohibited on the sides of the building facing Democracy Drive and Parkwood Boulevard.

- Conformance to the Comprehensive Plan – The subject property is located within an area designated as Employment Centers (EM) on the Future Land Use Map. With the proposed restrictions and maintaining the existing building, the request is partially consistent or neutral with the EM description, priorities, and applicable policies.

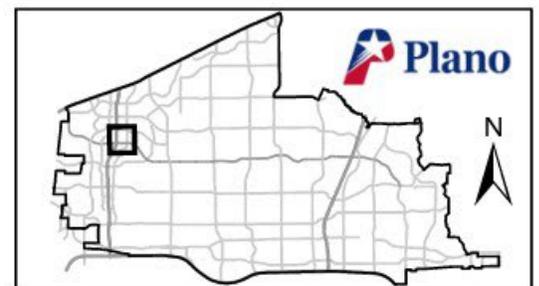
For these reasons, staff recommends approval of this request. An associated revised site plan accompanies this request as Agenda Item No. 3B.



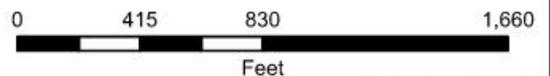
Project Number: ZC2025-020

Existing Zoning: Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway and Expressway Corridor Overlay Districts

Proposed Zoning: Amend and expand Specific Use Permit No. 539 for New Car Dealer



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



## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The applicant is requesting to expand the existing Specific Use Permit No. 539 (S-539) for New Vehicle Dealer onto an adjacent lot and establish restrictions associated with the expanded boundary. In the Commercial Employment (CE) district, major vehicle repair is permitted as an accessory use.

Zoning – The subject property is currently zoned CE. *Section 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.*

Specific Use Permits – *Section 6.100.2 (Specific Use Permits)* of the Zoning Ordinance states the purpose of a Specific Use Permit as follows:

*The purpose and intent of a specific use permit 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 for such use during the review of a specific use permit application.*

Additionally, *Section 6.100.3 (Specific Use Permits)* of the Zoning Ordinance 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 ensure 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.*

Vehicle Dealer (New) – *Article 8.200* of the Zoning Ordinance defines Vehicle Dealer (New) as follows:

*Retail sales and/or leasing of new personal vehicles or light commercial vehicles, including, as a minor part of the business, the sales and/or leasing of used personal vehicles or light commercial vehicles.*

Note: S-539 was originally approved for “New Car Dealer,” a land use classification of the Zoning Ordinance that was amended to “New Automobile Dealer” in 2015 and again to “New Vehicle Dealer” in 2017.

Vehicle Repair (Major) – Article 8.200 of the Zoning Ordinance defines Vehicle Dealer (New) as follows:

*Major repair or reconditioning of engines and transmissions; retrofitting of air conditioning systems; wrecker service; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; and other similar services for personal and light commercial vehicles.*

Accessory Building or Use – Article 8.200 of the Zoning Ordinance defines Accessory Use as follows:

*A building or use that is clearly subordinate to and functionally related to the primary building or use, which contributes to the comfort, convenience, or necessity of occupants of the primary building or use on the same platted lot. Accessory buildings shall be detached from the primary building and shall not be used for living quarters.*

### **Site History**

2002 – Lot B was developed with a two-story office building.

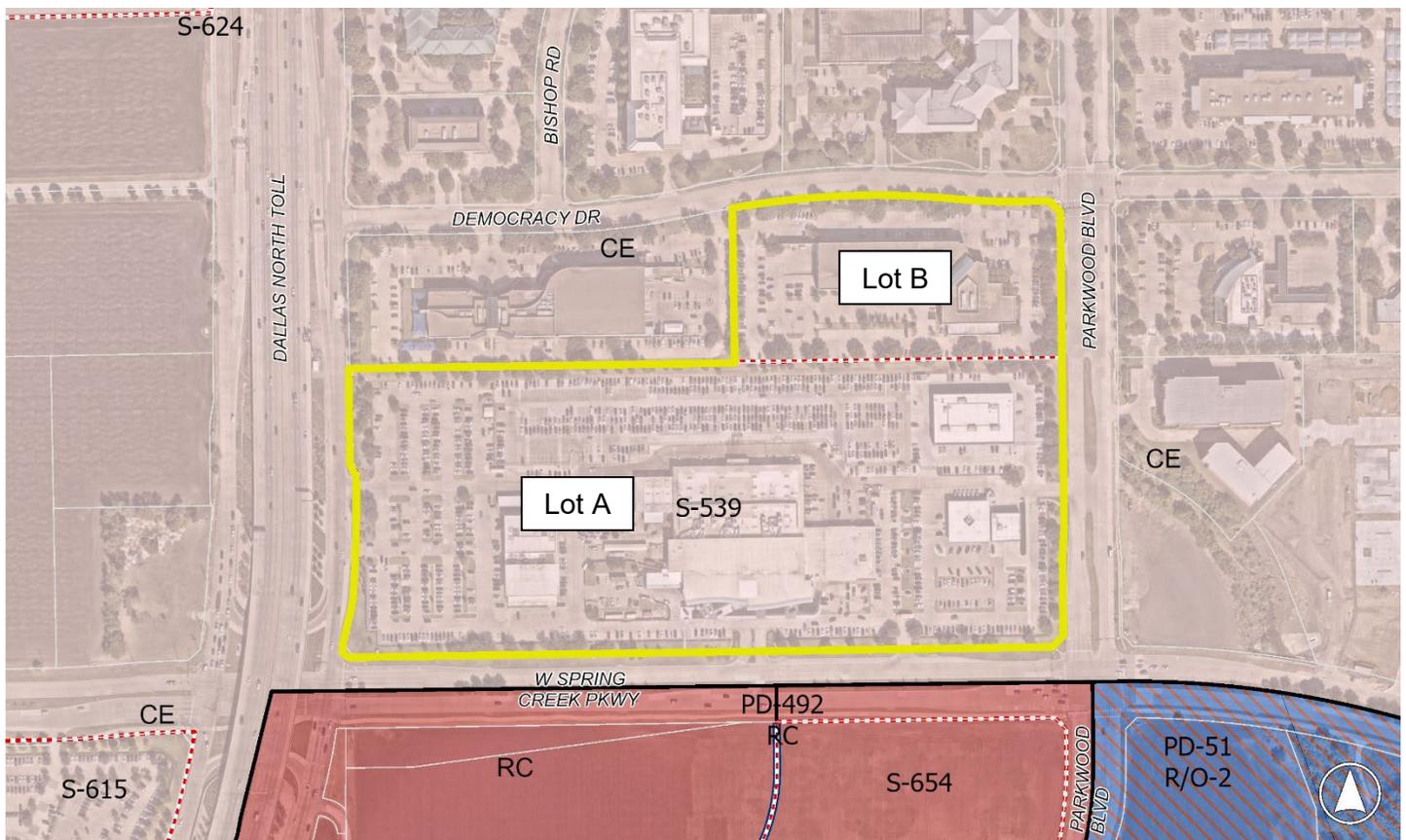
2004 – Lot A was granted an SUP for a New Car Dealer with additional landscaping restrictions due to opposition from neighboring properties.

2006 – Lot A was developed with a New Vehicle Dealer.

## Surrounding Land Use and Zoning

Lot A is currently zoned Commercial Employment (CE) with Specific Use Permit No. 539 (S-539) for New Car Dealer and developed with a new vehicle dealer. Lot B is currently zoned CE and developed with an office building.

North	The property north of Lot A is zoned CE and developed with a major vehicle repair and professional/general administrative office. The properties north of Lot B across Democracy Drive are zoned CE and developed with professional/general administrative offices.
East	The properties east of both Lots A and B across Parkwood Boulevard are zoned CE and partially developed with a bank and public storage/mini-warehouse facility.
South	The properties south of both Lot A across Spring Creek Parkway are zoned Regional Commercial (RC) and Planned Development-492-Regional Commercial (PD-492-RC) with Specific Use Permit No. 654 (S-654) for Mid-Rise Residential and are undeveloped.
West	The properties west of Lot A across the Dallas North Tollway are zoned CE and are undeveloped. The property west of Lot B is zoned CE and developed with a major vehicle repair and professional/general administrative office building.



## Proposed Specific Use Permit Restrictions

The purpose for the updated stipulations is to preserve the existing SUP standards on Lot A, while incorporating new standards to appropriately accommodate the requested accessory use and restrict the SUP for New Vehicle Dealer on Lot B. The proposed stipulations are as follows (additions in underline text; deletions in strikethrough text):

- ~~1. A landscaped edge consisting of trees, shrubs, and berms shall be installed along the northern property line.~~
- ~~2. The landscaped edge shall be a minimum of 25 feet in width and a maximum 50 feet in width.~~
1. A New Vehicle Dealer may operate on Classic BMW Addition, Block A, Lot 1R, as amended, subject to the following conditions:
  - a. A landscaped edge consisting of trees, shrubs, and berms shall be installed along the northern property line, excluding driveway connections.
  - b. The landscaped edge above in 1.a. shall be a minimum of 25 feet in width and a maximum of 50 feet in width.
2. A New Vehicle Dealer may operate on Ameriplan, Block A, Lot 1R, as amended, subject to the following conditions:
  - a. The new vehicle dealer and associated uses must be subordinate to and functionally related to the new vehicle dealer on Classic BMW Addition, Block A, Lot 1R, as amended.
  - b. Overhead doors and loading areas are prohibited on building facades facing public right-of-way.
  - c. Storage or display of vehicle inventory for sale is prohibited.
  - d. A 6-foot-tall solid landscape screen must be provided along the western property line, excluding driveway connections.
3. If a new vehicle dealer is operated in accordance with number 2 above, incidental major vehicle repair is limited to 24,000 square feet within the SUP boundary.

## 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 Planning & Zoning 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.*

### Future Land Use Map Category & Dashboard

**Future Land Use** – The subject property is located within the **Employment Centers (EM)** category of the Future Land Use Map (FLUM).

**Description:** *The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.*

The request is **neutral** in relation to the Employment Centers (EM) description. While a new vehicle dealer use is not among the primary uses identified in the EM Description, the proposed use maintains a portion of office square footage in an existing office building consistent with the surrounding use pattern along Parkwood Blvd.



The following priorities are applicable to this request:

**Priority #1:** *Maintaining land for employment generating uses.*

The request is neutral to Priority #1, as the request would maintain the existing office-style building form, although new vehicle dealers are not an intended primary use in the EM category.

FLUM – EM Description and Priorities		
Description		Neutral
Priorities	#1: Maintaining land for employment generating uses	Neutral
	#2: Evaluating policies to sustain long-term viability of corporate campuses	N/A
	#3: Updating the Legacy Area Master Plan	N/A

**Mix of Uses** – The subject site is currently classified as *Office Types*. The EM Mix of Uses dashboard recommends up to 100% Office Types acreage within the Employment Mix. Vehicle dealerships would typically be classified as *Industrial Types*; however, the requested SUP restrictions will prohibit vehicle sales on Lot B and the vehicle repair accessory use would be limited to 24,000 square feet total among both lots. The remaining 75% of the building on Lot B will maintain the current office use. As such, the primary use of the site will remain office and would result in no change to the Mix of Uses.

**Desirable Character Defining Elements in EM Designation** – Among the EM Character Defining Elements, the only item affected by this request is passive open space. The Dashboard recommends that 10–35% of the site consist of passive open space, such as unstructured greenspace and walking paths. Although the request reduces portions of the landscape edge and interior landscape areas, the proposal still maintains over 25% passive open space through landscaped areas. This meets the EM Dashboard minimum recommendation.

**Other Comprehensive Plan Maps** – The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Parks Master Plan Map.

**Additional Comprehensive Plan Policies** – The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

[Redevelopment of Regional Transportation Corridors Policy](#) – *Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.*

The request does not result in substantial changes to the area’s development pattern, and the use with the proposed restrictions is neutral to the Future Land Use Map Dashboard recommendations. Therefore, staff finds the request **neutral** with this policy.

[Findings Policy Assessment](#) – Findings are not required to approve this request.

**Adequacy of Public Facilities** – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#).

- Water and Sewer – The site has existing water and sanitary sewer service and is anticipated to be adequate to service the site and the proposed use.
- Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request. The city or petitioner may be responsible for making proportional improvements on or off-site, consistent with the city’s Street Design Standards.

- School Capacity - N/A
- Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.
- Parks – The subject property is located within Park Fee Service Area 14.
- Libraries – The subject property is located within the Parr Library’s service area.

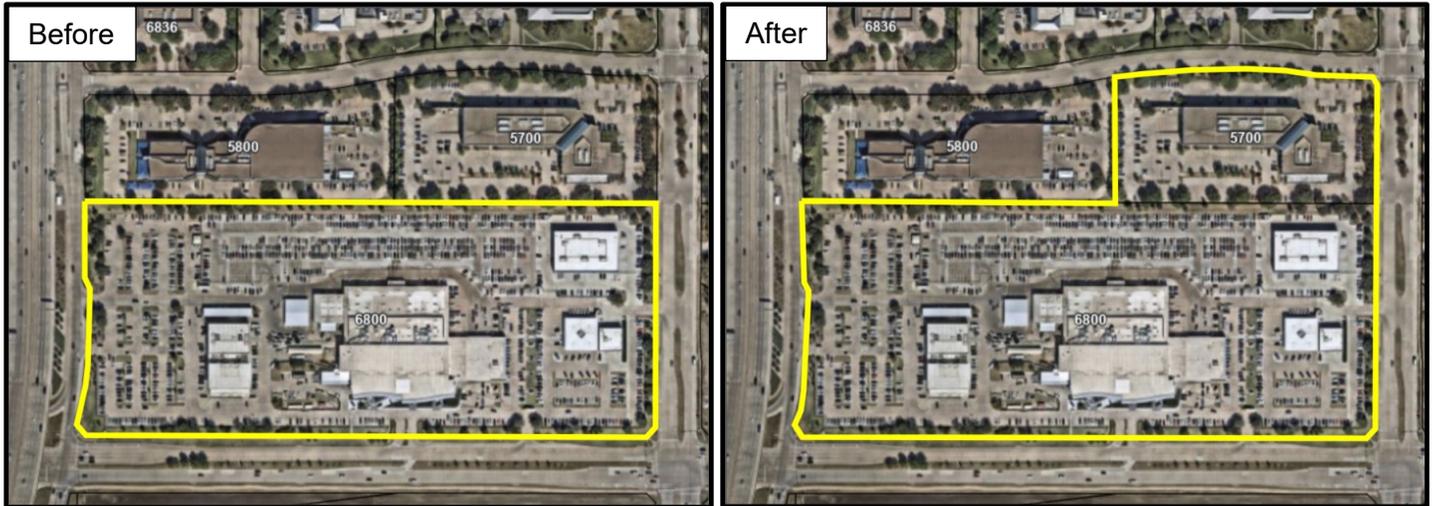
**Conformance to the Comprehensive Plan Summary**

<b>Policy or Study</b>	<b>Analysis</b>
Future Land Use Map and Dashboards <ul style="list-style-type: none"> <li>• Description</li> <li>• Priorities</li> <li>• Mix of Uses</li> <li>• Character Defining Elements</li> </ul>	<b>Neutral</b> <b>Neutral</b> <b>Meets</b> <b>Meets</b>
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Redevelopment of Regional Transportation Corridors Policy	<b>Neutral</b>

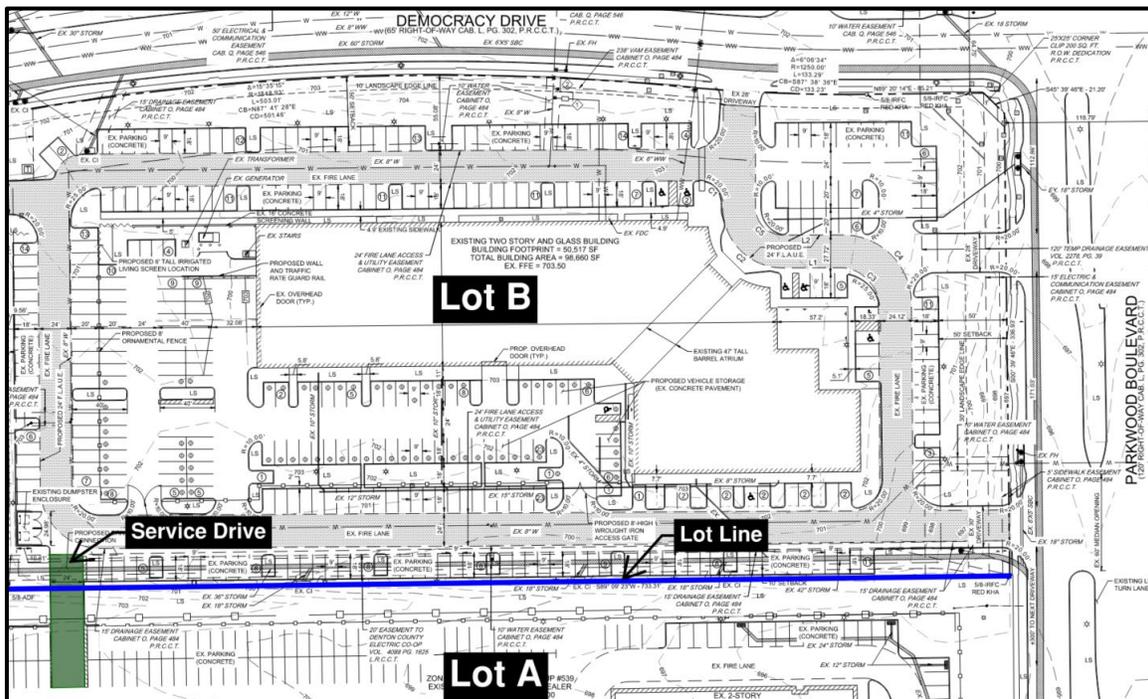
# STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

## Proposed Campus

This request is to expand the existing Specific Use Permit (SUP) on Lot A to also encompass Lot B, as shown below by the yellow line.



With the relocation of vehicle repair operations onto Lot B, the applicant proposes to construct an internal service drive connecting the existing dealership to the proposed major vehicle repair facility as shown below. Customers will typically be prompted to drop their vehicles off at the dealership on Lot A, where dealership employees will use the proposed service drive to transport the vehicles to the major vehicle repair facility on Lot B. With the inclusion of the proposed service drive, the two lots will effectively circulate as a single dealership campus.



## New Vehicle Dealer and Accessory Major Vehicle Repair

New vehicle dealer will be the main use for the dealership campus, with major vehicle repair as an accessory use. The applicant intends to remove all current major auto repair operations from Lot A and transfer those facilities to Lot B. Lot B will serve as the new home for major vehicle repair for the entire campus. Although the request could be easily accommodated by replatting the properties into a single lot, the applicant wants to maintain separate lots due to the dealership's ownership structure.

As a concentration of new vehicle dealers is not consistent with the land use goals of the in the Legacy Business Area, staff is generally opposed to expanding allowances for new vehicle dealers in this area. However, to accommodate the allowed use of major vehicle repair accessory to a new vehicle dealer without expanding vehicle sales operations, the proposed SUP restrictions will only allow the new vehicle dealer and associated uses if:

- No for-sale vehicle inventory is stored or displayed on Lot B; and
- The new vehicle dealer operating on Lot B is subordinate and functionally related to the new vehicle dealer on Lot A, preventing a stand-alone dealer from operating on this lot.

Major vehicle repair is permitted in CE as an accessory use. To mitigate the potential visual impacts of the major vehicle repair accessory use, restrictions were added to the request:

- Limiting the amount of major vehicle repair to 24,000 square feet of the total SUP boundary, which is approximately 8.4% of the combined square footage of all existing buildings;
- Prohibiting service bays from being visible from the public right-of-way; and
- Requiring a minimum six-foot irrigated living screen to shield any vehicle storage from public view of adjacent properties.

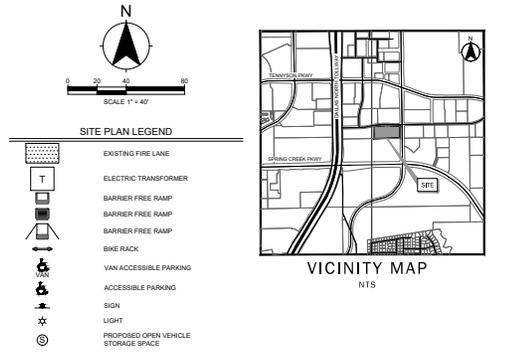
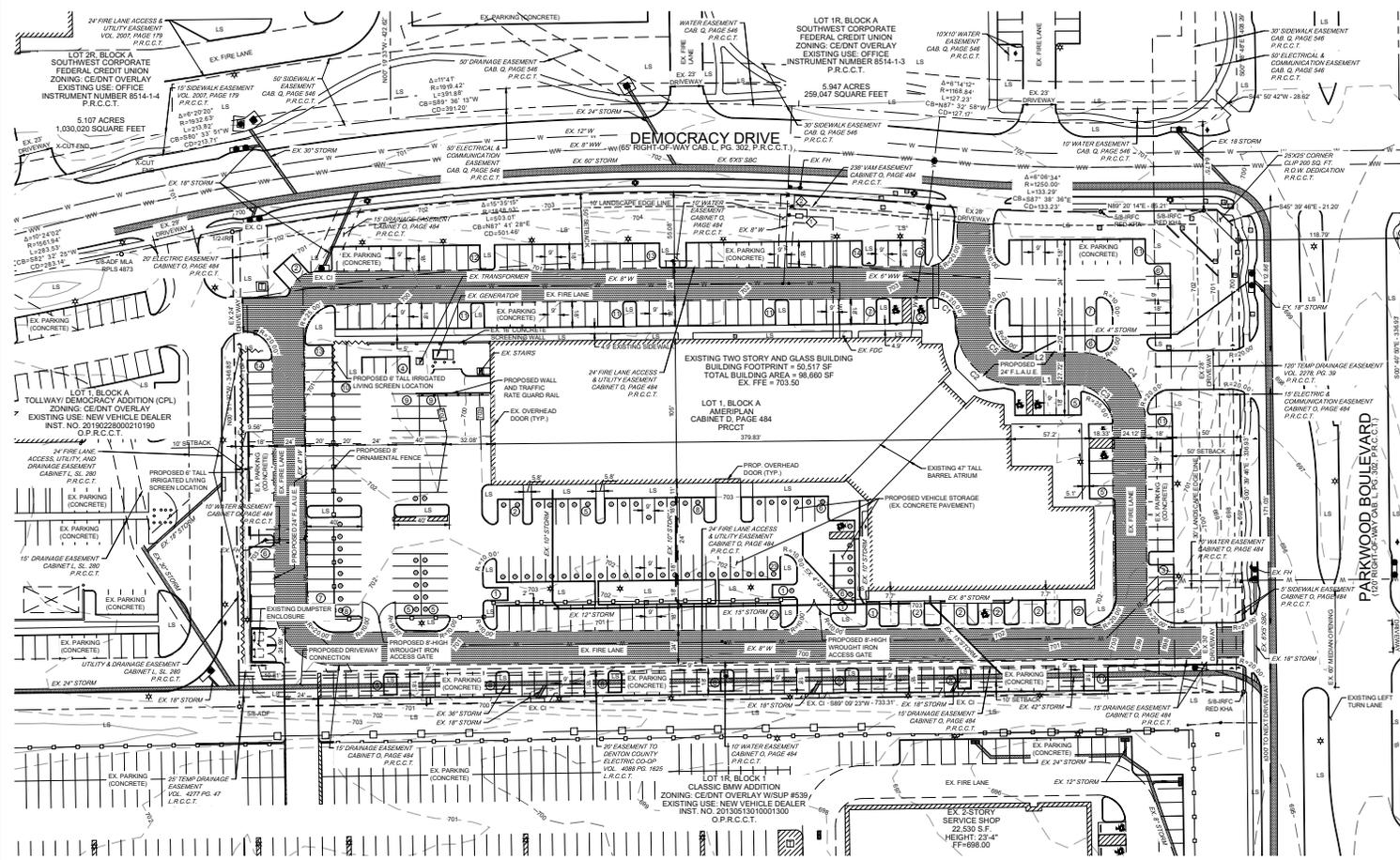
Staff finds these restrictions to be acceptable mitigation to prevent expansion of typical new vehicle dealer operations while mitigating potential nuisance of permitted major vehicle repair operations.

### **SUMMARY:**

The purpose of this request is to expand the existing Specific Use Permit No. 539 (S-539) for New Vehicle Dealer onto an adjacent lot and establish restrictions associated with the expanded boundary. The applicant intends to move all accessory major vehicle repair facilities from Lot A to Lot B to serve the existing dealership. With the proposed restrictions and maintaining the existing building, the request is partially consistent or neutral with the EM description, priorities, and applicable policies.

### **RECOMMENDATION:**

Recommended for approval as submitted.



SITE DATA SUMMARY TABLE		Lot 1R, Block A
<b>Item</b>		
<b>General Site Data</b>		
Zoning (from zoning map)		CR (Commercial Employment), Dallas North Tollway Overlay District
Land Use (from Zoning Ordinance, includes all applicable uses)		New Vehicle Dealer & Professional/General Administrative Office
Lot Area (square feet)		264,895
Lot Area (acres)		6.081
Total Building Footprint Area (square feet)		50,517
Total Building Area (square feet)		86,960
Use Existing Office		50,517
Use Prop. Body Shop		27,777
Use Prop. Body Shop		22,746
Total Building Area (square feet)		50,517
Building Height (ft stores, feet - distance to tallest building element)		2, 49' 5 1/2"
Lot Coverage (percent, ± 0.01)		19.11%
Floor Area Ratio (ratio ± 0.01)		0.371
Existing Open Storage (square feet)		0
Proposed Open Vehicle Storage (square feet, 72 Parking Spaces)		13,744
<b>Parking</b>		
Parking	Ratio	Spaces
	1 Space / 300 SF	704
Parking Ratio (from Zoning Ordinance)	1 Space / Employee	74
Required Parking (# Spaces)		328
Provided Parking (# Spaces)		328
Accessible Parking Required (# Spaces)		6
Accessible Parking Provided (# Spaces)		6
Parking in Excess of 100% Required (# Spaces)		0
<b>Landscape Area (including turf areas)</b>		
Landscape Edge Area Provided (square feet)		31,204
Required Interior Landscape Area (parking lot landscaping) (square feet)		380 parking spaces x 8 ft x 12 ft = 3,440
Additional Interior Landscape Area Provided (square feet)		34,265
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)		0
Total Landscape Area (square feet)		65,469
<b>Permeable Area (not including landscaping or turf areas)</b>		
Permeable Pavement (square feet)		N/A
Other permeable areas within the lot not including landscaping or turf areas		N/A
Total Permeable Area (square feet)		N/A
<b>Impervious Area</b>		
Building Footprint Area (square feet)		50,517
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		148,900
Other Impervious Area		N/A
Total Impervious Area (square feet)		199,425
Sum Total Landscape Area + Total Permeable Area + Total Impervious Area (sum must equal Lot Area)		264,895
Total Impervious Area		199,425
Less BMP Impervious Area Credit		N/A
Billable Impervious Credit		199,425

**CITY OF PLANO GENERAL NOTES**

- BUILDINGS 600 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL CONFORM WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANS OF EGRESS OR AN ALTERNATIVE MEANS IS PROVIDED BY THE CITY MANAGER, FIRE ALARMS AND CITY STANDARDS SHALL BE PROVIDED ON SIDEWALKS AT ALL CORNERS.
- MECHANICAL, LIGHT, QUARTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPLEAT AS PROVIDED IN THE RETAIL CENTER GENERAL ORDINANCES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 14.06 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND, WHERE REQUIRED.
- USES SHALL CONFORM TO OPERATOR, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN EFFECT FOR THE ZONING ORDINANCE: NOISE, SHADE AND PARTICULAR MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- EXISTING OFFICE BUILDING TO BE REPURPOSED FOR THIS REVISED SITE PLAN.

**SCREEN & BERM NOTE:**  
 ANY ZONING OVERLAY VEGETATION TO BE GROUPINGS OF TREES WITH 4-INCH CALIPER, 10-FT TALL LIVE GASKS & VEGETATION MAY INCLUDE ADDITIONAL SPECIES TO FILL IN LOWER AREAS AS THE PROPOSED BERM TO BE MINIMUM 3-FOOT HIGH, WHERE POSSIBLE, TO AVOID SCREENING AFFECT. (SPECIES SUBJECT TO CITY APPROVAL).  
 THE PURPOSE OF THIS REVISED SITE PLAN IS FOR THE RENOVATION OF THE EXISTING OFFICE BUILDING TO SERVE AS A NEW AUTOMOTIVE SERVICE BUILDING, ADD ADDITIONAL NEW VEHICLE STORAGE PARKING, AND NEW SERVICE DRIVE.

LINE #	LENGTH	BEARING
L2	43.561	S89°51'57.97"W
L1	42.344	N69°51'57.97"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.416	20,000	90.00	S47°00'00.00"E	28.28
C2	68.835	44,000	89.63	S47°00'00.00"E	62.03
C3	17.724	22,000	49.86	S29°58'11.98"E	17.28
C4	78.204	50,000	89.62	N49°15'34.97"W	70.47
C5	31.463	20,000	90.13	N49°04'01.12"W	28.32

ID	TYPE	SIZE	WW SIZE	REMARKS
◇	DOMESTIC	2"	6"	EXISTING
◇	IRRIGATION	2"	NA	EXISTING

AMERIPLAN ADDITION, BLK A, LOT 1	22,740 SF
CLASSIC BMW ADDITION, BLK A, LOT 1R	0 SF
TOTAL	22,740 SF

**OWNER:**  
 5700 DEMOCRACY PLANO PROPERTIES LLC  
 8111 DOUGLAS AVE, SUITE 800 DALLAS, TX 75225  
 CONTACT: KYLE NIX  
 PHONE: 214-562-4851  
 E-MAIL: KNIX@SEWELL.COM

**ENGINEER:**  
 KFM ENGINEERING & DESIGN, LLC  
 3501 OLYMPUS BLVD., SUITE 100 DALLAS, TEXAS 75019  
 CONTACT: SREE RAVIPATI  
 PHONE: 469-899-0536  
 E-MAIL: MSLATTERY@KFM-LLC.COM  
 TBPE #: F-20821

**LANDSCAPE ARCHITECT:**  
 KFM ENGINEERING & DESIGN, LLC  
 3501 OLYMPUS BLVD., SUITE 100 DALLAS, TEXAS 75019  
 CONTACT: MICHELLE SLATTERY, PLA  
 PHONE: (260) 413-6577  
 E-MAIL: MSLATTERY@KFM-LLC.COM  
 TBAE #: 3449

**SURVEYOR:**  
 KFM ENGINEERING & DESIGN, LLC  
 3501 OLYMPUS BLVD., SUITE 100 DALLAS, TX 75019  
 CONTACT: ROBERT G. MALOY  
 PHONE: 469-899-0536  
 E-MAIL: RMALOY@KFM-LLC.COM

APPROVED  
 SUBJECT TO CONDITIONS  
 JANUARY 3, 2026  
 CITY OF PLANO  
 PLZ COMMISSION  
 PLANNER: DORIS

EXPIRES  
 JANUARY 5, 2028  
 CITY OF PLANO

RSP2025-034  
**REVISED SITE PLAN**  
**AMERIPLAN**  
 LOT 1R, BLOCK A  
 6.08 ACRES  
 OUT OF THE MARA C, VELA SURVEY  
 ABSTRACT NO. 935  
 PLANO, COLLIN COUNTY, TEXAS  
 December 29, 2025



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Zoning  
**DIRECTOR:** Christina Day, Director of Planning  
**AGENDA ITEM:** Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-023.  
**RECOMMENDED ACTION:** Items for Individual Consideration

### ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-023 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 99.0 acres of land located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Planned Development-62-Commercial Employment to 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: TRQ Plano, LLC **Conducted and adopted Ordinance No. 2026-2-15**

### BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 8-0 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	2/9/2026	Ordinance
Supporting Documents	2/16/2026	Informational

## Zoning Case 2025-023

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Planned Development-62-Commercial Employment to 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 23rd day of February, 2026, for the purpose of considering rezoning 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Planned Development-62-Commercial Employment to Commercial Employment; and

**WHEREAS**, the City Secretary of 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**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 23rd day of February, 2026; and

**WHEREAS**, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and 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; and

**WHEREAS**, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

**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 so as to rezone 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Planned

Development-62-Commercial Employment to Commercial Employment, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** 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 III.** 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 IV.** 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 V.** 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 VI.** 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 VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** on the 23rd day of February, 2026.

\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

**DATE:** February 3, 2026  
**TO:** Honorable Mayor & City Council  
**FROM:** Planning & Zoning Commission  
**VIA:** Mike Bell, AICP, Assistant Director of Planning, acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of February 2, 2026

**AGENDA ITEM NO. 3A - ZONING CASE 2025-023**  
**PETITIONER: TRQ PLANO, LLC**

Request to rezone 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Planned Development-62-Commercial Employment to Commercial Employment. Project #ZC2025-023.

**APPROVED:** 8-0

Speaker Card(s) Received:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>4</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>3</u>	Oppose:	<u>1</u>	Neutral:	<u>1</u>

**RESULTS:**

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the link provided:  
<https://planotx.new.swagit.com/videos/373804?ts=1365>

JK/mw

cc: Christina Sebastian, Land Records Planning Manager  
Jordan Rockerbie, Lead Planner  
Devon Garcia, GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

**AGENDA ITEM NO. 3A**

**PUBLIC HEARING:** Zoning Case 2025-023

**PETITIONER:** TRQ Plano, LLC

**CASE PLANNER:** John Kim, AICP

**DESCRIPTION:** Request to rezone 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, **from** Planned Development-62-Commercial Employment **to** Commercial Employment. Project #ZC2025-023.

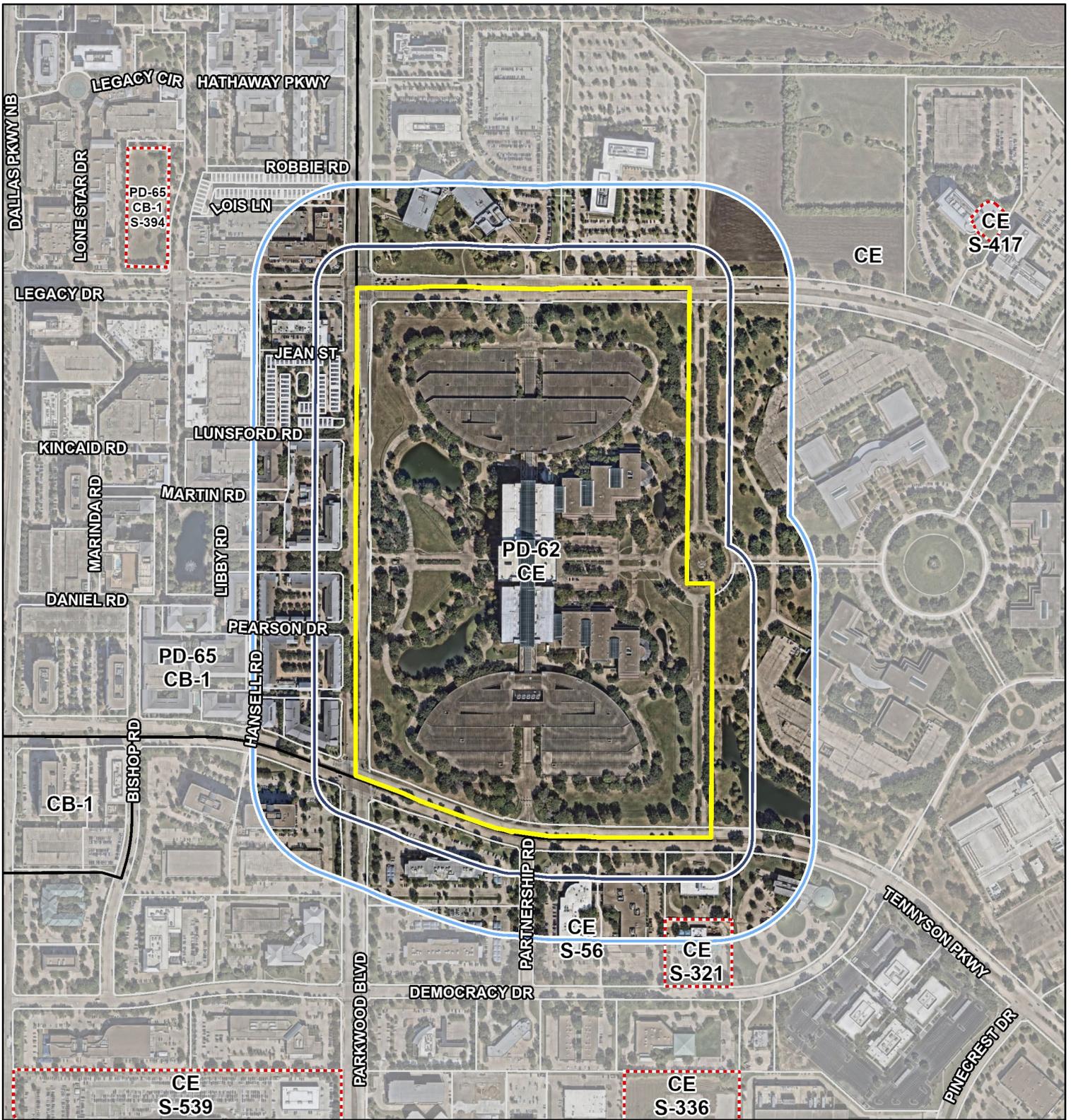
**EXECUTIVE SUMMARY**

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The purpose of the request is to repeal an existing but obsolete planned development and return the property to its original base Commercial Employment (CE) zoning. Major topics of consideration include:

- Site History – The subject property was annexed and zoned CE in 1980 and developed in the early 1990s as the headquarters for Electronic Data Systems (EDS). In 2023, the property was rezoned to Planned Development-62-Commercial Employment (PD-62-CE) to facilitate a mixed-use development anchored by life science manufacturing uses. PD-62-CE includes an adopted open space plan and modified development standards customized to the associated concept plan. As this development is no longer being pursued and the original plans have expired, the petitioner requests this rezoning to repeal the planned development and return the property to its former CE zoning.
- Conformance to the Comprehensive Plan – The subject property is located within the Employment Centers (EM) category of the Future Land Use Map. Removing the residential allowances of PD-62-CE and reverting the property to the CE district is consistent with the EM category and the Comprehensive Plan.

For these reasons, staff recommends approval of this request. A request to waive the two-year waiting period for successive zoning petitions accompanies this request as Agenda Item No. 3B.

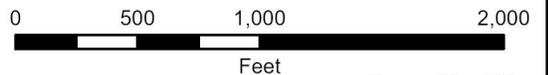
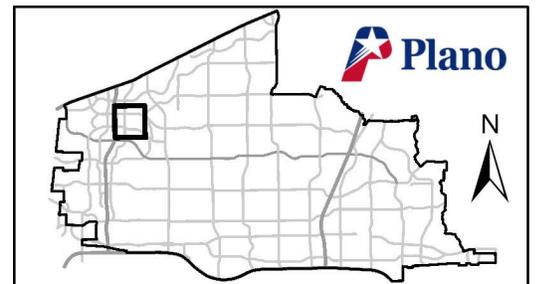


Project Number: ZC2025-023

Existing Zoning: Planned Development-62-Commercial Employment

Proposed Zoning: Commercial Employment

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



## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The applicant is requesting to rezone the subject property **from** Planned Development-62-Commercial Employment (PD-62-CE) **to** Commercial Employment (CE).

Existing Zoning – Section 10.1000 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. Multifamily and mixed-use residential are permitted where required by state law.*

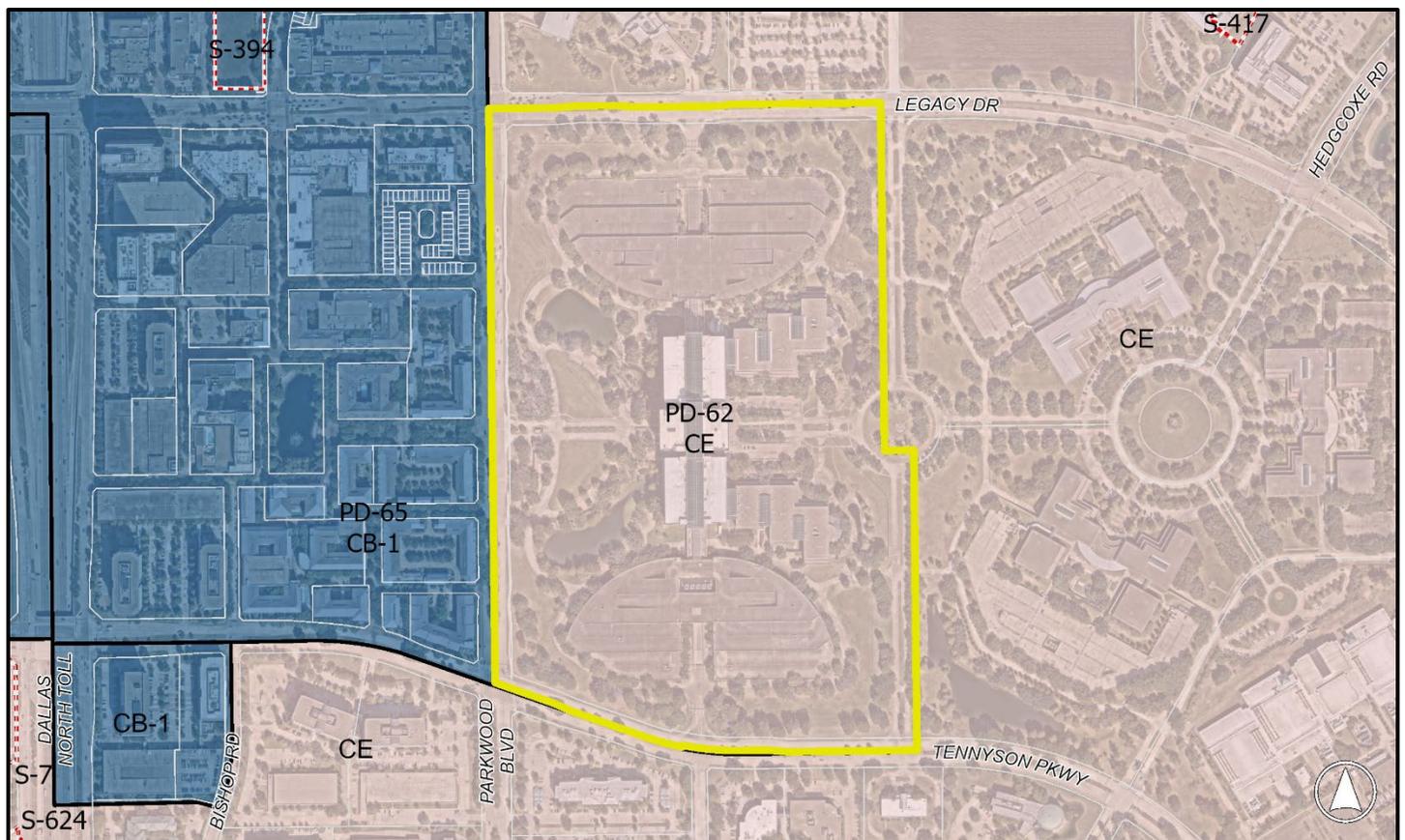
### Site History

The subject property was annexed and zoned CE in 1980 and was developed in 1991–1992 as the headquarters for Electronic Data Systems. The office buildings on the subject property have been vacant since 2018. On November 7, 2023, a request to rezone the property from CE to PD-62-CE was approved. The stipulations of PD-62-CE additionally allowed mid-rise residential and life science manufacturing uses, along with modified standards for development (see attached Ordinance No. 2023-11-1). No improvements related to this zoning case have been built, and the associated concept plan has expired.

## Surrounding Land Use and Zoning

The property is zoned PD-62-CE and developed with an existing professional/general administrative office.

North	The properties are zoned Commercial Employment (CE) and developed with professional/general administrative offices.
East	The properties are zoned CE and developed with professional/general administrative offices.
South	The properties are zoned CE and developed with professional/general administrative offices.
West	The properties are zoned Planned Development-65-Central Business-1 (PD-65-CB-1) and developed with retail, restaurant, professional/general administrative offices, single-family attached, and multifamily residences.



## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

**Guiding Principles** – This set of Guiding Principles to the Comprehensive 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.*

### Future Land Use Map Category & Dashboard

**Future Land Use** – The subject property is located within the **Employment Centers (EM)** category of the Future Land Use Map (FLUM).

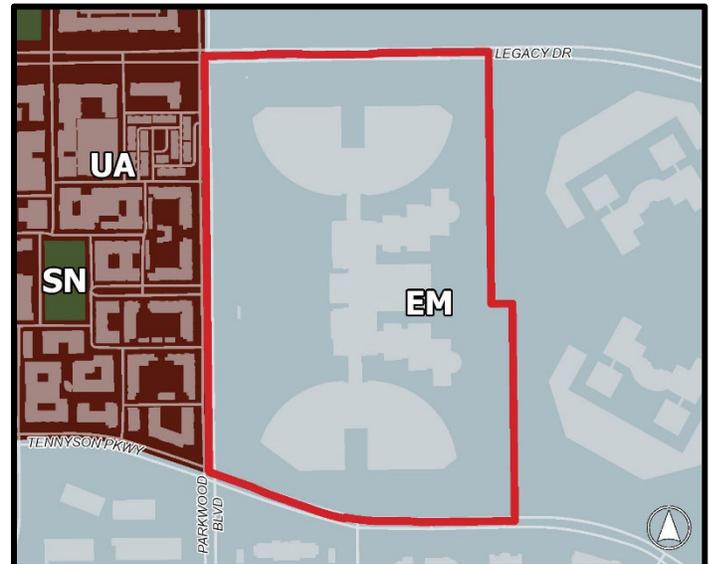
**Description:** *The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.*

The request to remove PD-62-CE and revert the site to its original CE zoning district is consistent with the description of the EM category.

The following priorities apply to this request:

**Priority #1:** *Maintaining land for employment generating uses.*

The request is in conformance with Priority #1, as the proposed CE zoning is intended to accommodate employment uses and would maintain the site for employment opportunities.



FLUM – EM Description and Priorities		
Description		Meets
Priorities	#1: Maintaining land for employment generating uses	Meets
	#2: Evaluating policies to sustain long-term viability of corporate campuses	N/A
	#3: Updating the Legacy Area Master Plan	N/A

**Mix of Uses** – The EM Dashboard recommends a Land Use Mix of up to 100% Employment Types acreage, with up to 100% of the Employment Mix being Office Types. The request to remove PD-62 would reclassify the site from a mix of Office, Retail, and Multifamily Types to entirely Office Types, which is consistent with the recommended Employment Mix range. Although classified as Office Types based on existing site conditions, the site may be redeveloped in accordance with any permitted uses of the [CE district](#), which includes office, retail, service, manufacturing, and multifamily uses.

**Desirable Character Defining Elements** – The development standards of the CE zoning district are generally consistent with the recommended Character Defining Elements for the EM category.

**Other Comprehensive Plan Maps** – The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Parks Master Plan Map.

**Adequacy of Public Facilities** – Repealing the associated planned development standards should not have a measurable impact on the infrastructure, since the base zoning remains the same.

### Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards <ul style="list-style-type: none"> <li>Description &amp; Priorities</li> <li>Mix of Uses</li> <li>Character Defining Elements</li> </ul>	Meets Meets Meets
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Facilities & Infrastructure Policy	Meets

## **STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION**

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The proposed site is developed with a professional/general administrative office complex that has remained vacant since 2018. Planned Development-62-Commercial Employment includes stipulations that were created specifically to facilitate the concept plan associated with the 2023 rezoning request, including an adopted open space plan, standards for mid-rise residential development, preservation of the primary building, and internal street standards. As the PD development concept is no longer being pursued and the request is consistent with the comprehensive plan, staff finds it appropriate to return the property to its original Commercial Employment zoning.

### **RECOMMENDATION:**

Recommended for approval as submitted.

**Zoning Case 2023-003**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-62-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 14th day of August 2023, for the purpose of considering rezoning 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-62-Commercial Employment; and

**WHEREAS**, the City Secretary of 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**, the City Council of said City, pursuant to such notice, held its public hearing on the 14th day of August 2023 and heard all persons wishing to be heard both for and against the change in the Zoning Ordinance and tabled the item to the 11th day of September 2023, during which time the item was once again opened to public hearing and Council heard all persons wishing to be heard both for and against the change in the Zoning Ordinance and tabled to the 23rd day of October 2023, during which time the item was again tabled to the 7th day of November 2023, when 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 such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and 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 so as to rezone 99.0 acres of land out of the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-62-Commercial Employment, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** The change in Section I is granted subject to the following restrictions, which were stipulated by the petitioner:

1. Use Restrictions & Modifications

A. Mid-rise residential is an additional permitted use with the following exceptions:

- i. Maximum Number of Units: 775
- ii. Buildings must be constructed within 250 feet of Parkwood Boulevard right-of-way.
- iii. A minimum of 50% of units must have a true balcony or patio with minimum dimensions of 7 feet deep by 8 feet wide.

B. All manufacturing uses are allowed where limited to life science applications and:

- i. Life sciences is described under North American Industry Classification System Codes 3254 (Pharmaceutical and Medicine Manufacturing), 334510 (Electromedical and Electrotherapeutic Apparatus Manufacturing), 334517 (Irradiation Apparatus Manufacturing), 3391 (Medical Equipment and Supplies Manufacturing), and 5417 (Scientific Research and Development Services), as amended, and includes related pharmaceutical, medicinal, biological, biotechnology, and nanotechnology uses; and
- ii. Manufacturing uses are setback a minimum of 700 feet from Parkwood Boulevard.

C. Above-grade portions of the primary central building of the original EDS Headquarters campus must not be demolished.

ORDINANCE NO. 2023-11-1

- D. Heliport and helistop uses are allowed on the same lot as mid-rise residential and school uses; however, helipads and helistops must be located a minimum of 1,000 feet from mid-rise residential buildings.
- E. The primary central building of the original EDS Headquarters campus must be primarily used for those activities described in North American Industry Classification System Code 5417 (Scientific Research and Development Services), as amended, and includes related pharmaceutical, medicinal, biological, biotechnology, and nanotechnology uses, as well as any other use in support of, relating to, or contracting with such aforementioned uses.

2. Modified Area, Yard, and Bulk Requirements

Description	Residential Requirements
Minimum Front Yard Setback along Parkwood Boulevard	30 feet for any building or portion of a building up to 50 feet in height  50 feet for any building or portion of a building taller than 50 feet in height
Minimum Mid-Rise Residential Unit Size	
Efficiency	500 square feet
1 bedroom	650 Square feet
2 bedroom	800 square feet
Each Additional Bedroom	200 square feet

3. Additional Parking & Development Regulations:

A. Structured Parking

- i. The maximum height for parking structures must be 8 stories at or above grade. Structured parking located within 250 feet of Legacy Drive and Tennyson Parkway must have a maximum height of 5 stories/60 feet.
- ii. Structured parking must be designed to minimize the ground-level view of automobiles below their hood lines, and light fixtures. Parking structure facades must have consistent architectural materials, openings, and variation in the facade depth to the buildings which they serve. Pedestrian entrances to parking garages must be directly accessed by a sidewalk or through an internal building vestibule.
- iii. Parking structure ramps must not be visible from any adjacent right-of-way.

## ORDINANCE NO. 2023-11-1

B. The site must contain a quasi-public street, of a minimum length of 600 feet connecting Legacy Drive to Parkwood Boulevard per the following standards:

- i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets must be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- ii. Parallel parking is required along the quasi-public street.

### 4. Streetscape/Sidewalks

A. Sidewalks with a minimum width of 7 feet are required along both sides of the quasi-public street and along one side of internal driveways and open space areas.

B. Street Trees: Along public and quasi-public streets, street trees, with a minimum size of 4-inch caliper, are required at the rate of one tree per 40 linear feet. Trees must be placed in planting beds or tree grates within five feet of the back of the street curb.

5. Screening: Screening must meet the requirements of Section 19.200 except that architectural metal panels that are both decorative and provide full screening are permitted as an alternative material to masonry.

### 6. General Stipulations

A. Open Space:

- i. A minimum of 9.5 acres of contiguous open space must be placed west of the primary central building and adjacent to the quasi-public street, consistent with designated areas within the adopted open space plan. The open space may include landscaping, associated walks, amenities, and other hardscape elements. Required landscape edges are to be excluded from the required open space.
- ii. Wet detention ponds and amenity ponds are permitted within a maximum of 2.2 acres of open space.

## ORDINANCE NO. 2023-11-1

- iii. Trails with a minimum width of 10 feet must be provided throughout the open space and around any ponds.
  - iv. A variety of trees, shrubs, and ground cover must be used within the open space to create an area with biodiversity with plant materials to be approved by the City of Plano.
  - v. Except for dog parks, recreational courts, and/or required fencing for detention ponds, open space must be open to the public and not fenced.
- B. Exterior building materials will conform to Article 23 of the Plano Zoning Ordinance, and development within this district will benefit from the associated incentives provided by the Zoning Ordinance.
- C. Development Phasing: A construction permit for the addition of any new mid-rise residential building or hotel building will not be approved until all of the following standards are met:
- i. A minimum of 946,700 square feet of the primary central building of the original EDS Headquarters campus must receive a certificate of occupancy; and
  - ii. A minimum of 375,000 square feet of manufacturing must receive a certificate of occupancy; and
  - iii. An additional manufacturing facility having a minimum of 375,000 square feet must be issued a building permit and construction must have commenced; and
  - iv. A minimum of 7 acres of open space is open for public use.
- D. Mid-rise residential uses will occupy no more than 50% of the square footage within the planned development district.

**Section III.** 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.

ORDINANCE NO. 2023-11-1

**Section IV.** 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 V.** 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 VI.** 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 VII.** 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 VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** on the 7th day of November, 2023.

  
\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

  
\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

**ZC2023-003  
LEGAL DESCRIPTION**

**BEING** a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, City of Plano, Collin County, Texas and being all of Lot 1, Block A, EDS Headquarters recorded in Volume H, Page 624, Official Public Records, Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to EDS Legacy Partners, LLC recorded in Instrument No. 20181217001524200, Official Public Records, Dallas County, Texas and being part of Legacy Drive (variable width right-of-way), and being part of Tennyson Parkway (a 121-foot wide right-of-way), and being part of Parkwood Blvd. (variable width right-of-way), and being more particularly described as follows:

**BEGINNING** at a point at the intersection of the centerline of said Parkwood Blvd. and the centerline of said Legacy Drive;

**THENCE** with said centerline of Legacy Drive, the following courses and distances:

North 89°22'07" East, a distance of 264.99 feet to a point for corner;  
North 85°33'16" East, a distance of 98.13 feet to a point for corner;  
North 89°22'07" East, a distance of 152.21 feet to a point for corner;  
South 86°37'38" East, a distance of 100.24 feet to a point for corner;  
North 89°22'07" East, a distance of 327.88 feet to a point for corner;  
North 82°02'28" East, a distance of 54.01 feet to a point for corner;  
North 89°21'55" East, a distance of 614.97 feet to a point for corner;

**THENCE** departing said centerline of Legacy Drive, over and across said Legacy Drive, and with the east lines of said Lot 1, the following courses and distances:

South 00°37'53" East, passing a distance of 60.48 feet, an "X" cut in concrete found for the northeast corner of said Lot 1, and continuing with said east line of Lot 1 for a total distance of 1,429.99 feet to an aluminum disc found for an east corner of said Lot 1;  
North 89°22'07" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;  
South 00°37'53" East, passing a distance of 1,173.50 feet, an "X" cut in concrete found for the southeast corner of said Lot 1 in the north right-of-way line of said Tennyson Parkway, and departing said north right-of-way line of Tennyson Parkway, over and across said Tennyson Parkway, for a total distance of 1234.00 feet to a point for corner in the centerline of said Tennyson Parkway;

**THENCE** with said centerline of Tennyson Parkway, the following courses and distances:

South 89°22'07" West, a distance of 532.64 feet to a point for corner;  
North 85°37'50" West, a distance of 80.31 feet to a point for corner;  
South 89°22'07" West, a distance of 117.55 feet to a point at the beginning of a tangent curve to the right with a radius of 1,139.00 feet, a central angle of 11°49'09", and a chord bearing and distance of North 84°43'19" West, 234.54 feet;

Exhibit "A" to Ordinance No. 2023-11-1

In a westerly direction, with said tangent curve to the right, an arc distance of 234.96 feet to a point for corner;

South 14°13'58" West, a distance of 7.01 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,146.00 feet, a central angle of 08°05'19", and a chord bearing and distance of North 74°45'01" West, 161.65 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 161.78 feet to a point for corner;

North 70°42'21" West, a distance of 307.15 feet to a point for corner;

North 66°53'31" West, a distance of 97.72 feet to a point for corner;

North 70°42'21" West, a distance of 247.32 feet to a point for corner at the intersection of said centerline of Parkwood Blvd. and said centerline of Tennyson Parkway;

**THENCE** with said centerline of Parkwood Blvd., the following courses and distances:

North 00°37'53" West, a distance of 286.69 feet to a point for corner;

North 00°37'59" West, a distance of 475.62 feet to a point for corner;

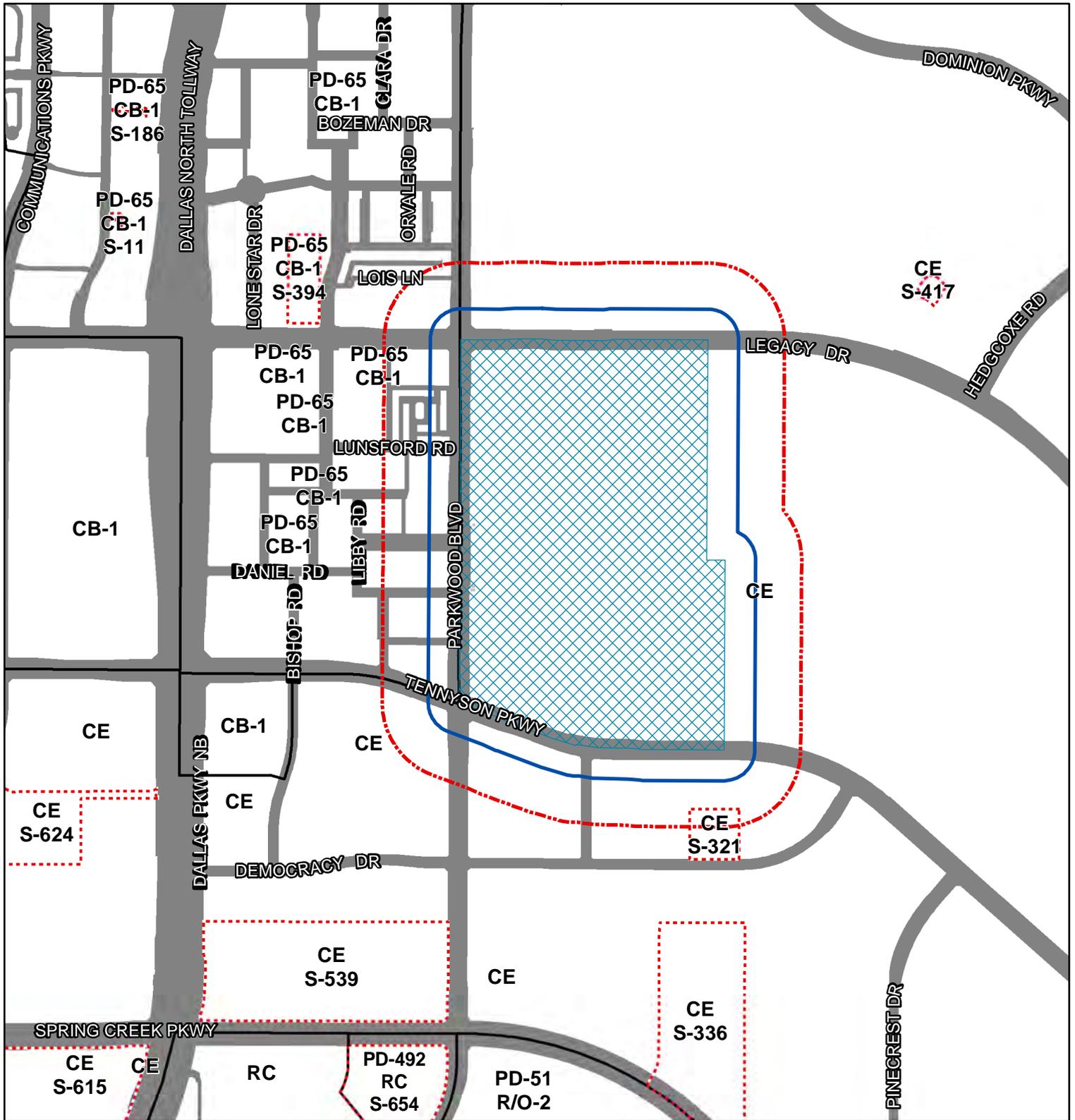
North 00°37'46" West, a distance of 382.27 feet to a point for corner;

North 00°37'53" West, a distance of 908.95 feet to a point for corner;

North 00°38'02" West, a distance of 307.09 feet to the **POINT OF BEGINNING** and **CONTAINING** 4,313,300 square feet or 99.0197 acres of land.

Bearing system based on the State Plane Coordinate, Texas North Central Zone (4202), North American Datum of 1983. (2011)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

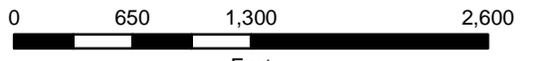
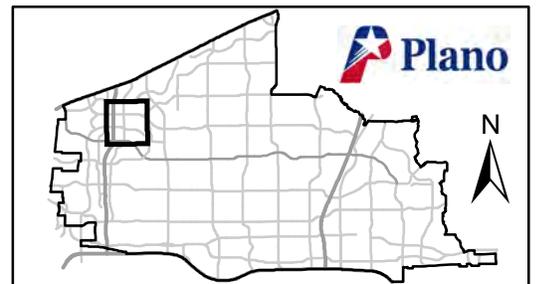


Zoning Case: 2023-003

Existing Zoning: Commercial Employment

Proposed Zoning: Planned Development-Commercial Employment

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Municipal Boundaries
- Zoning Boundary Change/SUP
- Zoning Boundary
- Specific Use Permit

















**Kimley-Horn**  
 TKSA REGISTERED ENGINEERS FROM P-928  
 WWW.KIMLEY-HORN.COM  
 PHONE: 817.273.1300  
 DALLAS, TEXAS 75240  
 15455 NOEL ROAD, TWO OAKLEAF OFFICE TOWER, STE 700  
 # 2021 KIMLEY-HORN ASSOCIATES, INC.

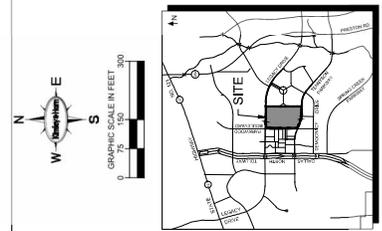
**CLARK RICHKISSON AND BRUBAKER ARCHITECTS ENGINEERS P.C.**  
 6608 N MACARTHUR BOULEVARD  
 SUITE 5000  
 IRVING, TX 75039  
 PHONE: 469.951.8700  
 FAX: 469.951.8731

**NEXPOINT**  
 TEXAS RESEARCH QUARTER - TRQ

REV	BY	DATE	DESCRIPTION

DESIGNED BY: **Kimley-Horn**  
 CHECKED BY: **Kimley-Horn**  
 DRAWN BY: **Kimley-Horn**  
 DATE: 04/24/2023

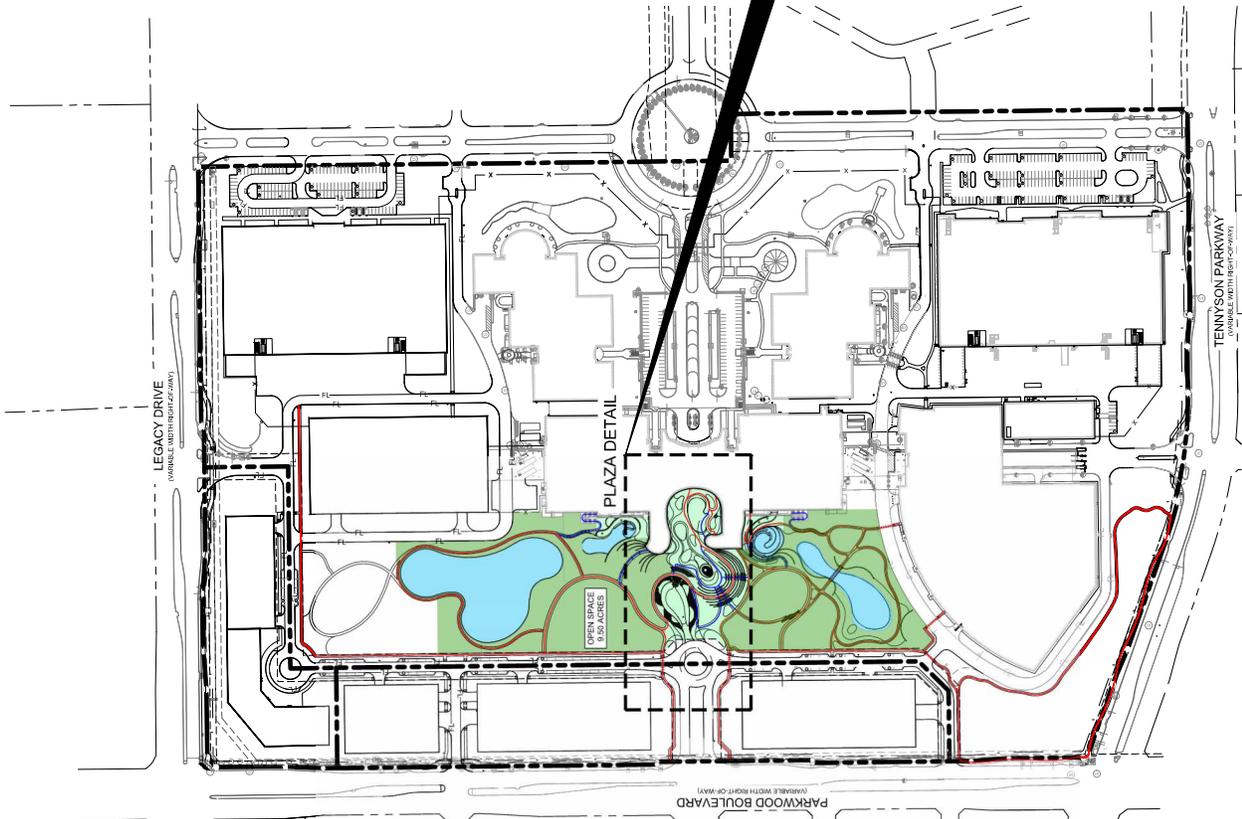
PROJ. NO.	23700	DESIGNED BY	PCS
SCALE	AS SHOWN	CHECKED BY	NAH
SHEET NO.	2041	DRAWN BY	NAH
<b>OPEN SPACE PLAN</b>			
DRAWING NUMBER			
1 OF 1			



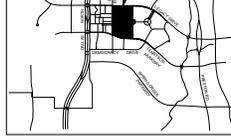
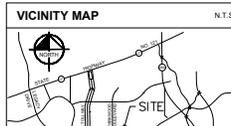
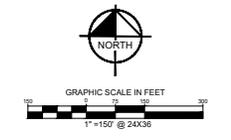
**LEGEND**

- PEDESTRIAN PATH
- ACCESSIBLE PEDESTRIAN PATH
- PASSIVE OPEN SPACE (GENERALLY ACCESSIBLE) = 5.69 ACRES
- PLAZA ACTIVATED SPACE (GENERALLY ACCESSIBLE) = 1.70 ACRES
- POND AMENITY = 2.20 ACRES
- TOTAL ACREAGE = 9.59 ACRES

PLAZA DETAIL



THIS DOCUMENT WAS PREPARED BY THE ENGINEER OR SURVEYOR SIGNING HEREON AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



**LEGEND**

VOL./P.S. = VOLUME/PAGE  
 P.O.B. = POINT OF BEGINNING  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED  
 "X"H SET  
 IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 "X" CUT IN CONCRETE FOUND  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 ADF = ALUMINUM DISK FOUND

**ZONING DESCRIPTION**

BEING a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, and the Jacob Cook Survey, Abstract No. 189, City of Plano, Collin County, Texas and being all of Lot 1, Block A, EDS Headquarters recorded in Volume H, Page 824, Official Public Records, Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to EDS Legacy Partners, LLC recorded in Instrument No. 20181217001524200, Official Public Records, Dallas County, Texas and being part of Legacy Drive (variable width right-of-way), and being part of Tennyson Parkway (a 121-foot wide right-of-way), and being part of Parkwood Blvd. (variable width right-of-way), and being more particularly described as follows:

**BEGINNING** at a point at the intersection of the centerline of said Parkwood Blvd. and the centerline of said Legacy Drive;

**THENCE** with said centerline of Legacy Drive, the following courses and distances:

North 89°22'07" East, a distance of 284.99 feet to a point for corner;  
 North 85°33'16" East, a distance of 98.13 feet to a point for corner;  
 North 89°22'07" East, a distance of 152.21 feet to a point for corner;  
 South 85°37'38" East, a distance of 100.24 feet to a point for corner;  
 North 89°22'07" East, a distance of 327.88 feet to a point for corner;  
 North 82°02'29" East, a distance of 54.01 feet to a point for corner;  
 North 89°21'50" East, a distance of 614.97 feet to a point for corner;

**THENCE** departing said centerline of Legacy Drive, over and across said Legacy Drive, and with the east lines of said Lot 1, the following courses and distances:

South 00°37'53" East, passing a distance of 60.46 feet, an "X" cut in concrete found for the northeast corner of said Lot 1, and continuing with said east line of Lot 1 for a total distance of 1,429.99 feet to an aluminum disk found for an east corner of said Lot 1;  
 North 89°22'07" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;  
 South 00°37'53" East, passing a distance of 1,173.50 feet, an "X" cut in concrete found for the southeast corner of said Lot 1 in the north right-of-way line of said Tennyson Parkway, and departing said north right-of-way line of Tennyson Parkway, over and across said Tennyson Parkway, for a total distance of 1234.00 feet to a point for corner in the centerline of said Tennyson Parkway;

**THENCE** with said centerline of Tennyson Parkway, the following courses and distances:

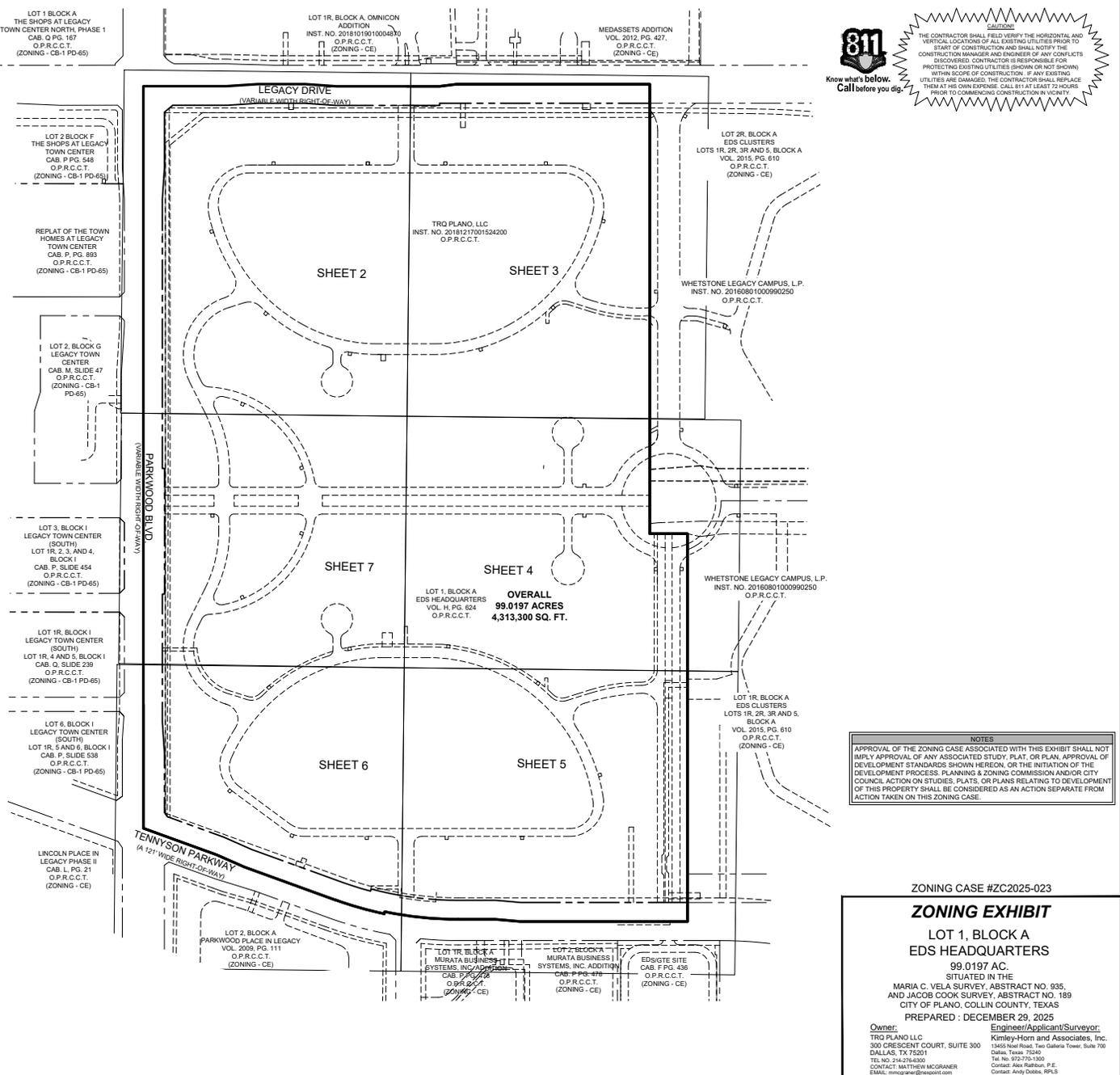
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 North 85°37'50" West, a distance of 80.31 feet to a point for corner;  
 North 89°22'07" West, a distance of 117.55 feet to a point at the beginning of a tangent curve to the right with a radius of 1,139.00 feet, a central angle of 11°49'07", and a chord bearing and distance of North 84°43'19" West, 234.54 feet. In a westerly direction, with said tangent curve to the right, an arc distance of 234.96 feet to a point for corner;  
 South 14°13'55" West, a distance of 7.01 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,148.00 feet, a central angle of 08°05'19", and a chord bearing and distance of North 74°40'17" West, 161.65 feet. In a westerly direction, with said non-tangent curve to the right, an arc distance of 161.78 feet to a point for corner;  
 North 70°42'21" West, a distance of 307.15 feet to a point for corner;  
 North 66°53'17" West, a distance of 97.72 feet to a point for corner;  
 North 70°42'21" West, a distance of 247.32 feet to a point for corner at the intersection of said centerline of Parkwood Blvd. and said centerline of Tennyson Parkway;

**THENCE** with said centerline of Parkwood Blvd., the following courses and distances:

North 00°37'53" West, a distance of 286.69 feet to a point for corner;  
 North 00°37'59" West, a distance of 475.62 feet to a point for corner;  
 North 00°37'50" West, a distance of 382.27 feet to a point for corner;  
 North 00°37'50" West, a distance of 368.65 feet to a point for corner;  
 North 00°38'02" West, a distance of 307.09 feet to the **POINT OF BEGINNING** and containing 4,313,300 square feet or 99.0197 acres of land.

Bearing system based on the State Plane Coordinate, Texas North Central Zone (4202), North American Datum of 1983. (2011)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §863.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

**NOTES**

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSAULTED STUDY, PLAT, OR PLAN. APPROVAL OF 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.

ZONING CASE #ZC2025-023

**ZONING EXHIBIT**

**LOT 1, BLOCK A**

**EDS HEADQUARTERS**

99.0197 AC.

SITUATED IN THE

MARIA C. VELA SURVEY, ABSTRACT NO. 935,

AND JACOB COOK SURVEY, ABSTRACT NO. 189

CITY OF PLANO, COLLIN COUNTY, TEXAS

PREPARED : DECEMBER 29, 2025

Owner:  
TRO PLANO LLC  
300 CRESCENT COURT, SUITE 300  
DALLAS, TX 75201  
TEL NO. 214-764-0000  
CONTACT: MATTHEW MCGRAWER  
EMAIL: mmcgraw@troplano.com

Engineer/Applicant/Surveyor:  
Kimley-Horn and Associates, Inc.  
13455 North Road, Two Galleria Tower, Suite 700  
Dallas, Texas 75245  
Tel. No. 972-775-1300  
Contact: Alan Ralston, P.E.  
Contact: Andy Dallas, RLS

**Kimley-Horn**

13455 NORTH ROAD, TWO GALLERIA TOWER, SUITE 700, DALLAS, TEXAS 75245  
PH: 972-775-1300  
WWW.KIMLEY-HORN.COM | TX: 63080  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISIONS	DATE

NO.	DATE	BY

**EDS HEADQUARTERS**

**LOT 1, BLOCK A**

PREPARED FOR

TRO PLANO LLC

PLANO TEXAS

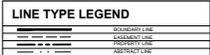
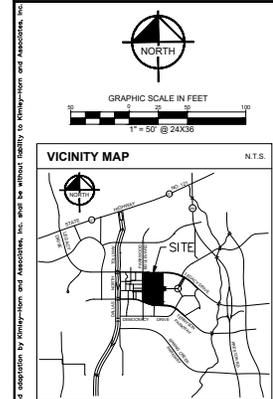
**ZONING EXHIBIT**

ZONING CASE #ZC2025-023

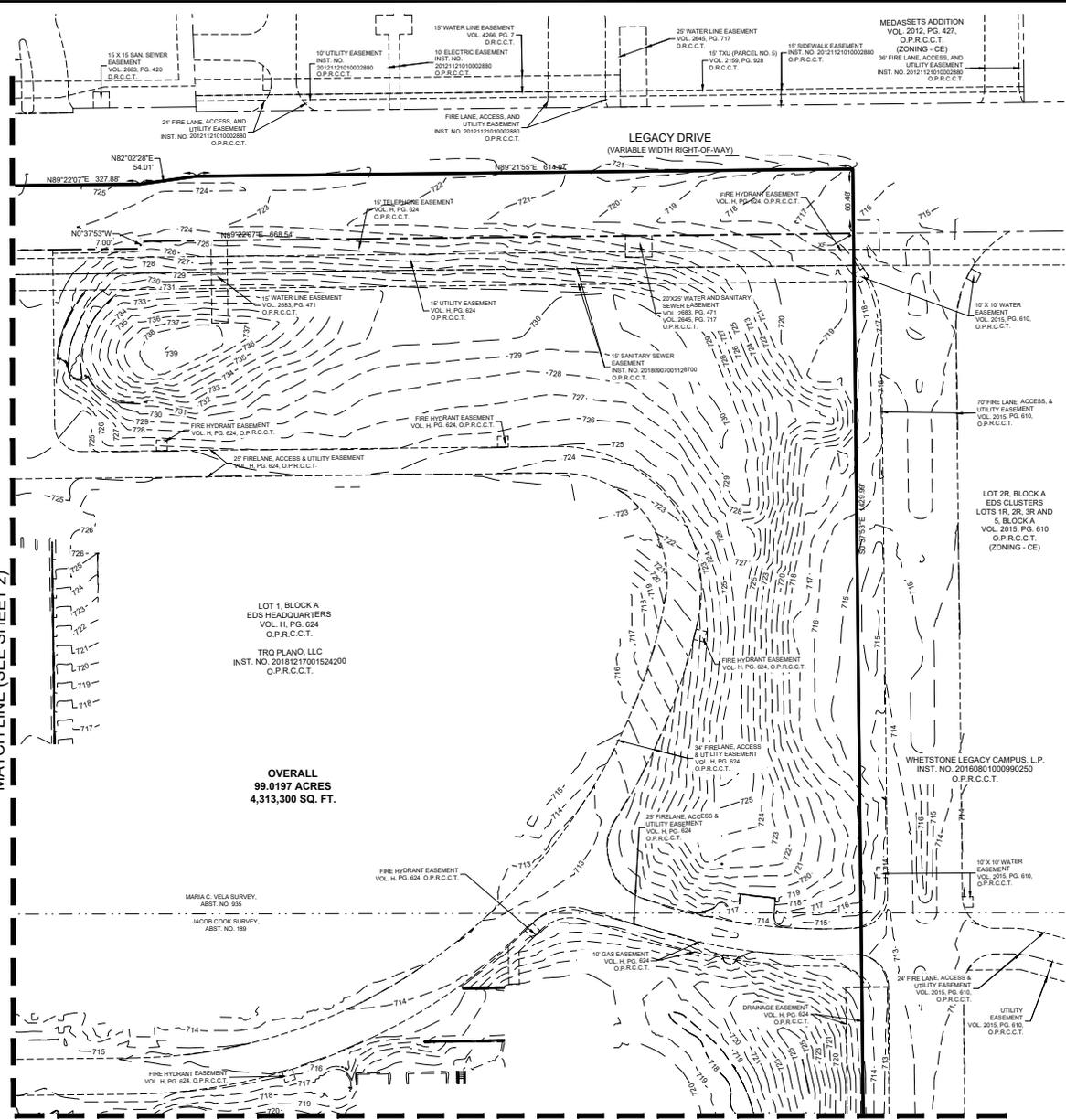
SHEET NUMBER

**1 OF 7**





**LEGEND**  
 VOL./PG. = VOLUME/PAGE  
 P.O.B. = POINT OF BEGINNING  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET  
 IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 ADF = ALUMINUM DISK FOUND



**LOT 1, BLOCK A  
 EDS HEADQUARTERS**  
 VOL. H, PG. 624  
 O.P.R.C.C.T.  
 TRO PLANO, LLC  
 INST. NO. 20181217001524200  
 O.P.R.C.C.T.

**OVERALL  
 99.0197 ACRES  
 4,313,300 SQ. FT.**

MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 4)

**NOTES**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN. APPROVAL OF 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.

**ZONING CASE #ZC2025-023**  
**ZONING EXHIBIT**  
**LOT 1, BLOCK A**  
**EDS HEADQUARTERS**  
 99.0197 AC.  
 SITUATED IN THE  
 MARIA C. VELA SURVEY, ABSTRACT NO. 935,  
 AND JACOB COOK SURVEY, ABSTRACT NO. 189,  
 CITY OF PLANO, COLLIN COUNTY, TEXAS  
 PREPARED : DECEMBER 29, 2025

**Owner:** TRO PLANO LLC  
 300 CRESCENT COURT, SUITE 300  
 DALLAS, TX 75201  
 TEL. NO. 214-734-0000  
 CONTACT: MATTHEW MCGRAWER  
 EMAIL: mmcgraw@troplano.com

**Engineer/Applicant/Surveyor:**  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road, Two Galleria Tower, Suite 700  
 Dallas, Texas 75240  
 TEL. NO. 972-775-1300  
 Contact: Alan Ralston, P.E.  
 Contact: Andy Dallas, RPLS

**CAUTION**  
 THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.



Prepared by: Alan Ralston, P.E., December 29, 2025. 09:45 AM. 15' x 11' (1/4" = 50' @ 24x36).  
 Checked by: Alan Ralston, P.E., December 29, 2025. 10:00 AM. 15' x 11' (1/4" = 50' @ 24x36).  
 This drawing is the property of Kimley-Horn and Associates, Inc. and shall remain the property of Kimley-Horn and Associates, Inc. until it is returned to Kimley-Horn and Associates, Inc. in accordance with the terms and conditions of the contract. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

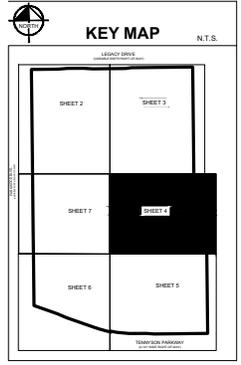
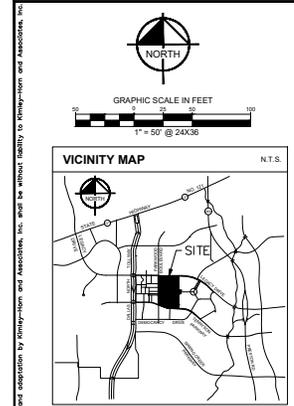
NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
 TEL. NO. 972-775-1300  
 WWW.KIMLEY-HORN.COM TX 04-0000  
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PROJECT NO.	
DATE	12/29/2025
SCALE	1" = 50'
DESIGNED BY	LDV
DRAWN BY	LDV
CHECKED BY	

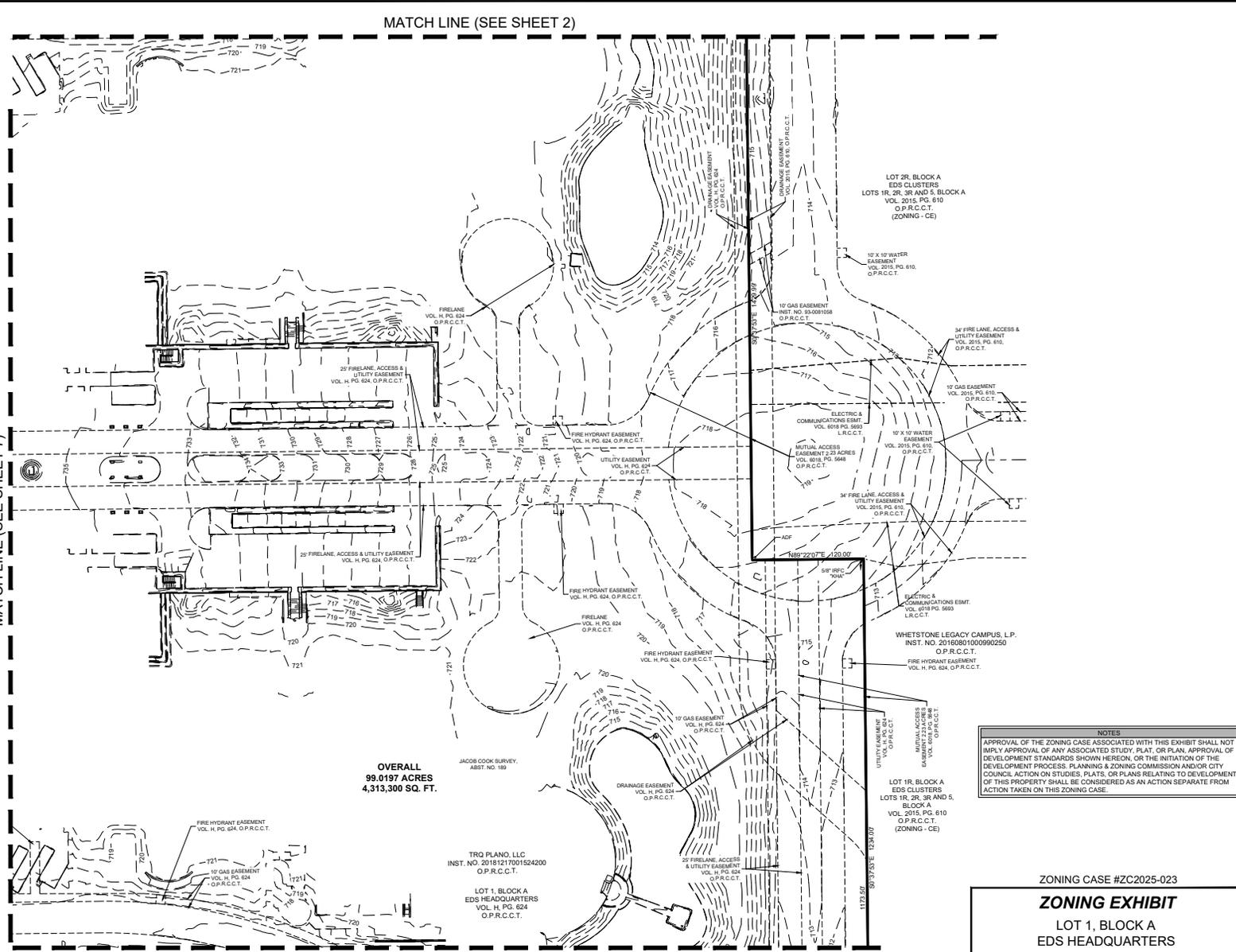
**EDS HEADQUARTERS  
 LOT 1, BLOCK A**  
 PREPARED FOR  
 TRO PLANO LLC  
 PLANO, TEXAS

**ZONING EXHIBIT**  
 ZONING CASE #ZC2025-023  
 SHEET NUMBER  
**3 OF 7**



**LEGEND**

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ZONING CASE #ZC2025-023

**ZONING EXHIBIT**

**LOT 1, BLOCK A**

**EDS HEADQUARTERS**

99.0197 AC.

SITUATED IN THE

MARIA C. VELAZQUEZ SURVEY, ABSTRACT NO. 935,  
 AND JACOB COOK SURVEY, ABSTRACT NO. 189,  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

PREPARED: DECEMBER 29, 2025

Owner:  
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 300 CRESCENT COURT, SUITE 300  
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 TEL. NO. 214-754-0000  
 CONTACT: MATTHEW MCGRAWER  
 EMAIL: mmcgraw@troplano.com

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 Dallas, Texas 75245  
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 Contact: Alan Ruffner, P.E.  
 Contact: Andy Dallas, RPLS

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MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 5)

<p>13455 NOEL ROAD, SUITE 700, DALLAS, TX 75245        TEL. NO. 972-775-1300        WWW.KIMLEY-HORN.COM        © 2025 KIMLEY-HORN AND ASSOCIATES, INC.</p>	
<p>EDS HEADQUARTERS          LOT 1, BLOCK A          PREPARED FOR          TRO PLANO LLC</p>	<p>TXAS PROJECT          DATE          SCALE          DESIGNED BY          DRAWN BY          CHECKED BY</p>
<p>TEXAS</p>	<p>PLANO</p>
<p>ZONING EXHIBIT          ZONING CASE #ZC2025-023</p>	<p>SHEET NUMBER          4 OF 7</p>









## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Gov Relations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Interlocal Agreement between the City of Plano and Dallas Area Rapid Transit (DART)  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Consideration to approve an Interlocal Agreement between the City of Plano and Dallas Area Rapid Transit (DART) to provide "General Mobility Program" funds for transportation-related projects. **Approved**

### **BACKGROUND**

This interlocal agreement establishes a partnership between Dallas Area Rapid Transit (DART) and the City of Plano to provide "General Mobility Program" funds for transportation-related projects. Eligible cities can receive a portion of their sales tax contributions to support projects that benefit DART's public transportation system or complementary services, subject to DART approval and compliance with reporting, financial, and operational requirements.

The agreement outlines the City's responsibilities for project implementation, insurance, and maintaining good financial standing, while DART oversees project approval and fund disbursement. It sets timelines, audit rights, dispute resolution procedures, and conditions for termination. Additional provisions restrict withdrawal from DART and certain legislative actions during the term, ensure equal treatment with other service area cities, and establish legal and administrative terms through September 30, 2031.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item approves the execution of an Interlocal Agreement with Dallas Area Rapid Transit (DART) that may provide the City of Plano up to 25% of its sales and use tax revenue paid to DART annually for the term and under the conditions of this agreement.

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



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Gov Relations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** DART Governance Resolution  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

## ITEM SUMMARY

Consideration of a Resolution to express support for reform of the Dallas Area Rapid Transit Authority board governance structure and requesting state legislative action to implement a new governance structure; and providing an effective date. **Adopted Resolution No. 2026-2-16(R)**

## BACKGROUND

The City of Plano joins other member cities in affirming that no one member city within Dallas Area Rapid Transit should hold a majority on the DART Board and that each member city should have a full seat of representation.

## 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 Multi-Modal Transportation and Mobility Solutions.

## **ATTACHMENTS:**

Description	Upload Date	Type
Resolution	2/17/2026	Resolution

**A Resolution of the City Council of the City of Plano, Texas, expressing support for reform of the Dallas Area Rapid Transit Authority board governance structure and requesting state legislative action to implement a new governance structure; and providing an effective date.**

**WHEREAS**, the Dallas Area Rapid Transit Authority (“DART”) was created more than 40 years ago in 1983 to provide regional public transportation services to its member cities; and

**WHEREAS**, DART currently provides regional transportation services to its 13 member cities, including the cities of Addison, Carrollton, Cockrell Hill, Dallas, Farmers Branch, Garland, Glenn Heights, Highland Park, Irving, Richardson, Rowlett, Plano, and University Park (“Member Cities”); and

**WHEREAS**, on September 4, 2025, the North Central Texas Council of Governments (“NCTCOG”) and the North Texas Commission (“NTC”) convened a working group (the “Working Group”) consisting of representatives from DART and all Member Cities; and

**WHEREAS**, the city managers of Dallas, Garland, Irving, Plano, Richardson, and Rowlett formed a subcommittee to study DART board governance issues relating to the representation of Member Cities, and the subcommittee held multiple meetings from September 2025 through November 2025; and

**WHEREAS**, on February 5, 2026, the Working Group unanimously recommended, subject to approval by the Member Cities’ city councils, a proposed framework to amend the governance structure of the DART board; and

**WHEREAS**, the proposed framework provides that each Member City shall have at least one (1) board seat; that no individual Member City shall hold a majority of votes; that the largest Member City shall hold not more than fifty (50) percent and not less than forty (40) percent of the votes; that the largest Member City shall hold not less than seven (7) seats; and that each Member City shall have a voting strength reflective of its population relative to the total population of all DART Member Cities, as set forth in the attached Exhibit “A”; and

**WHEREAS**, implementation of these changes would require legislative action to amend the applicable state law; and

**WHEREAS**, the City Council recognizes the value of the Working Group’s unanimous recommendation to reform the DART board structure and to ensure that Member Cities are distinctively represented; and

**WHEREAS**, the City Council finds it in the best interest of its residents and businesses to adopt the DART governance recommendation of the Working Group and request that the Texas Legislature amend Chapter 452 of the Texas Transportation Code to enact the recommendation.

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

**Section I.** All the above findings are hereby approved by the City Council of the City of Plano and incorporated into the body of this Resolution as if copied in their entirety.

**Section II.** The City Council hereby supports the recommendation to amend the DART board governance structure, as proposed by the Working Group convened by the North Central Texas Council of Governments (NCTCOG) and the North Texas Commission (NTC), and the submission to the Texas Legislature of legislation to revise Chapter 452 of the Texas Transportation Code to implement the revisions to the DART governance structure to meet the needs of current Member Cities.

**Section III.** This resolution shall become effective immediately upon its passage.

**PASSED AND APPROVED** on the 23<sup>rd</sup> day of February, 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:** 2/23/2026  
**DEPARTMENT:** Gov Relations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Repeal Resolution No. 2024-6-9(R)  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

## ITEM SUMMARY

Consideration of a Resolution to repeal Resolution No. 2024-6-9(R) to support capping the sales and use tax revenues for the Dallas Area Rapid Transit Authority; and providing for an effective date. **Adopted Resolution No. 2026-2-17(R)**

## PREVIOUS ACTION/PRESENTATION

In June 2024, the Plano City Council passed Resolution 2024-6-9(R) calling for the return of a portion of Plano sales and use tax revenue from Dallas Area Rapid Transit (DART).

## BACKGROUND

The City of Plano and Dallas Area Rapid Transit (DART) have successfully negotiated reforms to the DART funding model.

## 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 Multi-Modal Transportation and Mobility Solutions.

## **ATTACHMENTS:**

Description	Upload Date	Type
Resolution	2/17/2026	Resolution

**A Resolution of the City Council of the City of Plano, Texas, repealing Resolution No. 2024-6-9(R) to support capping the sales and use tax revenues for the Dallas Area Rapid Transit Authority; and providing for an effective date.**

**WHEREAS**, the City Council approved Resolution No. 2024-6-9(R) on June 24, 2024, supporting the reduction of sales and use tax collections of the Dallas Area Rapid Transit Authority to a maximum of three-quarters of one cent, and in no event, an amount greater than the 2024 collections until a reduction could occur; and

**WHEREAS**, the City Council agrees that it is in the public interest of the citizens of the City of Plano to repeal that resolution.

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

**Section I.** Resolution No. 2024-6-9(R) is hereby repealed in its entirety.

**Section II.** This Resolution becomes effective immediately upon its passage.

**PASSED AND APPROVED** on the 23rd day of February, 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:** 2/23/2026  
**DEPARTMENT:** Gov Relations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Repeal Ordinance No. 2025-11-1  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Consideration of an Ordinance to repeal Ordinance No. 2025-11-1, ordering an election to be held in and throughout the City of Plano, Texas, on May 2, 2026, to dissolve the Dallas Area Rapid Transit System in the City of Plano, Texas, subject to the continued collection of sales taxes for the period required by law; and providing a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2026-2-18**

### **PREVIOUS ACTION/PRESENTATION**

In November 2025, the Plano City Council passed Ordinance 2025-11-1 ordering an election to consider withdrawal from Dallas Area Rapid Transit (DART).

### **BACKGROUND**

The City of Plano and Dallas Area Rapid Transit (DART) have successfully negotiated reforms to the DART funding model. Repealing Ordinance No. 2025-11-1 cancels the May 2, 2026 Special Election to dissolve the Dallas Area Rapid Transit System in the City of Plano, Texas.

### **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 Multi-Modal Transportation and Mobility Solutions.

### **ATTACHMENTS:**

Description	Upload Date	Type
Resolution	2/17/2026	Resolution

**An Ordinance of the City of Plano, Texas, repealing Ordinance No. 2025-11-1, ordering an election to be held in and throughout the City of Plano, Texas, on May 2, 2026, to dissolve the Dallas Area Rapid Transit System in the City of Plano, Texas, subject to the continued collection of sales taxes for the period required by law; and providing a savings clause, a publication clause, and an effective date.**

**WHEREAS**, the City of Plano adopted Ordinance No. 2025-11-1 on November 5, 2025, ordering an election to be held in and throughout the City of Plano, Texas, on May 2, 2026, to dissolve the Dallas Area Rapid Transit System in the City of Plano, Texas, subject to the continued collection of sales taxes for the period required by law and providing for early voting; and

**WHEREAS**, the City of Council finds it is in the public interest to repeal Ordinance No. 2025-11-1 in its entirety.

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

**Section I.** Ordinance No. 2025-11-1, passed on November 5, 2025, calling for an election on May 2, 2026, to dissolve the Dallas Area Rapid Transit System in and throughout the City of Plano, Texas, is hereby repealed.

**Section II.** 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 III.** This Ordinance shall become effective immediately upon its passage and publication as provided by law.

**PASSED AND APPROVED** on the 23rd day of February, 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:** 2/23/2026  
**DEPARTMENT:** Gov Relations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Award of Alternative Transit Services Contract  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Consideration to approve the purchase of Alternative Transit Services for an initial term of six (6) months with three (3) one-year automatic renewals in an initial term expenditure of \$3,952,247 and an annual estimated amount of \$8,000,000 for subsequent renewals from Via Transportation, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (791 Cooperative Contract No. 791202505008) (Tabled at the February 9, 2026, City Council meeting.) **Approved**

### **PREVIOUS ACTION/PRESENTATION**

The City Council tabled the item on February 9, 2026.

### **BACKGROUND**

On May 2, 2026, Plano voters will choose if they want to leave DART. If the voters elect to leave DART, a transit system that adapts to the community's changing needs will need to be fully operational the next day, as DART would end all services in the City. The Alternative Transit contract addresses the transportation needs of city residents and those commuting to and from the City.

To help choose an alternative transit partner, the Collin County Connects Committee (C4) was created by City Council in December 2025. C4 learned about available transportation options and potential vendors, including Via, Spare, and RideCo. Members evaluated factors like accessibility, safety, cost, wait times, connectivity, and more.

C4 ranked the alternative transit partners in the following order:

1. Spare
2. Via
3. RideCo

After the recommendations were presented before Council, staff met with the transit vendors. Following the in-depth presentations to staff, Spare withdrew their offer.

Staff carefully considered the options and recommend Via as the alternative transit partner. Staff believe Via offers the greatest continuity of service, scalability, safety, experience, and flexibility to meet the needs of Plano residents as an alternative transportation option.

- **Continuity of Service:** Can provide city-wide microtransit with connections to key transit hubs, ADA – paratransit within a 1.5 mile radius of city limits, access to fleet for supporting riders with disabilities.
- **Scalability:** Usage of data-driven performance management can scale up or down service based on demand.

- **Safety:** Inward and outward facing dashcams in every fleet vehicle, ADA-compliance training for fleet drivers, comprehensive vehicle operation training with refreshers every 6 months for drivers.
- **Experience:** Expert transit operator experience, not just software development, proven track record for regionally-integrated transit systems across multiple cities and transit agencies
- **Flexibility:** Can leverage 3rd-party fleets, increase or decrease service to and from certain areas based on data of ridership and city needs.

If Council chooses not to approve an alternative transit option and Plano residents vote to leave DART in May, DART will cease all transportation within the City and Plano public transportation riders will not have any alternative transportation option to utilize. Approval of this contract will help with a seamless transition and continuity of service for residents who utilize paratransit and public transportation options in Plano.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (791 Cooperative Contract No. 791202505008 and City of Plano Contract No. 2026-0141-OA).

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding is available in the FY 2025-26 General Fund budget for the approval of an alternative transit contract that addresses the transportation needs of City residents and those commuting to and from the City. The contract has an initial six (6) month term in the not to exceed amount of \$3,952,247. The contract also allows up to three (3) additional one (1) year optional renewals at an estimated amount of \$8,000,000 per renewal year. All future year expenditures will occur within council approved appropriations.

This item aligns with the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Multi-Modal Transportation and Mobility Solutions.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 2/23/2026  
**DEPARTMENT:** Marketing  
**DIRECTOR:** Shannah Hayley, Director of Communications & Community Outreach  
**AGENDA ITEM:** Alternative Transit Program Name and Logo  
**RECOMMENDED ACTION:** Items for Individual Consideration

---

### **ITEM SUMMARY**

Discussion and direction re: Name and logo for the alternative transit program. (Tabled at the February 9, 2026, Council Meeting.) **Direction provided**

### **PREVIOUS ACTION/PRESENTATION**

Tabled at the February 9, 2026, Council Meeting.

### **FINANCIAL SUMMARY/STRATEGIC GOALS**

This item has no financial impact.

Discussion and direction of the name and logo for the alternate transit program relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.